

From: Eric Shusta []
Sent: Wednesday, April 17, 2013 2:25 PM
To: Cnare, Rebecca; Wendt, Jay
Subject: April 17 UDC agenda item 7 (210 S Brooks St)

Dear UDC members,

I am writing you to voice my substantial concern regarding the proposed developments at 210 south Brooks St at the Longfellow School location that are on the agenda for today's meetings.

As a homeowner at [REDACTED] Chandler Street, I obviously will be directly affected by any proposed development across the street. My family and I have owned and occupied this residence for over a decade. While I am fully onboard for the remodel of the Longfellow school, I have other concerns mostly related to the proposed addition to be added to the west of Longfellow school:

1. Although in the 2009 GDP, the OK was given for an office building-type addition adjacent to Longfellow school, this new proposal calls for 100+ apartments and re-use. Moreover, unlike an office building that clears out at night, the major flow of vehicles and people will be when existing home owners are also present.
2. The local area will be converted from largely a house-based dynamic with owner occupancy and renters to a very high density apartment complex. Issues of noise, moving day(s) clutter, and late night activity will likely follow. This is a large number of people to add within the neighborhood. This is not a development on a major street.
3. Chandler street is nearly a one lane street year-round given that it is parked full on both sides by hospital employees and visitors pretty much 24-7, and particularly in winter when snow narrows it further. The entry to the apartment complex on Chandler street will exacerbate this problem. Also, while the complex promises one parking stall per apartment, this does not cover all residents and certainly not their visitors. Congestion in traffic and parking, along with pedestrian safety will surely be an issue.
4. The Greenbush neighborhood plan (11/9/2010) in its executive summary focuses on the increase of owner occupied homes, and development of a family friendly neighborhood ("Encouraging the improvement of housing stock and expanding homeownership in the neighborhood"). I just do not see how putting a large housing complex with one and two bedroom apartments (i.e. not families) is at all in line with the neighborhood plan.
5. Should the project move forward, I have concerns with the proposed plan. Along with the Landmarks commission, I agree that the color palette is foreboding and not in harmony with the school. The south end of the proposed structure represents a 10 foot high concrete barrier, dual garage doors and loading dock accompanied by a 5 story stairwell. This design does not at all attempt to merge into the neighborhood. Other members of the neighborhood have likened it to the alley entrance for a downtown big city apartment complex. Living directly across the street, I certainly agree.

Thank you for considering my concerns as you deliberate over the proposal.

Sincerely,
Eric Shusta
Homeowner, [REDACTED] Chandler St.