

Re: AgeBetter Senior Affordable Housing Project

To: The Plan Commission, Alder Furman and all Concerned Parties:

I am a resident at Oakwood University Woods. I applaud and support initiatives for Affordable Housing for Seniors. However, I **do not support placing the AgeBetter Senior Affordable Housing Initiative on an inadequate parcel of land** – one that is fraught with numerous problems with many unintended consequences.

### **A Great Project on the Wrong Parcel of Land**

As briefly as possible, I will list already expressed problems and then address other issues that have not received as much attention.

- A 1.39 acres to house a building that is too large for the space. It provides essentially no enjoyable grounds for more than 80 people in the 70+ apartments which is an embarrassment for this worthy project.
- Architecturally, this is an unattractive, institutional-looking building that does not fit with the aesthetics of Oakwood's campus nor the neighborhood.
- It requires the destruction of valued green space that includes mature trees – a signature piece of Oakwood's property and identity. This space is part of the major entrance to Oakwood.
- The building fronts immediately on the sidewalk on Mineral Point Road in an urban style that is unattractive, does not fit with Oakwood nor the surrounding neighborhood and will be pelted with constant traffic noise.
- There are Mineral Point traffic problems at the turn-in, and perhaps will be more problematic if the bus lane is relocated to the center of Mineral Point Road as is talked about.
- The Urban Design Commission listed a number of problems with the new building design, placement, and appropriate function for Seniors which I hope you will review and take into consideration.

Other seldom mentioned issues:

- The reconfigured parking exit (new building) on a major incline presents its own obvious problems with water drainage, et al plus the added maintenance of snow and ice removal.
- Exiting from the parking garage onto our internal Campus Drive across from the upper Heritage parking garage exit is too close and problematic.
- The proposed upper crosswalk is also too close to that exit.
- A second crosswalk (downhill on Campus Drive) is dangerously sandwiched between the northern end of the new building with poor visibility down the Campus Drive hill to the right and the lower Heritage parking garage exit to the left.
- There is no elevated enclosed walkway connecting with an Oakwood building. This isolates many from easy access to Oakwood buildings and breaks the promise that always all buildings will be connected. The plan has stated the desire to be included in Oakwood activities. Walking the hill can be prohibitive for many and dangerous in inclement weather.
- This configuration necessitates the crossing of our Campus Drive; dangerous with its heavy load of resident traffic, delivery trucks, emergency vehicles (frequent) and eventually increased traffic with the proposed new Nursing Home to be built on our property. (Residents' traffic is currently greatly reduced during Covid with residents isolating as much as possible.)
- How would emergency vehicles access the new building area? Would they have to stop on our Campus Drive – which is narrow.
- There are no supportive services – such as general shopping, grocery stores and other amenities – within walking distance.
- Demolishing the newly opened Recreation Facility would be necessary, and is on the acreage to be developed. That facility recently cost \$100,000 to remodel and would cost more than

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that to replace, further increasing costs for AgeBetter who has offered to replace it. Finding another appropriate site on our grounds would also be difficult.

For the above listed reasons, please reject this project.

Sincerely,

Virginia A. Shannon, Oakwood Resident

October 16, 2020