

From: Kate and Todd [<mailto:kateandtodd@gmail.com>]

Sent: Wednesday, September 05, 2012 9:12 AM

To: Martin, Al

Cc: Cynthia Williams; Moran Amy; stuart eckes; Zaccai Lewis; Sue Ellingson

Subject: Letter of opposition regarding Ideal Proposal and Lane's Bakery Proposal

To the Urban Design Commission:

I have been a resident of Greenbush Neighborhood for over a decade, and have been actively participating and following the grueling process of the Ideal Body Proposal for the past year. I have had ample time to reflect on many aspects and to wonder what impact this will have on our neighborhood and it's character. I joined the committee designated by the Greenbush Neighborhood Council to make a determination on this issue on behalf of the neighborhood. The committee's final decision is that five stories is simply too high in accordance with the Greenbush Neighborhood Plan, the Park Street Revitalization Plan, and the governing ordinance for the Urban Design District 7, which all call for no more than three or four stories in this development area. ***The only request the committee has made repeatedly is to make this development four stories or less.*** In spite of this request, Joe Gallina returns to each meeting with yet a different version of five stories, as he will at tonight's meeting at 4:30 p.m. which I am unable to attend due to another commitment at Hamilton Middle School. Joe

Gallina, insists that this proposal just "isn't economically viable" if he doesn't build the development in this way with the 60+ units. I find it puzzling that the recent developments on Monroe Street have many fewer units, and somehow they have made it "economically viable".

Another aspect of this process that I am confused about is that our Alder, Sue Ellingson, to my knowledge, has not taken a stance on this issue, in spite of the special committee and the entire Greenbush

Neighborhood Council's support for four or less stories. By not taking a stance, isn't she essentially supporting the developer by not standing up for her constituency?

Upon reflection about this development, another concern I have is that in combination with the proposed Lane's Bakery development (another 50+ units?), we will see the sucking of the student population out of Greenbush, Vilas, and Baycreek neighborhoods into these units. There are already issues with problem tenants, and the potential is to further exacerbate problems with absentee landlords, and deteriorating properties. This will affect the entire neighborhood's quality of life.

I conclude by reiterating that I *fully support* infill development, but it needs to be **quality** development, ***one that supports what our neighborhood wants***, and what three design guidelines have indicated is reasonable. So I end by asking; Is Greenbush Neighborhood for Sale? Will Alder Sue Ellingson stand up for Greenbush Neighborhood?

Respectfully submitted,

Kate MacCrimmon