

**From:** [Mike S O](#)  
**To:** [Vidaver, Regina](#); [Plan Commission Comments](#)  
**Subject:** Regarding: ID TBD & 87881 scheduled for 6/9/25  
**Date:** Tuesday, May 13, 2025 2:09:46 PM

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Regarding:

- ID TBD & 87881 - 3535-3553 University Avenue and 733-737 N Meadow Lane - Rezone from TR-C1 to CC-T and Conditional Use - Construct a six-story mixed-use building with 4,268 square feet of commercial space and 146 apartments

I am writing to voice my concerns over two aspects of this project:

1. The access into/out of this building on Meadow Lane is concerning as this building would be a 470% increase in housing units on Meadow Lane. Drivers coming to/from this building will drive through the neighborhood on Meadow Lane, Lucia Crest, & Heather Crest (all "Locals") instead of on University where the traffic belongs (a "principal arterial"). These streets (primarily Meadow & Heather Crest) are already overtaxed for their classification. It would be irresponsible to allow this building without including requirements for physical traffic control measures on the nearby streets in order to protect the children in the area who utilize these streets and crosswalks for access to Lucia Crest Park & their bus stops.
2. Over half the units in this building are studio apartments and only 7.5% of the units (11 units) will be 2 bedrooms. To add context, the EO Apartments recently built at Madison Yards are only 15% studio apartments and 30% 2 bedroom units and the Tradition which is a couple blocks east on University is only 24% studio apartments. The Tradition has one third of the amount of units in the building overall but has an almost equal amount of two bedroom units (10 vs. 11). There is no reason that a majority of the units in this apartment should be studio apartments; it is a blatant attempt to cram as many human lives in the smallest amount of space possible in order to maximize profits.

I believe this project is only considering short term profits and is not currently designed to have a positive impact on the surrounding community long term. I am in support of building dense, mixed use properties but I am not in support of the proposal as it stands now.

Mike Sobek Ozburn