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**From:** [Leslie Fields & Jeff Lindholm](#)

**To:** [Sue Ellingson](#); [greenbushneighborhood](#)

**Sent:** 9/5/2012 4:09:23 PM

**Subject:** RE: [greenbushneighborhood] My thoughts on Ideal and 5 stories on Park

Hi Alder Sue,

Thank you for your thoughtful comments.

Here is why I think five stories are more "offensive" than four:

As a neighbor I desire a vibrant Park Street commercial district, and as I business owner (although not on Park Street) I appreciate the need for investors and owners to realize a reasonable profit.

However, there are residents with two story frame homes that immediately abut the proposed development site or are located close enough to be significantly impacted by increased height. The need to minimize impacts on these property owners was largely the impetus for the Greenbush Neighborhood Plan and the Park Street Plan planks that call for building heights of four or fewer stories. Not only will these homeowners face immediate negative impacts - foundation cracks during construction, reduced sunlight, and the feeling of being overwhelmed by a looming large building -- but they will also suffer economically because these impacts will make their homes less attractive to future buyers.

The two hospitals do not have residential neighbors immediately adjacent to their tall buildings. With respect to St. Marys, the neighborhood worked very hard to ensure that increased height was limited to the Park Street side of this expansion, with as little additional height as possible where the development meets the residential part of the neighborhood.

Neighbors have pointed to recent development on Monroe Street where four or fewer stories appears to be economically viable and provide an attractive return to investors. Monroe Street is a model specifically because the street's commercial development backs up to older residential neighborhoods, both on the east and west ends.

**The issue for me is how the proposed Park Street developments transition into the adjacent residential neighborhood.** Five stories (or higher) may be possible along Park Street where there is no adjacent residential neighborhood. Where commercial parcels are immediately next to homes, the development needs to step down to meet the scale of the homes, and the developers need to minimize or mitigate adverse impacts on these homes in areas like lighting, traffic flow, parking, etc. Developers should also be liable for damage to homes that occurs during construction. The owners of a nearby commercial property would certainly expect such accountability and might have the financial resources to force accountability if necessary. Homeowners are much less able to do so.

Thanks for considering my viewpoint.

Leslie Fields  
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