

Presentation to CPC with regard to the location of a
Public / Private Proposal for a Prospective Dormitory

After a number of meetings with University Officials and Officers from The Foundation the members of the 3rd District Neighborhood Association, sadly have to appear before you today to object to this project.

We are objecting to this building not because we are opposed to the growth of the University, but we have to object to this particular building for the following reasons. This is the wrong building in the wrong place.

Let me postulate that instead of a prospective dormitory, you were considering a condominium project. You would likely deny this application because the building would be encroaching on the doorstep of one of the most pristine pieces of riverside properties within the city limits. You would deny it because of the precedent it would set for future applications for development along the river corridor. You would deny it because of the public outcry it would create. Yet in some ways, condos would be better for the neighborhood.

The private development would be taxed at the normal full rate. The dorm building will not.

The residents would become full members of the community, who would be interested in the future of our community. The students are here for a short time and have no commitment to the area.

The developer of a private project could be held responsible for infrastructure (traffic controls, sidewalks, curbing, signage etc....). It seems that the taxpayers of an already over stressed tax base will pick up the bill for this project.

A building of this size that would be offered as condominiums would hold less than half the people than are proposed as a dormitory (Over & 700). The density of the Dorm will double the population of the neighborhood in which it is located.

But, you are not considering the application of a developer who wants to build a private condominium project. You are looking at a dormitory for seven hundred students, who will be joining the several hundred students from the River View and Kenilworth Building, as temporary residents in this neighborhood. This would be in addition to the mass of students who live in private housing in the Area. In spite of this massive proposed change in the neighborhood demography, the University and The Foundation have refused to assure us that they will not pursue future projects in this area.

This building will create a new dynamic in the law enforcement coverage, traffic patterns and retail pressure. We do not feel that the issues the dorm could create have been considered in enough detail. There needs to be more attention paid to the needs and desires of the neighborhood.