

Dear Members of the City Plan Commission,

I recently attended a webinar hosted by Alderman Nik Kovac regarding the 1887 N. Water St. building proposal. While I am happy to learn there is interest in building on this space, I am extremely concerned about the proposal in its current state.

The current proposal of 1887 is extremely close to 1905 N. Water. During the webinar, the architect continually mentioned the space between the two buildings (building to building) is 15 ½ feet. However, this measurement does not include the outdoor living space the residents have with patios and balconies. The proposed building would have a distance of **only 5 feet** from the patio spaces in the Riversbridge building next to it. Please try to imagine having time with family, friends, or oneself on a patio and having a building only 5 feet away. This situation accomplishes a complete lack of privacy for individuals in both buildings. I am surprised that the City would allow new development to be so close to someone's living space.

The outdoor living space is a huge selling point and the reason why many of the Riversbridge residents choose to live here. It is very difficult to find condo complexes that have the great outdoor spaces that our buildings have. Notably, the 1905 building is unique in that all of the balconies on the western side (next to the proposed development ) are oversized. Putting a new development only 5 feet away from the patios of the building takes away the charm and advantages the building has to offer current and future residents.

I would hope that any proposed development on the 1887 property would take into account how to positively integrate it within the neighborhood. It seems that the current proposal is trying to get as many units as possible on a small piece of land. Such a density-orientated approach causes numerous unnecessary problems, including dramatically reduced parking availability and increased traffic congestion on a narrow road (especially during winter)--and right at a point where there are curves with limited visibility.

During the webinar, it was notable that individuals involved with this project are not concerned with the parking situation, but I do feel like it needs to be addressed. I understand that not all of the residents at the proposed building site will need a parking space in or around 1887. However, having only 53 spots for 79 units, which include two and three-bedroom apartments, is perplexing and a dangerous assumption for the North Water Street community.

I lived in the 1905 building for seven years in a one-bedroom condo with one parking space. We are fortunate to have many on-street parking options during the day on North Water. However, evenings and weekends are a different story. There have been many times that my guests have struggled to find parking after work. They would often have to park several streets away on Hamilton or Commerce streets. You can multiply the complexity of trying to find a parking space during the winter.

We are very fortunate to have businesses, such as Bel Aire Cantina and Red Lion Pub, on North Water Street. These two establishments bring in many customers outside of the

community, all of whom we as residents welcome. If lack of on-street parking becomes a bigger issue, I would anticipate these businesses will incur the loss of customers unable to locate reasonably close parking.

To be clear, I love living on North Water Street, and after seven years of living in a one-bedroom condo, it was evident I was outgrowing the space and the parking situation was becoming burdensome. I did not want to leave the area, and I began actively looking for a larger condominium in the same development in which I lived (the 1905 building) and the 1888 N. Water complex. I was ecstatic to purchase a condo in the same building that fit both space and parking needs (one added spot). I know that I am not alone when potential buyers look at the availability of parking in the building and on-street at night as a critical factor in purchasing decisions.

City leaders have mentioned many times that they want to do what is best for the community. We, the current residents on North Water Street, are part of the community. I hope that you will continue to think of us and want to do what is best for us as well. Please keep in mind that while the developer and architects indicate space between buildings at 15 ½ feet, that distance does not include the outdoor living space that we all love and cherish in the Riverbridge complex. I urge you to work with the developer to find alternative options that will allow development while addressing these issues.

Sincerely,

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