

2900 Apartments
Development Proposal
October 2017
File Number 161714

I was a resident in the vicinity of and on the same block as this proposed development for over fifteen years. It was once a diverse district that contained food stores, restaurants, a hardware store, five-and-dime, a non-chain drug store, record store and miscellaneous service businesses such as a dry cleaners and barber shop. The ecology of the district has changed over time, less diverse more mono-culture. This commercial district had everything that planners are striving to achieve today, all the amenities that lessened the need to have a car. I did not have a car for most of time I lived here.

I am respectfully requesting that the proposal to build the 5-story apartment/commercial building at the northeast corner of Locust Street and Oakland Avenue be redesigned and brought into the scale of the existing commercial district. Its size, materials and density as well are all out of proportion to the existing commercial district and will overwhelm the character of the neighborhood. It is in short, the wrong building in the wrong place.

- 1) The size of the building dwarfs the surrounding buildings
- 2) The scale of the building and its boxiness is very savage and brutal in comparison with the existing buildings.
- 3) It lacks the fine detail that is present in other buildings on the street.
- 4) It loads up a neighborhood with more transient population in a neighborhood that is trying to maintain its balance between owner occupied and student population.

5) The materials are not comparable to the buildings in the district. From experience with other designs of this type, the exterior will not age well

6) The building's step backs are awkward

6) The proposed building is better sited on a broader commercial thoroughfare. It appears as if there is an attempt to "Shorewoodize" this commercial area, a commercial area that is now commensurate with the surrounding residential neighborhood.

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