

1. Downer Avenue's problems are not inadequate parking or population density; they are high rents, poor management strategies and practices, and the development, since 1990, of attractive shopping/restaurant hubs downtown, in the 3rd Ward, on Brady St., and at 5 Corners.
2. The proposed building's size (120ft. by 180 ft. by 130 ft.) is out of sync with its commercial and residential contexts; its shadowing effects on adjacent and nearby properties would be significant; and the 200 cars that will be parked in the building, plus those of people visiting residents, would place substantial additional pressure on adjacent (30 ft.) streets.
3. Downer Avenue needs more creative business planning and management practices, not a building that adds unneeded density and intrudes massively on the residential neighborhood; the corner of Stowell and Webster needs a smaller condominium compatible with the neighborhood visually and spatially.

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