

From: Jean Fleet
Sent: Wednesday, January 03, 2007 10:53 PM
To: planadmin
Subject: Opposition to 11-story Condo Project

I cannot tell you the extent of the neighborhood opposition to the 11-story condo proposed for Stowell Avenue on the East side. While all of us support the renewal of Downer Avenue, an eleven story high rise in the midst of a balanced multiple and single story residence neighborhood is just outrageous. When you hear comparisons with nearby multiple story dwellings, be reminded that these are the anomalies in the neighborhood, not the rule. It is a neighborhood of single family homes, duplexes and three-story condos and apartments. It is NOT zoned for eleven stories because that is totally out of proportion to most of the existing structures and would deeply effect the neighborhood quality of the area.

We already put up with impossible parking problems [and don't be fooled by the proposed parking slots: they are for Downer businesses and cannot possibly accommodate all the condo residents and their guests].

And we already put up with traffic and congestion in very tight, overcrowded neighborhood streets. Where are all these new cars going to go? What kind of traffic study has been done?

What kind of environmental study has been done? An eleven story high rise would completely block the sun on both sides and to the north of the tower, particularly in the Fall and Winter seasons. [Don't be fooled by the April sun analysis of the proposal...this is a very serious issue].

Let me just add that the whole political process around this Project has been a complete sham. Every single presentation has been controlled by New Land Properties, every agenda has been set by Alderman D'Amato and I and my neighbors have been shut out at every turn. [I can detail this exactly].

To issue a variance for such a development, without citizen input [what we've had are controlled presentations from the merchants, developers and the alderman] does not represent the best politics of the city. Those of us who live in the city, work in the city and still believe that city politics should be open and fair, deserve more than this.