

From: Bohl, James
Sent: Sunday, March 30, 2014 10:30 PM
To: William Sell
Cc: Lee, Chris
Subject: Re: Dover Grade School proposal - TeachTown

Thanks, jb

> On Mar 30, 2014, at 9:43 PM, "William Sell" <sunrise@bikethehoan.com> wrote:

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> Dear Alders,

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> I am in support of the TeachTown proposal as it was presented to the Bay View neighborhood Tuesday evening. It combines a sensitivity to the surroundings, sufficient parking (more than the one per unit standard), and provides St. Lucas with parking and playground - perhaps in perpetuity. TeachTown will bring to our community 90 residents. If the planned marketing works, these residents will be substantially new teachers. Many teachers work at a wage level that is much too low for the value they contribute to the community, and this gives the fresh teacher a financial leg up, as well as a social circle of like-minded colleagues.

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> New teachers from any school (public, private) will be marketed to live there. This will be a market-based enterprise with a management company that promises to stay with the property and to make it suitably functional as a living space for teachers. A rep was present to talk about their management strategy. The property will be restored to the city's tax base with the bonus of a younger market that I am told would likely be eager to find a home in Bay View.

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> In time I hope these tenants will choose to purchase a home nearby, well, anywhere in the City. But getting this project launched will be a huge help to young teachers, and hopefully success will stimulate more strategic development such as this effort.

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> The developers have compromised significantly from their original plan and the leadership at St. Lucas expressed their hope that the plan will go forward. Without having to purchase the land, St. Lucas will have playground and parking spaces.

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> I was present at the TeachTown neighborhood meeting on last week Tuesday. I find that the neighbors were evenly divided on the proposal, with the loudest applause coming in favor of parking, apparently not opposed to development as such. I appreciate that concern, but parking cannot be the rudder by which we govern our city; in fact there is a growing need to loosen the minimal parking requirements as we move forward. The houses near Dover Grade School have alley and garage access along Dover and Potter. There will more 99 parking slots on the new development; but only 90 units, most of which are fairly small for dual occupancy, two car families.

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> Bay View may be a bit too expensive (renting or owning) for a new teacher. This proposal will allow teachers to live in a part of the city that many of them might find desirable. Attached is an account from a Bay View High School teacher, Jay Bullock, who is well known for his many years of teaching and his monthly column in the Bay View Compass.

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> There is a strong likelihood that this complex will attract folks who do not feel a need to own a car but would more likely be saving. Three bus lines service KK and Howell Avenues, a short walk from Dover.

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> Homeowner for 17 years, I have lived near Potter and Dover just north of Bay View High School. Before that, I lived near the seminary for 13 years. The neighborhood has great potential but it will benefit from even more diversity; and the influx of the young is a sure bet for positive, collaborative

