

Lee, Chris

From: albertvanalyea@yahoo.com
Sent: Tuesday, May 23, 2023 8:55 AM
To: Brostoff, Jonathan; Lee, Chris; Osterman, Jeffrey
Subject: Renaissance Farwell 1443 and 1451 Prospect

Dear Alderman Brostoff, staff assistant Lee and Legislative Liason Osterman

I am writing to voice my strong objection to the substitute ordinance request for the project known as Renaissance Farwell at 1443 and 1451 Prospect.

This building is WAY too large for that lot. The height should not be greater than 85 feet, yet at 25 stories this project would rise up at least 225 to 250 feet which is more than double the existing zoning.

They are calling for a 7 foot setback on Farwell. The setback should be twice that or the building as proposed would create a wall along Farwell casting those existing structures into obscurity.

I also object to 7 stories of above ground parking! That is almost the height limit of the existing zoning. They should be required to make the parking underground or limit it to two levels.

The developers are proposing a building with 318 units, which is absurd. The density as proposed exceeds reasonable expectations by a factor of more than 2.

My family including myself owns the Eschweiler designed house and coach house on the corner of Albion and Propsect, i.e. 1537 N Prospect and 1422 Albion. It has been in our family since 1928. My grandfather, noted architect Thomas S Van Alyea, would be so strongly against this as is our whole family and many friends in the neighborhood.

Please do NOT approve this substitute ordinance request!

Why can't they work within the confines of the existing zoning which is already a negotiated contract with the community?

I am all in favor of building a smaller building with underground or a reasonable number of levels of above ground parking, but this project as proposed is monstrous and will be a major detriment to the neighborhood in terms of traffic congestion, scale, design and setback.

Thank you

Albert Van Alyea