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Sent: Thursday, August 10, 2017 12:28 PM

To: planadmin

Cc: Marcoux, Rocky; Bauman, Robert; Mayor Tom Barrett; Douglas Hagerman; wolcott1522@gmail.com

Subject: Proposed Goll Mansion Development

Honorable Members of the City Plan Commision

Re: File 170406

We are requesting the City Plan Commision to reject the change in zoning from Detailed Plan Development (DPD) to a new DPD for a multi-family residential development at 1550 North Prospect Avenue. The current applicant , Goll Mansion LLC, has submitted a new rezoning application to permit a 27-story, 192 unit residential building that is **almost identical** to the previous proposal for the same property that was rejected in 2016,

Simply put, the proposed **building is too large for the lot**. The developer has permission from the HPC to move the Goll Mansion to the front of the lot and almost half of the footprint of the building will extend past the crest of the bluff, resulting in the foot of the building over 30 vertical feet below the crest. This is necessary because the size of the lot is only 27,900 square feet. The present DPD, in place since 2008, allows for a building of 110,000 square feet. The new proposal is a massive 360,000 square feet. Compare this to the proposed Mandel Project at 1350 N Prospect Avenue which will have more units but the building will be built on a lot of almost 75000 square feet. We have density in our neighborhood and we are not opposed to density in our neighborhood. What we do want is to do density intelligently. This proposal simply isn't sensible--by any reasonable measure.

The massive size of this development (360,000 square feet) also begs the question--**how safe is this project?** The developer has provided no engineering or geological studies on the possible damaging effects on the bluff and on the the surrounding buildings. Can the integrity of the bluff withstand this massive building? The size of this tower will require massive pile drivings. What engineering study has the developer provided that shows no danger of structural damage to the foundations of the neighboring buildings?

We are **not against developing the Goll Mansion property**. We are against this development. Last year the developer was informed his original proposal was too large and needed to be modified. Unfortunately, he has ignored the wishes of the neighborhood and city officials, Since he has not complied please help him secure a new location for his development.

Thank you for your time and consideration.

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