

## Lee, Chris

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**From:** Paul Casper <pauljcasper@gmail.com>  
**Sent:** Monday, March 15, 2021 3:31 PM  
**To:** Lee, Chris  
**Subject:** Zoning Neighborhoods and development Committee meeting 201143

Dear Chris Lee,

My name is Paul Casper and I live at 1325 N. Van Buren in the Van Buren City Lofts Condominium. I am also on the Board of our condo association. I participated in a meeting last week with the planning commission concerning the proposed building going up at 1237 N. Van Buren, and I still have a few questions and comments.

1. This is a proposed 8 and 9 story building with over 250 units. Currently there is limited street parking in our neighborhood for visitors and for delivery or service providers. Is the city requiring the developer to set aside some space for visitor parking that is not on the street?
2. Is there a requirement for a certain amount of green space? Within 2 blocks of this proposed building, there are at least 6 large apartment/condo buildings. And in these buildings, there are a lot of dog owners. Adding 250 more owners will only increase a need for green space.
3. Our building is adjacent to the 601 Lofts Condo building. We have experienced many issues with that building needing to have maintenance performed and there is no room to get trucks, cranes etc in. They have encroached on our building to get this done. Of course this new building will not encroach on our property but they may have to on the Post Office building. Has this issue been addressed in the planning stages?
4. We understand that this new development will be good for the property taxes for the city, however it will detract from our property values and thus tax assessments. With this building being 9 stories tall, it will obstruct the view from many of the units in our building. I understand that this building was originally proposed to be one story shorter. Fewer floors and thus fewer units in this building would help our view situation along with reducing parking and green space problems.

Thank you for your consideration,

Paul Casper