

From: Julie Dybdahl
Sent: Sunday, June 18, 2017 12:39 PM
To: Planning <Planning@a2gov.org>
Subject: Fw: 1140 Broadway Proposed Site Plan

To the Planning Commission:

I am a longtime Broadwayhood resident. My family lived at 1222 Broadway from 1982 to 2005 when, concerned about the impact of the first proposed Lowertown development, we moved to our current home on Leaird. We also own a rental property at 1216 Broadway. Over the past 20+ years, our renters have been primarily families, graduate students and university faculty.

My concerns about the currently proposed site plan include noise pollution, increased traffic on Broadway, light pollution, the imposing tall buildings, and the disruption of our community on Broadway. It also does not fit with the City's long-range development plan. More specifically:

- Broadwayhood (Broadway, Jones, Cedar Bend and Leaird/Harbal) is a distinct neighborhood community made up primarily of single residences, with many longtime residents and families. The apartment buildings that exist in this neighborhood observe standard setbacks (or greater), and are low-rise buildings.
- The proposed plan is too massive and dense for this neighborhood - the buildings are too high.
- The buildings are too close to the streets and to Traver Creek. Tall buildings placed too close to the street create a dark tunnel atmosphere. Other recent developments on Maiden Lane are examples of this and have completely changed the feeling for pedestrians on that street.
- Increased traffic on Broadway and Maiden Lane is a major concern. Increased traffic reduces safety to children and pets, and it slices the community in half, reducing the atmosphere of community.

- Noise and light pollution must be addressed. Heating/cooling units must be chosen for minimal noise, and sound deflection measures constructed. Lights must have shields to protect neighbors and the sky.
- The proposed plan should have elements that are positive for the neighborhood: a small grocery, a neighborhood cafe (yes, in addition to the wonderful Northside Grill!), inviting park/green space.

I am not opposed to development at this location - indeed, I *want* something to replace the fenced scrubby field. However, as currently proposed, I see this development as bringing nothing positive to the Broadwayhood community, whereas it is bringing several detrimental features.

I believe the **Planning Commission should not accept this project proposal** as it is. Development should be redesigned to better fit the residential neighborhood - low-rise buildings, standard setbacks, more green space. **Planning Commission *should not grant variances* for reduced street setbacks, nor should landscape modifications be allowed** to waive stormwater infiltration requirements. These regulations were created for good reasons. I see no "hardships" that necessitate waiving these safety and aesthetic regulations.

Thank you very much for your careful consideration in this matter! Again, I am not opposed to development in this location, only to this proposed plan.

Sincerely,
Julie Dybdahl
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Be kind whenever possible. It is always possible. ~ the Dalai Lama