

From: Carrie Chobanian
Sent: Tuesday, April 11, 2017 5:34 AM
To: Planning <Planning@a2gov.org>
Subject: 1140 Broadway Concerns

I'm writing to express my concerns about Morningside Development Corporation's development plan for Lowertown.

I live at 1230 Broadway, or five houses up from the site. While I applaud development on that large vacant lot, I'd prefer one that provides some continuity with our family-oriented historic neighborhood and comports to the guidelines in the master plan.

My issues with the proposed plan are the following:

1) It is too massive and jarring and will irrevocably alter the neighborhood character in a way that less density would not.

2) It is too tall by the creek. It will destroy any sense of privacy I have in my yard given the height and balconies Ron Mucha said would face the neighborhood by the creek. The massive tall buildings should face Maiden Lane. Those by the creek should follow planning staff guidelines.

3) The increased traffic is a significant concern. I have school age children and am afraid the plan will do little to keep them safe crossing the street. Broadway is already a cut through, and I doubt the speed bumps will mitigate the problem with 580 new neighborhood residents as proposed.

4) The height will block the sun from my yard in the evening and beam artificial light into my windows. The trees can't block it when the buildings are so tall by the creek.

5) There might be disagreement about the master plan but any development in Lowertown needs guidance such as it provides. We have a lot of land that will be developed soon, and it needs to have a holistic vision rather than be piecemeal. The master plan will be the only guidance we have to create a holistic plan for future development. It's relevant and the Morningside Plan deviates too much.

6) The neighborhood wasn't consulted enough before Morningside drew up the plans. At best Sabra Briere and maybe a couple others talked to them. I live five houses away and would have liked to have been a part of those conversations. Meaningful neighborhood consults before plans are drawn up should be the norm in a city that knows it needs to grow but wants to keep its residential character.

7) It isn't set back from the creek enough.

I love my house and neighborhood. Broadway isn't full of rentals:
please help protect it and call for reasonable development that follows the master plan.

Carrie Chobanian
1230 Broadway