

June 12, 2013

Re: Proposed zoning changes for West Grand Ave. future housing development

Dear Councilperson:

We have previously written about the proposed zoning changes for midblock housing development on Grand Ave and our opposition to zoning which allows buildings of more than 35 feet. We have lived on Lincoln Avenue since 1975 and have watched the negative impact on properties with increasing student rentals. Currently under construction is a building with 20 units located where only 2 residences were previously. These are not traditional apartments with a varying numbers of residents in each unit. They are 4 bedroom units with a small community space. Basically a private dorm. This type of development versus traditional apartments means 80 residents, many vehicles and the associated problems with large numbers of students living in a small area. Although the currently proposed 40 foot height limit is better than the building being constructed, we continue to support a maximum of 35 feet considering all the unique factors of housing development for students and the impact on residents living nearby.

We would also like to indicate that we strongly opposed the proposed change to T2 zoning allowing buildings up to 55 feet at the corners of Grand and Cleveland and Grand and Fairview. Grand and Cleveland is already a very congested area with the pedestrians, cars, bicycles and MTC buses in a densely populated area with college students as well as single family homes. The potential to add a 55 foot building designed for students with all the additional people and vehicles would have a very negative impact on the quality of living for residents on the nearby streets and for traffic through that busy area. Currently the limit is 30 feet and in this unique area of West Grand we oppose changing that. Thank you for your consideration on this matter.

Sincerely,

Jim and Loretta Nuessle  
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