

June 13, 2012

Dear Council Member,

We have lived in our home at 2081 Lincoln Avenue since 1975. We are writing to express our concerns regarding the **five-story** apartment building that is being proposed for the south side of Grand Avenue at the intersection of Grand and Finn, less than a block from our home. We are concerned with the proposed size of this building, which will tower over the neighboring residential properties if it were allowed to be built. We are also concerned with the proposed density of twenty apartments within this building, each of which is designed to have four bedrooms and will have the capacity to house EIGHTY STUDENTS. This proposed structure would be built on a two-lot plot of land replacing two homes. Our neighborhood is already experiencing a magnitude of issues as a result of the density of the off-campus student housing. A structure of this size will only increase the problems with noise, trash, parking and traffic.

Just as an example, we currently have a two and a half story apartment building across the alley from us, several properties to the west. At the end of every school year, there is trash piled up outside of this building and in our alley and abandoned furniture from the apartments that the students have vacated. Then we have a constant stream of vehicles driving through the alley to see what might be salvageable from the discarded loot. The worst of the lot is left behind, such as the mattress and broken shop vac that have been sitting out in our alley in the rain for the past two weeks (behind another student rental property). I can't even imagine what kind of mess our neighbors in the next block will be dealing with each spring when eighty students at a time are moving out of their residence. Then there is the parking permit issue. There is obviously not enough parking spaces on Grand Avenue for the vehicles of all these residents, so the overflow will naturally end up on Lincoln Avenue. It not only will make finding a parking space near the vicinity of our homes more difficult, however so often the students cars from Grand Avenue are the ones that are left on the street when the street is posted for sweeping or when there is a snow emergency. Very seldom do they get tagged or towed, we just end up getting a less good job of sweeping or plowing. There is also the issue of trash. My wife and I never go for a walk in the neighborhood without picking up numerous pieces of discarded trash, beer cans, soda bottles and the like. I have yet to see one of the homeowners on our block toss a can a bottle into our yard, however it seems to be an accepted practice with the students, especially in the late hours of the evening or wee hours of the morning.

The worst consequence of all is that so many of the homeowners in the area are becoming discouraged by the change in balance and they are getting tired of fighting the fight. They are beginning to seriously consider their options and we are close to reaching the tipping point and the potential of seeing what was a great residential neighborhood when we moved in, turning into a run-down student rental area. We need your support to stop a building of this size from being allowed to be built and we also need your support on the Student Housing Overlay District. Both are critical to preserving the neighborhood.

Respectfully yours,

Jim and Loretta Nuessle  
2081 Lincoln Avenue  
37 year residents of Lincoln Avenue