

Jane Rasely

From: Erik Wood <erikxwood@gmail.com>
Sent: Wednesday, July 10, 2019 12:03 PM
To: PCD
Subject: Winslow Hotel (please read last paragraph esp)

Dear Planning Commissioners,

I spoke to you about my concerns about the Winslow Hotel Project on June 20th of this year. Since then my concerns have changed or evolved at the very least. Both architects initiated contact with me and proposed a 10 foot planting buffer along my house's western property line (155 Finch Place SW - opposite the SE most portion of the subject lots). This was generous of the owners. While COBI still recognizes my zoning as single-family (per Ord 96-08), I do not believe the architects or owners of the Winslow Hotel project were under any obligation and could have literally paved up to my PL.

I was a landscape architect for years. Now I am a researcher. I did some research into **what could be built on those lots** without having your commission involved. I was shocked to find that we could end up with much more dense apartments and retail with many more cars - and no obligation to plant much beyond street trees and perimeter trees. I request that the commission to strongly consider this.

Finally, I was reminded that the architect of the famous (nationally embraced) glass pyramid at the Louvre Museum received death threats when he proposed this structure. People resist change. I spoke to 25+ year residents of BI at the July 4th parade this year. They reminded me that the development along Wood Av that houses the major opposition to this project, was itself extremely controversial when Charlie Wenzlau proposed it. That street received its name "Wood" largely for the trees that were removed for those houses. I do not begrudge those residents at all. I embrace their passion. However, we cannot adopt a "**close the door right after me**" policy either. I'd wager that when my little 1800 sf house was built in the 1950's, a strawberry farmer probably thought - there goes the neighborhood. I encourage you all to keep your perspective as to what could happen here without your oversight and what has happened in the past. I do not envy your roles but I wish you luck.

Best,
Erik Wood
155 Finch Place SW