

Marc Allred

From: cyndiskaar@gmail.com
Sent: Wednesday, November 8, 2023 11:43 AM
To: Marc Allred
Subject: [EXTERNAL] FW: housing shortage

Importance: High

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Hi Marc

I just read through the materials for the Planning Board meeting and noticed that my letter of protest sent October 10 was not included. As a substitute, I respectfully ask that the email below be included in the meeting materials the Planning Board receives tonight.

Many thanks

Cyndi

From: cyndiskaar@gmail.com <cyndiskaar@gmail.com>
Sent: Wednesday, November 08, 2023 11:38 AM
To: 'Chris.Leak@morganstanley.com' <Chris.Leak@morganstanley.com>
Cc: 'Marc Allred' <marca@cityofws.org>
Subject: housing shortage
Importance: High

Dear Chris

I am part of a coalition of residents along the 25th street/Arbor Road corridor concerned about the proposed rezoning requests W3600 and W3601. Our coalition is comprised of representatives from Boston Community, Arbor Place and Reynolda Park. We want you to know that we are energized by the idea of more residential housing on these parcels. We only ask that the zoning be consistent with the NW Area plan in density and height, which would make them consistent with the character of the neighborhood.

The rezoning requests that you and your fellow Planning Board members will discuss tonight do **not** meet these criteria.

- The way the rezoning request is worded, the largest parcel (PIN 6826-65-1638) could be developed without any housing units.
- Where housing is included it is RM12. The height and density of RM-12 far exceeds that recommended in the NW area plan.
- There are no lots zoned RM12 in the neighborhood now. In fact, the closest RM12 property is almost a mile from the parcels in our neighborhood. Allowing these parcels to be rezoned RM12 would set a dangerous precedent for surrounding properties.
 - According to developers we've queried and RM12 properties we visited, this zoning typically results in stick built multistory rental apartments. Currently, our neighborhoods are owner occupied single family houses.

- Once RM12 is introduced into the neighborhood the cycle of tear downs will likely begin and we will lose the historic homes in Boston Community.

To quote Mr. Bertolet of the Sightline Institute—a favorite of Councilman MacIntosh--on the housing shortage “**To fix it, we need more homes in all shapes and sizes.** That means more cottages, apartments, duplexes, triplexes, condos, and mother-in-law units. More homes allows more people to stay and thrive in their communities. It means more people can afford to live near jobs, great schools, and transit.” (The boldface sentence is his, not mine.) We want to be part of the solution by providing housing that allows people to stay and thrive in this community and not drive them away. Please help us by voting to deny W3600 and W3601.

Sincerely

Cyndi Skaar