

## Marc Allred

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**From:** Malcolm Brown <mmbrown@brown-house.net>  
**Sent:** Tuesday, October 10, 2023 10:07 PM  
**To:** Chris.Leak@morganstanley.com; Marc Allred  
**Subject:** [EXTERNAL] Cases W-3600 and W-3601

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Dear City-County Planning Board

After reading the proposed zoning requests to rezone PIN 6826-65-1638, PINs 6826-65-2303, 6826-65-3257, 6826-65-9537, 6826-65-8322, and 6826-65-9372, I am most distressed. Currently 25th Street/Arbor Road is primarily a residential neighborhood with single family homes except for two small residential neighborhoods, Kent Place and Arbor Place. Arbor Acres. These date back to the 1980's and were established before the NW Winston-Salem Area Plan. The current zoning places our neighborhood in the LO-L zone. Furthermore, Arbor Acres has made a big effort with landscaping to screen its presence. If the proposed changes are made, the entire nature of the neighborhood will change.

These changes will lead to much more traffic and noise. I have lived in my house for 35 years and have seen a progressive increase in traffic. Although the speed limit is 25mph, no one obeys it. Because of this, the DOT did a study which led to the installation of stop signs and speed . Although these have helped, Kent Place East and West, Arbor Road, and 25th Street remain shortcuts for people who wish to bypass Coliseum. The proposed building will take us back to square one. Furthermore, we do not have sidewalks and must walk on the road. This is dangerous.

I understand that representatives of my neighborhood, Arbor Place, and the Boston Thurmond neighborhood met with the developer, and he refused to make any changes. For these reasons and more, I request that the current rezoning proposal be denied.

Malcolm Brown, M.D.  
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