

From: Lan Nguyen <lan1218@yahoo.com>
Sent: Monday, December 14, 2020 2:27 PM
To: eComment
Subject: Re: Planning Commission - 2530/2534 West Westminster Ave

My name is Lan Nguyen and I am the home owner at 1606 N. Huron Dr. directly in front of the proposed project location at 2530 and 2534 West Westminster Ave. I am in opposition of the proposed project.

Our household has three major concerns regarding some of the unintended consequences of this project.

1. Privacy

o The proposed building is two 3-4 story buildings that will parallel most of the houses on N Huron Dr. and W 16th St. The raised units will have a direct line of sight over the walls and into the backyards of the houses on N Huron Dr and W 16th St. This is a breach of privacy that we are not comfortable with.

2. Parking

o The proposed housing project has 85 units with only 136 parking spaces (1.6 spaces per unit). According to the Bureau of Transportation Statistics, the average household has 1.9 vehicles. Households of 7 or more people have an average of 2.8 vehicles per household. Based on this data, the proposed housing project will fail to provide parking for all the tenants. With nowhere else to park, these cars will inevitably attempt to utilize the parking from our neighborhood. This was an issue in previous years where tenants from nearby complexes parked in our neighborhood and left little to no open space for the homeowners of N Huron Dr. and W 16th St. Should the complex be approved, we do not want tenants of the housing project to use our street as parking as it will greatly limit our parking as it has in the past.

3. Traffic & Safety

o With 85 units and over 160 cars (based on BTS data), traffic in the neighborhood on W 16th and N Huron Dr. will increase dramatically as the tenants of the housing project will undoubtedly use W 16th St. and N Huron Dr. as an alternative route to their homes.

o More importantly, we are concerned with the safety of the elderly and children in our neighborhood with the increase in traffic that the housing project will bring. Our household alone has 6 grandkids that visit regularly and an elderly grandma who frequently walks between her house (1605 N Huron) and our house (1606 N Huron). We are concerned that the increase in traffic will jeopardize the safety of our loved ones in this neighborhood.

Respectfully,

Lan Nguyen & Hai Le
1606 N Huron Dr.