

**10.29.2024**

**LRPC Hybrid Meeting**

**6045 Wilson Boulevard Special GLUP Study**

**Public Comments Received Prior to Meeting (10.29.2024)**

- 1. Comment #1** – I am emailing you in regards to the GLUP review process related to 6045 Wilson Street. I am one of the homeowner of 870 N Livingston Street, located within the subject block and one home removed from the lot in question. My wife and I will be attending today's LRPC review but wanted to provide formal written comments for insertion into the record.

Our primary concern that will impact several of my points below is the considerable density increase of the proposed development under a Low-Medium rezoning. Our suggestion would be to rezone the lot into 4 separate lots zoned as R-6, consistent with all other homes located in the Dominion Hills neighborhood and identical to the 4 lots that immediately border the property on N Lebanon Street. I've provided some additional commentary on our concerns below.

- Heightened density would be inconsistent with neighborhood character allowing more units than appropriate and overcrowding without the benefit of transit infrastructure, namely the metro
- Townhomes would likely result in building height that again is inconsistent with the surrounding area and results in units that tower over neighboring homes, as all other Dominion Hills homes are below 35 feet consistent with the Dominion Hills Neighborhood Cons. Plan (2004)
- The larger the development, the more destruction of old growth trees that add character and personality to the neighborhood and are irreplaceable
- Given street parking is essential for homeowners in the Dominion Hills neighborhood, adding several units to the lot will create spillover onto the street in front of existing homes
- With many young families in the neighborhood and given we are one house removed from the lot, we are concerned about two years of unrelenting construction noise from a multi unit development / townhomes. This could be somewhat remediated with building single family homes given shorter development times.