

**From:** Emma Giberson <emzajoy@gmail.com>  
**Sent:** Thursday, December 2, 2021 12:32 PM  
**To:** PDR Land Use Admin; Brown, Jonathan W. - PDR;  
MDA zoning@museumdistrict.org  
**Subject:** OPPOSE | 3400 Block Dwelling Proposal Between Floyd and Ellwood

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Happy Thursday all,

I wanted to reach out to you as a new homeowner at 3404 Ellwood Avenue to raise my concern over this proposed Floyd/Ellwood alley project. I do not think this project should be accepted for a myriad of reasons.

- Parking is already a struggle, especially on Crenshaw. I cannot imagine the added parking issues this will create by increasing the density of this area and forcing those that park in the alley today to move to the street. If the land was instead used for garages or parking to rent, that would be an asset to the entire community here.
- I understand the city is looking to add additional housing, as more people move here - like I just did. However, this proposed plan is not something that would provide necessary housing. It is a luxury plan targeted for folks with illnesses caused from environmental issues. I am not sure I understand the long term win for the city or the community here when the proposed rents of the alley dwellings (3k/month) are not filled, then what this building would become. It unfortunately just seems like a plan for short term monetary gains, and not a true long term plan to improve issues our community faces today.
- Utility access. My home at 3404 is heated by oil, as many homes around here are. The oil tanks cannot get through the alley today and their hose barely reaches my home's intake valve. Also, the trash vehicles cannot get all the way through the alley and safely turn onto Crenshaw (which is a tiny street) so they move all the trash bins into the middle of the alley. If a small city oil tank, and a trash truck, all have to do 6 point turns in the alley to get their jobs done, I am not sure I understand how an ambulance or a firetruck would access these units. It seems wildly unsafe. It also seems like it will cause a trash and recycling disposal nightmare, since it is already a strain.

The only positive I see with this proposal is the idea of having the alleys cleaned up and paved. That should happen regardless -- but increasing density on all accounts for luxury apartments in an alley -- is not something we should be moving forward with in the community.

Appreciate your time reading my concerns. I really hope the city thinks of the long term implications this will cause, rather than any potential short term gains (if there even are any). If you have any questions for me, please feel free to reach out. Thank you.

Best,  
Emma Giberson