

PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue - Other

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
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| 2024-01-23 | 09:52 | PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue | Other | <p>I am a renter who has regularly written in support of projects that promise to build more housing and increase density in and along transit-focused corridors (including support for the 39-storey tower at 1477 W. Broadway).</p> <p>The project is compelling, specifically due to its density in proximity to the new main/broadway skytrain station. It provides needed residential compacity, as well as 20% below market housing.</p> <p>I DO have concerns, however.</p> <p>The lack of parking is the primary issue. If even a quarter of the residents have cars, they will take up valuable parking in and around the light industrial area to the west, which is needed for people who work in this area. I find it extremely unlikely that all 210 units will be car free, despite how accessible transit is. Have studies been done to see how many cars are owned by residents of adjacent residential buildings?</p> <p>Frankly, this experiment with a car free building might be better done on a project with fewer total units.</p> <p>My less important concern is with aesthetics:</p> <p>The building itself is much taller than everything around it. That alone wouldn't be an issue (given my previous support for the 1477 W. Broadway, that should be obvious), but given its proximity to the light-industrial district to the west, it seems unlikely that equivalent density will build up around it in order to help blend it into the skyline. I do worry that it'll stick out like a sore thumb for the entirety of its existence.</p> <p>This exact building, built a few blocks to the south, within a block of Broadway, would likely be a better fit.</p> | Christopher Vidito | Kensington-Cedar Cottage | |