

## **Ventura Village concerns regarding the proposed Native American Community Clinic proposed development project**

While Ventura Village generally supports the clinic expansion, we have a number of concerns mainly about the proposed housing.

Our concerns are as follows:

### **Density**

We recognize the need to provide more housing but we feel that the number of units proposed for this site is too dense. Based on information provided by the developer, there easily could be almost 400 people living in the project. As presented, the number of units seems to be based on what the developer needs to have in order to make a profit, and not what is best for the residents of the building. There are too many people packed into too little space.

# of units	unit size	people at 2/Bedroom
7	4 - bed	56
20	3 - bed	120
42	2 - bed	168
15	1 - bed	30
	Total	374

residents

### **Outdoor space**

Question about adequacy of rooftop open space especially when there is no open space at ground level. The community space between Maria's and the clinic is not designed for resident use.

### **Mix of tenants**

Will families in the 'workforce' housing units be separated within the building from residents receiving supportive services for problems such as drug addiction?

While we share Dr. Stately's passion for meeting the housing needs of Native Americans, there is no guarantee or plan in place that assures this will occur especially given the fact that rentals will be subject to the Fair Housing Act.

### **Parking**

We have concerns about adequacy of 83 spaces for the apartments based on the experiences of residents of the nearby Red Lake development where there is not enough on-site parking. Residents at the Red Lake project need to park on streets and are getting ticketed and/or towed in the winter.

**Vehicle circulation and site access**

We do not want any traffic directed onto East 21st Street. It is currently a street that is relatively safe for pedestrians and bicyclists. More traffic would make it less safe. The developers should seek an easement that would maintain the existing parking lot access off of 11th Avenue.

**Building design**

The building is too tall and out of scale with other development along Franklin Avenue. Because most of Franklin Avenue has been redeveloped in the last 20 years, it is unlikely that any other projects will be built to match this scale.

The façade fronting Franklin Avenue is also overbearing and dominating.

**Management of housing**

The management plan needs to be made public so that rules and expectations of tenant behavior and how those rules will be enforced can be evaluated.