

January 20, 2010

Patrice Lattimore  
Legislative Assistant to PLUM Committee

Dear Mr. Lattimore,

Please add these comments to the communications from the public regarding Council file 10-0017.

To Whom It May Concern:

Please reconsider the adverse impact the development of 146 units of new multiresidential property at 11933 Magnolia Blvd project will have on the neighborhood of Valley Village, and specifically on the residents who live nearby, especially those of us who live in the Radford Condominiums at 5257 Radford Avenue where I live.

From a human point of view, we already have a traffic problem having to wait up to a minute at times just to exit right from our parking lots onto either Radford or Weddington, with waits up to 3 minutes to turn right and 6 minutes to turn left from either Radford or Ben onto Magnolia. Imagine if another 290 cars plus those of the guests of the new units' cars were added to the mix of those already needing to use the streets here daily. Additionally, the street parking is already practically impossible to find, often causing even our older residents and guests to walk blocks after parking in order to reach our building.

From a business viewpoint for those who have already invested in rental condos or small apartment buildings here, such as myself and my neighbors and former neighbors who had to move and are forced to rent out their units, the decreasing need for rental housing in the last year is apparent in this neighborhood and is being reflected in more vacancies than in decades and in decreases in rents in existing housing so that rents are lower than what is needed to service our mortgage payments. This has already and will continue to cause defaults, short sales, foreclosures and the attendant neighborhood blight this upheaval causes. The last thing needed for neighborhood stability now is another 146 rental units being built and dumped into this mix.

Please stop this overdevelopment until all aspects can be studied. At the least, we in this neighborhood deserve not to have it expedited in any way, nor deviations from the original approved project such as increased density to be allowed.

Lois Bencangey  
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