Phil Cohen,

Thank you for the very helpful public meeting that you ran at St. Cecilia recently.  I appreciate the opportunity to make comments on the record.

There are many issues with a development this size, but the primary one is scale. What is proposed is to bring a massive high rise right to the edge of a low rise neighborhood.  As was pointed out, the other high rises in the area are all set back.  There seems to be no offsetting public benefit for so egregiously exceeding what is permitted.  What is truly astounding is that this proposal is justified [in comparison with the initial mid-rise proposal] by the request to "fill in the hole."  It is not credible that a project of this size was required to provide the funds to support the LOW RISE building requested for "the hole".   As a real estate investor, I am sympathetic to financial realities but in this case the developer has gone beyond reality.

The secondary issues are traffic and shadows but they pale in comparison to the  inappropriate massing proposed for the site.

[As an aside, the link to project and comments did not  work.]

Sincerely,

James Buttrick