

My name is Rodney Krueger. I live at the Historic Montgomery House located downtown at 923 3rd St. It is located at the intersection at 3rd and I St. and is also the first houses passed when leaving downtown and heading into the Old East Davis Neighborhood. I have resided at this home for over a decade and although I have lived in many great neighborhoods in cities such as Madison, Wisconsin, Bozeman, Montana, and San Diego, none of these places has had the rich quality of life that this neighborhood in Davis has offered.

The reasons for the quality of life are many. Currently the Old East Davis Neighborhood is one of the most walkable, friendly, safe, and clean areas in the city of Davis. Its sense of community has been established and has been thriving for decades, well before I arrived. It was this immediate sense of belonging to the community that drew me to this place and has kept me here. From my porch facing south I can enjoy watching the sun set and feeling the breeze coming in from the west. The physical and mental benefits that this kind of clean, safe, and walkable neighborhood brings is without compare and is irreplaceable.

The current plans to build a 4 story monolith at the Trackside site not only goes against City Zoning, but against the wishes of the neighborhood, and against common sense and decency. This plan will disrupt the integrity of a naturally functioning neighborhood in which Davis citizens are energetically involved with each other and the Davis community as a whole. It is an invasive plan that will ruin the community cohesion, livability, and historic nature of the community by introducing more traffic onto 3rd street and especially from the plan to turn the alley into a street that could move a potential 700 cars per day or more.

In addition to the safety and additional pollution of more cars and more parking, the look and feel of the neighborhood will be irreparably harmed by having a solid, 4 story wall with no set backs rising from alley. Cities great and small (from New York City to Ann Arbor) have setback requirements for a reason; it provides residents of these neighborhoods much needed relief from the shadows of tall structures. These zoning requirements allow air flow, sunlight, and sight lines to be maintained at levels that can be enjoyed by residents. Without these zoning rules, buildings can and will be built that will impede all of these important visual qualities of a neighborhood. The ability for residents to enjoy a sunset should not be underestimated!

Finally, such a large building next to a row of single story family homes will introduce huge privacy concerns, as windows on the East facing wall of the building will look directly into the backyards of every home along the alley. Combined with the additional noise and pollution from the extra traffic and we are talking about a serious diminishing of quality of life for all residents and visitors to the Old East Davis Neighborhood.

In closing, the Transition Zones established need to be respected as well as the legitimate concerns of those who have decided to make the Old East Davis Neighborhood their home for decades. If this neighborhood is to continue thriving for the next century, the Trackside project needs to be reigned in. Thank you for your time.