

To: Heather Shank, City Planner

From: Page Cannon, Jeanne North – 41 Warren Street, Concord, NH

Re: Greenwood Square

Date: September 16, 2019

This correspondence is in reference to the proposed Greenwood Square housing project. Our home at 41 Warren Street is situated directly across the street from the now vacant lot that was previously seven homes/businesses and a four-bay garage. For better or worse, these buildings and their occupants were our neighborhood. Today, an ugly stretch of sand, demolition debris, grass and litter are what we see every time we enter or leave our home. Fencing defines the property but does not secure the area and is random and unsightly. People joke about the lot having become a desert, a beach or a rodeo ring. Passersby want to know what's going on and why were the houses demolished. We hear only rumors about what might happen next – a parking lot, a green space, or a vacant lot "as is."

We understand the Planning Board denied the recent request by the developers to extend their approvals for the proposed 38-unit, 55 years of age and older, market rate apartment building. Now that the buildings are gone, we can see more clearly the mass of the proposed project and are quite concerned that despite the proposed façade on the Warren Street side, the building will simply not fit in with the neighborhood. That combined with increased foot and car traffic, noise and proximity to the street make this project less and less acceptable to us.

We wrote to the Planning Board in October 2018 about our concerns for pedestrian safety, parking, neighborhood issues and site plan concerns. We have never heartily endorsed the project, nor have we strongly objected to it. We asked to be kept informed.

We appreciate the thoughtful discussion that occurred at the August 2019 Planning Board hearing and the conclusion to not extend the developer's permits at that time. We understand that the construction cost estimate is significantly higher than expected by the developers. How likely is it be that construction costs will go down in this economy?

Absent any significant new information about a plan to proceed we find we are no longer able to be neutral. We'd like to see the project scaled down significantly or redesigned to be something more suited to the neighborhood. We understand that significant time and expense has gone into bringing the project to this point but have lost confidence in the process. We ask that the Planning Board carefully consider the impasse that appears to have been reached and the impact of extending the project's permits.

From: [Jayme Simoes](#)
To: [Shank, Heather](#)
Cc: [Byron Champlin](#)
Subject: Ekstrom project
Date: Tuesday, September 17, 2019 9:32:24 AM

Heather -

Hope you are well! I am not able to attend the planning meeting tomorrow night on the Warren Street housing project but would like to share my thoughts as a neighbor.

The Ekstrom project is clearly a train wreck — they demoed 8 units of affordable housing to put in a sandy lot — either because they could not afford to do more or did not have the business sense to run the numbers. The units they still have standing are run down and poorly maintained, and the sandy beach they left behind is an eyesore and a danger to the city. Clearly these folks do not have the common sense or funding to do what they have asked — and need to held in check until they offer a viable project plan with funding in place. I support more housing, but not like this — and not what they have proposed-it is out of scope with the neighborhood in size and style, and clearly their track rerecord shows they don't have the ability to deliver what they a promising-Witness the fact that they do not plan to repair the run-down buildings they own that abuts the project that they are hoping to build, making their own future units harder to rent...

Please keep up the good work, and thank you!
Cordially,

Jayme Henriques Simões

47 Warren St., Concord, NH 03301

V: 603 224 5566 x19