

Date: _____ Name: _____ Address: _____

Tract No. 7260 Resident Impacted property owner

Dear Tract No. 7260 Association:

Please accept this letter as an indication of my opposition to the project being considered for Bellwood off of Olympic Boulevard. I believe this project would materially impact me and my neighborhood. I support the Tract No. 7260 Association and my neighbors in their opposition to the project.

I oppose this project because:

It would materially impact views of existing single family/R1 properties.

Homes on Orton, Keswick and Kerwood that border the proposed project currently have views to the north which look over the existing structures without obstruction. The placement of structures higher than the R1 property would represent a fundamental change in the views for those properties. The result would be to "box-in" existing single-family homes.



Existing 1 and 2 story structures

It would materially impact privacy for residents of existing single family/R1 properties.

Residents of homes on Orton, Keswick and Kerwood that border the proposed project would suffer a complete loss of privacy should structures be allowed above the grade of the existing single-family/R1 property. This is especially true since windows and/or balconies facing R1 homes are part of the project.

It would cause disruption of local and regional traffic on Olympic Boulevard.

Traffic on Olympic is already at a critical level. The addition of a project that increases density on Bellwood would result in increased left turn queues from Olympic onto Bellwood. The turn queues would likely spill into the Number One lane on Olympic and would block through traffic. Left turns from Bellwood to westbound Olympic would be impossible and/or exceptionally dangerous. Further, increased use of Bellwood would impact eastbound traffic on Olympic as more people would merge into the flow of traffic. Increased traffic to Ralph's would also represent a major problem since the nearest crosswalk is at Century Park West. A new light or crosswalk to solve the safety problems created would result in significant traffic delays on Olympic.

It would create a material safety issue for people exiting the Tract No. 7260 area on Kerwood.

Hundreds of Tract No. 7260 residents currently use Kerwood as an egress point from Tract No. 7260. The merging process is already a dangerous maneuver since drivers must navigate into the heavy, fast-moving traffic on Olympic. The addition of a new traffic source so close to Kerwood would result in increased safety problems.

It would place R3 or greater density abutting R1 property without any R2 buffer area.

The project represents an extremely dense use of land which directly abuts R1 property. This is contrary to the buffering concept where R1 flows into R2, then into R3. The placement of R3 or greater density near R1 property is inconsistent with good planning principles.

It would materially impact Westwood Charter which already is overcrowded.

The local school, Westwood Charter Elementary, is already impacted to the point that local students may not be guaranteed a place at the school. Replacing bachelor apartments with higher-end multi-bedroom units that would attract families (and thus students) would exacerbate an already impacted school.

It would place an increased demand on LAPD and LAFD.

The project would add to the ever-increasing workload of both the fire department and the police department. The cumulative impacts of this and other such projects cannot be overlooked. Station 92 has seen significant increases in population yet no increases in manpower or equipment.

It would eliminate affordable housing

The project would result in the demolition of 113 affordable housing units. Adding insult to injury is the fact that the developers are seeking a density bonus because they plan to add 8 "affordable" units. These affordable units would sell for a quarter of a million dollars. The developer is seeking a density bonus despite the fact that the project would result, at best, in a net LOSS of 105 affordable units.

I do not believe that a developer should be allowed to make money while damaging the neighborhood, decreasing the value of surrounding homes and eliminating critical affordable housing. I ask that this project be opposed.

FAX TO 310-943-1837

Bellwood Project Action Alert

Dear Neighbor,

Please take the time to fill in the Bellwood petition on the reverse side of this document and fax it to Tract 7260 at 310-943-1837 or mail it to 2057 Kerwood Blvd. L.A. CA 90025.

The Bellwood Project as proposed would impact Tract No. 7260 property values, impact traffic on Olympic and also displace over 100 affordable housing renters. It would also put even more pressure on our local schools, police and firefighters.

Tract No. 7260 needs your help to show widespread opposition to the project.

Tract 7260 will update the Bellwood issue and also other neighborhood issues at the Tract 7260 website – www.Tract7260.Org.

Thank you in advance.

Michael Eveloff
President
Tract No. 7260 Association, Inc.