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To: ZBA

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Dear Zoning board,

I am a resident in Michael St.

I am very concerned about the 10 Sunnyside project for two reasons:

- traffic: Sunnyside is narrow and already congested. On many days cars cannot circulate on both ways (see pic), and the intersection with Broadway is dangerous due to lack of visibility and sufficient space for turning. The proposed project will make it worse, particularly given its proposed limited parking space, which will presumably increase on-street parking. Important to note that the presumption that lower-income households will use less cars in this particular situation is not supported by evidence. Additionally, the lack of space to turn around, and the eventual turning of Sunnyside into one-way to address likely congestion and potential accidents will result into massively increased traffic in Michael St.

- dimensions: the proposed five stories are just out of proportion with the neighborhood. While I support affordable housing in that lot, I want to see high quality housing that is in line with the neighborhood, not an eye sore with disproportionately reduced facilities (parking, setback, street-level space, etc.). Something in the scale of what they did at 117 Broadway would be very much supported by us.

I am also somewhat concerned by the testimony of residents at 117 Broadway, which speaks in a not flattering manner to the character of the developer and their approach to quality and management of affordable housing. Given that, I do hope the board will ensure that the project adheres to the highest standards and delivers high-quality affordable housing, for the sake of both, existing residents and future tenants of the 10 Sunnyside project.

Sincerely,

Miquel Muñoz Cabre

44 Michael Street

