

From: [Jason Silvers](#)
To: [Public Testimony](#)
Subject: Opposing Rezoning at 4438-4450 Washington
Date: Thursday, September 19, 2024 9:47:50 AM

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I am writing to express my strong opposition to the proposed rezoning of the .3-acre plot at 4438-4450 Washington. As a former resident and member of the Plaza/Westport Neighborhood Association (PWNA), I have witnessed firsthand the significant changes that have occurred in this community over the years.

I lived at 4436 Pennsylvania from 1998 to 2012 and served as the PWNA's Treasurer and Vice President during that time. My decision to leave the neighborhood was primarily driven by the city's consistent approval of development projects that were incompatible with the scale and character of the area.

The PWNA and its members, including retirees, architects, engineers, attorneys, marketing professionals, accountants, renters, and other hard-working people, fought tirelessly to preserve the neighborhood's integrity. Unfortunately, we were often unsuccessful in opposing projects such as Bishop Spencer Place, City Place, Kelly Gasperi, the Broadway Medical Building, 46 Penn, 44 Washington, 46th and Washington, a failed project at 46th and Summit, and more, which resulted in increased density and altered the neighborhood's dynamic.

In an effort to protect the neighborhood's character, the PWNA collaborated with the city to create the Plaza Bowl Plan (PBP), which established building height guidelines. Despite these guidelines, the city immediately approved a five-story structure at 46 Penn, exceeding the PBP's recommendations. While negotiations led to a reduction in height, it was still a significant departure from the plan.

I am deeply concerned that the city is once again disregarding the PBP by recommending rezoning the plot at 4438-4450 Washington to District R-0.75. This rezoning would allow for a structure that is significantly taller than what is recommended under the PBP, further compromising the neighborhood's character and greatly affecting the adjacent homes.

I urge the city to reconsider its proposal and uphold the principles of the

Plaza Bowl Plan. The PBP was a collaborative effort between the city and the community, and it should be respected as a valuable tool for preserving the neighborhood's unique identity.

Sincerely,

Jason Silvers Former
PWNA Treasurer and Vice President