

Communication from Public

Name: Crenshaw Manor Community Association

Date Submitted: 04/04/2022 07:34 PM

Council File No: 21-1030

Comments for Public Posting: The Crenshaw Manor Community Association (CMCA) SUPPORTS the current configuration and design scheme for the Crenshaw Crossing Project as designed and developed by Watt Investment Partners (WIP). We were surprised to learn that an appeal had been filed requesting modifications of the project and its conditions almost two weeks after the SCEA approval. The reason for the requested modifications state in the appeal is the planned removal of a grove of Native and Protected Sycamore Trees, in which we learned from the arborist report provided by Carlberg Associates on July 29, 2019, there are three diseased trees, located on the east side of Crenshaw (Site B). It was disappointing to learn the groups involved with the appeal (United Neighborhoods of the Historic Arlington Heights, West Adams, and Jefferson Park Communities) don't live in the area where the project is located and will not be affected by the build-out, noise, parking, or added traffic once the project is completed. A copy of the full letter is attached with more detail about our position on the appeal.



CRENSHAW MANOR
COMMUNITY ASSOCIATION



April 4, 2022

RE: Crenshaw Crossing CF 21-1030-S1

The Crenshaw Manor Community Association (CMCA) SUPPORTS the current configuration and design scheme for the Crenshaw Crossing Project as designed and developed by Watt Investment Partners (WIP).

We were surprised to learn that an appeal had been filed requesting modifications of the project and its conditions almost two weeks after the SCEA approval. The reason for the requested modifications stated in the appeal is the planned removal of a grove of Native and Protected Sycamore Trees, in which we learned from the arborist report provided by Carlberg Associates on July 29, 2019, there are three diseased trees, located on the east side of Crenshaw (Site B). It was disappointing to learn the groups involved with the appeal (United Neighborhoods of the Historic Arlington Heights, West Adams, and Jefferson Park Communities) don't live in the area where the project is located and will not be affected by the build-out, noise, parking, or added traffic once the project is completed.

WIP has consistently and carefully communicated with various neighborhood councils, block clubs, HOA's, and associations for the last two years. This appeal states public discussion or presentation components that reference these trees or plans for removal had not been clearly communicated to the community. It is unclear if anyone from these groups attended the many outreach activities presented by WIP where design schematics were shared showing no visible signs of the previous tree landscape existence once the development is complete. The fact that the final determination letter dated January 11, 2022 states the applicant (Watt Investment Partners) will provide a minimum of one 24-inch box tree for every four units, which equates to 100 new trees producing a healthy carbon footprint, should serve as public notification to anyone following the project.

The Carlberg Associates arborist report stated that all private property trees are proposed to be removed to accommodate mass grading and construction for this project, which is information found on the planning website about this project for anyone interested. The Sycamore trees mentioned in the report were rated a "B" and "B-" and the health condition was described as minor necrotic or physiological symptoms of stress and/or disease in July 2019. These trees have been fenced since at least 2014, without maintenance, watering, or pruning, and we should be concerned as to whether or not they are producing healthy carbon storage. Adding 100 new trees would have a positive impact on air quality for the communities' carbon footprint. We were informed that the appellants were offered a total of 300 new trees with three being new Sycamore trees, but turned the offer down.

Unhealthy trees should not be left in place, nor should this project be redesigned because a group felt they did not receive the proper notification regarding information that has been publicly available for some time.

Our community will benefit greatly both present and in the near future from this project if allowed to move forward. The addition of a full-service grocery store, housing, restaurants, small business units and public meeting space is of great importance.

Respectfully submitted,

Crenshaw Manor Community Association,
Executive Committee
cmca@crenshawmaor.org

SCREEN SHOT OF 3-SYCAMORE TREES From July 2019 – Today these trees look worst:



Trees 30(L) - 32(R) at Site B

HEALTH OF TREES From Arborist Report:

- B. Above average – Good to very good trees that exhibit **minor necrotic or physiological symptoms of stress and/or disease**; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.