

November 2, 2022 Proposal for 120 Apartments at 3900 Main Street

The Project

- A developer is proposing to build 120 residential units at 3900 Main Street.
- The first floor will be glass enclosed commercial space.
- The 120 residential units will be elevated over 20 feet above Main Street due to flooding.
- There will be 52 parking spaces under ground.
- A variance application for 20 condos on this lot was denied in 2017.

Concerns with The Project

- This area has flooded at least seven times since 2010. The residential units will be raised over 10 feet to be above flooding.
- The base of the proposed underground parking will over 20 feet under water during a 100 year flood like we in 2021. This will create an extreme hazard even during light to moderate flooding. We do not believe it can be legally built.
- This area has flooded at least six times in the last 12 years. Commercial use of the first floor for anything that can't be flooded regularly is not practical. Much less high end glass walled construction.
- This lot lies in the center of a ½ mile stretch of Main Street that floods regularly. There is no possibility of a dry evacuation route.
- This area is completely unsuitable for any residential use.
- This area is only suitable for open space commercial uses like a parking lot or storage of materials that can tolerate regular flooding.





**Flooding in front of 3811 Main
May 1, 2014**



Flooding September 2, 2021 adjacent to 3900 Main Street



Flooding May 1, 2014 at Shurs Lane and Main St.



Flooding September 2, 2021 at Shurs Lane and Main Street



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RENDERING 18



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RENDERING 19