

March 19, 2017

To: TLNA Steering Committee, TLNA Council, Houden Team, Alder Zellers, City Staff, and Interested Parties

From: Patrick Heck, TLNA Development Committee Chair

On March 16, 2017, TLNA's Steering Committee for the Houden proposal on E. Johnson St. met for the 3rd time. The development team was not included in the meeting so as to facilitate discussions of potential impacts with respect to the Neighborhood Plan (NP) and of the neighborhood's desires for E. Johnson. Attendees could also discuss the proposal freely.

Eighteen neighbors attended, including 7 members of TLNA Council, as well as Kevin Firchow from City Planning. Three attendees had been unable to attend either of the previous 2 meetings. All attendees were given the opportunity to provide feedback on this letter.

Meeting notes will be posted on TLNA's development webpages, but below are key takeaways from the meeting.

- Concerns about affordability were shared by all at the meeting. All recognized that City Row is of a similar scale and included many tear-downs, but was supported by the neighborhood primarily because every unit is bona fide affordable housing with enforced income limits at several levels. Most felt that in order to support neighborhood diversity, the proposal needs bona fide affordable housing, more of it, and that not including it is a detriment to the neighborhood.
- Some new market rate housing was supported by many attendees.
- Most expressed support for additional commercial spaces in this block, but also recognized that the intent of the NP's valuing of these potential spaces was partially based on organic conversions of and additions to existing buildings as on the 800 and 900 blocks, as well as on Williamson St. Some tear downs and replacements with first floor commercial spaces and housing above were supported by most, but most also felt that wholesale replacement for the sake of adding commercial spaces was not in keeping with the NP.
- For the new buildings, all felt that additional renderings were needed, including shadowing studies, images that included existing surroundings with the proposed buildings included, and images from various angles and viewpoints. Generally, more detailed renderings were advised.
- Some were not opposed to an increase in density above the current 16-25 dwelling units/acre land use category in the NP, but for others their concerns about the proposal's massing and scale, as well as its effect on neighborhood character, prevented support for higher densities.
- Some encouraged a larger number of bedrooms in more units, thereby increasing appeal to families, potentially increasing affordability, and decreasing du/acre.
- A large majority felt that the tear down of 8 existing rental homes and replacement with buildings of the proposed massing, scale, and height was not in keeping with several key

aspects of the NP. Most also felt that the neighborhood does not have sufficient information to judge whether or not the 8 houses are beyond repair and therefore cannot support their demolition.

- A show of hands near the end of the meeting indicated that 1 attendee was in favor of the proposed tear downs and massing, 6 preferred that all 8 buildings be saved, and 8 felt that a proposal with more homes saved and some new components was possible. The latter would result from exploring compromises between the developer and the neighborhood. Note that 3 attendees left the meeting prior to the show of hands.