

May 28, 2013

Re: Westwood proposal for Reynolds crane lot

To whom it may concern:

The Tenney-Lapham Neighborhood Association Council supports the Westwood proposal for redevelopment of the Reynolds crane lot parcel on the 700 block of East Mifflin (bordered by E. Mifflin, N. Livingston and E. Dayton). We appreciate the developer's willingness to meet with the neighborhood on multiple occasions to listen to our concerns.

Our neighborhood plan calls for this parcel to be "redeveloped, at least in part, as an expansion of Reynolds Park." However, there has appeared to be little support in city government for increasing parkland on this site. And, many comments indicate there is support for housing there. Further, there is division in the neighborhood on how much housing should be allowed in this location. On one side are those who wish to maintain the "high-density" residential designation of 40-60 units/acre, while others would be okay with significantly more than that. A good compromise would seem to be somewhere in-between.

Following are the aspects of the plan that are favorable to the neighborhood, based on substantial review by our Development Committee steering group:

- increased quality housing stock
- quality masonry construction
- ample bicycle and community car parking
- designated guest parking
- live/work design on ground floor units
- courtyards that break up the massing
- Individual entry way for first floor units
- no demolition of significant structures required
- increased population to patronize local businesses, particularly the nearby E. Johnson Street business district
- the developer's willingness to participate in a lengthy neighborhood process and incorporate much of our feedback

Concerns raised by members of the development steering group:

- Four stories is too tall for both Dayton and Mifflin, given the 2-story residential nature of Dayton and the bike boulevard on Mifflin. The 4th floor is stepped back, but perhaps not enough. We will depend on guidance from urban design and plan commission professionals to help guide this design aspect.
- Protect and respect the E. Mifflin Street bicycle boulevard. Again, the proximity to the sidewalk on East Mifflin and the 4th floor step backs may not be enough to alleviate that concern.
- Protect iconic views of the capitol from Reynolds Field. Based on information provided by the developer, these views should be maintained. This is important to the neighborhood.
- Minimize the impact on the viewshed for Das Kronenberg condo residents. Without seeing renderings from the Das Kronenberg condos, this needs to be better understood.
- Leases should contain clauses that prohibit tenants from obtaining street parking permits.

- East Mifflin architecture should be looked at. To some it appears "busy." We understand the intent is to break up the massing, but perhaps there could be more uniformity for a cleaner look.

The Tenney-Lapham Neighborhood Association Council, while recognizing that the developers have not pledged affordable units, stated that its endorsement of the project would be considerably more enthusiastic if a portion of the units, perhaps 15%, were affordable by accepted standards of "workforce" housing. Similarly, the council stated a strong preference to the city that impact fees from this project benefit parks in the central city park district.

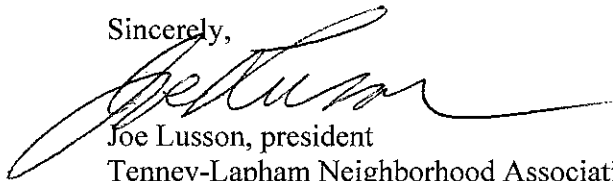
The already-developed portion of the 700 block is designated for high density residential which is defined as 41-60 units per acre in the Neighborhood Plan. The total block is 3.6 acres. This would allow a maximum of 216 units. Together, the Das Kronenberg condominiums and Old Market Place Apartments sit on approx. 1 acre and have a combined total of 61 units. The balance of the block is approx. 2.6 acres which would allow for a remaining maximum of 155 units.

While the current Westwood proposal is higher, at 185 units, it did come down considerably from its original incarnation. Our agreement to make an exception to our plan is predicated on the 185 unit count, but not more, and the predominantly 4-story massing, with the fourth floor stepped back, and with just a few loft units pushing the building to 5-stories toward the center.

It should be noted that in endorsing this project the Tenney-Lapham Neighborhood Association is making an exception to our neighborhood plan based on the merits of the proposal as identified above. This should in no way mean that future development proposals need not conform to planning documents, including our neighborhood plan.

Despite the concerns mentioned above, TLNA endorses the project given the numerous benefits cited.

Sincerely,



Joe Lusson, president
Tenney-Lapham Neighborhood Association