

Email Sun. 05/14/2023 3:12pm
To: Tomko, Jonathan; Meredith, Maureen
From: Christensen, Ryah

Dear Commissioners,

I am writing to object to Armbrust & Brown's request to change the Neighborhood Plan on E.12th street.

On its surface, the developer / investor's request to change the zoning on 3117 and 3121 E.12th to VMU seems innocuous. But please consider the consequences of their request to remove the Conditional Overlay that is buried within the zoning request. Also consider our neighborhood's history with developers / investors using upzoning as an investment tool to increase their portfolios, and not a means to build actual affordable housing.

Granting this request will remove height restrictions for the whole E. 12th block and pave the way for future developers to build at a scale that is not in line with our neighborhood's goals to balance development with current residents' quality of life. It will also not necessarily lead to increased affordable housing in the area. Current property owners like Eureka holdings, who have amassed considerable property and increased entitlements on many occasions, have never built anything and seem to have no plans to do so. Armbrust & Brown, who is representing Geyser Group on this application, has let us know that their client has NO ACTUAL PLANS for the proposed housing development that they are using as leverage for this zoning / NP amendment request. Without an actual development plan, and without City requirements that zoning changes / NP amendments are contingent on realizing promised development AND fulfilling good faith promises made to neighborhoods in exchange for their support, there is no reason to believe that upzoning properties will solve any housing or underused land issues.

I hope that you will not grant the removal of the Conditional Overlay on the properties in question. I also hope that you will devise strategies that encourage investors / developers to actually develop the land they own in a manner that is respectful to their neighbors', and this City's, needs.

Thank you for your consideration,
Ryah Christensen (20 year resident of Homewood Heights)

Email Sun. 05/15/2023 11:43am

To: Tomko, Jonathan; Meredith, Maureen

From: Ahmed, Imad

Hello,

I live in the Mckinley Heights neighborhood and my neighborhood association notified me about a city planning commission meeting this Friday to discuss the removal of Rosewood Neighborhood Plan's conditional overlay of a 40 foot maximum for building height in the area.

Unfortunately, I cannot attend this meeting as I am out of the country this Friday. But I did want to share my views as a resident of the area. What is important to me and many residents in the area is that the many empty and dilapidated lots on 12th street get utilized in a way that is beneficial for the community. I am therefore for the removal of the conditional overlay if we are reasonably certain that the development will begin soon. Increasing the height limit from 40 feet to 100 feet, not just for this property but for all the commercial properties on 12th street, will increase housing supply and bring more retail/office/restaurants to the area, which I think most of the residents in the area would love to see. We've seen denser development really benefit neighborhoods like Saltillo, South Lamar, South First, and South Congress, and I'd like to see the same for East 12th Street.

The re-zoning notification refers to a special meeting on March 29th where residents voted to oppose the proposed neighborhood plan amendment. I was at the meeting, and there were only a couple individuals who were very vocal in their opposition and swayed the others at the meeting. But based on my conversations with neighbors, I think those individuals are the minority -- most want to see more dense development in our area, which you'd likely get with the proposed neighborhood plan amendment.

Imad Ahmed

Email Mon. 05/15/2023 8:37pm
To: Tomko, Jonathan; Meredith, Maureen
From: Jenny Grayson

Dear Jonathan and Maureen,

I am emailing you all to formally express my opposition to the proposed zoning changes for 3117-3121 E. 12 Street.

I am against the rezoning and the removal of the conditional overlay. We have a neighborhood plan for the area (that was approved by the city council) and allows building to be built up to 40 feet in our residential areas. Plenty of large developments have successfully built multi-use properties within this guideline, and allowing the conditional overlay to be removed could be cause for all of 12th street to turn into 100 foot buildings.

Furthermore, not the city nor the developer is responsible for infrastructure amendments. How will we manage the additional traffic? Pedestrian traffic? Bus stops? Stop lights? They also speak of low income housing, but only a small percentage of these units are required to be low income and usually aren't affordable to low income families. Low income units are limited to single bedroom units. Low income needs to be for families, and families cannot live in a one bedroom unit.

For me, the main takeaway is that plenty of other multi-use buildings have abided by the Rosewood Neighborhood Plan and have successfully built, sold and leased units for mixed use. I am against the amendment change and am here to tell you so. I will do my best to voice my opinion at the commission meeting this Friday.

Thank you,
Jenny Grayson
E 14th residents since 2010
512-293-8819

Email Fri. 05/19/2023 10:24pm

To: Tomko, Jonathan; Meredith, Maureen

From: Yasmin Eljirby

Hello,

Unfortunately I cannot attend the meeting on May 23rd regarding rezoning and removal of the rosewood neighborhood plan's conditional overall of 40 foot maximum. Since I cannot attend the meeting, I would like to make my views known. My hope for the area is to see it grow similarly to plaza saltillo. I would like the 40 foot maximum overlay to be removed and set to 100, but with an understanding that developers must begin building within a reasonable timeframe. This will require developers to move quickly and help resolve the issues E 12th street is currently facing. E 12th is currently home to many empty and decrepit lots that are being left unattended for years. These empty lots have become a hub for illegal activity.

Thank you,

Yasmin Eljirby

Email Mon. 05/22/2023 8:57am

To: Tomko, Jonathan; Meredith, Maureen

From: Chevale January

I've been living in this neighborhood for 33 years now and I'm against the zoning change bikes lanes / bus stops/ safety Rosewood plan regulates up to 40 ft.businesses have successfully built within 40 ft regulation and I don't wanna see people blocking driveways it's already no where to park on 12th street and neighborhoods with the new sidewalks.

Email Sat. 05/20/2023 3:12pm

To: Shaw, Todd; Meredith, Maureen; Estrada, Nancy; Rivera, Andrew; Harden, Joi; Tomko, Jonathan

From: Tyler Myers

Hello,

I am writing in today to express my 100% support for items 7&8 at the upcoming planning commission meeting regarding the plan amendment and rezoning of 3121 E. 12th Street.

I'm am a current resident in this neighborhood and have been for many years. I believe this will be a valuable addition to the neighborhood and helps the city achieve many of its goals regarding affordable housing, housing with close proximity to transit, and creating walkable and livable neighborhoods.

Thanks for listening,

Tyler Myers