



6 March 2025

To the Board Members of the Planning Commission:

My name is Brian Bedrosian. I am the Chair of the North Loop Neighborhood Plan Contact Team (NLNPCT – the “neighborhood”). I am writing this letter on behalf of the NLNPCT in support of United Properties’ (the “applicant”) request for DB90 zoning to be added to the combined properties north of 56<sup>th</sup> Street, south of Koenig Lane, east of the CapMetro Red Line tracks and west of Airport Blvd (collectively referred to as the “northern parcels”)– properties in the north-central sector of our plan area.

On February 26<sup>th</sup> the NLNPCT held a Special Session devoted to the greater project that United Properties is proposing to build in this area of the neighborhood. The project area includes the northern parcels mentioned above, as well as additional properties within the same east-west boundaries down to 55<sup>th</sup> Street, along with a triangle of land between the Red Line tracks and the FLORA development just south of 55<sup>th</sup> (collectively referred to as the “southern parcels”).

Stephen Buchanan of United Properties was in attendance at our meeting and presented the applicant’s current plans for the project. After much discussion, the eligible NLNPCT voting members present, representing a quorum of the overall NLNPCT membership, voted unanimously to support the applicant’s zoning requests contingent upon the signing of a Memorandum Of Understanding (MOU) between United Properties and the NLNPCT.

In order to provide sufficient time to negotiate the contents of this MOU, the NLNPCT voted to permit the applicant to proceed with presenting their zoning case for the northern parcels to the Planning Commission and in exchange United Properties has agreed to postpone the hearing on the southern parcels until the MOU is signed and approved by both parties.

We believe that this project has the opportunity to achieve the goals of North Loop Neighborhood Plan which targeted this area in our FLUM as a Neighborhood Urban Center. This land use category would provide increased density and affordability, new retail and commercial offerings, and rich public spaces – acting as an extension of our already successful urban corridor along North Loop Boulevard (53<sup>rd</sup> Street). We are concurrently working with the Parks and Recreation Department (PARC), ATP, TPW, CapMetro, the Redline Parkway Initiative, and Council District 4 to ensure that this project offers a complete urban experience that:

1. supports multimodal transportation
2. anticipates future pathways – including the new pedestrian bridge over the I35 expansion, the Redline Parkway, the new multi-use paths along Airport Blvd and Koenig Lane
3. provides engaging public civic spaces along its streets and green spaces
4. knits itself into the existing neighborhoods of North Loop to the east, Ridgeway to the west and Skyview to the north
5. and replaces an automotive dealership with market rate and affordable housing for new neighbors in a thriving central neighborhood in our city.

We encourage the Planning Commission to grant United Properties the DB90 zoning for the northern parcels. Please do not hesitate to reach out with any questions you might have.

Sincerely,

**Brian Bedrosian**

NLNPCT Chair

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