

October 9, 2017

Dear City Council Members:

As members of the Executive Committee of the Grandview Emerson Neighborhood Association (GENA), we are writing in response to David E. Olson's letter of September 13 regarding the petition to rezone his 21st Street North properties from R-1 (single family) to TND-General.

As you know, the progress of this rezoning petition has been a "long and winding road," leading to its return to you at this week's Common Council meeting for consideration of Mayor Kabat's veto. In his letter, Mr. Olson made a number of claims about GENA's response to his rezoning request. We are concerned that his letter created the impression that the Olsons were being "toyed with," as was stated during the discussion at the 9/14 Council meeting. We would like to address three claims from Mr. Olson's letter that do not accurately reflect the record of GENA's involvement in this process.

Our first concern is Mr. Olson's claim that *"Our family has addressed all the concerns that the GENA neighbors... raised in their initial opposition to our project."* In our June 8 letter to the Council we stated: **"Respondents objected to the extension of TND zoning further into the neighborhood** and to the lack of a detailed plan for development." GENA also filed a summary of the survey showing that rezoning was the primary objection to the project. This objection still stands.

Our second concern is the assertion that *"(Our) family representative reported that she felt the meeting was positive and that we had addressed the neighbors' overall concerns."* After the referral of their petition in June, David and Jessica Olson requested an opportunity to appear at a GENA meeting when they had a plan to present. At the time of that request, co-chair Nora Garland agreed to arrange that meeting but also stated clearly that she didn't think the plan would change many minds because GENA members were strongly opposed to the loss of any more R-1 zoning. Ms. Olson presented her plan at a GENA meeting on August 15. Members in attendance listened courteously, but gave no formal feedback other than to thank Ms. Olson for her presentation. Since the meeting and the posting of those plans on Legistar, we have heard concerns about the large number of bedrooms per unit and a design that does not appear to fit into the character of our neighborhood. Although, admittedly, 360's Campbell Road project is larger, its one and two-bedroom townhouses are more likely to become family residences than a 10-bedroom duplex.

Finally, we dispute the following claim: *"At the City Plan Commission meeting the GENA neighbors moved the goalposts and said, 'it's an issue of precedent, not plans.... This is not consistent with what their survey report said, which specifically asked us for plans.'" We would refer again to the GENA Rezoning Survey Report on Legistar which shows "Does not fit the comprehensive plan; should remain R-1" as the concern most frequently listed, making it the primary reason for GENA's objection.*

Based on our June survey and our ongoing discussions with concerned residents, we can assert that GENA has consistently objected **first** to the loss of R-1 zoning in that location and **second**, if the TND zoning were to be approved, to any design that does not fit into the family-centered character of the neighborhood. Both of these concerns contribute to GENA's objection to the Olsons' rezoning petition as it stands. Thank you for considering our response.

Sincerely yours,
Executive Committee
Grandview-Emerson Neighborhood Association
genalacrosse@gmail.com