



Grandview-Emerson Neighborhood Association (GENA)  
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June 8, 2017

Dear Council Members:

Yesterday, members of the Grandview Emerson Neighborhood Association (GENA) met with Marvin Wanders to discuss residents' concerns about his petition to rezone properties in the Grandview Emerson neighborhood from R-1 to TND, general.

Survey results from 64 residents demonstrated that opinions about Mr. Wanders' s petition were almost evenly divided between those who approved (24), disapproved (21), or were unsure (18). This sampling of GENA members' opinions does not provide a mandate either for or against the rezoning petition. Based on Mr. Wanders's response, however, and his assurance that he will continue to consult with GENA as the project development process moves forward, we recommend approval of his petition ***contingent upon GENA's continued involvement in realizing these conditions:***

- design elements that will fit the historic character and scale of the neighborhood,
- high quality construction materials and building standards that will ensure structural longevity,
- adequate off-street parking and traffic safety provisions for Emerson Elementary students,
- aesthetic outdoor design and sustainable land use,
- management policies and practices that safeguard the relationship between increased density and a stable, vibrant neighborhood.

Sincerely yours,

Nora Garland

Co-chair, Grandview Emerson Neighborhood Association