

Elsen, Nikki

From: Grandview Emerson <genalacrosse@gmail.com>
Sent: Friday, May 26, 2017 7:12 PM
To: Schnick, Andrea
Cc: 7 Barb Janssen; Marshall, David; Jacob Sciammas; Emily Crook; Casey Meehan; Acklin, Tim
Subject: List of concerns and objections from GENA members re Wanders rezoning petition

Dear Andrea,

As requested, this email deals solely with concerns and/or objections about the Wanders rezoning petition. We want to be clear that we have not heard *only* concerns and objections; GENA members' opinions are mixed with some neighborhood residents acknowledging that the issue is complex and that they are still trying to weigh potential problems and benefits.

Background:

At the 2/21/17 GENA meeting, Marvin Wanders presented a general overview of development plans that he had for the properties in his current petition for rezoning from R-1 to TND. The following passage from the 2/21/17 minutes provides a summary of concerns and objections expressed at that meeting:

" Marvin circulated images of similar projects and explained that realization of this project will require a lengthy process. He was interested now in hearing reactions from the GENA members at this meeting.

Questions and discussion centered on a) clarifying the intended market for these units, b) expressing a concern about maintaining the historic, neighborly character of Grandview Emerson, and c) determining the impact of a project like this one on neighborhood density and traffic. Marvin acknowledged that realizing this project will entail a lengthy process during which GENA members will have more opportunities to gain information and express their opinions.

Both concerned and interested residents see the current rezoning petition as a critical step in the "lengthy process" Marvin described. They have expressed a desire to have more information and more opportunity to weigh the possible consequences of rezoning a portion of the Grandview Emerson neighborhood.

Following is a list of the major concerns and/or objections:

- 1) The GENA vision statement was the product of a long & careful process. I wish to emphasize the desire "...to provide a ... family-friendly neighborhood..." The many initiatives & improvements undertaken by GENA seek to prevent the conversion of more single-family homes to student rentals. Renting to a family has not been a problem.
- 2) What is the impact of a high-density living area on our neighborhood? How will the city ensure that laws limiting the number of unrelated individuals who live together in a single residence will be enforced in order to keep density in-check?
- 3) The 360 Petition specifically states this is being designed to address the need for "quality workforce, young professional and empty nester housing"- however, I am very skeptical whether these would be the residents to fill the new townhouses or if it would, in fact, be college age individuals given proximity to campus....I am concerned with...the noise, parking, litter and safety issues that could result from a high-density student housing area. Is there any way to ensure that the target population for this proposal is, in fact, the population that ultimately fills the residences?
- 4) Would rezoning for this project then allow other property owners to convert single family homes to rentals?
- 5) My understanding of the TND zoning is that there is a review process for construction — can we get any further details or examples of how this has been successful in the past for preserving neighborhood character/style?

6) The residence halls on campus are drastically over-filled (many triples in doubles, for example) and students are clamoring for nearby off-campus housing. This would be ideal for them. Will aging residents and young professionals (his terms) really want to live near the drunk bus stop with lots of 20-year olds? I like college kids OK, but I wouldn't want to live with a whole building full of them!

7) As the housing market improves, could student rentals be reclaimed as starter homes for new buyers/young families? Will allowing multi-family housing discourage or remove opportunities for preservation or reclamation of single-family homes?

We request that neighborhood residents have the opportunity to have these concerns addressed before approval of the Wanders rezoning petition.

Grandview-Emerson Neighborhood Association (GENA)

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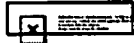
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Meetings at Emerson Elementary, 2101 Campbell Rd - at 6:30PM usually the 3rd Tuesday of the month depending on the school schedule and holidays.