

**From:** Chair, East Central Community Council [mailto:ECChair@live.com]

**Sent:** Wednesday, April 13, 2016 12:43 PM

**To:** Stewart, Casey

**Cc:** Wes Graham; East Central Executive Board; Shepard, Nora; Salazar, Nate; Kitchen, Derek

**Subject:** Fw: PLNSUB2016-00140 Townes at 7th Street Planned Development (revised)

## **PLNSUB2016-00140 Townes at 7th Street Planned Development (revised)**

Dear Casey,

Please convey this email to the Planning Commission today for the Planning Commission meeting tonight.

**The East Central Community Officers & Executive Board voted in support of the revised proposal as submitted for tonight's Planning Commission meeting subject to the items that you have outlined in the staff report that still require a solution.**

This revised proposal has been presented to the community at large via all of our electronic means but no formal vote was taken by the general membership.

This projects density is in line with our master plan for this area and we welcome the added quality housing this project will bring to this very busy corridor.

### **Housing Stock**

Our general policy asks developers to first maintain and work with our existing housing stock when ever possible, second move/donate housing stock that can be transferred and last at a minimum salvage historic materials from any housing stock that is removed. This includes windows, brick, doors, hardware, glass, etc. that can be utilized in other projects.

### **General concern about policy:**

The staff report indicates that the house on this subject parcel is "dilapidated".

It is our experience that very often (if not in every single project), developers label all housing stock dilapidated if they are interested in demolishing.

The board is interested to know if this label was assigned to this property due to a professional assessment and therefore based on economic and physical reasons that the house could not be refurbished, is beyond repair, etc.?

The use of this type of label raises concern since a great deal of the housing stock in the ECC area while old or in need of repair, can be refurbished upgraded and made lovely to provide housing opportunities to low and middle income residents, students, families, etc.. Our area is in need of this type of affordable housing stock as well as the trend for market rate housing (especially considering our location).

Thank you for your consideration. We appreciate all you do.  
In behalf of the East Central Community Officers and Executive Board.

East Central Community Council  
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