

Murphy, Brad

From: John Koch [eenapres@yahoo.com]

Sent: Friday, May 29, 2009 3:16 PM

To: Murphy, Brad

Subject: Proposed Development at 1900-1916 E. Washington Ave. - Plan Commission Agenda

Dear Brad Murphy:

The Emerson East Neighborhood Association, by vote of its Steering Committee, adopted the following statement in regards to the proposed development at 1900-1916 E. Washington Ave., which is on the Plan Commission Agenda for June 1. I plan to be at that meeting, though I am recovering from minor surgery, and may not be able to make it to testify in person.

Thank you.

John Koch
Single Co-Chair, Emerson East Neighborhood Association

Emerson East Neighborhood Association

Statement on Management of the Proposed Mixed-Use Development

at 1900-1916 E. Washington Ave.

May 6, 2009

The Emerson East Neighborhood Association neither supports nor opposes the proposed mixed-use development at 1900-1916 E. Washington Ave. We have been unable to get together a critical mass of people willing to engage in the process necessary to come to a good decision. There have been a separate series of meetings facilitated by Alder Rhodes-Conway to inform the neighborhood about the project and to gather input. Conversations and email exchanges during and after those meetings show that there is still a lack of consensus on the project. Concern about management is a major factor in the neighborhood's being unable to achieve consensus.

In the past few years, residents near the proposed development have had to deal with suspected drug, prostitution, and gang activity involving a small number of people occupying rental units. Neighbors of the project site view it as essential that any new rental property have strong management that is both willing and able to screen tenants wisely and deal with problems effectively.

Our understanding is that the residential units in the proposed development are designed to be condos, but that they will be rental units for some time due to the current weakness in the condo market. In light of neighborhood concerns, it is essential that active management of the property be in the hands of either a professional management company or a development partner with a proven track record of effective tenant screening and problem-solving, and that this management arrangement be guaranteed to continue as long as the property contains rental units. We also view it as essential that there be someone, preferably a resident manager, who can be contacted quickly and easily by neighbors of the development if problems arise.

Firchow, Kevin

From: Ethington, Ruth
Sent: Monday, June 01, 2009 7:09 AM
To: Firchow, Kevin
Subject: FW: 1900 - 1916 E. Washington Development

From: Rich Zietko [mailto:rzietko@yahoo.com]
Sent: Monday, June 01, 2009 7:06 AM
Subject: 1900 - 1916 E. Washington Development

I am writing to express concern over the shape this proposal is taking. Originally, this project was to be condominiums. Because the market is not that bright for condos, Mr Vang has decided to create apartments. This creates my concern. As a former resident of 1906 E. Washington, I had lived there before Mr. Vang bought the property. When he purchased the property, I still resided there and had about four months left for my lease renewal. During the time I lived there, I saw a change in the quality of the property. There were long times taken to address concerns - a knocked-down phone line caused by the second floor residents throwing a coffee table off their balcony, an increase of vermin from the poor sanitary habits of the first floor residents, over-crowding of the parking lot due to an increased number of people living in the first floor apartment and the inclusion of customers of the commercial building (of which the owner of the tattoo shop said had Mr. Vang's approval) and almost non-existent communication in regards to questions I had regarding renewal of my lease. Towards this end, some of the statements in the plan seem to be out of context. With regards to parking for the commercial building on the corner of First St., it seems that parking became a problem when the city did road construction on the corner and closed off the driveway (I don't know if this was something Mr. Vang was compensated for). With regards to the inability to rent due to interior concerns, I have seen openings at 1906 and the surrounding buildings and have seen the for rent signs taken down pretty quickly. To me, these issues highlight the need for on-site property management as I have little faith in Mr. Vang's dependability to address tenant concerns and to effectively screen his tenants using credit and criminal reports.

Of additional concern, is parking. The area has much traffic and this creates safety concerns. Finally, this project was born of speculation (I had Mr. Vang,uninvited, come to my door on the third floor of the 1906 building before he purchased it to ask me questions about the rent and the owners) and as such should have taken the condo market into consideration. It is Mr. Vang's responsibility to the neighborhood to do the right thing. His poor speculation should not be used as an excuse to reward him for tough times. Since I have moved to 1944 E. Washington (into another house owned by the previous owners of 1906 the Kaltensbergs), this project still has great implications for my quality of life. So please address my concern for on-site management. Thank you.

Sincerely,

Rich Zietko

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6/1/2009