

To: Plan Commission

From: Ledell Zellers

Re: Agenda Item 8 – 145 Iota Court and 619 & 625 Henry Street

Date: January 14, 2013

I support the conclusions reached in the staff report dated November 26, 2012 to the Landmarks Commission prepared by Amy Scanlon, Preservation Planner.

I support the conclusions of the Landmarks Commission at their meeting on November 26, 2012 where they provided the staff report to the Plan Commission and UDC as their opinion.

I support the UDC's rejection of this project.

I support the conclusions of the Planning Staff in their January 14, 2013 report:

The Planning Division believes that, as designed, the proposed development does not meet the standards and criteria for approval of demolition permits, zoning map amendments and planned unit developments. The demolition of the three contributing apartment buildings in the Langdon Street National Register Historic District and the scale, height, mass and design of the proposed eight-story, 79-unit apartment building are inconsistent with the recommendations of the Downtown Plan. Staff does not believe that the proposed planned unit development is compatible with the physical nature of the surrounding area and does not believe that the proposed height of the building, which exceeds the maximum recommended height by at least one story, meets the criteria for the additional stories requested.

Staff does not believe that the related demolition permit should be approved due to the inconsistency between the proposed eight-story, 79-unit apartment building and the Downtown Plan, and staff's belief that the project does not meet the standards and criteria for planned unit developments, many of which are the same as those for demolitions.

I support the integrity of our plans and ordinances. Thousands of hours of testimony, meetings, and presentations took place in the development of our Downtown Plan. This proposal, if approved, would pave the way, literally, to other developers expecting a similar pass on adhering to the plan for this area.

This is the wrong development for this location. Contributing buildings to the National Register Historic District in the Langdon area are specifically identified in the Downtown Plan as buildings which should be preserved and rehabilitated. The request to demolish three of these buildings should be rejected.

Buildings Proposed for Demolition in the Langdon Street National Historic District and Context



625-31 N. Henry (building on right) – proposed for demolition & 150 Iota Court



Another photograph of 625-31 N. Henry – proposed for demolition



619 N. Henry – proposed for demolition



145 Iota Court – proposed for demolition



Front entrance of 145 Iota Court – proposed for demolition



146 Iota Court – scale and character of most buildings in area



150 Iota Court – directly across the street from 145 Iota Court