

From: Ledell Zellers <ledell.zellers@gmail.com>
Sent: Sunday, November 8, 2020 12:27:41 PM
To: 'Inman, Andy'
Cc: Stouder, Heather
Subject: RE: ULI - American Exchange Development

Hi Andy,

I have copied Heather Stouder, Director of the Plan Department, so your communication can be included in Legistar.

I will adhere to my policy not to engage in dialogue on Plan Commission business. I will share with you two staff comments that are related to your concerns:

The zoning text is in the Letter of Intent document (pages 9-10). A generally happens with PDs, if there are changes to the zoning text needed, zoning staff will recommend those changes as conditions (condition 6). If the proposal is approved, the PC and CC would be approving the submitted zoning text with Zoning-recommended change to the signage section and Planning-recommended change regarding the corrected legal description.

UDC actually has two reviewing responsibilities for this proposal: first they are an advisory body to the Plan Commission for Planned Developments. At their meeting, they recommended approval of the PD, finding that it met the applicable PD standards. Due to a noticing issue, they were not able to take up consideration of the proposal in their other role: as the approving body for buildings in UDD #4. They will be reviewing the project against the requirements and recommendations for UDD #4 at their December 2 meeting. While the Plan Commission could certainly refer the proposal until UDC has granted UDD 4 approval, UDC has already explicitly provided a recommendation that PC recommend approval of the PD.

Best,
Ledell

From: Inman, Andy [<mailto:Alnman@ncghotels.com>]
Sent: Friday, November 06, 2020 3:34 PM
To: ledell.zellers@gmail.com
Subject: ULI - American Exchange Development

Ledell:

I wanted to give you a procedural heads up as a courtesy as Plan Commission Chair. NCG believes the ULI proposal to rezone most of Block 101 to PD should be referred to a later meeting until UDC has acted on the UDD #4 design standards. On Wednesday, the UDC referred action on UDD #4 standards to the December meeting, meaning the UDC has not even given even initial approval (or final approval) to the design. As a PD, the Plan Commission would be rendering a decision on massing and zoning details without knowing the final building design. There were comments from the commissioners about shifting the office tower to mid-block; these comments remain unresolved. We believe Plan

Commission approval without a UDC hearing on UDD #4 standards or even initial approval on a 320,000 SF commercial building on the Capitol Square is unprecedented and could put the City in a difficult position.

We also believe the proposal as currently designed fails to meet the PD standards as outlined in our Technical Review Memorandum (on legistar) and are encouraging ULI to work with the City and neighboring properties to improve the design on this important block. I want to be respectful of your practice to not engage in dialogue on Plan Commission business, but I would value your perspective and would be happy to answer any questions if you may have any. My cell is (608)279-2488.

Andy



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