

From: [Latimer Burris, Amani](#)
To: [Plan Commission Comments](#)
Subject: Alder position on proposal
Date: Monday, January 22, 2024 4:14:41 PM

1/22/24

Dear Commissioners,

As the Alder for District, I am writing regarding 1003 Huxley St: (former 2007 Roth St) and 905 Huxley St: 10 (former 2007 Roth St) to make sure that the Plan Commission has a rounded view on this matter.

Further, and consideration of all parties involved, I would ask the Planning Commission to review the rules around this issue and if appropriate, send it to the Urban Design Commission (two weeks out) with the goal helping the developers work on a plan that would keep the balconies intact.

As background you should know that Lincoln Capitol came to me regarding changes to the placement of the individual HVAC units (which I was told by the developer was an administrative change). I approved this change.

Lincoln Capitol then talked to me about the issue of the balconies. They wanted to change the balconies from the approved plan to Juliette style balconies as a cost saving measure.

I emphasized I did not agree with the change (and only signed the waiver because the developers said they didn't have the funds and that the balconies are going to get cut. Period.

I asked them if there's anyway that they could reincorporate the balconies into the design while looking for at other ways to save money for a number of reasons including but not limited to the fact that the new design completely changed the scope and style of the project and that this project has been struggling to gain community support and further raise additional concerns (considering the size of the proposed property).

I also asked them to present this change at the next neighborhood meeting (where they were going to give an update).

During the next community meeting there was 100% opposition.

While the developers listened, the meeting ended with the developers saying that they were changing the balconies to Juliette as they could not afford to keep them.

In the end, I asked them to revisit their plans and try to find a way to keep the balcony so the look of the building stayed intact (after noticing that at the hour-long meeting, it seemed the only thing that the 15-20 people in attendance agreed about —the balconies were a nice offset to the density of the project.

In the meantime, I said I would reach out to our planning department and find out if there was any way that they seek additional funds or programs they could apply to which would allow them to keep the balconies intact.

When I next met with Lincoln Capitol, one on one,
I raised the apparent issue of their ability to make this change administratively.

In sum, they thought the issue was an administrative change, and they simply did not have it in their budget so they were being cut.

They said that they felt they had the authority to do it and that the planning commission would approve it. Further, they said that the planning commission report was out and it seem to support their position.

After the meeting, I called and talked to staff again about the issue and was told that they did not have the authority to do this balcony change at the administrative level, because it was out of the scope of a minor change to what the Planning Commission based its prior approval on.

At best it was unclear if they could just make this administrative change or if it would need to be denied and referred to the Urban Design Commission (UDC) as it went well beyond the scope of what was agreed upon.

I asked staff to make sure that this new information, issues discussions and information was in their report.

Thank you for your consideration,

Amani

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