

Stouder, Heather

From: patrickproperties tds.net [patrickproperties@tds.net]
Sent: Friday, June 20, 2014 7:59 AM
To: Stouder, Heather; Parks, Timothy
Subject: Fwd:
Attachments: rhrents.xlsx

----- Forwarded message -----

From: Patrick Corcoran [REDACTED]
Date: Wed, Jun 18, 2014 at 3:09 PM
Subject:
To: [REDACTED]

To: Plan Commission Members

From: Patrick J Corcoran

Owner 621 Mendota Ct

Regarding: Proposed 626 Langdon (Roundhouse) Addition

It has been brought to my attention the application for an addition to 626 Langdon St, presented at the June 9, 2014 Plan Commission Meeting, was referred to the June 23, 2014 Plan Commission Meeting. As I am unable to attend the meeting on the 23rd, I am writing to further discuss my concerns with the proposed project.

Due to the irregular shaped lot of 626 Langdon, the area to the north of the proposed addition may be referred to as "side yard". Due to this 'technicality' the applicant has proposed for the building to be within 10 feet of the property line, adjacent to the rear yard of 621 Mendota Ct. As stated by a member of the City Staff, this is not an 'entitlement'. It is a conditional use.

If this building were not part of an addition, this area would be considered rear yard per the zoning code. Rear yard set back is a minimum of 20 feet. City Staff states in their report: "The applicant has successfully distinguished the proposed addition from the Roundhouse, so that it reads as a separate building.....". I ask the Commission to look at this specific proposal, particularly, the rear area of the new building, and consider as it should be, rear yard.

It was brought up by the development team at the June 9th meeting, that the Roundhouse Apartments are considered "affordable housing" for the Landon/campus area. While I am not clear on the definition of "affordable housing", affordable rents should be on the mid to low end of the rental scale for a given area. An analysis of the rents within .2 miles of 626 Langdon St show the Roundhouse apartments have some of the highest, if not the highest, rents in the area. (see attached).

Please do not consider 626 Langdon St "affordable housing".

Thank you for your time and consideration.

Sincerely,

Patrick J Corcoran

Rents w/in .2 miles of the Roundhouse

Studio/Eff

| | | |
|------------|---------|----------------------------|
| \$ 520-580 | All Uts | 201 Langdon |
| \$ 565+ | H | 237 Langdon |
| \$ 600+ | H | 234 Langdon |
| \$ 605+ | H | 228 Langdon |
| \$ 620 | H,Int | 633 Langdon (Langdon Hall) |
| \$ 625-775 | | 661 Mendota Ct (The Surf) |
| \$ 655+ | H | 260 Langdon |
| \$ 720+ | H | Roundhouse |

One BR Units

| | | |
|-------------|---------|----------------------------|
| \$ 625-775 | | 227 Langdon |
| \$ 660+ | H | 237 Lakelawn |
| \$ 660 | All Uts | 201 Langdon |
| \$ 675-750 | | 251 Langdon |
| \$ 680+ | H | 260 Langdon |
| \$ 725+ | H | 228 Langdon |
| \$ 750+ | H | 234 Langdon |
| \$ 775 | H, E | 250 Langdon |
| \$ 805+ | H | Roundhouse |
| \$ 855-900 | H,Int | 633 Langdon (Langdon Hall) |
| \$ 875+ | H | Roundhouse (remodeled) |
| \$ 885+ | H | 614-616 Mendota Ct |
| \$1205-1550 | | 661 Mendota Ct (The Surf) |

Two BR Units

| | | |
|---------------|------------|----------------------------|
| \$900-1,100 | All Uts | 615 Howard Pl |
| \$ 1,045+ | H | 228 Langdon |
| \$ 1,080+ | H | 234 Langdon |
| \$ 1,095+ | H | 614-616 Mendota Ct |
| \$1,100-1,200 | H | 612 Howard Pl |
| \$1,180-1470 | | 251 Langdon |
| \$ 1,195+ | H | 237 Lakelawn |
| \$1,270-1330 | | 614 Langdon |
| \$ 1,325 | H,E | 250 Langdon |
| \$ 1,435 | H, Int | 633 Langdon (Langdon Hall) |
| \$1,680-1,780 | | 619 Langdon |
| \$ 1,680+ | H | 201 Lakelawn |
| \$ 1,750 | Int, TV | 621 Mendota Ct |
| \$ 1,750+ | H,W,Int,TV | 630 N Francis |
| \$1,825-1,950 | | 661 Mendota Ct (The Surf) |
| \$ 2,095 | H | Roundhouse |

*Rents are based on current listings on CDLiving.com