

From: [Mark Bessen](#)
To: [Harper-Madison, Natasha](#); [Lawler, John](#); [Fuentes, Vanessa](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Alter, Ryan](#); [Watson, Kirk](#); [Velasquez, Jose](#); [Vela, Jose "Chito"](#); [Alter, Alison](#); [Ellis, Paige](#); [Qadri, Zo](#); [Meredith, Maureen](#); [Tomko, Jonathan](#); [Tripp, Tyler](#)
Cc: [Alexandria Anderson](#); [to: erin corrigan](#); [cc: Will Slack](#); [Mark Bessen](#); [Chris Page](#); [Quereau Tobin](#)
Subject: Opposition to Council Items 127 & 128
Date: Wednesday, July 17, 2024 9:52:44 AM

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Hello Ms. Harper-Madison and Mr. Lawler of the D1 office & City Council members,

I am writing regarding my **opposition** to council items 127 & 128 regarding the rezoning of the lot at 1702 Deloney St as they currently exist.

I'm the neighbor on the Deloney side south of the 1702 lot and immediately adjacent (at 1614 Deloney St), and an active participant of the MLK neighborhood association. I've been involved, along with Alexandria and other neighbors, in talks with the Drenner group, about the rezoning and how these plans will impact our neighborhood.

The neighborhood association and I are aligned that we do not support the MF2 zoning change, with the unit cap of 42 units.

We continue to support a responsible increase in density for our neighborhood, and specifically for this lot. We think that a MF1 zoning would be best, which would allow for 17 units per acre for this 2 acre lot. Since about 1/3 of the land area is not developable due to a creek, we think that should be taken into consideration, amending the unit cap for the MF1 zoning down to around 12 units per acre, so a total of 24 units for this lot. Even if we amended it down to 30 units for this lot, that would be much more reasonable than the Drenner group's request for an MF2 with 42 units.

The recommendation is based on the following:

- The lot is not on major corridors of MLK or 12th street, but between them, so does not lend itself to such a drastic increase in density since it is not on available transit lines.
- Part of the lot on the Deloney side does not even have street access to Deloney St, but rather is set behind single family home lots.
- 1/3 of the area of this lot is not developable due to the creek that runs through. Much of the remaining area is within the creek watershed and the forested area will be dramatically altered. While this is of course a trade off for development, an MF1 zoning with a more moderate unit density would mitigate ecological impact while still allowing for the benefits of urban density.
- Increasing to 24 units would allow for a tremendous increase in density, which we as a neighborhood association all agree is important, but would not cause undue strain on the neighborhood, the streets, and surrounding plots.
- We as a neighborhood association have repeatedly asked for at least preliminary plans

as to how the units might be laid out -- which would be condo buildings, town houses, etc.; what the split between the Deloney vs. EM Franklin sides would be; and have not received forthcoming information to determine how such a dramatically new housing structure would fit into our community.

- We appreciate the offer for 8-foot fences to be built on property lines with all single family home lots. We hope that this remains in place.
- Our neighborhood association has continuously provided feedback that we are in favor of responsible development and worked to meet part way between the developer's requested MF2 zoning and the current zoning type. An MF1 zoning with a unit cap based on the available land (considering the creek watershed) would allow significant increased density, major development, addition of new affordable units to our community, and partnership between the developer and neighborhood.

We hope that the D1 office will take into consideration the community feedback when making a zoning decision. Our neighborhood association has worked thoughtfully and openly and moved in our stance since beginnings of discussions. We hope that community feedback will be considered for development decisions like this one that have tremendous impacts for our neighborhood.

I will unfortunately be unable to attend the meeting during the allotted time. I (Mark Bessen) am signed up to speak, and **would like to donate my speaking time to Alexandria Anderson**, who will represent our neighborhood association's stance in this matter.

Thank you for your consideration.

Mark

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