



Neighbors Of Belknap Lookout

November 28, 2018

Dear members of the Planning Commission,

I am writing this letter to convey NOBL's support for the planned redevelopment district at 540 and 546 Lafayette Ave NE pursuant to Third Coast's presentation of the following components of their application packet to an audience of approximately 50 people and subsequent motion and vote by NOBL's board of directors at our annual meeting on Tuesday November 13 at Coit Arts Academy:

- [Existing Site](#)
- [Proposed Site and Floor 1 Plan](#)
- [Renderings](#)

NOBL concurs that the proposed PRD meets all site plan review standards as follows:

- **Master Plan/Zoning Ordinance:** The PRD implements the mixed income housing with 70% affordable requested by the neighborhood and formalized as an amendment to the Area Specific Plan in the GVSU Health Science Campus Master Plan which received concurrence from the City's Planning Director, Suzanne Schulz.
- **Neighborhood:** The PRD is harmonious with the neighborhood, transitioning from institutional architecture on Medical Mile and the new Finkelstein Hall to the residential neighborhood by incorporating a sloped roof echoing that of Coit Church, porches, and compatible materials.
- **Environment:** The PRD will add landscaping and street trees to match the natural features and character of the neighborhood.
- **Public Facilities:** The PRD will be served by adequate public infrastructure as the sewer on Lafayette was expanded last summer.

NOBL appreciates our involvement in this process beyond the development committee level, including:

- Placement of board and community members on the housing RFP committee that determined elements like the target number of units and percent affordability;
- Continued participation for our board chair and vice chair in selecting the vendor; and
- Attendance by our vice chair at the GVSU trustee meeting where the lot lease was approved.

Yours sincerely,

Elianna Bootzin, Executive Director and Community Organizer