

Si Ud. necesita información en español, favor de llamar a Jesse Gutierrez (512) 974-1606.
See enclosed sheets for more information on public hearings.

PLANNING COMMISSION and CITY COUNCIL COMMENT FORM

Case #: NP-2016-0031

Planning Commission Hearing Date: Tuesday, April 10, 2018

City Council Hearing Date: Thursday, April 26, 2018

Comments: All residents that are senior citizens (age 55+), disabled, retired, disabled Veterans, should get free transportation, and have their property taxes school tax frozen at an affordable rate.

You may also send your written comments to the Planning and Zoning Department, P.O. Box 1088, Austin, TX 78767-8835, Attn: Jeff Engstrom

Name (please print) resident RESIDENT

I am in favor
(Estoy de acuerdo)

Address 8003 Rockwood Lane
AUSTIN, TX 78757-8020

I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Zoning Department has initiated an amendment of the Imagine Austin Comprehensive Plan. This notice has been mailed to you as a courtesy since you reside, own property, own or operate a business, or represent a neighborhood or environmental organizations with boundaries within 500 feet of the area covered by the North Shoal Creek Neighborhood Plan.

This request for a comprehensive plan amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. At the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the plan adoption request to the City Council. Meeting dates and locations are shown on this notice.

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the plan.

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- by attending the Planning Commission Hearing and/or the City Council Hearing and conveying your concerns at that meeting

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Comments: see attached

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Name (please print) KENNETH WEBB

I am in favor
(Estoy de acuerdo)

Address 8608 DONNA GAIL DRIVE 78757

I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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Subject: RE: CASE# NP-2016-0031, North Shoal Creek Neighborhood Plan

From: [REDACTED]

To: [REDACTED]

Date: Friday, April 6, 2018 12:44 PM

I am a property owner and resident in the North Shoal Creek Planning Area. I am in favor of the draft North Shoal Creek Neighborhood Plan and recommend it be approved by both the Planning Commission and the City Council.

I participated in the planning sessions and workshops for the development of the draft plan. While I speak only for myself, I believe the majority of stakeholders are in favor of the plan as written.

For the benefit of those who may not be familiar with the plan, I wish to reference certain parts it:

Page 19, "Land Use Policies for Residential Interior

RI P1 Retain single-family houses as the most dominant building type.

RI P2 Encourage subordinate, secondary housing units in locations that provide access and respect privacy."

Page 91, Strategic Housing Blueprint, quoted in part:

"The Strategic Housing Blueprint goals can be met in NSC by preserving existing affordable units and including affordable units with new development along the transit corridors, particularly near 803 Metro Rapid stops. The Residential Core will not be affected."

Page 92, Housing Opportunity:

"The North Shoal Creek Neighborhood Plan aims to increase housing options along activity corridors while preserving the single-family character of the residential core."

I support the plan, including the above specific elements. I refer to those because I feel they are critical in preserving the quality of life for the neighborhood residents. I believe that more housing can be made available in the neighborhood without destroying its character.

As you know, and I think it is mentioned in the plan, the planning area is built out—there is no undeveloped land. Therefore, any additional housing will have to be done through renovation and/or redevelopment. Such redevelopment will likely not be affordable.

The broad use of the term "increased density" in the neighborhood alarms me, and likely other residents. We wonder how that may affect the neighborhood. Some unknowns we worry about are:

- 1). Just how many more residential units must be added?
- 2). What housing density is deemed acceptable?
- 3). Considering all the miles of traffic corridors in the city, how many new units are projected or considered necessary along the approximately one mile of Burnet Road and less than a mile of Anderson Lane in North Shoal Creek? I believe the present residential density of this little neighborhood compares favorably with other areas.
- 4). How many residences must be torn down and redeveloped with more housing? Again, Such redevelopment will likely not be affordable.
- 5). Will existing residences be demolished and properties consolidated to make possible multifamily residences in the residential core?

I realize that answers to these questions are not readily available, but we are concerned about the matters.

Thank you for your work in the plan development. I hope the plan is approved as written it can be implemented.

Kenneth R. Webb
8608 Donna Gail Drive,
Austin, TX 78757
512-452-3251

Hello JEFF

12 APR 2018

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PLANNING COMMISSION and CITY COUNCIL COMMENT FORM

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Comments: PLEASE MAKE SURE WE REGULATE LIGHTING.
We are losing "Night". Example: the gas
station corner of Burnet + Steck - The New
LED security lights illuminate the PALM CONDOS.

You may also send your written comments to the Planning and Zoning Department, P.O. Box 1088,
Austin, TX 78767-8835, Attn: Jeff Engstrom

Name (please print)

JAMES KEROS

Address

2500 Steck # 16

3123 Cottonwood Lane CEDAR PARK TX 78613

Lighting Regs
 I am in favor
(Estoy de acuerdo)
 I object
(No estoy de acuerdo)

THANK YOU
INFORMATION ON PUBLIC HEARINGS

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Comments: _____

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Name (please print) PETER MORIN

Address 8822 MCCANN DR AUSTIN, TX 78757

I am in favor
(Estoy de acuerdo)
 I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

The Planning and Zoning Department has initiated an amendment of the Imagine Austin Comprehensive Plan. This notice has been mailed to you as a courtesy since you reside, own property, own or operate a business, or represent a neighborhood or environmental organizations with boundaries within 500 feet of the area covered by the North Shoal Creek Neighborhood Plan.

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April 8, 2018

Jeff Engrstrom, AICP
Senior Planner
City of Austin, Planning and Zoning Department, Small Area Planning
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Dear Jeff,

North Shoal Creek Neighborhood Association (NSCNA) supports the proposed North Shoal Creek Neighborhood Plan as it currently stands. We have voted to approve of the plan in its current form.

We believe it is a carefully crafted balance of interests of NSCNA, other neighborhood stakeholders and of the City of Austin Planning and Zoning Department. It represents about 8 years of effort on the part of NSCNA to even have a plan, 3 separate city council votes over multiple years in approval of us starting the planning process, plus about 2 additional years of very hard work, communication and collaboration by neighbors, stakeholders, and city staff to develop this plan. For reference, we began asking the city for a plan in 2007-08 before even Imagine Austin existed.

It represents a compromise between all the neighborhood stakeholders who participated in the process from residential owners, residential renters, business owners and the City of Austin's Planning and Zoning Department to find a long-term workable solution that will accommodate the future growth of Austin for this planning area and preserve the residential character of the core of our neighborhood. Like any compromise, no one got everything they wanted, but in the end, we all agreed that this plan represents the best path forward that all stakeholders can and did agree on.

Further, we believe if this plan is altered on its way to approval, this altering will upset the careful balance that it represents. If this unbalancing were to occur, we would no longer support the plan.

Note that we still do have concerns about the amount of density proposed along the corridors, especially Burnet Road. The attached list of our NSCNA top principles for the plan gives more detail. We also still have concerns about any density bonuses and/or transportation $\frac{1}{4}$ or $\frac{1}{2}$ mile designations that depending on their implementation may also undo the careful balance, shifting the plan to one that NSCNA no longer supports.

Best regards,

Kevin Wier
North Shoal Creek Neighborhood Association, President



Top 6 Principles of NSCNA for Our NSC Neighborhood Plan

1. Preserve our core single-family residential area. We do not support combining tracts of SF to be made into multi-family.
2. Object to “canyon” on Burnet Rd. where the road is lined with walls of 5-7 story buildings. We support a variety of heights, uses and open space and open views.
We do not support unlimited redevelopment of commercial into high-rise housing or mixed-use.
3. Require a pleasing, substantial buffer between commercial areas and our residential core to preserve our single-family homes. This buffer should reside on the commercial properties, not the single-family home properties.
4. Support local businesses and existing businesses in our area. There’s no need for wholesale change and forcing out the existing businesses in our area.
5. Preserve existing affordable housing.
6. Zone Pillow Elementary property as public and preserve the land and building for public use/ as a community resource if Pillow Elementary School ever goes away.



North Shoal Creek Neighborhood Plan Outreach Efforts by North Shoal Creek Neighborhood Association

The North Shoal Creek neighborhood Association worked diligently and continuously to encourage involvement of all residents of the neighborhood, from residents who own and rent—in single family homes, duplexes, condos and apartments—to area business owners.

We started our outreach efforts in the summer of 2016 and continued throughout the process that was completed in 2018. Here is a quick breakdown of some of the outreach efforts.

- Notices and invitations to join the neighborhood planning process which included help in participating in all surveys online was given extensively and repeatedly throughout the process via:

SIGNS POSTED THROUGHOUT THE NEIGHBORHOOD

- Signs are posted at all intersections and entrances to the neighborhood on all sides.
- Signs posted outside gates of apartment complexes.

NEWSLETTER, PRINTED AND HAND-DISTRIBUTED AND ELECTRONIC DELIVERY. ALL RESIDENCES WERE INCLUDED.

9 articles in the quarterly neighborhood newsletter beginning in summer 2016.

- The printed newsletters were hand delivered by neighborhood residents to:
 - Every home and duplex in the neighborhood
 - Offices of the 6 condo/apartment complexes
 - Offices of Village Christian Apartments
 - Pillow Elementary School
 - North Village Library on Steck Avenue
 - Some local businesses to provide copies to their customers
- Per the request of the management, electronic versions of the newsletter were delivered to about 10 other condo/apartment complex offices for distribution to residents.

SOCIAL MEDIA

- 31 posts on our yahoo list serve
- 40 posts made to our North Shoal Creek Facebook page
- 49 posts made to North Shoal Creek on NextDoor
- 28 posts made to North Shoal Creek neighborhood association website

City of Austin Planning Efforts

- **Formulation of the North Shoal Creek Neighborhood Plan involved extensive outreach to residents, property owners, businesses, institutions, and families of students at Pillow Elementary.**

(See complete list of outreach efforts in the North Shoal Creek Neighborhood Plan in the Public Input Summary Appendix A16 and A17)



NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION

Important Reasons to Approve the North Shoal Creek Neighborhood Plan

- The North Shoal Creek Neighborhood Plan policies are **consistent** with the elements of Imagine Austin Comprehensive Plan. It is an **amendment** to the Imagine Austin Comprehensive Plan.
- NSCNA Outreach efforts were continuous from summer of 2016 throughout completion in 2018.
(See attached sheet with detailed listing)
- Fair housing choice and robust housing opportunities have been included in the North Shoal Creek neighborhood plan.
- The Plan allows most types of residential housing on most of the land. This plan allows for maximum density Multi-family, Mixed Use, apartments, duplexes, town-homes, condos, four-plexes, tri-plexes, row houses, single family homes and accessory dwelling units. We have had most of these types of housing for years.
- North Shoal Creek neighborhood currently provides a variety of owner occupied and rental housing options. These include:
 - Duplexes
 - Townhomes
 - Tri-plexes
 - Four-plexes
 - Apartments
 - Single family houses
 - Accessory Dwellings
 - Condominiums
 - 2 subsidized housing developments
- This plan allows for **substantial increases in housing opportunities and density and pays great attention to affordability**. Even prior to Austin's tremendous growth North Shoal Creek was a very dense neighborhood.
- Increased housing opportunities exist within what the City refers to as the Residential Core (RC) Character District with the allowance of Accessory Dwellings (ADU's) and duplexes. This already creates the potential for an approximate 37% increase in housing opportunity with the addition of Accessory Dwellings (ADU's) and the potential for an approximate 37% increase in housing opportunity with the addition in duplexes.



NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION

- **Additional Maximum density on the corridors and centers with access to transit in accordance with Imagine Austin’s Growth Concept Map. This provides additional housing opportunities. From Imagine Austin:**

HN P12. Protect Neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

- **Maintaining a balance of housing types for a variety of household sizes and incomes is an important goal listed in the plan and the Housing Opportunity Policies reflect that. (Pages 92-93)**

H P4 Create opportunities for more families to live in North Shoal Creek through preservation of existing multiple bedroom apartments and condos, and promotion of two and three bedroom units in new construction.

- **Another example of innovative opportunities in our neighborhood:**
 - The Buell Live/Work District will become a place where a mix of live-work projects, residents, small scale services, artisanal businesses, offices and tradespeople coexist. Housing should include a mix of townhouses, row houses and small apartment buildings.
- **The North Shoal Creek Neighborhood Plan Goals, Policies and Actions reflect reflect the Imagine Austin Comprehensive Plan’s priorities for all of its stakeholders.**
- **Compact and Connected**
- **Develop and maintain household affordability throughout Austin**
- **Promoting transit-oriented development TOD**
- **Creating a Healthy Austin by improving walkability, access to recreational spaces and increasing safety of pedestrians and bicyclists, access to healthy food.**
- **Enhancing and increasing open space and greenery throughout the neighborhood and supporting green infrastructure**
- **Support for local businesses, our workforce, education systems and , entrepreneurs**



NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION

Good Neighbor Award-North Shoal Creek Neighborhood Association

- April 10, 2018
- [Shoal Creek Conservancy](#)
- [Events](#), [News](#)



In 2018, the Good Neighbor Award goes to the North Shoal Creek Neighborhood Association for developing the [North Shoal Creek Neighborhood Plan](#), which emphasizes walkability, connectivity, and access to green space.

The [purpose of a Neighborhood Plan](#) is to provide an opportunity for community members to shape the future characteristics of a neighborhood where they live, work, or own property.

The North Shoal Creek Neighborhood Planning Area is a one square-mile section of North Central Austin surrounded by Mopac, US 183, Burnet Road, and Anderson Lane. Located along these roadways there is a variety of retail stores, restaurants, and entertainment venues. As the name of the neighborhood suggests, Shoal Creek also runs through this area.

Formulation of the North Shoal Creek Neighborhood Plan involved outreach to residents, property owners, businesses, institutions, and families of students at a local school. Initial outreach included an emailed survey to all Austin utility account holders, a meeting with the North Shoal Creek Neighborhood Association, and postcards sent to almost 3,000 residents, property owners, and businesses. Following the initial survey, the City held six community workshops at Pillow Elementary School.

The Plan's priority actions recommended by stakeholder vote include calls to:

- Create a public greenbelt along the west side of Shoal Creek from Anderson Lane to Steck Avenue.
- Construct a safe crossing for walking and bicycling from Shoal Creek Boulevard to the sidewalk and bicycle network north of US 183.
- In partnership with the Shoal Creek Conservancy, connect the Shoal Creek Trail through the planning area with enhanced pedestrian and bicycle infrastructure.
- Construct an off-street path for bicyclists from Shoal Creek Boulevard to Burnet Road along Research Boulevard.
- Construct sidewalks on Shoal Creek Boulevard from Steck Avenue to Crosscreek Drive.
- Encourage parkland dedication through redevelopment on Shoal Creek Blvd to provide public access to Shoal Creek.
- Create a sense of place/identity around the neighborhood through unique public art on the Steck bridge over Shoal Creek.
- Promote Adopt-a-Creek program for North Shoal Creek.

Join us in congratulating the North Shoal Creek Neighborhood Association! The 2018 Shoal Creek Awards will be held on Tuesday, May 8, 2018, at the Cirrus Logic Conference Space, located at 700 West Avenue, Austin, TX 78701. A VIP reception runs from 5:00pm to 5:30pm, and the main reception runs from 5:30pm to 7:30pm.

Regular tickets, which provide access to the main reception, are \$40. VIP tickets, which provide access to both the VIP reception and main reception, are \$100. Tickets and information about event sponsors can be found [here](#).



April 17, 2018

Jeff Engstrom
Senior Planner
City of Austin, Planning and Zoning Department, Small Area Planning
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Dear Mr. Engstrom,

I am writing to express Shoal Creek Conservancy support the proposed North Shoal Creek Neighborhood Plan components that emphasize walkability, connectivity, and access to green space. The Conservancy shares these common values and goals with the North Shoal Creek Neighborhood Association (NSCNA) and its desired neighborhood plan.

Shoal Creek Conservancy is a 501(c)3 nonprofit organization that champions the Shoal Creek watershed in order to create a healthy and vibrant community. The scope of the Conservancy's work is the 13-square mile Shoal Creek watershed, which includes the North Shoal Creek Neighborhood planning area. The Conservancy envisions a continuous network of green spaces stretching throughout the watershed, connected by hike-and-bike trails in a healthy habitat.

To this end, the Conservancy, in partnership with the City of Austin and stakeholders including the NSCNA, is leading the creation the *Shoal Creek Trail: Vision to Action Plan*. This community-developed plan will guide improvements to the existing Shoal Creek trail and extension of the trail northward past 183 and through the planning area. When complete, the new trail will span over 10 miles and link major Austin destinations, while providing opportunities to enjoy the creek's natural and historic treasures.

The Conservancy, in particular, supports the following priority actions included in the proposed North Shoal Creek Neighborhood Plan. These goals and action items are consistent with the mission of the Conservancy and the priorities expressed by the community during the *Shoal Creek Trail: Vision to Action Plan* stakeholder engagement process.

- Create a public greenbelt along the west side of Shoal Creek from Anderson Lane to Steck Avenue,
- Construct a safe crossing for walking and bicycling from Shoal Creek Boulevard to the sidewalk and bicycle network north of US 183,
- Connect the Shoal Creek Trail through the planning area with enhanced pedestrian and bicycle infrastructure,
- Construct an off-street path for bicyclists from Shoal Creek Boulevard to Burnet Road along Research Boulevard,
- Construct sidewalks on Shoal Creek Boulevard from Steck Avenue to Crosscreek Drive,
- Encourage parkland dedication through redevelopment on Shoal Creek Blvd to provide public access to Shoal Creek,
- Create a sense of place/identity around the neighborhood through unique public art on the Steck bridge over Shoal Creek, and
- Promote Adopt-a-Creek program for North Shoal Creek.

www.shoalcreekconservancy.org

701 West 7th Street Austin, Texas 78701

Phone: 512-474-2412 Email: info@shoalcreeconservancy.org

The Conservancy is committed to working with the NSCNA to achieve the above goals. Specifically, NSCNA requested the Conservancy assist with the goal of access to Shoal Creek, and the Conservancy has agreed to work with the NSCNA to achieve this goal. The concept is to develop an environmentally friendly hike-and-bike trail and small park area within the floodplain along Shoal Creek. This project will require a public-private partnership and obtaining access easements from commercial property owners along the creek.

Again, the Conservancy is committed to partnering with NSCNA and strongly supports the walkability, connectivity, and access to green space components of the proposed North Shoal Creek Neighborhood Plan. Please feel free to contact me at 512-474-2412 or joanna@shoalcreekconservancy.org with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joanna Wolaver". The signature is fluid and cursive, with a large initial "J" and "W".

Joanna Wolaver
Executive Director



April 9, 2018

Jeff Engrstrom, AICP
Senior Planner
City of Austin, Planning and Zoning Department, Small Area Planning
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Mr. Engstrom,

Austin Neighborhoods Council Executive Committee supports North Shoal Creek Neighborhood Association (NSCNA) in their support for the proposed North Shoal Creek Neighborhood Plan as it currently stands.

NSCNA is a member of Austin Neighborhoods Council. We have a strong relationship, and we know they have worked hard and long to achieve a plan that they support as well as one that you support. It's a good day when this occurs. It should be recognized and celebrated.

Please continue the effort to see this plan through unchanged to approval by the Planning Commission and City Council. We understand from NSCNA that if the plan is detrimentally altered, they will withdraw their support for the plan. This would be a just response to an unjust action to change a plan that has been agreed to by all stakeholders.

Do not be swayed by shrill, negative voices that are not stakeholders in this plan. This is a neighborhood plan for the people of North Shoal Creek—one they have been requesting since 2007 and one that has had three separate city councils vote to initiate. It is not a referendum on ideologies of societal engineering, not a platform for boosters of those who want to come to Austin over long-time existing residents, or any other irrelevant waste of energy and time.

This agreement between a neighborhood and the Planning and Zoning department can set an important precedent for working together in the future. Let's keep the faith and keep the plan that has been faithfully agreed to by all stakeholders.

Best regards,

Jeff Jack
President
Austin Neighborhoods Council

Austin Neighborhoods Council Executive Committee:

Jeff Jack
ANC President
Zilker Neighborhood Association

Linda Bailey
ANC VP 1
Glenlake Neighborhood Association

Kevin Wier
ANC VP 2
North Shoal Creek Neighborhood Association

Lottie Dailey
ANC VP3
Blackland Neighborhood Association

Sheryl Cheatham
ANC Treasurer
Windsor Park Neighborhood Association

Joyce Basciano
Co-Secretary
Brykerwoods Neighborhood Association

Justin Irving
Co-Secretary
Cherrywood Neighborhood Association

Chip Harris
ANC Sector 2 Rep
Crestview Neighborhood Association

Seth Fowler
ANC Sector 3 Rep
University Hills Neighborhood Association

Jim Lear
ANC Sector 4 Rep
Lost Creek Neighborhood Association

David Conner
ANC Sector 5 Rep
Hyde Park Neighborhood Association

Daniel Llanes
ANC Sector 6 Rep
Red River Bluffs Neighborhood Association

Patty Sprinkle
ANC Sector 7 Rep
Galindo Neighborhood Association

Wayne Shipley
ANC Sector 8 Rep
Southern Oaks Neighborhood Association

Mario Cantu
ANC Sector 9 Rep
Battle Springs Neighborhood Association

Susanna Woody
ANC Sector 10 Rep
Los Cialos Neighborhood Association

Mary Ingle
Immediate ANC Past President
North University Neighborhood Association

Willis Hunt
ANC Parliamentarian
Chestnut Neighborhood Association

April 21, 2018

Jeff Engrstrom, AICP
Senior Planner
City of Austin, Planning and Zoning Department, Small Area Planning
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Dear Mr. Engstrom,

The Austin Neighborhoods Council Sector 8 fully supports the North Shoal Creek Neighborhood Association (NSCNA) and their proposed North Shoal Creek Neighborhood Plan as it currently stands.

We share common goals with North Shoal Creek Neighborhood Association (NSCNA) as neighborhoods in South and Southwest Austin being greatly impacted by gentrification, infrastructure, flooding and traffic issues.

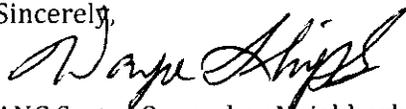
NSCNA and all participating stakeholders, along with city staff, worked hard to compromise to get a plan that all could agree on. This plan represents a careful balance of interests from stakeholders including residential owners, residential renters, business owners and the City of Austin's Planning and Zoning Department.

And, it represents about 10 years of total effort by NSCNA to get to this point, including working to get 3 separate city council votes for this plan to be made.

The plan represents a long-term, workable solution that will accommodate the future growth of Austin for this planning area and preserve the residential character of the core of our neighborhood.

Please ensure this plan passes in its current form.

Sincerely,



ANC Sector 8 member Neighborhood Associations
Wayne Shipley
ANC Sector 8 Representative



4/17/2018

attn: Jeff Engstrom, AICP
Senior Planner
City of Austin, Planning and Zoning Department, Small Area Planning
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Dear Mr. Engstrom,

Crestview Neighborhood Association supports North Shoal Creek Neighborhood Association (NSCNA) and their proposed North Shoal Creek Neighborhood Plan as it currently stands.

We share common goals with North Shoal Creek Neighborhood Association (NSCNA) as neighborhoods along the north Burnet Road corridor being greatly impacted by gentrification.

NSCNA and all participating stakeholders, along with city staff, worked hard to compromise to get a plan that all could agree on. This plan represents a careful balance of interests.

And, it represents about 10 years of total effort by NSCNA to get to this point, including working to get 3 separate city council votes for this plan to be made.

The plan represents all the neighborhood stakeholders who participated in the process from residential owners, residential renters, business owners and the City of Austin's Planning and Zoning Department to find a long-term workable solution that will accommodate the future growth of Austin for this planning area and preserve the residential character of the core of our neighborhood.

Please ensure this plan passes in its current form.

Sincerely,

Mike Lavigne
President
Crestview Neighborhood Association