

## Thomas Harrigan

---

**From:** alexdiaz1@gmail.com on behalf of Tadeo Alejandro Diaz Balderrama  
<c.e.elmgrove@gmail.com>  
**Sent:** Friday, September 23, 2016 10:09 PM  
**Subject:** Citizens for the Essence of Elm Grove - Update on the new proposed plan  
**Attachments:** Timetable 2016-9-21.pdf; Wangard\_Reinders Redevelopment\_Ad Hoc Presentation 9-20-2016.pdf

Good evening everyone,

We finally have the plans that are going to be proposed at the next ad hoc committee meeting on Wednesday 9/28/16 at 6pm in the Court room. I have attached their presentation which includes some of the conceptual plans. I also attached the TIF Timetable provided in the agenda.

Some of the highlights that I am gathering from this presentation:

- They know our concerns (50% of the presentation addresses it)
- The number of units from the initial proposal has gone from 182 to 180 now to 176.
- They are redirecting Elm Grove road through the property
- There is no mention on the height of the buildings, just mention of it being 3 stories high
- No mention of covering vs uncovered parking
- No addressing the concern for water table contamination
- The presentation states that now they have a density of 18 units per acre. That would mean that they have 9.77 acres of property (previously it was 8.27 for the initial proposal with the right of way clearing they were requesting and taking into account the mill place into their calculation of density)
- In the most basic terms it seems they pushed their buildings together, lost the top floor, gained a few more units in the mixed use building and used another acre to lower their density calculation.

To be honest I don't quite understand their TIF time table draft but if someone wants to summarize it I will happily send it out to the group.

I will be attending the ad hoc committee meeting next Wednesday and I encourage anyone who is interested in hearing more about this project to attend. It is important to voice our concerns.

Tadeo Diaz Balderrama  
920 Katherine Dr