Chambi, Larisa

From: Beth Boerger <rhhacommunity@gmail.com>
Sent: Monday, June 2, 2025 6:46 PM
To: Chambi, Larisa; Public Engagement
Subject: CD-CPC-2025-00049 & CD-CPC-2025-00050

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The Ruskin Heights Homes Association has represented the historic Ruskin community of 1,875 properties since 1954. While we would love to see new economic development to our community we cannot support this project. This project does not create jobs for our community members! This project does not provide an entertainment component for OUR community. It is our understanding that it will be a club. Will our community be able to afford the dues to belong to the club?

I have no knowledge that the developer has met with the community group as a whole to present his plans. He has met with ONE member of the community and she works for the landlord of the developer. She is also a member of the Hickman Mills United Neighborhoods group, a relatively new organization which does not represent our community as a whole.

The community has no knowledge of what is being proposed or what kind of building/signage is being considered for this residential area which runs from I-470 to approximately 97th street as there has been no meeting and therefore no opportunity to ask questions.

While we understand and appreciate the desire to own rather than rent, there are many vacant commercial sites within Hickman Mills which, surely, would be more suitable for this use.

As we look to our future and that of future generations, it would also seem, given the Mayor's declaration of a climate emergency, another site where the ground is already covered with a non-permeable material would be more appropriate.

Thank you for listening to the Community. We would welcome new development but feel it should not be simply for the dvelopment's sake and should occur in an appropriate space, rather than next to and across the street from single family homes. We are also opposing the proposed amendment to the Hickman Mills area plan! Area plans were intended to be the community's plan! This is no longer true when plans are amended at city hall without input from the impacted community.

Beth Boerger
Be Relentless
Ruskin Heights Homes Association
Treasurer/Community Engagement

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Southern Communities Coalition

representing historic Hickman Mills since 1977

Re:CD-CPC-2025-00049
CD-CPC-2025-00050

The Southern Communities Coalition is an umbrella group which has been representing the historic Hickman Mills Community for nearly 5 decades. While we generally welcome new development to our community, we cannot at this time support this project.

As we are all aware, development, good or bad, has an effect on the *entire* community.

It is our understanding that the developer did "reach out" to the Hickman Mills United Neighborhood group, a new organization which does not represent our community as a whole, a year or so ago; but we, as the official group representing our entire community, have no knowledge of what is being proposed or what kind of building/signage is being considered for this currently quiet *residential area;* and there has, obviously, been no opportunity as a community to ask questions.

While we understand and appreciate the desire to own rather than rent, there are many vacant commercial sites within Hickman Mills which, surely, would be more suitable for this use and would not require an amendment to *the Community's* area plan. One*,* for example, is near the crossroads of two major highways and two others are at major Hickman Mills shopping centers, all are looking to revitalize.

As we look to our future and that of future generations, it would also seem, given the Mayor's declaration of a climate emergency, another site where the ground is already covered with a non-permeable material would be more appropriate.

Because we know very little about this proposed development, we are opposing it at this time based on the chosen location. We welcome new development, but feel it should occur in an already appropriately zoned space, rather than *next to and across from single family homes*. Given the current circumstances, weare asking that the proposed zoning change and amendment to the Hickman Mills Area Plan not be granted. Area Plans were originally intended to be the *Community's* plan. That is no longer the case when plans are amended at city hall without input from those who would be most affected, basically rendering them meaningless.

As the representative body for our historic community, suitability of location and ramifications for neighbors in the area are our top priority and we would hope they are yours, too.

Thank you for your time. We sincerely request a denial of both of these cases.

Teresa Edens, Spokesperson, Southern Communities Coalition