

**Mifflin West District, CNI
Neighborhood Statement
Brandon Cook
Development Proposal For
531 West Mifflin Street
May 21, 2012**

On Brandon Cook's application to demolish the house at 531 W. Mifflin St and move the house at 444 W Johnson to that location, members of the Mifflin District Steering Committee are of two views. One view is to support the proposal with conditions, while the other view does not support the proposal.

Support With Conditions

This view supports Brandon Cook's application to demolish the house at 531 W. Mifflin St and move the house at 444 W Johnson to that location if he meets the following contingencies:

- A letter needs to be received from Matt Tucker indicating all outstanding issues with Brandon's S. Bassett and W. Dayton properties have been resolved prior to taking on a new development.
- Brandon needs to present the planning commission with a written plan for the above mentioned project with contingencies for worst case scenarios.
- Brandon needs to present a letter indicating he has sufficient funding for the proposal and any unforeseen or unplanned events

The contingences are necessary because Brandon's previous development projects on S Bassett and W Dayton were not well thought out, planned, and managed in partnership with the city when changes to the original plan were implemented. This led to many issues after the projects had started. Once issues arose, Brandon did not communicate with the appropriate people and committees to discuss the issues and his solutions to resolve them. This lead to long delays and outcomes different than originally supported by the neighborhood committees. Brandon, also, has not met the requests by the West Mifflin Steering Committee to provide detailed plans, timeline and a letter from Matt Tucker indicating outstanding issues with his other projects have been resolved. In essence, this view is supportive of the Planning staff's recommendation.

Recommend Disapproval

Members with this view cannot support the proposal before Brandon Cook has met the conditions outlined in the staff's report.

The steering committee's experience working with Cook on this proposal is that he has shown little improvement in his planning, organization, or communication. He has not provided us with the confidence and reassurance necessary to believe that his performance will be any better with this proposal. He first presented the concept to the steering committee on May 3, 2011. At that time he was advised that he needed to provide detailed plans and timeline and all outstanding issues with his other projects needed to be resolved. The next contact the District had from Cook was a request for a waiver of the demolition notification in February, 2012. The Steering Committee met again with him on March 13. At that time all the outstanding issues with his other projects still were not resolved and he was unable to reassure the steering committee that he had a well thought out development plan and timeline or that he had adequate financing for the project. As a result the steering committee set the conditions noted above. To date none of those conditions have been met. City staff came to the same conclusion of recommending disapproval, but setting conditions if the proposal was approved. Members of the steering committee with this view support the staff's set of conditions and that they must be fulfilled prior to any permits being issued.