

I urge Planning Commissioners to postpone the proposal for 1140 Broadway as requested in the excellent review by Planning Staff.

Please consider the following problems with a change in zoning.

Rezoning from PUD to "C1A/R with modifications" gives advantage to the developer not the city. The developer proposes the modifications and is not required to meet the public benefits of a PUD.

A PUD offers advantages such as these in the 2003 PUD:

- 1) public benefit - a Traver Creek Greenway in addition to the required natural features buffer zone from the creek compared to no setback beyond the required. This is not an "access easement" over the buffer, but an additional walkway along the buffer.
- 2) 29 units of low-income housing compared to 15 under the new zoning.
- 3) maximum of 4 stories or 60 feet next to Traver Creek and the Broadway Historic District giving a reasonable step-down to residential compared to a proposed 7 stories at 83' with 5 story "wings" at 62'.

Note: Even D2 zones which are intended as a step-down between highest density and residential have a height limit of 60 feet.

A new PUD should be the zoning for this project.

Three of Staff's concerns are particularly important.

- 1) Massive and out-of-scale with the neighborhood.

For a good indication of the out-of-scale massing of the proposed buildings compare the site plan on Page 4 of the Staff Report with the aerial photo attached at the end of the report showing that massing is greater than Kellogg Eye Center, the parking structure, and Riverside Park Place.

Development should follow the recommendations that staff has defined and that follow the original recommendations. "Building heights and massing should start low near the creek and increase to mid-rise or slender high on Maiden Lane. Low is defined as two to four stories, mid-rise is defined as five to eight stories"

- 2) The proposal is not a mixed-use project. A ratio of 99% residential and 1% retail does not support or foster new retail for Lower Town. The developer states that retail can be expanded, but that expansion is limited and is not incorporated into these plans.
- 3) The solid brick wall along Building A and Broadway is not a good design for pedestrian friendly streetscapes for commercial or residential neighborhoods. Even if designed with varying heights and setbacks, street walls clearly create a divide between pedestrians and buildings.

Ellen Ramsburgh, 1503 Cambridge Road