

Subject: Written Comment re: REZ24-0008 and Associated Site Plan (SP24-0013) – Woodbury Gardens

From: Bishu, Shrinivas (Shrinivas)
Sent: Wednesday, January 21, 2026 3:12 PM
To: Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>
Cc: City Council <CityCouncil@a2gov.org>;
Subject: Written Comment re: REZ24-0008 and Associated Site Plan (SP24-0013) – Woodbury Gardens

Dear Mr. Lenart and Members of the Planning Commission,

My name is Shrinivas Bishu, and I live at 1312 Iroquois Place, where I have lived since 2016. I am writing to express my support for the concerns that many of my neighbors have raised regarding the proposed rezoning and associated site plan for REZ24-0008. I respectfully ask that this letter be included in the record for the January 21, 2026 Planning Commission hearing.

Iroquois Place is a long-established single-family neighborhood, and many of us share a unified concern about the scale and location of the proposed seven-story buildings. While Woodbury Gardens itself is zoned R3 and R4 and currently consists of townhomes and garden-style apartments, the requested TC1 rezoning would allow a building height and intensity that are significantly larger than what has historically existed in this part of the neighborhood.

As the City continues its Comprehensive Plan work and evaluates additional areas for potential TC1 expansion, I am concerned about the precedent this rezoning would set. REZ24-0008 would apply TC1 to an area currently zoned R3 and R4 and developed with long-standing townhomes and garden-style apartments. Introducing 7-story TC1 massing in this context would extend mid-rise zoning deeper into an established residential neighborhood than prior TC1 rezonings. If adopted, this could influence how the City evaluates future TC1 boundaries, including along Iroquois Place, which directly abuts Stadium. I write to echo the concerns other neighbors have raised and to underscore the importance of maintaining appropriate transitions between lower-scale residential districts and higher-intensity development.

Even though no TC1 rezoning is currently proposed for Iroquois Place, many longstanding residents are watching these decisions closely because they will shape the framework for how future transitions are handled throughout the City. Ensuring that TC1 is applied carefully, and only where appropriate transitions and buffering can be maintained, is important for the long-term stability and livability of adjacent single-family areas.

For these reasons, I respectfully urge the Planning Commission to consider the broader neighborhood context and the long-term implications of applying TC1 at this location. I also support the technical requests made by nearby residents regarding line-of-sight analysis, shadow studies, buffering, and clarity on how TC1 dimensional standards are measured. These items are essential for transparent evaluation of the proposal.

Thank you for your consideration and for allowing residents the opportunity to participate in this important decision-making process.

**Sincerely,
Shrinivas Bishu
1312 Iroquois Place**

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