

From: Kirk Westphal <writetokirk@gmail.com>
Sent: Monday, September 18, 2023 5:19 PM
To: Planning <Planning@a2gov.org>
Subject: premiums and Green Rd PUD sidewalk

Greetings Commissioners,

1. I want to voice support for eliminating downtown premiums.
2. I'm mostly supportive of item 9-b, making the ERIM PUD taller and inclusive of residential, however I would like you to consider amending the PUD language with regard to the west border of the site because of the potential impact on the heavily-used sidewalk.

Specifically:

- Please do not allow more curb cuts on this site. More curb cuts would endanger the hundreds of pedestrians and cyclists who use this sidewalk on a daily basis, many of whom are moderate- to low-income renters and their young children (who live in Green Brier apartments or the Green-Baxter Housing Commission property). For many, this sidewalk is their primary means to access groceries at Busch's—I see this wonderful foot traffic all the time, as I live 3/4 mile south of the site and use it myself. The city espouses "consolidation of curb cuts" in our plans, and these properties are already serviced by a large internal boulevard/driveway.
- Please consider protecting the substantial tree line along the west sidewalk on Green Road. I'm attaching a street view of of this block, as I don't see a good representation in the packet. These trees provide shade to the users of the sidewalk. I understand that there is a minimum 15' setback, but this would be insufficient to protect the trees or their root zones. If a building is proposed to come up to the 15' setback line, and removing these trees "buys" the developer more residential units, that's fine. But I'm afraid that these trees will simply be removed out of convenience, and then a strip-mall-style parking lot will get installed between the sidewalk and buildings. Perhaps make the setback 20-25'? (If a natural features "alternatives analysis" is already required in the petition phase, I suppose this might be unnecessary, but it would be helpful to proactively protect these trees in the PUD language.) Which brings me to:
- Please consider requiring 60%+ building frontage on Green Road and prohibition of street-facing parking. This would be more consistent with the existing standards for nearby commercial zoning and future nearby TC1 standards. Please don't allow the unpleasant, unwalkable, and obsolete model of pedestrian-facing parking to be built here. I'm guessing that a lot of the site will ultimately be surface parking; we don't need it facing the street.

Thank you for your consideration.

Sincerely,
Kirk Westphal

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