

Hello,

I am writing concerning the The Dean Rezoning at 558 S Fifth Ave.

First off, I support this rezoning, as it will allow for badly needed housing in a walkable area close to downtown. Thank you city staff for supporting this change.

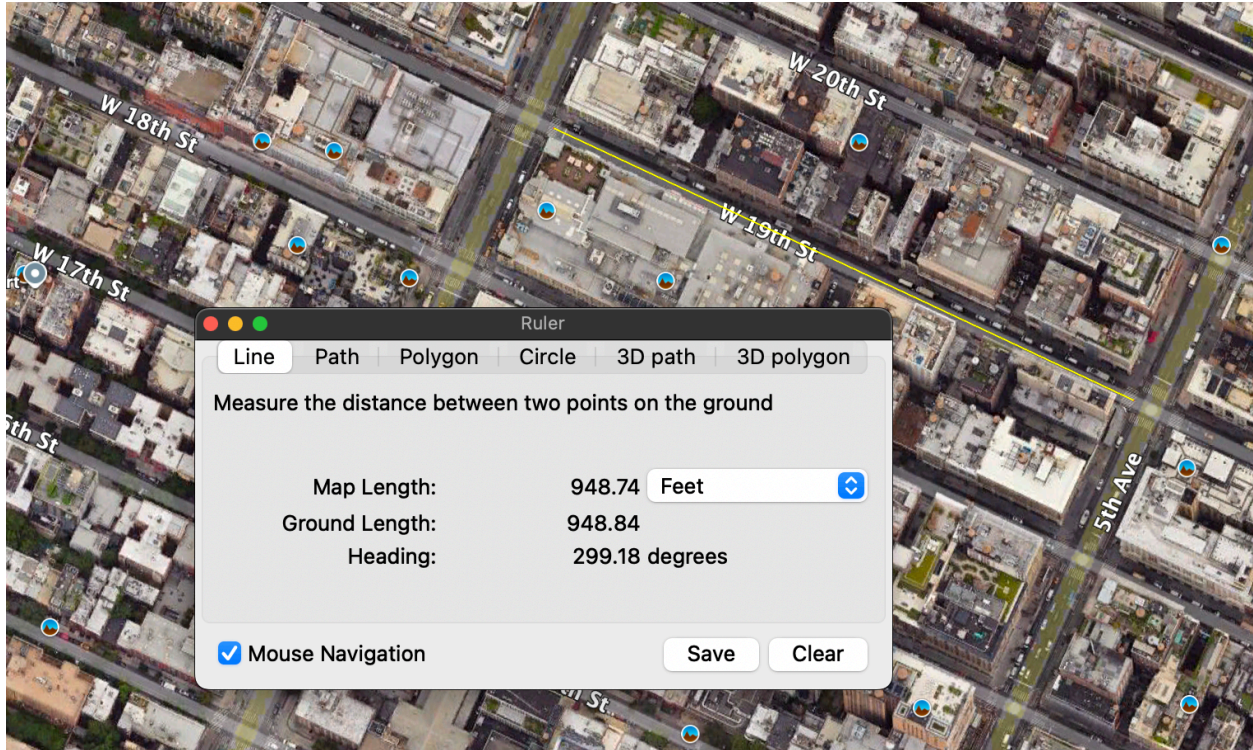
Second, I think the development raises an issue that the commission may soon be grappling with: What should the commission do if there is a similar rezoning request in a Transition area that does not immediately abut downtown? I don't see an existing district that would allow dense mixed-use development in Transition areas.

I suggest remedying this problem by creating a flexible mixed-use district without specific location restrictions. That way developers could request this new district rather than rely on PUDs, which add time, costs, and uncertainty to the development process.

Moreover, a flexible mixed-use district could be proactively applied to important Hub and Transition areas like student neighborhoods near campus and commercial and light industrial corridors. This application would allow for new housing in areas where it is currently restricted either by 1950's style suburban zoning rules or by excessively strict TC1 design standards.

For example, a developer is currently trying to [redevelop Woodbury Gardens](#) with 350 units of new housing. The site is categorized Transition in the future land use map. The developer has requested TC1 zoning, but the city has denied the proposed site plan five times because the development does not obey the TC1 district's 300 foot building length maximum. You can see the fifth denial [on Stream](#) by looking at the "1310 Wisteria Planning Review 5.pdf" attachment.

This obscure dimensional rule is preventing hundreds of people living inside the city for no good reason. A shorter building length is not necessarily more walkable, as there is no guarantee that a gap between buildings will be accessible to pedestrians. It might be fenced off or covered with vegetation. Additionally, long building facades are compatible with great pedestrian accessibility. For example, in Manhattan, arguably the most walkable area in the United States, blocks are often 900 feet long with an unbroken facade of buildings.



If the city had a flexible mixed-use district, not tied to any specific location, with a self-adjusting height limit near residential areas, developers could request this designation, and projects like the Woodbury Gardens one could proceed.

In conclusion, I suggest the commission create a flexible mixed-use district as soon as possible. I see the creation of such a district as the most important first step in implementing the comprehensive plan. Step two would be to apply the district to important Hub and Transition areas.

Thank you for your consideration and for your many hours of public service.

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