

From: Scott Trudeau

Sent: Monday, February 06, 2023 2:34 PM

To: City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>

Subject: 530 N Division, R4C & PUDs

Dear Mayor, City Council & Planning Commission,

I am writing to express my support for tonight's rezoning of 530 N Division to enable a 4 unit building for this site in my neighborhood. I expect it will pass, with widespread support.

I think it is absurd that a modest 4-plex in this neighborhood on a relatively large lot requires a Planned Unit Development rezoning process to be realized. 80-90% of R4C parcels in this area do not conform to the current zoning requirements on one or multiple metrics, and most pre-existing multifamily buildings could not be rebuilt under the current rules in this neighborhood. This overly restrictive zoning is a serious barrier to our ability to manage our housing crisis or even improve the relative quality of our very expensive, very poor quality rental housing stock near campus, downtown, and the hospital.

Relatedly, I recently evaluated the parcels the University has indicated they are planning to acquire in a similarly zoned & proximate neighborhood south of downtown. The current landlords (of this almost entirely low quality, high rent, student-market rental stock) pay property taxes at a discount of almost 50% (thanks to Prop A). Because of high rents, low taxes, and restrictive zoning, these properties are unlikely to ever have the incentive to redevelop for significantly more housing here, where it is desperately desired, and would make our City even more vibrant. This is another area we should be considering rezoning before the University continues to "gobble up" this land, taking it off our tax rolls and taking control of the future of our built environment.

I encourage Council and Planning Commission to escalate the priority of changing near campus and near downtown R4C zoning to make it easier to accommodate incrementally more density and to a zoning that actually permits the very sort of built environment we appreciate so much a large percentage of it is protected by historic districts.

For neighborhoods bordering downtown, rather than "redoing R4C," my suggestion is to simply rezone these areas D2 (which is already intended as a "transition" to downtown zoning), with an "adjacent neighborhood" character overlay to allow for slightly deeper front setbacks to bring almost all parcels into conformity. Allowing commercial uses would also restore the historic practice of permitting neighborhood scale retail in these areas.

Thank you,

Scott Trudeau

Ward 1, extreme R4C nonconforming homeowner