

Dear PSC planners and other interested parties,

Please make sure that this goes to the proper people and is included in the current public comments regarding these two plans.

I am sorry I don't have more time as I would like to say much more than what I can say below.

1st. Centers and Corridors are lumped together. Each type of these two mixed use areas is very different and the map of centers confuses this distinction. A center is a compact area that is several blocks wide by several blocks in width. Corridors are very long and narrow strips that are often only 100 feet wide on each side of a neighborhood arterial.

Centers depending on size and existing development can take all four of the new mixed use zones. The Corridors being so narrow are an integral part of the surrounding neighborhood and should mostly be zoned CM-1 and care should be taken in locating CM-2 along corridors.

I am also very concerned about the idea of bonuses that allow addition FAR and/or building height to a development. Along corridors four story buildings are too high and would need too much of a set back from the adjoining residential neighborhood. The specific bonuses are generally good, but why don't developers include them without getting additional building size. Also the developer gets to choose the bonus and the city then approves it. It is the users of the building and the neighborhood that get the benefit of the specific bonus. The neighborhood should have a voice in the selection of the specific bonus or be able to choose it themselves.

2nd. I believe that it is not clear how the concerns of the neighborhoods about context, scale, compatibility, design will be implemented through the zoning code. It is clear that the developers and architects are getting much of what they want, but in spite of 30+ years of advocacy and activism the neighborhood concerns remain only aspirations and generally unfulfilled.

3rd. The people living around a new development should be informed of the project at the earliest possible date so they can respond with their suggestions. They also need some bargaining power to see that their concerns are addressed. Failure to do this is a violation of the cities "Citizen Involvement Principals" adopted by the City Council about five years ago.

4th. I also believe that each center and corridor should have a plan for its future development. This need not be all inclusive, but it should include the ideas of all stakeholders. It should also inventory the goods and services available nearby and suggest (with the intent to implement) needed additions. It also should include some design basics and what existing buildings are to be preserved and improved. Great changes will be needed over the next 25 years and developers alone cannot be expected to do everything that needs to be done. Neither can the city but city regulations can help if followed appropriately.

There is much more I could say, but I will stop for now. I hope you will take these suggestions seriously and I will look for them in the next draft of the plan.

Keep up the good work. I am impressed with many of the great things that are happening with these plans.

"Happiness is when what you think, what you say, and what you do are in harmony."

Mahatma Gandhi

Best wishes,

Don MacGillivray

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