

Nadia Khan

From: David A. Olson
Sent: Tuesday, February 07, 2017 5:03 PM
To: citycouncil
Cc: Nadia Khan
Subject: Fw: Please vote in favor of MU4 zoning and Washington Place!

From: Doris Ann Sweet <
Sent: Tuesday, February 7, 2017 4:42 PM
To: David A. Olson
Subject: Please vote in favor of MU4 zoning and Washington Place!

Dear Councilors-

Below is a written version of the comments I made before the Land Use Committee a few weeks ago:

My name is Doris Ann Sweet, 281 Lexington St., and I wish to speak in favor of MU4 zoning for the Orr Block.

While there are a number of reasons I would argue for MU4 zoning for this project, I will focus on MU4 allowable uses, and compare with uses under Business zoning.

- Business Use 1 & 2 zones do not provide for current needs, such as smaller living units. MU4 does allow smaller living units.
- Offices are allowed on ANY floor in a business zone by right, whereas in the MU4 zone, they are allowed by right ONLY ABOVE OR BELOW GRADE, and only at grade by special permit. The purpose is to foster an active street front.
- Theaters and health clubs are allowed by right in Business zones, but require a special permit in MU4 zones. These are high-intensity, high-transportation-demand uses that may not fit with other needs in the vicinity and could result in an undesired impact.
- Personal services, business establishments, and retail stores up to 20,000 square feet are allowed in Business zones BY RIGHT, whereas only 5000 square feet are allowed BY RIGHT in an MU4 zone.

Some additional uses are allowed by right in the MU4 zone that are complementary and meet current needs:

- Live/work spaces are often desired by working professionals—these are allowed in MU4 but not in Business zones.
- Public parking provides a shared parking opportunity that reduces the need for on-site parking for individual businesses, and along with it, the curb cuts and driveways that separate buildings and disrupt a cohesive pedestrian way. Public parking also reduces traffic congestion because it is usually centralized so people don't have to circle the block in search of spaces. Public parking is allowed in the MU4 zone, but not in Business zones.

- Community use space, so desperately needed in our villages, is allowed in an MU4 zone, but not in Business zones
- Car sharing service, car rental, bike rental, and electric car-charging are environmentally sensitive ways to reduce pollution, traffic, congestion, and promote good health. These are allowed in an MU4 zone but not in Business zones.

Additionally, the MU4 zone standards promote commercial spaces that are smaller in scale, similar to those that exist in our village centers. In Business zones, stores up to 20,000 square feet could be built without a special permit, and so can bowling alleys, theaters, and health clubs, with high transportation demand and neighborhood impact. Is this what we want?

Many thanks for all your hard work and for reading yet another citizen's perspective!

Doris Ann Sweet