

Communication from Public

Name: Sunset Square Neighborhood Organization
Date Submitted: 05/22/2024 06:08 PM
Council File No: 23-0623
Comments for Public Posting: The Sunset Square Neighborhood Organization stands with United Neighbors in the request for guidelines for ED 1 as outlined in attached document. Thank your for your consideration.
Best, Courtney Small Board Member of The Sunset Square Neighborhood Organization



Guidelines for ED1 Ordinance

- 1.) Limit the number of waivers and off-menu incentives to a total of 6.
- 2.) Only one waiver allowed if in an environmental category.
Example: Reduced setbacks, or reduced trees, reduced open space- only 1
- 3.) Front setbacks- code or align with adjoining sites prevailing setbacks.
Side setbacks- minimum 5'0", *Rear setbacks- code or minimum 15'.
We ask for 15', if city wants trees to grow.
Open Space- reduction up to 50% of code
Required Trees- reduction up to 25% of code.
- 4.) In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses (A) Residential units only.
(B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the sq ft designated for residential use
(C)transitional housing or supportive housing. All exterior and interior improvements including floor plan design, relative size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project.
- 5.) Prevent developers from declaring "economic hardship" thus being allowed to avoid basic City requirements like site improvements, infrastructure improvements, fees, and standards.
- 6.) Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1) must go through a discretionary review including public hearings.
- 7.) ED1 and ED1 Ordinance projects are not permitted in R1 zones, R2, and HPOZs in their entirety, and districts/buildings/sites designated as a historical resource under a local, state, or federal designation.
- 8.) ED 1 projects should not be granted on substandard streets.
- 9.) ED 1 qualified projects should at minimum meet Tier 2 TOC distance to transit qualifications.
- 10.) Exempt high fire severity zones.

Guideline Explanations

- 1.) Waivers and off menu incentives are basically giveaways to encourage developers to build. Some ED 1 projects are asking for as many as 12.
- 2.) Concessions often have an impact on our environment. We should limit those to 1. Some ED 1 projects ask for as many as 6 environmentally sensitive concessions.
- 3.) The city allows an 8-foot rear setback, we should require 15 ft (usual standard) if we want trees in our communities.
- 4.) Bait and Switch: any non-residential space converted to residential use after approvals are granted, must also be 100% affordable.
- 5.) As is the case currently, all developers are responsible for pulling utilities and doing street work on their site. ED 1 developers should not be exempt.
- 6.) More than 6 waivers, the project should go through regular planning review.
- 7.) R1 and R2 continue to be exempt. HPOZs are the history of our city and are 69% multi-family zones and are more racially diverse than the city as a whole. They are located throughout the city and should be exempt in their entirety.
- 8.) Substandard streets are too narrow to accept more traffic impact.
- 9.) ED 1 projects must be near transit and qualify for Tier 2 criteria (distance from transit)
- 10.) protect high fire areas

Communication from Public

Name: James Dastoli

Date Submitted: 05/22/2024 01:48 PM

Council File No: 23-0623

Comments for Public Posting: I would like to express my support for the ED1 ordinance amendments put forth by United Neighbors: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; (specific language to be supplied by Planning Dept) 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. 7. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.