

From: [Eric Richards](#)
To: [council](#); [Plan Commission Comments](#); [Transportation Commission](#); [Lynch, Thomas](#); [Stouder, Heather](#)
Subject: Legistar items 70576 & 74703 (Transit-Oriented Development Overlay Zoning)
Date: Tuesday, November 29, 2022 4:14:46 PM

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Hello,

I am a homeowner in the Emerson East neighborhood (TR-C4) and I am an area representative on the Emerson East Neighborhood Association board. I am writing to express my personal support of Transit-Oriented Development Overlay Zoning. I also approve of the proposed specific TR-C4 zone changes; I feel they are a reasonable step in the right direction.

Our current zoning situation is one of the largest barriers to our city's continued equitable growth. TOD overlay zoning is an effective tool for improving our city's housing supply while also making it easy for more and more residents to access public transit. Study after study show that prioritizing public transit access and multi-family housing have huge impacts on cost of living, traffic congestion, and equitable access to all. If we want to be a modern city, we need to make changes that allow us to grow like one.

I believe local and national historical districts should be included in TOD overlay and not excluded as exceptions. Current protections for those sites are sufficient, and any changes affecting those areas can be reviewed on a case-by-case basis through the existing historical preservation channels. It doesn't make sense to entirely exclude those areas from a TOD overlay.

As far as proposed owner-occupancy requirement for multi-unit residential dwellings goes ... I see the reasoning, but I feel that it does not fit in with the overall TOD overlay plan. Adding that clause would just serve to give people a reason to vote this down. Any changes to zoning regarding owner-occupancy should be made for each zoning categorization itself separately and not restricted to only overlap with TOD overlay zones. For example, an owner-occupancy change to TR-C4 should impact *all* TR-C4 and not just the TR-C4 parcels that intersect with a TOD overlay.

Thank you,
Eric Richards
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