

**Planning Commissioner's Written Comments  
October 11, 2011**

**Ninth Street Design District (Z1000017)**

**Ms. Beechwood** - I voted to approve without the inclusion of staff recommendations #2. My vote was an attempt to move this effort forward while being sensitive to the needs of the neighborhood, responsive to the requirements of functional urban development and aligned with the intent of the design district.

The developer had requested changing the text of the building height and massing requirement for sub-district Support 2 from 45' to 50'. This seemed reasonable to many planning commissioners, but we were not allowed to change this text. As a remedy, I voted to keep the boundary line between Sub 1 and Sub 2 where it is currently drawn, 50' south of Green St. This will allow the developer some flexibility on uses and densities in his Sub 2 parcel.

**Ms. Board** – I recommended approval WITH the inclusion of staff recommendation #2. With the height change and the rest of the staff recommendations to the text change, this would have made this rezoning consistent with the zoning previously approved for the Ninth Street North project which was acceptable to both the developer and the neighbors.

**Ms. Brown** – I am not sure how my vote was counted because of all of the confusion around these two items.

I am supporting staff's recommendations. I hope the CC will also support staffs recommendation.

Many stakeholders have worked on this plan for over 5 years, its past time to move this compromise on.

**Ms. Mitchell-Allen** – I voted to approve.

**Mr. Harris** – Voted against motion to approve. Excluding text amendment item #2.

**Mr. Smudski** – Thanks to the staff for a valiant effort at reconciliation among the parties.