

From: [lloyd haines](#)
To: [planning](#)
Subject: March 17th Planning Commission meeting/"Public Space" requirement
Date: Saturday, March 07, 2020 10:02:06 AM

Ladies and Gentlemen,

I am unable to attend the March 17th Planning Commission meeting and therefore submit this email as testimony in lieu of a personal appearance. Please make certain this email is placed in the Planning Commissioner's packet.

I have my office at 51 Water Street, am a property owner, and have developed downtown property in the past.

I support modification of the ordinance to remove the "Public Space" requirement for downtown developments over 10,000 sq. ft. As a practical matter, the ordinance makes the development of any larger downtown project unfeasible. The amount of "Public Space" required is determined by the square footage of the entire building (all floors). As such, it removes way too much land from development and adversely impacts the economic feasibility of the project. Further, large "public space" conflicts with current design standards that direct zero lot line facades.

I appreciate the opportunity to present this public testimony. Thanks and best regards,

Lloyd M. Haines

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