



## PLANNING COMMISSION WRITTEN COMMENTS

## PAGE/MIAMI DESIGN DISTRICT (Z2400018 and TC2400002)

Items heard on October 8, 2024

Comments received as of October 15, 2024

**Z2400018 & TC2400002**

**Page/Miami Design District**

CHAIR CAMERON	<p>Vote: Yes</p> <p>Comments: No written comments provided.</p>
VICE-CHAIR CHAGARIS	<p>Vote: Yes</p> <p>Comments: A good rough draft to develop this area at a higher density while making it more walkable. CSD would be a good idea vs CD ... so as to include more affordable housing. More information as pertains to the additional parcel of land that has asked to be included is needed. Small business owners in the area should be allowed to remain ...if they desire. Current residents' concerns over lack of retail that had been promised should also be addressed. The blending of three areas for development that reflects more of their current nature will help with the transition while incorporating community input.</p>
CUTRIGHT	<p>Vote: Yes</p> <p>Comments: This makes sense with an increased density to CD vs CSD. I'd be curious to know how many people have taken advantage of the affordable housing density bonus that allows for increased density in CSD? If there's evidence of developers taking advantage of this density bonus, I'd be in favor of leaving the CSD rezoning proposal in place.</p>
CZAJKOWSKI	<p>Vote: Yes</p> <p>Comments: A strong plan that will increase density and encourage smart growth. It will lead to better utilization of the new transit center and create more walkable communities.</p>
GREGORY	<p>Vote: Yes</p> <p>Comments: Great to see Planning Department taking a proactive step here by leveraging CSD to increase density and ultimately infuse more affordable units into community.</p>
HUYNH	<p>Vote: Yes</p> <p>Very well thought out plan from staff supported by robust engagement efforts. Strongly support going in this direction for this area of our City. My only thought is how will the cancellation of the commuter rail project impact our vision for this area?</p>

JOHNSON	<p>Vote: Yes</p> <p>Comments: A complex but well laid out plan that considered/addressed unique issues, while recognizing location of the Transit Center will take planning/consideration of the surrounding areas to mitigate noise, traffic and other concerns of neighboring residents. Also, further details as to actual projects planned and executed should continue to be closely monitored on case-by-case basis.</p>
MACIVER	<p>Vote: Yes</p> <p>Comments: No written comments provided.</p>
WILLIAMS	<p>Vote: Yes</p> <p>Comments: This rezoning is a well thought out plan as the area grows to allow for live, work, and play with less auto dependency.</p>
WOUK	<p>Vote: Yes</p> <p>Comments: This plan makes sense to address Durham's growth in a sustainable, less auto-dependent way. I have concerns about the businesses in the rezoning that are non-conforming and how this may adversely affect them. Hopefully, the CSD rezoning will lead to increased density with developers taking advantage of the density bonus as office buildings are retrofitted to become housing units and other commercial development.</p>