

March 1, 2010

Greenwood Neighbors

**Re: Changes to the Town Center Rezone Proposal**

Dear neighbors,

I'm writing on behalf of the greenwood advisory group (GGDDAG) to apologize for our lack of attendance at the recent Greenwood Community Council meeting and to let you know what changes are being made to the current Town Center rezone proposal as a result of the clear input we received from that meeting.

We are a volunteer organization of design and development professionals, working hard to bring our unique skills to bear on large projects for the good of the larger neighborhood. The initial rezone proposal was an offshoot of our efforts over the past year to engage and improve the pending Fred Meyer development by working directly with the developer, owner, and Northwest Design Review Board. During that process, it became clear to members of our group that the underlying auto-oriented C1-40 zoning was lowering the "starting point" for future and current development on this important site. To improve this situation moving forward, the rezone proposal was created and developed at a series of stakeholder workshops that were held last summer. However, it is clear that our initial proposal (which included the perimeter up-zones to promote higher density development around the central site) was more aggressive than it needed to be.

So, as a result our group has decided to remove *both* the perimeter up-zone of the single family (SF) parcels *and* the up-zone of the neighborhood commercial (NC) parcels south of 85th street from our current rezone proposal. We will actively lobby City Council and the City to remove these supporting "layers" from their own versions as well. The main goal of the larger rezone has always been to change the zoning on the Fred Meyer site from commercial (C1) (parking lots and gas stations) to neighborhood commercial (NC), which we feel is more in keeping with the character and future of downtown Greenwood. We plan to continue to urge City Council and the Mayor to provide the necessary funding to study and develop a final legislative rezone based on our proposal.

We hope to present the revised proposal at a future Greenwood Community Council meeting, and we are working with Trevor to stay connected. In the meantime, if you would like to receive regular updates on the activity of our all volunteer team, or if you are a design professional that would like to contribute, please email us at [GG.DDAG@gmail.com](mailto:GG.DDAG@gmail.com).

Thank you again for your passion and continued engagement.

Evan Bourquard, Chair  
Greater Greenwood Design & Development Advisory Group