

Richardson, Michael

From: julie neander <julieneander@gmail.com>
Sent: Wednesday, February 22, 2023 4:57 PM
To: Lisa Dugan; MMAC Chair Bonnie Oliver; Richardson, Michael
Subject: Re: Comments on the updated Town Center Ordinance.

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Hello MMAC Chair, MMAC committee members and County Planning Staff,

After a quick review of the most recent ordinance I would like to submit the following comments:

It is excellent to see that both Central Ave and Hiller Ave will have pedestrian and bike lanes that are separated from traffic by parking. Would parallel parking on Central Ave. be safer? I would not want to back onto Central unless the speed limit is also reduced. The protected bike/pedestrian corridor on Central should also extend south to School Road at a minimum. I have ridden my bike on Central and even with the green bike lanes I don't feel safe so I ride on the sidewalk.

Additionally, more secure bicycle parking is needed than currently required for both commercial and residential developments. The incentives are good but the initial requirements are too low.

The good landscaping requirements for native vegetation, in Sections 5.4.4 and 5.4.8, can be improved by stating that preference shall be given to native species. It is important to provide a source list for those species. Additionally the same sections should eliminate the word "naturalized " when referring to non-native species as a non-native naturalized species is invasive. Again it is important to have a credible species list to reference.

With respect to requiring a dedication 2% of every development to public open space, beyond that required for bike trails, it would be helpful to better define how the development of usable and inviting public open space will be created. This is especially critical for this overlay zoning that allows 100% ground coverage. How can language in the ordinance better incentivize creation of a large public space, pocket parks and their connections to each other via bike lanes ?

Thank you for your work and this opportunity to comment

Julie Neander

On Thu, Jan 19, 2023 at 9:45 PM julie neander <julieneander@gmail.com> wrote:

Hello Bonnie,

Attached is an updated letter which I hope will be useful to the MMAC.

Thank you and the MMAC for all the work you do .

