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March 18, 2009

REPORT OF THE COMMITTEE
ON LAND USE

The Committee on Land Use held a meeting on March 18, 2009, with Chairman Sean O'Donovan presiding and Committee Members Aldermen Maryann Heuston and William White also present and voting. Also present were Aldermen John Connolly and Thomas Taylor as well as Mayor Joseph Curtatone, Administrative Assistant Jessie Baker, Monica Lamboy, Madeleine Masters and Stephen Houdlette from SPCD, Greg Jenkins from the Arts Council and interested members of the public.

There was a discussion about allowing members of the public to speak at this meeting and as a result and in the interest of fairness, Chairman O'Donovan requested that all comments be submitted to the committee in writing. Alderman White's motion to sponsor Ms. Suzanne Bremmer to address the committee failed.

The committee continued its discussion of Union Square's rezoning and Ms. Lamboy and Ms. Masters compared the current zoning height definition with the proposed definition, explaining that the definition would be applied city-wide and not just to Union Square. Ms. Lamboy further explained the ways in which the new height restrictions do not reference stories and she also discussed the transition from residential to commercial zoning and explained the parameters for residential development. Alderman White expressed his concern over the lack of a dedicated commercial zone.

Mayor Curtatone discussed how inclusionary housing impacts the overall plan for Union Square and Mr. Jenkins explained that developers would need to go back to the ZBA in order to sell inclusionary housing to non artists. Mr. Houdlette gave a presentation and discussed the rate of development, transportation analysis zones and the economic by products of the proposed development. Alderman White noted his concern about developers who don't develop to the max having a negative impact on the proposed plan and Alderman Heuston spoke about how developers could circumvent the purpose of the zones. Alderman Connolly requested that a 3 dimensional rendering be prepared to show the scale of the development.

The committee asked that Ms. Lamboy be prepared to address the following items at the next meeting of the committee:

- Estimates for full build out of zoning chart
- Concerns about the financial impact of underdevelopment
- Financial impact of changing TOD 100 to TOD 70

No Papers were acted on.

Alderman Sean T. O'Donovan, Chairman
Committee on Land Use