

By Hibbert family members

Jane H. Hadley

Becky Hibbert

Property owners of downtown property.

Dear Eric,

We thank you for all the effort and late nights that have gone into developing the Draft Plan. Thank you for your patience and professionalism. As we have followed this process we have learned that city planning and development is complex, but very interesting.

We are property owners in the neighborhood of North G Street. We, along with our sister, own lots 1-8 and lot 15 (506 G Street) and lot 16 (500 G Street). We recognize the potential of this property and the importance of this specific plan.

1. Economic feasibility. The economic feasibility is a major factor and needs to be emphasized and addressed in its entirety.

2. Form based code. The draft plan has designated this block as Main Street Medium, allowing 4 stories. We strongly agree with this designation. Our two lots facing G Street are a great location for street level shops. Upper stories would be ideal for housing. Senior housing in this area would be desired as it is close to downtown activities yet also close to a traditional neighborhood. The G Street corridor would be enhanced by a design that makes use of open-air, street level eateries, artisan bakery cafe, tea and coffee shop and other gathering places. Outdoor seating integrated into shopfronts or terraces could help with the transition between neighborhood buildings and main street buildings.

In the Main Street Medium form the Opticos Plan dictates a minimum "set back" of 0 feet and a maximum "set back" of 10 feet. We think a project should be allowed to increase this to 15 feet if desired.

Step backs of upper stories should also be allowed to create a pleasant street environment. On page 145, figure 6.14 the diagram illustrates the sidewalks as 15'. This detail is important as a 15' sidewalk creates some open space that helps to soften the space between street and the building in the Main Street Medium.

Lots 1-8 are on the "back side" of the block, adjacent to the railroad tracts. These lots have tremendous housing potential, and we think the Main Street Medium, allowing 4 stories is suitable and may have economic feasibility.

3. Parking. If we are interpreting the Opticos Plan correctly, the allowed amount of parking is .75 of a parking space for studio or one bedroom housing units. A two bedroom housing unit

allows 1 parking space. It would be better to allow 1 parking space for studio or one bedroom units.

4. Historic Resources. Our building that housed our hardware store at 500 G Street has possibly been selected as a potential merit resource. We strongly suggest that this corner location could be better utilized.

5. Proposed Capital Infrastructure Improvement Plan. This plan does not offer enough improvements for the North G Street area, from 5th to 8th. This area has immediate potential for housing and innovative establishments. City improvements or city incentives in this area would jump-start investment.

Sincerely,
Jane H. Hadley
Becky Hibbert