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Amend the Baseline Mansionization Ordinance NOW (Council File 14-0656)

1 message

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Sat, Oct 4, 2014 at 1:58 PM

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re: Council File 14-0656

Dear members of the Planning & Land Use Management Committee,

As you know, the Baseline Mansionization Ordinance (BMO) has failed miserably. Councilmember Koretz's smart and sensible motion to amend the BMO would bring much-needed relief to constituents citywide, and would also relieve city agencies from the burdens associated with implementing and enforcing a patchwork of overlays.

On July 29, you acknowledged that it was time to address the deficiencies in the current mansionization ordinance, and asked City Planning to report back in 30 days. Their Report, which proposes **an 18 month timeline for amending the BMO, is UNACCEPTABLE. Thousands of single family homes could be demolished - and hundreds of neighborhoods destroyed - during this timeframe.**

We understand that Councilmember Koretz's staff has a redlined version of the Baseline Mansionization Ordinance, developed in consultation with community leaders, showing possible language changes that are straight forward, clear, doable, meaningful, and which align with the motion to amend the BMO. These changes could be discussed and adopted quickly, and there is absolutely no legitimate reason that this process should be delayed 18 months.

At your meeting this Tuesday, I urge you to push-back on the stall tactics (18 months is unnecessary and unacceptable) and limit time spent on the diversionary recommendation that select neighborhoods get ICO's (while a good idea perhaps, it does not address the motion on the table, and puts unprotected neighborhoods at even greater risk).

Refocus your attention on amending the BMO:

- Decrease the base floor area ratio for R-1 lots.
- Eliminate the pointless 'green' building bonus.

- Eliminate the attached garage exemption and count this square footage. Attached garages add 400 square feet of bloat and eliminate driveways that provide an essential buffer between lots.
- Eliminate the other self-defeating design bonuses for items like double-height entryways and balconies, which add hundreds of square feet of uncounted bulk and still leave us with McMansions that loom over neighbors' homes.

These simple amendments could be adopted quickly, to protect our treasured neighborhoods from being ravaged by unchecked, short-term real estate speculation and reckless development. They will allow renovations, expansions, and new construction that can accommodate modern family life while respecting the scale and character of established neighborhoods.

Please, 1) expedite and shepherd the BMO amendments through the Council review process, and 2) include an urgency clause with the adoption of the amendments, to provide desperately-needed relief from this destructive trend.

Sincerely,

Traci Considine

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