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Statement from Alexandria House on Docket #18-7474—Old Town North Small Area Plan Implementation –Establishment of Streetscape and Open Space Fund and policy For Developer Contributions to Implement the Old Town North Small Are Plan

Comments by Frances Zorn, President, Alexandria House, 400 Madison St

I'm Frances Zorn, President of the Board of the Council of Co Owners, Alexandria House. Our Condo has 205 units with approximately 350 residents, virtually all adults. That makes us one of the largest concentrations of citizens, if not the largest, in North Old Town.

I'd like to comment on the portion of the item dealing with the Montgomery Street Conversion. Last year when you approved the Small Area Plan for North Old Town, you voted not to approve any changes to Montgomery Street until further public engagement happened as well as a traffic study. So why is Montgomery street even included in this item? Neither the public conversation nor the traffic study has happened.

This item on your agenda would reset the development fee for the 530 N 1st St development. We do not object to creating a developer contribution that is appropriate for the site. We do object to creating a development fund for something that has not been approved—the conversion of Montgomery Street from one –way to 2 way, and request that you amend this proposal to remove references to the Montgomery Street Conversion. The time to add that is after the promised and expected process is concluded and Council takes a vote on its viability.

To do anything less communicates a clear message to residents that your biases are to include the conversion regardless of what we think. You may consider that too strong a statement. But perception is reality, and the perception you are leaving with us is that those who know how to work the system get what they want. And without any prior communication by staff to the community, the perception is also that this is a decision that has been made already.

If you vote this item without amendment, we believe that you are closing the door to the open process that was promised. This past week I invited you to walk Montgomery Street to see the reality of what we are dealing with, especially in the block between Washington St and St Asaph. There, restaurants and businesses have no space for a loading dock. Delivery trucks block a lane of Montgomery St each time they stop, blocking traffic. And that's with a one-way street. This item was discussed many times during the Small Area Plan process.

As residents of Alexandria House, we are also concerned about the implications for Madison Street should Montgomery Street go 2- way. Madison is Montgomery's

one-way partner, the next block over. It is narrower than Montgomery St. and already has bump-outs at the Harris Teeter (St. Asaph St) for pedestrian safety, and a constant flow of deliveries at Alexandria House in the block between Pitt and Royal. Big moving vans have often extended into a lane of traffic, but cars can get around them now because there is another eastbound lane. You voted last year to exclude Madison St from 2 way conversion, but we see this docket item as a step in the wrong direction to weaken the decision to keep Madison Street one way.

In conclusion, please remove references to Montgomery Street from the developer contribution formula. Use the process you promised. And please communicate more with the people who live here and will bear the results, good and bad, from your decisions.

Thank you.