

Cully: 11/16/15

In the room:

10 people

Zoning Map:

- East side of Cully might not be able to support higher density with current infrastructure
- Farming communities could feel the pressure of smaller lots and higher density.
- Looking into alternatives so that density and allowances for creativity are supported in east Cully. Examples: Commissioner Novick's working group on local transportation fee; density transfers (requiring code change for single resident zoning); cottage clusters
- Interest in supporting small neighborhood stores that create micro-cities within neighborhoods.
- General focus on availability of low-income housing.
- 72nd and Prescott should be R3 to allow for more creativity in zoning, rather than allowing McMansions.

Comments on Mobile Home Park:

- Considerations between maintaining R2.5 zoning or changing to R2/3.
- According to North Cully Plan District, mobile park should be redeveloped. Could be changed to R2 for nonprofit to purchase and change to low-income development. Similar to Arbor Mobile Home Park—transition to low-income modular homes (but the fees may be higher).
- Hacienda has shown interest in purchasing the park for low-income housing.

Comments on property near Sacajawea Park:

- Verde paid for engineering analysis on land and it is not buildable. Perhaps it should be zoned for higher density to allow for density transfers with nearby R2.

Comments on Cully Blvd:

- R2h(UC) properties on NE Cully Blvd can be changed to commercial because neighborhood needs some change. Although commercial businesses would need to be supported by surrounding density. Perhaps R2 should be pushed into R7 a little more.
- Church on Cully can be rezoned to provide affordable housing above it.
- NE Sumner and Cully big lot needs historic preservation overlay instead of downzoning to R7.
- Mixed Use promotes smaller apartments that are not suitable for families.