

North Tabor: 11/17/15

In the room:

15 people

Prioritized topics

- Type of development
- Displacement/affordability
- Tree/environmental preservation

Analysis Criteria

- Tree canopy. If N Tabor has less coverage already, up-zoning could make that worse
- Displacement--Affordability won't be solved by Plan alone. How incentivize affordability? Homeless problem won't be solved by up-zoning alone.

General Comments

- More concerned with type/form of development than density
- Quasi-judicial up-zoning only available to rich developers focused on profit, not concerned with density/livability. Up-zoning through plan would give regular homeowners ability to be creative
- Make easier to remodel instead of building new McMansions—new development that does not increase density
- What housing types appeal to who is moving here (climate refugees, retirees, young people)
- N Tabor-specific design overlay to prevent greedy development
- MAX access good in neighborhood. Tearing down run-down homes near MAX maybe OK