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April 13, 2005

YOUR COMMUNITY COUNCIL

Diane Sugimura  
Director, DPD  
Peter Steinbrueck, Chair, Urban Development and Planning

Re: Interbay Hub Urban Village Proposal

The Magnolia Community Club generally supports the Interbay Neighborhood Association's proposal to designate this area as a Hub Urban Village. It is an ideal area not just for high-density development, but "tall" development, due to its terrain, location, and access to open spaces, employment, and transportation.

Additionally, their proposal does not include changing the zoning of the existing Industrial Zoned land. In fact, we want to preserve this zoning and foster the expansion of the existing businesses so that this area doesn't develop into auto-oriented strip retail, for example.

This area is currently a run-down backwater. The current zoning discourages a variety of new types of development and therefore perpetuates the existing environment of vacant lots, towing yards, and blighted, empty buildings. Because it is such a derelict, forgotten area, it is attracting quite a number of homeless people who have found "encampment" space in the area and regularly panhandle on the several street corners at 15th and Dravus. Their plight is one the MCC is sensitive to and would like to see improved as part of the City's fight to end homelessness.

With continuing population growth inside urban growth boundaries, it is the City's responsibility to provide for the potential for greater population density where appropriate. The INA's proposal supports that goal with no impact on single-family neighborhoods. In fact, this area could become a vital walkable community in its own right. It could provide affordable housing and additional commercial services and job opportunities to the Magnolia and QA communities. It would be one of the most viable monorail stations (if built) in the entire system. Zoning changes which invites private investment can only improve this gateway to Magnolia, without relying on public funding.

Magnolia Community Club encourages the City to support the concept of this proposal.

Sincerely,

Victor Barry DDS  
President, Magnolia Community Club

cc: MCC Board  
City Council  
Mayor's Office