

Testimony on Zoning Proposal Z-3-19 for a 40 story Structure at Harrington and Peace Streets

Good evening Council Members. My name is Larry Miller and I am the president of the Glenwood South Neighborhood Collaborative (GSNC). For those of you who may not know, GSNC is an organization of residents and businesses located in the Glenwood South neighborhood. We currently have about 675 members. We are actively involved in community projects to promote Glenwood South as a wonderful place to live, work and play. We have organized and implemented many community-based projects including the annual Glenwood Faire featuring local restaurants, art projects such as painting crosswalks with artistic designs, activities promoting walkability, and hanging snowflakes and origami cranes during the holidays.

GSNC thought that it would be helpful for you to have some actual data to use in making your decision on this proposed zoning amendment so we created a brief survey to gather responses from our members. We received 258 responses. Of that total 167 (64.73%) live in Glenwood South, 49 (18.99%) work in Glenwood South, 42 (16.28%) live downtown but not in Glenwood South, and 26 do not live or work downtown.

202 (78.29%) of the respondents recommended that the City Council approve the rezoning request. 56 (21.71%) recommended that the City Council disapprove the zoning request. Of the GSNC members who responded to this survey, there was a 4 to 1 majority who recommended that the City Council approve the rezoning request. Reasons for supporting the proposal included the following: 89% of our members thought that walkable urban development growth downtown was preferable to suburban sprawl. 37% supported the proposal due to its location with access to existing infrastructure including highways, public utilities and future public transit. 47% thought that it would provide an economic benefit to the neighborhood due to an increase in office workers and residents. 16% favored approval because of the proposed donation of \$1 million in funding for affordable housing. There were additional comments generally arguing for increased density in this area.

Of the 56 (21.71%) who recommended disapproval of the zoning proposal, 73% thought that it would increase traffic congestion. 71% thought that the height

was incompatible with the neighborhood and 25% specifically said 20 stories is the maximum height that should be allowed for a building in downtown Raleigh. 18% thought that the proposal should not be approved because the building planned did not include affordable housing. There were additional comments generally suggesting that variances from zoning heights established in the UDO should not be allowed.

The results of this survey express the overwhelming support for this zoning proposal from the residents and businesses in the Glenwood South neighborhood. I do not suggest that I am an expert in zoning matters or urban planning. You have your own experts on these matters who have expressed their support for this proposal. However, I do represent voters in the Glenwood South neighborhood who have expressed an overwhelming 4 to 1 support for this project.