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**Subject:** Official Comment from INC to Planning Board on Open Space and GDPs

**Date:** Mon, Dec 16, 2013 10:03 pm

**Attachments:** Response to Rocky Piro Letter re GDP Open Space.pdf (157K), GDP Resolution Cover Letter and Resolution.pdf (191K), INC-piro-open-space-gdps-12-2013.pdf (165K)

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Please find attached a letter dated December 11, 2013 in response to Community Planning and Development Manager, Rocky Piro's response of December 6, 2013 to to Inter-Neighborhood Cooperation's letter of December 3, 2013 regarding the INC Resolution on the calculation of GDP open space. Please find also included here the INC Resolution on General Development Plan Open Space Requirements of November 12, 2013.

Now that CDP has asked Council to definitively determine whether GDPs are required to have more or less open space, a Planning Board decision on the current South Sloan's Lake GDP application should be put on hold. This particular area is one of the most important development sites in the City which holds incredible promise for revitalization of an otherwise, much neglected area. How it is done, which includes how much publicly accessible open space it contains, is a matter of enormous public interest. To require less open space in this plan, should Council later determine more open space should be required would be a terrible travesty. Should Council agree with the Planning Office's recommendation for less open space in new developments, the matter will be settled and certainty will be established.

Please note: This is not a proposal that the Public Hearing be canceled, rather just that a decision should be deferred until Council is allowed to address this issue. Postponing a final decision regarding open space from the Planning Board on this application (or any other GDP that might be presented prior Council's vote) is the right thing to do.

Respectfully yours,

Larry Ambrose  
President, Inter-Neighborhood Cooperation