

From: [Linda](#)
To: [Exhibits SHOUS](#)
Subject: SB 10
Date: Monday, March 25, 2019 11:34:19 AM

Dear Committee Members:

SB 10 as currently written is going to create a new set of problems in addition to those you are trying to solve. There are thoughtful ways to increase density near frequent transit lines, but a statewide, one size fits all approach is not one of them.

SB 10 is likely to:

- 1) Lead to displacement of the people who need transit most from proximity to it.
- 2) Lead to further disillusionment with government & the land use process. You are drawing arbitrary lines around & through neighborhoods without considering local planning initiatives & current conditions.
- 3) Lead to missed opportunities for smart growth that considers local infrastructure, both needs & resources.
- 4) Drive up the cost of land & the resulting new housing & commercial spaces through wholesale upzoning.
- 5) Destroy the context of existing neighborhoods. Density added with sensitivity can garner support from neighbors & businesses, but that requires creating a vision for an area first.
- 6) Accelerate the pressure to demolish historic & culturally significant structures.

Thank you for considering my concerns. I would be glad to help find better solutions.

Sincerely,
Linda

Sent from my iPhone