

I, Sarah Duncan, as the property owner of 1117 Logan St and applicant for planning case 26-ZONE-0005 believe the request is appropriate and complies with Plan 2040 for the following reasons.

- This is a C-2 change that will provide the community with a mixed use building that bolsters economic development and walkability aligning with mobility goal 1.
- The proposed zoning change allows an existing second-floor dwelling to be reconfigured into two residential units, increasing the city's housing supply without expanding the building footprint. This directly supports Housing Goal 1 by increasing housing opportunities and providing a greater diversity of housing options.
- The proposal makes more efficient use of an existing residential structure and existing utility infrastructure rather than requiring expansion into undeveloped areas. No new roads or significant public infrastructure improvements are necessary, which is inline with Community Form Goal 1.
- The proposal increases residential capacity entirely within the existing building envelope. The exterior appearance, scale, and historic character of the property remain unchanged, allowing additional housing while preserving the architectural character of the neighborhood, a key component of the Authentic portion of the plan's CHASE Principles.
- This zoning change would allow for commercial enterprises to inhabit the building which aligns with Economic Development Goal 2: Cultivate a vibrant, unique city that attracts, retains, and develops a highly skilled workforce.