

## Statement by MV Resident Jane Curtis at the Public Hearing re 1 Bradford Rd. Re-Zoning 8.11.2021

A zoning change is necessary at 1 Bradford Rd. The current zoning, multi family residential RMF15 will allow Stagg to finish out the building interior into apartments, a threat they have made on a number of occasions if the city doesn't give them what they want. Two multi family projects at 1 Bradford have previously been rejected by the city in the face of public outcry. Keeping the current zoning is detrimental to the park and to nearby neighbors.

There has been discussion as to whether to return the zoning to *landscaped industrial* or to adopt a new PAP zoning written specifically to protect the park. The answer seems to lie in the intent and permitted uses:

LI 7.5 zoning intent: “to promote a combination of manufacturing, warehousing, wholesale storage and other industrial type uses” The permitted principal uses are consistent with this intent and allow “*manufacturing, fabrication, finishing or assembling of products*”, all incompatible with the park setting.

In contrast, PAP zoning intent requires that projects “*must be appropriately designed to incorporate, encompass and accentuate the ‘park-like’ feel which surrounds these parcels.*”

The permitted principal uses are: “*Business, professional or governmental offices.*” as well as Conference or training centers, Cultural centers, museum and art galleries, which are compatible with the park setting.

Where the PAP gets into trouble is in the *Permitted Accessory Uses* that allow for vehicle "maintaince" and outdoor storage. These accessory uses must be removed from the proposed zoning amendment.

Without these accessory uses, the PAP zoning is otherwise written to protect the park for the long term, regardless of who may own 1 Bradford Rd. now or in the future. If these accessory uses are not removed, the PAP zoning is a mockery of itself and gives Stagg everything they want at the expense of the residents of the city and all those who enjoy the park.

Stagg has told us several versions of the number and type of trucks and other heavy equipment that they plan to bring in. It is all a shell game. All of Mount Vernon should know by now that we cannot believe a word they say.

We can also anticipate that Stagg will bring trucks in both via Beechwood Ave. and on the park road using a loophole that allows trucks making local deliveries.

The only way to be truly certain there are no trucks and no repair facility is to tear down the accessory building.

The next best way to be sure is to prohibit trucks and vehicle repair in the zoning amendment. The current PAP zoning proposal allows both."