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**Sent:** Tuesday, October 20, 2020 7:07 PM  
**To:** PublicComment <[PublicComment@mynewcastle.org](mailto:PublicComment@mynewcastle.org)>  
**Cc:** Ivy Pool <[ipool@mynewcastle.org](mailto:ipool@mynewcastle.org)>  
**Subject:** DGEIS and Proposed Form Based Code concerns

Although I recognize the need for change to our downtown land use regulations in order to spur a more economically sustainable, equitable, and enjoyable town center, I am concerned the form code in its current draft form goes too far in the interest of encouraging development at all costs and potentially at the expense of why we choose to live here. In short it feels desperate. The aerial view renderings of the full build-out scenario (included as exhibit B) are the most telling. The scale and bulk suggested in these illustrative images decisively change the character of our town with structured parking garages, superblock footprints, impervious surfaces, dubious height calculations, and lack of context with abutting residential neighborhoods all provide a jarring concern. I find myself asking why? Does what this plan try to solve worth what we will lose?

Further, I am very concerned about the review process during a pandemic both from the public's ability to participate and realistically how the real estate market might change as a result. It's hard to convince me and many others that now, is the time to move toward a final code for which only an elected few will cast a vote.

Sincerely,

Jesse Peck & Amy Bourne



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Existing Zoning Buildout Analysis: Aerial View from East

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Existing Zoning Buildout Analysis: Aerial View from North