

Submission to the Cork City Development Plan 2021-2028: Re: Mixed Planning System

Submitted by: Evan O'Connell

I propose that a Mixed-Use Planning Development System be adopted by the Cork City Council.

Mixed-use development is a term used for two related concepts:

- In the sense of mixed-use zoning or mixed-use planning, it is a type of urban development, urban planning and/or a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space, where those functions are to some degree physically and functionally integrated, and that provides pedestrian connections. Mixed-use development may be applied in new real estate development projects in a city or suburb, or may apply to a single building, existing or new neighborhood, or in zoning policy across an entire city or other political unit.
- In the sense of a mixed-use complex, mixed-use project, etc., a mixed-use development refers to "a development" — a building, complex of buildings, or new district of a community that is developed for mixed-use by a private developer, (quasi-) governmental agency, or a combination thereof. A mixed-use development may be new construction, reuse of an existing building or brownfield site, or a combination.

I believe that it is in the interest of Cork City and its suburbs that the City adopt a Mixed-planning system. In a post COVID-19 economy it is vital that there are as few as possible barriers to both business and Home life, a Mixed planning system will enable the City to break down these barriers when it comes to planning permission to change the status of a building to new buildings.

- A Mixed-use development planning system will allow the creation of plazas and outdoor corridors between buildings and walkways. Street facing facades have a maximum setback to how much space is allocated for pedestrians to gather in. Landscaping another feature in outdoor spaces allows trees and plants to grow buildings vertically rather than being faced out in a front row. This will be of benefit to Businesses, Families and the Environment as a whole.
- A Mixed-use system, in centers that have increased in population density has allowed people to access places through public transit and has helped encourage walking, biking, and cycling to places of work and errands. Transportation has played a role in mitigating climate change by reducing congestion on roads and building up freight movement for goods and services. With street-level design in place in cities like Boston, Seattle, and Denver Mixed-uses allowed the designs of pedestrian walkways, plazas, and eye distances to shops and workplaces. This in turn has reduced parking lots in alleyways and garages. This will only prove as a benefit to Cork City and its surrounding areas. If it is not possible to put in place a system of this kind I would recommend it be limited to just the City Center.