

June 30, 2025

Comments and concerns regarding the proposed CLUP

I have been following the development of the CLUP for several months. I continue to be disappointed with the direction the Commission is taking in its effort to provide more housing in the city. I am against the idea of eliminating R1 and R2 zoning and replacing it with what seems to be a “free for all” that would allow developers and private equity groups to maximize profit while reducing the input of the Planning Department. This is not a good approach.

Regarding Upzoning and Affordability

In the recent memo by Commissioner Norton (part of the packet for the July 1 meeting) where he reviews various articles on the topic of “upzoning,” he notes that “the implication might be that it makes sense for A2 to move in the direction of upzoning to allow more MF housing units city-wide, but not necessarily to do so by making MF residential allowable by right with only minimal constraints and administrative review.” (underlining mine).

He continues, saying “Perhaps there is room to both provide more housing while minimizing neighborhood disruption by making MF residential allowable as conditional uses (at least in some places or given some set of circumstances), or providing for performance standards, or taking other steps (like the form-based zoning as already discussed) to attempt something like a win-win outcome?”

Commissioner Norton also mentions in his memo other articles that “make the case that upzoning alone, and particularly relying on private development in response to upzoning, cannot be expected to provide more affordable housing.”

I agree with Commissioner Norton’s analysis and opinions.

Regarding Our City Parks

I would also like to comment on the questionable way the number and acreage of our parks is being reported on in the CLUP. The most egregious example is the exclusion of our two beautiful city golf courses. Why in the world would you take that acreage out of the equation? The implications, noted by the A2PauseThePlan memo of June 24 to the Commission, are unsettling. For a city that values its parks and open spaces, the priority should be to preserve these, not fill them with (expensive) houses.

Thank you for your attention.

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