

**Subject:** Draft 2 of the CLUP feedback

---

**From:** Mary Durfee  
**Sent:** Saturday, June 21, 2025 10:45 PM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** Draft 2 of the CLUP feedback

Dear planning commission members and staff,

Thank you for acknowledging the concerns that have been raised by the community and including them in the plan. I would also like to thank you for including objectives and metrics in the 3 categories of Housing and Neighborhood, Economic Development, and Infrastructure.

Like the commission, I am concerned about the demographics that show a decrease number of residents in the 0-18 and 35-64 categories. I would like to see a metric that shows that the various initiatives are successful in growing this group – for example, a metric that shows the changes in the various age groups.

I would also like to propose several other possible metrics. Currently, the metrics all focus on the desired changes to the city. However, residents have raised concerns about maintaining specific characteristics of the city that are identified in the report. Making sure that these identified concerns are also explicitly identified and enumerated in the metrics and objective is critical. I will identify a few. Quotes from the report are identified in italics below.

#### Housing and Neighborhoods

1. *There is concern that housing geared toward students have high bedroom counts that are not suitable or convertible for other household types.* A metric could be the bedroom counts
2. *People expressed concern over the impact of increased density on green spaces and the built form.* A potential metric could be neighborhood satisfaction metric with built form or the replanting of trees after construction, when appropriate.

#### Economic Development

1. *There is concern about business displacement, particularly with ongoing downtown development and the introduction of new mixed use areas. Many community members want growth to be accompanied by anti-displacement efforts that support legacy businesses, preserve affordable commercial spaces, and ensure a continued mix of businesses that serve a range of incomes. There is particular concern for protecting local minority- and immigrant-owned storefronts. These efforts are seen as essential to maintaining a city that is both affordable and equitable.* A metric could be categorizing businesses by size and ownership and tracking these numbers.

#### Infrastructure

1. *The city will need to invest in water distribution and conveyance capacity improvements to support more households, focusing on additional capacity where the highest density will be encouraged.* Metrics to follow could be growth without an increase in sewer overflows, without increase in water shortages, flooding, etc. measured by neighborhood. Metrics could best be identified by the AA staff in these departments.

In addition to the metrics section, I would appreciate the identification of community organizations with which to partner to achieve the desired outcomes. During the course of these meetings, I have learned of the AA Community Land Trust and am impressed by their work. Why not find a way to partner with them to accelerate the provision of the missing middle housing for critical workers and identify this goal in the CLUP?

I look forward to reviewing future drafts and appreciate the opportunity to provide input.

Mary Durfee

1052 Olivia Ave