

Subject: suggestions for Comp Plan that could have large impact

From: Ginny Rogers
Sent: Sunday, August 3, 2025 9:25 AM
To: Planning <Planning@a2gov.org>
Subject: suggestions for Comp Plan that could have large impact

Dear Planning Commission,

I very much appreciate your ongoing work to devise the best possible Comprehensive Plan update given the vast amount of often conflicting feedback that you receive!

I have a few concerns about some of the current language in the draft that might negatively affect the amount of housing that can be built.

In the table on pg 115 which lists Preferred Building Form and Building Uses in different districts. I'm afraid that "Prefer active first floor" and "Prefer active first floor commercial" will be interpreted during implementation to mean that first floors ***should*** be designated for active use or commercial use. When the first floor is set aside only for active or commercial use, it will limit the amount of housing that can be built and it might make it harder for developers to create a viable project. Additionally, when first floor space needs to have additional height and windows, it makes the space much less energy efficient. I'm also concerned about the potential for a glut of retail space and high vacancy rates. **I urge you to remove the "Prefer active first floor" and "Prefer active first floor commercial" language.**

Next, **I hope that the language in the plan can be clarified in order to not prohibit high rises near campus where they are very appropriate.** To be most simple and flexible, the current language, "Context-sensitive height (lower/smaller adjacent to Residential)" is enough. The plan does not need to specify a district in reference to high rises. Additionally, I do not think there is any need to make the plan more complicated by creating an additional zoning district.

Finally, please clarify that only "light industrial" is allowed in Transition districts, as opposed to just "industrial" which could be interpreted as including heavy industrial.

Many thanks!!
Ginny Rogers
Ward 4 (Lower Burns Park)