

Subject: Suggestions for UDC work plan

From: Jirka Hladis

Sent: Sunday, April 12, 2026 9:39 PM

To: Planning <Planning@a2gov.org>

Subject: Suggestions for UDC work plan

Dear Planning Commission,

I'd like to express support for the following order of priorities:

1. Consider the CLT proposed text amendment. The comp plan unequivocally states that triplexes will be permitted by right citywide and there is no reason to delay this simple change.
2. Replace everything that's not currently zoned R with a new MU1 district, as proposed in the Kazis/Levine/Leaf memo.
3. Rezone all R parcels marked hub and transition in the comp plan into MU1 (or a more restrictive MU2 district if truly necessary), starting with areas closest to Hub.
4. Consolidate the R districts, consider lot size and setback requirements, and delete outdated use restrictions.

Moving with reasonable efficiency on step #3 would mitigate any potential downzoning impacts of tapering rules based on proximity to R parcels in "halo" areas.

Thank you,
Jirka Hladis
Ward 1