

Subject: In support of flexible planning districts to allow future growth

From: Greg Matthews

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To: Planning <Planning@a2gov.org>

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Subject: In support of flexible planning districts to allow future growth

Dear Planning Commissioners and staff,

As you consider the future land use map tonight, please continue to hold "equity" in your minds. There is very little that the City's land use plans can do to truly improve equity, but there is one very easy step to take. We can stop banning housing types that are more likely to be inhabited by relatively poorer people across some 70% of our land. The Low Rise Residential planning district should be applied equally across all of today's R1/R2 zones. When it comes time for UDC revisions, zoning law should be similar across all neighborhoods.

Also please consider height limits in the Transition districts. The draft CLUP discusses heights in the Transition district being "self-regulating." This concept would prevent tall buildings being built next to small houses. If the CLUP includes this concept, then why is there consideration of a mid-rise height limit in the same district? Why not allow taller buildings throughout the district, but with lower limits as they approach LRR? The new Five Corners building at State and Packard will be taller than the Transition district height limit that was contemplated in the public engagement slides.

Thank you as always for your service to our city.

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