

Subject: Updating future land use map

From: Mark Scerbo
Sent: Sunday, July 13, 2025 12:44 PM
To: Planning <Planning@a2gov.org>
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Hello Planning Commission,

I am writing to request an area of the future land use map near my home be converted from "Residential" to "Transition". This area is the north-south section between Jackson and Liberty bounded by the breaks on Fair, Charlton, Abbott, and Orchard. I understand the FLUM is not a parcel-by-parcel rezoning, but I think it's important to show this area as yellow on the map. The area is currently R4A, B, and C, and the CLUP says these existing zones are "*designated as either Residential or Transition based on proximity to planned rapid transit lines or adjacency to previously designated Hub districts.*" I think this area should be Transition instead of Residential because:

- It stretches between two major AAATA lines on Jackson and Liberty. I live on Fair St and often walk either north or south to either route.
- It is less than 1/4 mile to the Westgate hub district. I walk to Westgate daily for groceries, the library, food, postal office, the hardware store, etc.
- It would connect two other areas indicated as Transition.
- Transition will have built-in height tapers near residential, and this area currently has multiple unit apartment buildings isolated from SFH by large parking lots (see images below).
- I worry that fear-mongering will force the residential district to have strict unit counts (even though these will already be naturally limited by lot sizes and the 3-story height limit), which would likely make all the existing buildings non-conforming.
- The area currently makes safe bike and pedestrian connectivity challenging, as the existing east-west paths are privately controlled and not maintained. Transition zoning would encourage infill development that might enable a site plan review to bring non-motorized connectivity back to the area.
- On a personal level, I love seeing neighbors walking dogs, pushing strollers, and biking with kids on Fair St. The majority of the people I see here every day live in the apartment buildings, and I would love to welcome more neighbors to the neighborhood.

Again, I understand this is not a parcelized zoning process, but that future work will be debated based on zoomed-in views of the FLUP, so I think it's important to get the details right on this map.

Thank you for your consideration,

Mark Scerbo



