

**Subject:** Keep the CLUP general and generous

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**From:** Kirk Westphal  
**Sent:** Tuesday, August 19, 2025 1:15 AM  
**To:** Planning <Planning@a2gov.org>  
**Cc:** City Council <CityCouncil@a2gov.org>  
**Subject:** Keep the CLUP general and generous

Dear Commission:

Thank you for your hard work!

I think the most effective path forward includes...

- ✓ finishing categorizing the remaining sites
- ✓ defaulting to Transition *wherever possible* in the spirit of housing abundance and walkability to commercial

and does not include...

- ✗ introducing a new land use category that will complicate and likely delay the plan
- ✗ downgrading any sites you have already assigned to Transition
- ✗ putting a 3-unit cap on most of the city's private land (R1/R2) by downgrading Residential

The subsequent zoning process will — by its nature — further restrict the land use categories you have laid out. We know this process is a one-way ratchet: there's no way to become *more* flexible than what you have now. So please consider staying as general and flexible as possible in the plan!

If there are concerns about, say, how tall Transition can get in areas where it's surrounded by Residential, this can be debated during the zoning process. (Transition is already 3 stories when next to Residential, but maybe some Transition areas could have a slower "taper up" than Transition areas closer to downtown and UM?) Please don't preclude these options.

Thank you for your consideration.

Best,  
Kirk Westphal  
Ward 2