

Subject: SUPPORT for Comprehensive Plan

Adam Jaskiewicz

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To: Planning <Planning@a2gov.org>

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Dear Planning Commissioners,

I am not able to watch this week's meeting, so I wanted to write to you to reiterate my support for the general direction that the comprehensive planning process is taking.

In particular, I want to point out that:

- I am comfortable with heights of 48 feet for low-rise residential areas. In fact I am comfortable with more than that, depending on step-back rules. But I would prefer not to see height limits any shorter than 48 feet if height limits are to be part of the comprehensive plan.
- I support commercial uses in low-rise residential, and do not want to see them limited to only corners. Instead, find ways to limit the size and intensity of those uses. Our nuisance laws should be able to handle the management of impacts to neighbors.
- I support using form-based zoning to control density, rather than unit-density limits. I'm not concerned about more than four units in a building, as long as that building remains in scale with my neighborhood. It seems strange to me that we would consider banning a building with six three-bedroom units but not a building with four six-bedroom units.
- I would like to see more height "steps" for mixed-use transition to allow for taller buildings in areas that are far from low-rise residential, such as where multiple contiguous blocks of transition are adjacent to mixed-use hub areas. Where transition is a narrow strip along a corridor I think the currently proposed heights are fine.

I know you are getting a lot of push-back about the comprehensive plan, and some of it has been getting pretty nasty. I hope this email will help to encourage you to push through and give us a comprehensive plan that will help us to address our severe housing shortage.

Thank you for all you do,
Adam Jaskiewicz (he/his)