

Subject: Move the Comp Plan forward ASAP

From: Greg Matthews
Sent: Tuesday, August 19, 2025 11:56 AM
To: Planning <Planning@a2gov.org>
Subject: Move the Comp Plan forward ASAP

Greetings, Planning Commissioners and staff members.

The CLUP process has defined the problems resulting from our current land use and developed a framework for addressing those problems. It's time to move it forward.

Please do not spend time at the table on individual parcels. This is best left to the UDC revision process. Please find a single, existing land use category for all those "in-between" parcels. I would prefer Transition. Transition does not imply higher heights than the context of those parcels -- my understanding is that the Transition height limit is 3 stories if close to residential. It does not imply traffic problems - those should be addressed with transportation infrastructure and co-location with amenities that people need day-to-day. Transition does imply the opportunity for retail and other commercial uses in walkable distance from those residents. Don't forget that Transition includes nodes, not only corridors.

Capping Residential at 3 units and 3 stories would go against explicit statements from CMs who passed that resolution. Please do not define current R1/R2 districts this way. We need flexibility to achieve a more diverse set of housing options on this huge swathe of our buildable land.

When in doubt, choose the most flexible option. Never choose a category that gives residents the idea their properties will be downzoned/non-conforming.

Most of all, please move forward so we can wrap up this process and get started on the difficult rezoning work.

Thank you for your service to our community.

Greg Matthews
1208 Brooklyn Ave