

**From:** [Garlynn Woodsong](#)  
**To:** [Planning and Sustainability Commission](#)  
**Subject:** Zoning Map Comments  
**Date:** Wednesday, July 13, 2016 5:55:01 PM

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Dear Planning & Sustainability Commission,

It has come to my attention that on many of our retail corridors, the proposed zoning will not allow (much less require) ground-floor retail.

Ground-floor retail should be allowed on all transit streets in the city; and it should be required on all frontages of all main streets in the city.

Where this is currently not the case, the selected parcels should either be re-zoned, or their zoning should be re-defined to allow or require ground-floor retail. For instance, where an R zone is currently applied, then either an overlay needs to be applied to allow/require ground floor retail, the R-zone itself needs to be re-defined to allow or require ground-floor retail, or the parcels need to be re-zoned from R to CM1-3 (as appropriate for the height of the existing zone).

Finally: this is not about retail, per se. The City probably has plenty of retail zoned capacity. The issue is about active ground-floor uses, and not having "dead zones" on our commercial streets, which can deter pedestrian activity.

These active ground-floor uses could be retail, services, live-work, offices, or residential -- but their design should be such that they are flexible enough to accommodate and are built to ground-floor retail standards. The market will then dictate their actual use over the century-plus life of each building.

Thanks for working to figure out a way to make this critical change to the zoning before it is finalized.

Sincerely yours,  
~Garlynn G Woodsong  
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