



PLANNING AND COMMUNITY DEVELOPMENT

COMMENT CARD

ADU Meeting: Deerfield Hills Community

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

If a property owner were to move from ^{an R-1} ~~the~~ property could you rent the entire property to one tenant with the ~~express~~ terms that they can not sublease ^{any of the units?}

Or would it be required for one unit to be blocked off?

Obviously couldn't rent to two separate tenants, but I think rules around this situation need to be addressed

For example, if I built a 600 sq. ft. detached ADU on an R1 lot, and the house was 1200 sq. ft. could I advertise my rental property as 1800 sq. ft. of living space with 2nd unit outback. Or would I

have to block off one unit or

FIGURE 5



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After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

Opposed

- preserve R-1 zoning ~~or~~ PUDs w/HOAs - density does not change once built out - why not make this apply to ALL similarly sized lots
- if push for affordable housing, why can the ADUs be STRs?
- if push for ~~aging~~ aging in place why no ADA requirements?
- if push for affordable units, why no restrictions as to market rates or incentives for building
- this appears to be a "done deal" (not to discount the time & study done) so what is the purpose of public meeting - informational only?
- what impact have the ADUs in the other cities had on ...
 - affordable housing supply?
 - ADA accessibility?
- how much ~~impact~~ need brought this forward? Could this not just be met thru Variance?
- needs to be applied consistently Requirements for ADUs in new construction PUDs like w/ Banner Lewis Ranch

FIGURE 5

Esther Mueller



COMMENT CARD

ADU Meeting: Deerfield Hills Community

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

One of the proposed changes is a minimum size of 500 sq ft if primary is smaller than 1,000. I suggest keeping the minimum of 750 sq ft. This would allow for 2 bedroom plans. This would make ADU's more viable on lots with small primary units.

Otherwise it is perfect.



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For an older person with a declining incomes, growing housing affordability challenges, renting out a unit or moving a friend or relative onto their property can help with those costs.

I am in favor to the proposed ordinance changes as an advocate for Age Friendly COS, older adults.

*In places like COS, where housing affordability or the opportunities to age-in place are limited because of inventory / accessibility ADUs can positively impact families.



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ADU Meeting: Deerfield Hills Community

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I've got A rental w/
A 800 S/F existing
detached garage.
I want to convert that
to AN ADU so I CAN
Age in place, but I
do not live on the property
currently. Why have
owner occupy on the Property.
Let's get AS MANY
ADU IN the AREA that
we CAN.

ANDY WELLS

719-459-1630

andywells1@msn.com



COMMENT CARD

ADU Meeting: Deerfield Hills Community

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I have a concern about dropping
Commercial residential into a
single family residential neighborhood.
An detached ADU operated as
AirBNB or VABO or similar
marketing can be a very lucrative
investment allbeit harmful
to the community. A reasonable
mitigation would be to require the
property owner to occupy either
the main or ADU.

Jim Egbert

Jim@the-egberts.com



COMMENT CARD

ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I was here just for information.
Thank you for answering my
questions - & more!

I'm not for or against. It sounds
like you have a pretty good
handle on it.

There are always those who try
to "game the system". I'm glad
to know neighbors can slow or
stop the process.



PLANNING AND
COMMUNITY
DEVELOPMENT

COMMENT CARD

ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

look up Green Valley Ranch
Denver

FIGURE 5



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ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I am in favor of the ordinance changes.

I suggest having an online calculator to help property owners figure out the size of a potential ADU. The calculator can be linked to Assessor's data so the owner need only ~~input~~ input the address and the calculator generates the maximum sizes.

Thank you for the ordinance changes + for the meetings

FIGURE 5



PLANNING AND
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ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I fully support the ordinance as described and thank city council and the team involved for moving on this.

Some research supports multi-generational housing as a means of alleviating negative effects of poverty on first generation hispanic immigrants.

Common sense supports ADUs as greatly reducing the cost for relatives to live privately and/or independently over assisted living or an adjoining property.

Please pass this ordinance.

FIGURE 5

Why are you
proposing this
Blanket change
for the
entire
city instead
of certain
AREAS

FIGURE 5



COMMENT CARD

ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

Changing zoning from single family residential to multi-family for the entire city destroys the current neighborhood dynamic for us all & is detrimental to those of us who invested money & time & our lives to live in a desired area. Allowing air bnb's, increased heights, & buildings in back yards is a benefit to developers not homeowners of single family residences! Who will enforce owner occupation? Who will be allowed to make changes to the heights & months a home must be occupied & lived in?

FIGURE 5



COMMENT CARD

ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

1. You talked about the pros of ADUs but not the cons. What have been the negative impacts?

2. ADU - owner occupied means 6 months a year. Waivers? What about the other 6 mo?

3. What is your plan to ~~re~~ monitor negative impacts? How will you report?



COMMENT CARD

ADU Meeting: Prairie Hills
After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I believe the "aging in place" and "handicapped children" sugar coats this issue. There have been problems w/ADU's in other locations, but these perspectives have been downplayed. The performance (good, bad, or indifferent) of ADU's is not yet proven, I believe this is downplayed also

I am against this idea, adamantly.

NO NO NO

Let Murray 719 528 3764 **FIGURE 5**



PLANNING AND
COMMUNITY
DEVELOPMENT

COMMENT CARD

ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I think this is a
fantastic idea, and will
be really helpful with our
growing population & economy.

YES!

- 5) Having one ADU owner occupied MUST HAVE a deed restriction to that effect.
- 6) Who pays for the costs to the city for code enforcement on parking, residency, etc for ADU's? Current city staff can't keep up with enforcement, as well as police if they are continually saying they are underfunded & understaffed.
- 7) This ordinance will negatively impact older neighborhoods that were built on larger lots and will ruin their character. The new home developments have decreased lot size to 5 ft side setbacks. Our town is becoming a SARDINE CAN.
- 8) Making current properties zoned SFR to allow ADU's is WRONG and is a betrayal of our town.



COMMENT CARD

ADU Meeting: Prairie Hills

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

Lots of problems with existing proposal!

1) No detached ADU's should be allowed in neighborhoods currently zoned R-1 single-family

2) Parking / additional storm-water runoff is not adequately addressed to prevent negative impact on infrastructure (storm sewer capacity) and neighborhood character.

3) My neighborhood has covenants stating 1 home/lot but no active HOA. Why won't these covenants be honored?

4) There are enough properties now that allow ADU's, people can buy those & build ADU's there. →

FIGURE 5



COMMENT CARD

ADU Meeting: City Auditorium

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

The Historic overlay of the ONEN must be exempt from the effective zoning change. This high density use and changes to the look & historic ambience of the ONEN. Degrading the historic neighborhood to R-2 zoning is not acceptable.

It is not acceptable for one neighbor to take out the existing view that a person bought his/her home to enjoy by building a structure that obstructs that view.



COMMENT CARD

ADU Meeting: City Auditorium
After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

This is a great idea and
solution for helping with
affordable housing. In times
when people need to find
housing for parents growing
olds have become. Age
friendly Colorado Springs very
much in favor. AARP
Livable Communities supports
this concept
Silvernast is an organization
that is matching older adults
looking for roommates, ADU responses
to this need

David Lord
Innovations in Aging Collaborative
Chair, Housing Domain for Age
Friendly

FIGURE 5



PLANNING AND COMMUNITY DEVELOPMENT

COMMENT CARD *Chris Conboy*
from

ADU Meeting: City Auditorium 2/26
After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I built my ADU in 2004, fondly called the "Garage Mahal". I live on a flood plain & had to raise the floor above the map (1 foot)

I am very satisfied with my project and would do it again

I have a 2 bedroom, 3 car garage, radiant heat, all tile etc.

I live in my Bed and Breakfast in front

FIGURE 5

ARON ... R ...

528 East Bijou

Any folks who are
interested in visiting
my property, contact
me through my email

arwavinfo@gmail,
com

Thank-you

Chris Conboy



COMMENT CARD

Trudy Smith

ADU Meeting: City Auditorium

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

This is a great idea!
I own 3 homes in The
Old North End. One
will be much better
for this opportunity -
it uses a huge backyard
& lots of parking w/o
disturbing a gorgeous
Craftsman cottage.

I have 2 grown kids -
Seattle; Wash D.C →
this is a must for young
professionals!

KS



COMMENT CARD

ADU Meeting: City Auditorium

After review of the proposed ADU Ordinance, please provide your input regarding this proposal. Briefly describe why you are in favor of or opposed to the ordinance changes. Thank you for your comments.

I think they should
do overlays instead
of owner occupy.

Van Nimwegen, Hannah

To: Battles, Kayla
Subject: RE: comments on ADU's

From: Susan Bigus [<mailto:susanbigus@gmail.com>]
Sent: Thursday, February 07, 2019 8:06 PM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: comments on ADU's

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hello

having read the information on the proposed ordinance to expand use of in-law units (ADU's), we would like to register our opinion of a resounding NO to its contents.

For those of us who live in parts of town like mine (Old Farm), many of us purchased our homes here because we value the larger lots and the space we have between our neighbors. Also I paid a premium for my home because it has a great view of Pikes Peak. The proposed ordinance has the potential of destroying all that, along with the value of my home. While there is currently nothing preventing people from adding on to their homes to accommodate in-laws or dependent adults (except existing building codes and setback requirements), such additions are within the parameters of a single family residence and maintain the character of the neighborhood. I see no need to allow 2 dwellings on a residential lot as there is already an option existing for expanding the home if needed. To allow such an ordinance would destroy the character of our neighborhoods and open a Pandora's box of associated problems (ie, degradation of our neighborhoods due to more rentals, parking issues, additional water/sewage demands on existing infrastructure, etc). Walk through any neighborhood with a high percentage of rentals and I'll show you dead lawns, peeling paint, and general sub-par home maintenance. Enforcement of occupancy rules for ADA's would also be a joke. We don't have enough in our city coffers for that or to put more officers on the street to tackle the worsening traffic issues, nor has the city paved the streets in our neighborhood for DECADES.

I understand there is a pinch in affordable housing now in Colorado Springs, and I don't have an answer for that except to say that perhaps not everyone has the financial capacity to own a home. If you look at European cities there are often more renters than owners and rental growth is vertical (meaning multi-story buildings). There is also the potential to grow east where land is cheaper. Allowing ADU's in neighborhoods currently zoned for single family is a terrible idea and I would vote against any measure to allow that.

Sue Bigus, REALTOR®
Rick Bigus
4756 Woodsorrel Ct. 80917
719-229-5889

Van Nimwegen, Hannah

To: PlanningDev
Subject: RE: Appreciation for the ADU Information/Presentation at Prairie Hills

-----Original Message-----

From: Jodi [mailto:jodi.bounds@comcast.net]
Sent: Tuesday, February 26, 2019 1:25 PM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: Appreciation for the ADU Information/Presentation at Prairie Hills

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I walked out and forgot to write and leave my comments card.

Thanks so much to all the staff that was present to field the questions and answers...it was extremely helpful for information sharing as well as community building.

I suggest one thing for the Q&A portion...for the presenter...please repeat the question from the audience...I had difficulty hearing what it was and had trouble connecting the dots for the answer. :)

Thanks again for the time and information...well done!

Regards,
Jodi Bounds
Windjammer Subdivision
Sent from my iPad

Van Nimwegen, Hannah

To: Lobato, Elena
Subject: RE: ADU meeting Feb 25

From: N. TALBOTT
Sent: Tuesday, February 26, 2019 9:11 AM
To: Schultz, Michael
Cc: Murray, Bill; Geislinger, David; Gaebler, Jill; yavila@springsgov.com; dknight@springsgov.com; mbennett@springsgov.com; Pico, Andy; Rskorman@springsgov.com; tstrand@springsgov.com; jsuthers@springsgov.com; Neighborhood Preservation Alliance of Colorado Springs
Subject: ADU meeting Feb 25

I attended the ADU meeting last night and came away with several questions.

1. We were told that a person living in a zoned single-family residential area could have an ADU and even a STR on the property and still meet the single-family residential definition. What was the old definition of single-family residential? What is the new definition? How will every person in a single-family residential area be informed of the changes?
2. At the meeting, a board was displayed with the "pros" for ADUs and the speaker presented those as well. No "cons" were presented and there are always "cons" to everything. Good policy formation demands one understand the downsides so that negative consequences can be mitigated in policy formulation. This came across as shallow and dishonest.
3. Since we do not have adequate numbers of police and firefighters at this time, when you increase density, how do you expect to provide adequate fire and police coverage?
4. The city on the face of it is retroactively changing what single-family residential means. Zoning is supposed to mean something. Is the city concerned they might get a class action lawsuit to require the city to honor the pre-ordinance STR rules and potentially ADU rules? Why doesn't the city start with all new developments and make them all R-2 or higher and require developers to put that information prominently on all materials so people know what they are buying?
5. We were also told that no ADUs will be allowed in PUDs. Please provide the text of the proposed regulation that states this.
6. PlanCOS uses the term vibrant neighborhoods but fails to address the impact on neighborhoods of high numbers of transients created by ADUs used as STRs or STRs themselves.

This will be a boondoggle for some but a nightmare for most of us.

Sincerely,
Mary J. Talbott
886 Pistol River Way
Colorado Springs, CO 80921

Van Nimwegen, Hannah

To: PlanningDev
Subject: RE: ADU Meeting - Comments

From: Sam Friesema [<mailto:samfriesema@gmail.com>]
Sent: Tuesday, February 26, 2019 6:17 AM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: ADU Meeting - Comments

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hi,
I forgot to leave my comment card at the ADU meeting the other night. I was at the Deerfield Hills meeting. Please forward these notes to whomever is collecting and compiling them:

- I am 100% in favor of the proposed ADU ordinance changes. It will add character to our declining neighborhoods by allowing new types of building within "built-out" areas. It will add economic and demographic diversity to our stagnant areas. It will add financial stability to those who decide to rent out part of their property. I would like to see it pushed ever further, to lessen minimum lot sizes and reduce lot coverage mandates in general. We are a fast growing city and need to intensify (smartly) our land use policy wherever possible.

- I would like to see all R2 properties be allowed to have a duplex AND an ADU, with the reduced lot size requirements and lot coverage maximums. I think the R2 neighborhoods are where City Planning could really start to push some bigger urban ideas. Most people I know in the R2 zones are already interested in ADUs and would like even more possibilities to grow our population and add density and to intensify the land use of our more urban neighborhoods.

- I also hope this is a first step towards other efforts to increase density and lessen our automobile prioritized urban condition we have today. I would recommend next steps to lessen and ultimately negate any minimum parking requirements. After the ADU ordinance, I would consider other ways to add density to all neighborhoods. And thinking ahead, how can city planning help rezone strategic parts of older neighborhoods to commercial or mixed use when our population density requires more business locations within neighborhoods.

-Has City Planning thought of ways to assist citizens or provide favorable documentation/arguments for some heated HOA meetings that will likely be occurring soon to attempt to ban ADUs from their neighborhoods?

- I applaud the planning staff for taking this huge first step toward reaching the goals of PlanCOS. This is a big deal. I know you are getting lots of negative comments and I encourage you to see this through as it is vitally important to the long term health of our city.

Good Job!!

thanks,

Sam Friesema
305 South El Paso St. 80903

To: Board of the Old North End Neighborhood

From: Bradley Smith

Date: March 5, 2019

We are owners of three properties in the Old North End. We live in one and are renovating the other two., We support the inclusion of ADUs and DADUs in the City's Comprehensive Plan. We believe this for several reasons:

ADUs/DADUs provide young professionals and long-time elderly residents the opportunity to live in stable neighborhoods. Young professionals that live in ADUS/DADUs establish neighborhood roots, spend money in the neighborhood, and create a potential pool of new buyers. Long-time property owners and residents have the potential for additional income and assistance for maintenance rather than leave their homes. ADUS/DADUS provide the opportunity for long-term multi-generational living.

Security. Having a resident in an ADU/DADU increases security for the owner of the property when they are traveling or when living alone.

ADUs/DADUs provide potential buyers a reason to potentially pay more for a house and allow a buyer to potentially afford a more expensive home. We all understand that as the price of homes rise, the financially eligible pool of potential buyers shrinks. Thus, sales of the largest, most expensive homes in a neighborhood can take longer to sell and there simply may be a price at which there are so few buyers that housing prices can not increase any further. This is confirmed across the country. Articles like a recent one in *The Boston Globe* which stated "perhaps because they (potential buyers) can no longer afford to stay in the hunt — which means less competition for those still looking for a home." The article goes on to discuss that prices are expected to fall. Having a ADU or DADU on the property allows a buyer to buy a more expensive property. We are protecting the value of our homes and stabilizing the prices throughout the neighborhood. ADU/DADUs provide more people the opportunity to live in the Old Northend, both as a homeowner and as an ADU/DADU resident. Just got to here. Not finished.

The Old North End is NOT currently a single-family residential neighborhood: let's standardize the units rather than force people to make unapproved ADUs/DADUs. It currently has many multi-family properties, both legal and illegal. Incorporating ADUs/ DADUs into the City Code allows for the standardization of ADUs and safe building practices. On the block where we live there are ten-properties: two zoned R-2, two of the remaining properties are lived in by multiple non-related families, and the remaining properties are inhabited by single families. If I walk down my closest alley, there are multiple duplexes, one large home divided into 4-8 units, and one single family home with a beautiful illegal DADU according to the building records. In addition, one home is used as a commercial property. This can also be an opportunity for illegal ADUs/DADUs to become legal. This means their building standards will be brought up to code.

Our neighborhood is an urban neighborhood in a sprawling city. We need to focus on the positive aspects of living in an urban neighborhood. Part of the attraction of our neighborhood today is the ability to walk—period - to the hospital, restaurants, parks, and downtown. Adding a secondary dwelling to one's property isn't necessarily a new idea. In fact, accessory dwelling units were once a common feature of single-family homes in the U.S., according to a HUD report published in 2008.

Protect historic architecture. Of the three properties that we own, only one is appropriate for a ADU/DADU. The addition of a ADU/DADU will protect the historical character of this property by adding a separate living unit as part of a three-car garage located on an alley, versus adding an extension that although legally allowed, according to the building code, is not preserving and enhancing our Craftsman home. As part of the City's proposal the owner must occupy one of the structures. This rule actually may reduce the number of non-owner occupied houses which everyone seems to support. We don't live in this house, and still support the concept to protect the architecture and large backyard of this particular property.

When I attended the City meeting last week to learn about this idea, I learned that the Board of the Old North End Neighborhood was opposed to this proposal. Therefore, as a resident and property owner of multiple properties I want to voice my support and let the Board understand that there are homeowners in the neighborhood that are in support of this plan.

11 E. Columbia St.
2019 N. Cascade Ave.
1342 N. Wahsatch Ave.

March 3, 2019

Land Use Review
Planning & Community Development
30 S. Nevada Ave, Suite #105
Colorado Springs, CO 80901

Letter of Support for Expanding Accessory Dwelling Units in Colorado Springs

As an Architect and community design advocate in our city for over 30 years, the expansion of Accessory Dwelling Units (ADUs) in our residential community will be a very positive and needed addition to our zoning and planning toolbox.

Having designed and renovated numerous ADU's for clients over the years, providing an easier path for approval of small, attached or unattached dwellings on owner-occupied property is complimentary to the history of our community and our neighborhoods.

Often referred to as 'invisible density', these units have provided clients with small studios, children / caregiver dwellings and guest quarters. The ADU's have increased property values, ensured homes can be occupied longer, families can provide assistance to each other and created ways for properties to gain modest income for improvements over time. The ADU's we have been involved with have seen no adverse neighbor re-actions or traffic increases in the neighborhood. In some cases, the alley-oriented units have increased security in the back yards and lanes of neighborhoods.

As the current ordinance is written, I support the ADU expansion provisions whole heartedly.

Please contact me if you have any further questions or desire further information.

Sincerely,



Mark W. Tremmel, AIA, LEED AP
Principal Architect - Tremmel Design Group
Chair of the HBA Land Use Committee
Penrose - St. Francis Board of Trustees
Co-Chair of Colorado Springs Creative Collective
Member of the Urban Land Institute



March 5, 2019

Mr. Mike Schultz, Principal Planner
City of Colorado Springs Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Schultz,

Please accept this letter as a statement of support by Downtown Partnership for the expansion of the City's existing accessory dwelling unit (ADU) regulations to allow development of such units in all districts zoned for single-family residential. The Partnership board voted in favor of this code change at its meeting this week.

As our Downtown family of organizations works proactively with developers to increase the availability of multifamily residential units in the Downtown core, the Partnership acknowledges the importance of expanding housing options throughout the city. Allowing ADUs citywide will help to attract and retain members of the workforce and provide greater housing options for aging populations. Much like a vibrant urban core is essential for a thriving city, a diverse and robust housing stock is equally important in shaping the future of our community. Expansion of ADUs also is called out in PlanCOS, a plan that had a well-organized and robust community feedback process.

The Downtown Partnership took the lead in championing ADUs as a housing solution in our community a decade ago when it played a critical role in developing and implementing the form-based code, which permits ADUs in the Downtown core. The Downtown Partnership is confident that expanding this approach to diversify housing stock will provide a helpful tool in addressing our city's housing affordability challenges and benefit a wide socioeconomic range of city residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Edmondson".

Susan Edmondson, President & CEO