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Hi Kim,

I don't know where you are taking official comments, but I would like to weigh in on the regional plan.

Parking requirements continue to drive the regional form because the code mandates that every unit have adequate off street parking. Evidently the driver behind this is snow removal as dictated by the folks in public works. I think we do a great job on snow removal, but it seems crazy to have six or seven weather events each year dictate how we utilize valuable and expensive real estate. If you really want a walkable, bike able, pedestrian community, we need to be more creative here. Big cities know how to deal with snow.

Liked your idea of city centers, but I'm concerned that the west side seems to be the only place where the city wants to make improvements. When it comes to affordable land, and redevelopment opportunities, Sunnyside, Greenlaw, and East side seem to have the most potential. The Fourth Street Bridge has rejuvenated a whole section of the city. We should consider new city centers west of downtown, and create zoning that will create opportunities for affordable housing and mixed use.

We really ought to put a snowplay area at the top of cedar hill where everyone used to sled years ago. This would keep people in town, keep traffic off of 180, and generate revenue for the city. It could also create a new city center at Cedar and West Street. People could park at Coconino High School. This might even generate parking revenue for the ailing school district.

Nice job on the form based code. Now let's get it implemented throughout the rest of our fair city!

Cheers,

Steve Mead

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