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To: [City Council](#)
Subject: Item 7.3 Downtown Precise Plan Update (Phase 1)
Date: Monday, December 5, 2022 6:16:10 PM

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Councilmembers,

I wanted to provide some brief comment on the Downtown Precise Plan update:

1. Regarding Amendment 2 "Maximum Office FAR" -- given that the downtown office cap has been deferred, it is unclear to the public how to provide input on this item. Additionally, it is unclear how FAR limits encourage "..., plazas, and ground-floor retail," especially given that dense office buildings are a key part of providing the customers needed to **support** ground-floor retail. It is also unclear why upper-floor step-backs are desirable.
2. For Amendment 3, "Heights Measured in Feet," the increased height limit is appreciated, but it is unclear why there is any height limit in our downtown.

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James Kuszmaul