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Sent: Friday, December 20, 2019 2:12 PM

To: Bill Molnar <bill.molnar@ashland.or.us>

Cc: paulabrown@ashland.or.us

Subject: Proposed Change in Downtown Zoning

Good afternoon, after reading the column by Jim Falkenstein in today's ASHLAND TIDINGS, I have a number of questions that I was unable to answer by visiting your website.

What exactly would be permitted within the designated downtown area that is now prohibited in terms of new construction? Would there be any limits to the heights of buildings? Could existing public space be eliminated by renovation of an older building?

I am confident that the members of the Ashland Planning Council are well aware that the charm of Ashland didn't stop being a serious factor in 1993 and that it doesn't come from tall buildings crammed cheek to jowl in uniform lines along the street. And that "charm" is what brings tourists and their money to Ashland businesses, not to mention folks who chose to live here. As a citizen and taxpayer, I would have to hear something a lot more substantial than one commissioner's alleged, very naive, statement: *"I feel comfortable that the developers will provide [public spaces] at the right spot"* in order to support removing the existing requirements which appear to have served Ashland well.

I am familiar with the (often undue) influence that developers have on planning commissions in other locations where I have lived; I would not like to think that this is the case here in Ashland.

I would appreciate any specific information you could send me in response to my questions at the beginning of this email.

Thank you for your attention, Susan Stitham

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