

**From:** [Alicia Lyu](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Support for Legistar 92236  
**Date:** Thursday, March 19, 2026 4:55:38 PM

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Dear Plan Commissioners,

I am writing to express my support for Legistar File 92236, but I would like to express a wish to the developers regarding the "conditional use in the TSS District and TOD Overlay District for a mixed-use building with **less than fifty percent (50%) of non-residential** ground-floor frontage facing the primary street, including all frontage at a street corner."

I understand and appreciate the economic motivation behind this application. Because of the housing shortage, building more residential units benefits the developers as well as the public. However, I would like to encourage the developers to make their design **more future-proof for when the stock of housing and commercial space reaches market equilibrium in, e.g., 10 years**. They do not have to build more commercial space right now, but they should **make some ground-floor units ready for commercial conversion** (much like being "EV-ready").

Here is an example that I, as an amateur, could think of. If the fitness room and amenities are moved to the street-facing side, this leaves only a handful of street-facing ground-floor units. When the market calls for more commercial space, those units can be converted to commercial space altogether. This way, residential units wouldn't need to share a wall with a restaurant.

As much as I appreciate these redevelopment projects, **it would be a shame if Regent Street does not properly develop into a vibrant mixed-use neighborhood because of short-sighted planning, especially when it can be mitigated with a minimal cost burden on the developers.**

Thank you for considering my comment.

Alicia