

From: [Alicia Lyu](#)
To: [Plan Commission Comments](#)
Subject: Objection to car-centric development proposed in legislative file 88775
Date: Saturday, June 21, 2025 2:47:35 PM

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Dear Plan Commission,

I am writing to express my objection to Legislative File 88775. This proposal reflects a car-centric approach that conflicts with the Comprehensive Plan adopted last year. Specifically, **it would introduce over 200 feet of new surface parking adjacent to Pankraz Street—an expansion that could undermine opportunities for sustainable and pedestrian-friendly development.**

Although the area is zoned for Employment (E) and may not require screening of surface parking from public view, the nearby area—particularly the land between Pankraz Street and the Starkweather Creek Bike Path—has the potential to evolve into a mixed-use neighborhood akin to the nearby [4100 block of Packers Avenue](#). Furthermore, the surface parking would displace valuable green space south of MSA Services—space that could otherwise support more forward-thinking, community-centered development.

As a side note, **the only rendering notably omits the proposed parking addition, which raises concerns about the transparency of the submission.**

Approving this parking expansion would **echo the shortsighted decisions that led to excessive land consumption around West Towne and East Towne Malls**—areas we are now struggling to retrofit with more green space and habitable infrastructure. If additional parking is truly necessary, I urge the developers to consider **structured parking solutions on their existing lot, integrating additional office space above.**

Thank you for your attention and consideration.

Sincerely,
Alicia Lyu