

D-2 Planning / Zoning is preferable to D-1 for East Huron 1 for the following reasons:

- It would provide a transition to the neighbors in the Historic Fourth Ward rather than a barrier.
- It would provide more light and air to the neighbors to the north as well as to existing residents.
- As noted by MDOT, D-2 would reduce the impact on traffic on Huron Street, a heavily traveled State trunk line road which is virtually impossible to widen.
- A building built pursuant to D-2 would have a “higher probability of approval” by MDOT for a new access to Huron Street.
- It would provide the same sort of transition zone as proposed for development to the south and west.
- It is more consistent with the stated goal of the Plan for “*Sensitivity to Context*” as well as the “*Traffic*” and “*Parking*” goals.
- The reduced density would make the neighborhood more livable for the existing residents as well as the new residents.
- Permitted construction would be completed in a shorter time with less noise, dirt, and construction traffic.