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**Sent:** Friday, June 10, 2022 8:43 AM  
**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>  
**Subject:** TC1 zoning, West Stadium/Maple

Brett, a few randomly organized follow-up comments from the meeting last night:

- Most importantly, West Stadium is not Eisenhower, due to West Stadium's close proximity to mostly-modest single-family neighborhoods. I'm not sure TC1 is a perfect zoning even for Eisenhower, but any errors will harm a lot more people around Stadium than Eisenhower. This really screams for a downscaled TC2.
- In general, my guess is the first 10-20 years under TC1 will be a net negative for the area, as the few larger buildings that get built cause traffic problems, as well as parking and shading issues for the neighborhood. Meanwhile, owners of smaller buildings will stop bothering with maintenance and upgrades, because they can't get approved for small improvements, and are under the assumption that when they're done using the buildings they will be demolished. Unfortunately, 10-20 years is probably the remaining lifespan of most of the attendees at last night's meeting (including me, having just passed 60 years old).
- In 50-100 years, assuming civilization survives, we'll probably be quite happy with the new urban area TC1 creates. Of course, by then autonomous vehicles (or some unknown technology) will eliminate parking concerns, and the nearby neighborhoods (if not all single family neighborhoods) will also be upzoned.
- The 3D model you discussed developing (showing the maximum volume of development relative to nearby neighborhoods) will probably scare the crap out of residents and be the best tool the opposition could have.
- There are lots of developments in the city (along Plymouth) and outside (in front of Meijer on A2/Saline Road) with buildings pushed out to the street. None of them work as intended, because people still drive and the parking and main entries are on the back side.
- As I often remind people, there's always a back side to a building, meaning somewhere meters and other ugly stuff has to go. If the building is pushed to the street, with parking in the back, then the "back" with the ugly stuff will probably be on the "front" side facing the street.
- The city might help this by including plans for Stadium redesign in the rezoning plan. Like a more urban street with parking/bus stops/drop-off/delivery spaces on both sides to support the ground floor shops with street side entries.
- The discussion last night seemed to suggest The George doesn't have retail spaces like it was supposed to. It has lots of retail space, but apparently no demand for it, which makes me worry about the thought of a bunch of small, expensive empty retail spaces along Stadium.

- Perhaps the City could mandate that any ground floor space empty more than 6 months shall be made available to a non-profit or artist willing to pay utilities/maintenance/taxes until it's leased (with a minimum lease of 6 months or so).
- If the space allowing 300' tall buildings is as small as you said, it probably isn't large enough to support a 300' tall building and is unlikely to be developed as such. So you might as well take that option off the table to make the whole proposal more palatable.
- Can the area have a dual zoning? I'm thinking new developments would be subject to and have the opportunities of TC1 (or ideally TC2), but existing buildings could stay under the existing zoning (or some variant to move them toward TC) to allow continuing upgrades to the area. Perhaps at their option existing buildings could use TC, although I think it's unlikely it would make sense to expand most existing buildings upwards so it's mainly demolition and new construction.
- I'd like to see a 2-level height option, with an extra 12' or so available for developers willing to commit to an active roof with some combination of solar panels, green roof, and outdoor usable space. The extra height would mainly support extending elevators and stairs beyond the main building height for those uses, with perhaps partial other enclosed space (restrooms, etc.) on the far side from the neighborhoods.

Thanks for listening. Let me know if you have questions.

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