

From: Janet Distelzweig <janet.distelzweig@gmail.com>
Sent: Monday, June 20, 2022 10:27 AM
To: Planning <Planning@a2gov.org>
Subject: Stadium Maple TC

I attended both the in-person and the zoom meetings about the TC 1 zoning proposal. I like the idea of a TC 2 zone more appropriate for the Stadium Maple corridor that abuts so many residential areas on its eastern edge. I would like to suggest you consider changing the zone widths.

If the buffer zone of 30 feet could be widened and be required to be green space with some trees - perhaps to 40 feet or more - that would be a great boon for all the residential property that faces or abuts it.

I suggest the 55 foot building height limit be from the buffer zone to 100 feet or so.

I suggest that the 75 foot building height limit be extended to 800 feet or so.

I suggest that from that the remainder of the property be zoned for the 120 foot height limit.

I don't think there should be any 300 foot buildings in the zone at all.

As I drove through the area I was struck by the amount of grassy area and the number of trees presently in the area. My understanding is that all of this could be lost and for a city that prides itself on trees it would be a great loss.

I am also concerned that few people will be eliminating their cars at this point. There is not enough public transport to support that and not everyone is able to take up biking especially in inclement weather conditions and as they age. Having no parking minimum, in my opinion, is not good for attracting residents and not good for businesses who should be able to attract folks from points further west. People who want to go to the dunes or to many of Michigan's wonderful attractions are most likely going to be using cars for transportation. People needing to get to small towns and out-of-state destinations will need more than is going to be available in terms of public transport in the near or even no-so-near future.

I would not like to see folks have to go back to square one but I think many things could be tweaked to make the corridor better for the residents and businesses who chose to be in it and better for the many residents who have property across the street from the new zone.

Thanks for your service to the city.

God bless.

Jan D

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