

**From:** Kirk Westphal  
**Sent:** Tuesday, October 18, 2022 5:59 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Feedback on workplan

Dear Commissioners:

Thank you for revisiting the workplan and thank you for considering the following feedback.

I appreciate the following proposed changes:

**- Advancing TC1 for both Plymouth and Washtenaw**

**- D1/D2 premium advancement** (I feel that the recently-passed affordable housing millage is the proper way to fund affordability, and premiums should revert to what was working or be eliminated. Let's zone for what we want and resist the notion of a "free lunch"—the well intentioned effort to get someone else to pay for affordable housing has resulted in gentrifying thousands of people out of the city by stopping residential proposals downtown. Please check with developers before implementing "options" that will significantly increase the cost of new housing or stop development.)

I oppose the following changes:

**- Delaying instituting citywide parking maximums** (for the following reasons: 1. Our Climate Plan calls for a "low citywide parking maximum", 2) recent groundbreaking research has shown that parking availability is 3x more influential in mode choice vs transit quality. In other words, neglecting parking maximums sabotages our increased transit spending and climate goals, 3) as you've seen with the bank proposals on Stadium and Plymouth, our corridors—and all city commercial land—is vulnerable to destructive new suburban development until rezonings happen. Implementing an easy, mild vehicular use maximum of 60-70% of the parcel will stop the most abusive proposals.)

**- Attempting to customize TC1 according to ROW widths.** (IMO giving petitioners a little more setback flexibility would be fine throughout all TC1 areas, but these corridors will eventually be reconfigured with bike lanes or bus-only lanes so trying to anticipate beneficial setbacks based on current conditions sounds fraught.)

Lastly, I think a quick Redevelopment Ready Communities conversation could take place between staff at the city and MEDC to see if it's worth pursuing in the work plan.

Thank you for your hard work.

Kirk