

Subject: Transition Height Tapering--An Already Decided Issue

From: Will Leaf
Sent: Saturday, February 7, 2026 1:17 PM
To: Planning <Planning@a2gov.org>
Subject: Transition Height Tapering--An Already Decided Issue

Dear Planning Commissioners,

Congratulations on being almost done with this process.

In general, the plan looks great. However, I noticed that the draft omits an important commission-approved edit that was decided on 11/18/2025.

The Transition height limit is still dependent on the distance to both Hub and Residential, rather than just Residential, even though the commission [explicitly agreed](#) to taper just based on distance from Residential.

Commissioner Adams said: "I want to be clear that we taper based on proximity to Residential. That feels like the tapering mechanism and the Hub language in there was a little confusing."

The chair then asked if there was any opposition. There was not, and the edit was approved.

But the plan still says on page 122 that high-rises in Transition are allowed "when adjacent to Hub."

Not allowing high-rises next to the biggest employers in the city, near Central Campus and Michigan Medicine, because these areas are not in the "Hub" category does not make sense. These are the areas where it is most important to allow high-rises.

Also, a height limit that varies both on the distance to Hub and the distance to Residential would probably be very confusing. Imagine text like "When within 300 ft from Residential and within 100 feet from Hub..."

More importantly, the commission already made a decision on this issue, and the text needs to follow what the commission decided. Staff can fix this problem with four tiny edits. The changes just remove a few words and shouldn't require any reformatting. These changes are error-corrections, not new edits.

Page 117

1. "Building height dynamic relative to proximity to the Residential ~~or Hub~~ category~~ies~~"
2. "New mixed-use district(s) that may self-regulate height when adjacent to established Residential ~~and Hub~~ category~~ies~~, may provide a variety of place types to emphasize or limit distinct land uses"

Page 122

3. Building height dynamic relative to proximity to the Residential ~~or Hub~~ category~~ies~~

Page 123

4. High-rise Mixed Use Building ~~*when adjacent to Hub~~