

**Subject:** feedback on remaining parcels; map errors

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**From:** Kirk Westphal

**Sent:** Tuesday, August 5, 2025 1:40 PM

**To:** Planning <Planning@a2gov.org>

**Subject:** feedback on remaining parcels; map errors

Hi Commissioners:

Thank you for working through the remaining areas on the Future Land Use Map. Please consider the following feedback on the staff memo and other issues as you proceed:

**✗ Create segregation within Residential**

New subjective divisions would further compromise "A2 For All," create a density race-to-the-bottom, and pit neighborhoods against each other.

**✗ Create tiers within Transition**

**✗ Imply that there will be tiers in the future**

Your current draft states that Transition tapers specifically to 3 stories. (I'm assuming it's your desire to mandate that this district, when zoned, will in fact limit heights to 3 stories when next to Residential.) Depending on how gradual or sudden the taper is determined to be in the zoning process, *it may not in practice allow additional floors in some small/narrow Transition neighborhoods surrounded by Residential (such as Hillside Terrace).*

But even with the same or similar height as the surrounding Residential zone, there are significant benefits of categorizing areas Transition instead of Residential: 1) denser residential opportunities (longer buildings, smaller setbacks internal to the zone) and 2) more types of commercial uses allowed. What a great opportunity to bring walkable retail to the surrounding neighborhoods and the density to support it!

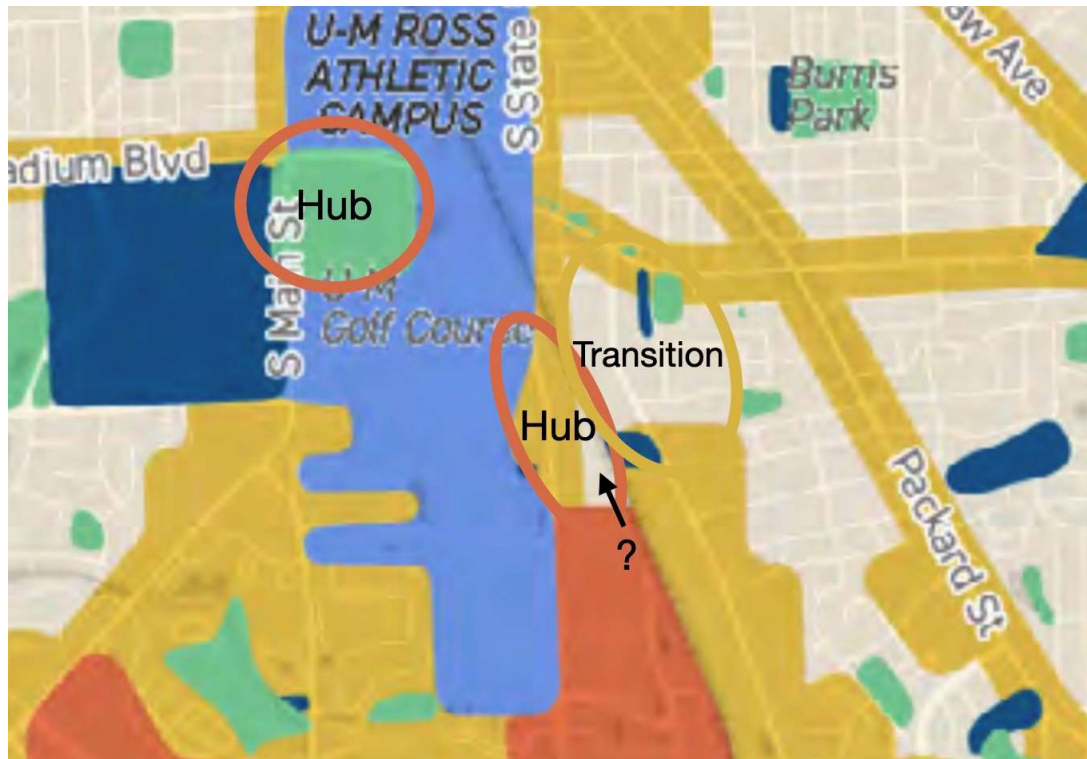
**✗ Introduce a new land use category**

**✓ Make transition the default for all current R3+ zones!**

There will be extensive discussion about how Transition interacts with surrounding neighborhoods through tapering in the zoning process.

**✓ Fix the Industrial Boulevard and State St map errors**

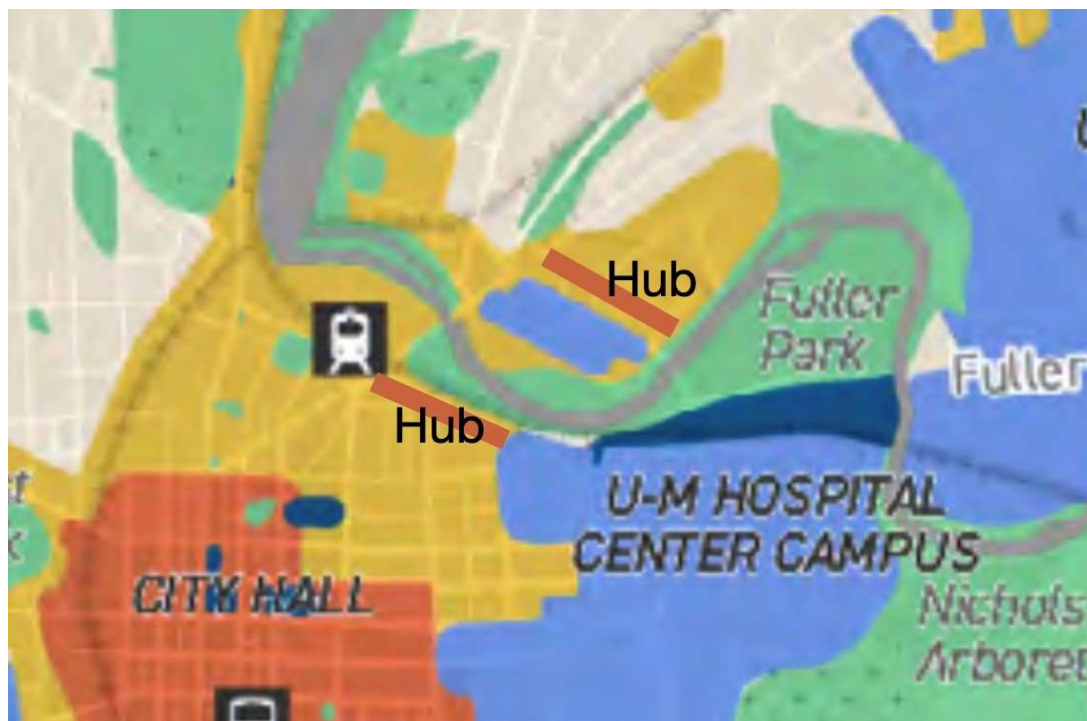
The upper part of Industrial (Revel and Roll, Benny's, Mr. Stadium, Venue, Woodbury Gardens, etc.) are commercial and should be Transition. The strip between the RR and State St (Ferguson Plumbing) is also commercial and should be Hub or at a minimum Transition.



✓ **Put more areas into Hub (near Mich Medicine, campus, Amtrak, and future BRT)**

The State St Hub district should not arbitrarily stop as it nears Central Campus. Move all of State St south of the RR (Biercamp and Produce Station) into Hub.

Consider placing Maiden Lane (Beekman to Island Park), Broadway, Depot St and AAGAO into Hub. High rises should be allowed by-right in these areas.



Thank you for your consideration.

