

From: Adam Jaskiewicz <[adam@adamjaskiewicz.com](mailto:adam@adamjaskiewicz.com)>  
Sent: Friday, May 12, 2023 9:49 PM  
To: Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
Subject: Southtown rezoning and site plan

Dear Planning Commissioners,

I was hoping to watch your conversation on the Southtown project, and speak in support of it, but I will be out of town. So I am instead writing to you.

There's a lot I love about this project. We often hear about how difficult the sustainability goals we have been pushing for in this city are to attain, and it's great how many of those boxes this checks. I love that they are working to build an all-electric building with geothermal heat, solar, and diesel backup rather than natural gas. Often we see all-electric buildings that have a gas hookup just for the backup generator, so this is a nice way of side-stepping that requirement.

The design is clean and simple while still providing plenty of visual interest. I know that mass timber makes some of the facade articulations and step-backs we often see on other buildings more difficult, but I often find those to be superfluous, so I don't miss it. I also like the way the building is designed to allow a lot of natural light into the units toward the interior of the block.

I love to see the emphasis on bike parking. A lot of thought seems to have gone into making sure bike parking is both plentiful and usable for a variety of different kinds of bikes, accommodating larger cargo bikes, and providing outlets to charge e-bikes.

I think the public amenities are great. I like the idea of a public plaza that is raised up. Having some ground-floor commercial space will be nice as well, and will complement the plaza. I hope that the FAR adjustment allows for this plaza to be expanded on top of the parking deck. I think it will be a great space for the neighborhood.

Finally, I have been reading a lot about mass timber construction over the past several years, and I think it is a great technology. I know there's not a lot of this in Michigan, in fact the only project I have read about is one up at MSU. So maybe this would be the second significant mass timber project in the state? One of only a few, to be sure. It will be great to see a project using these materials and techniques in our city. The material can be made from sustainably harvested, fast-growing timber, and sequesters an amazing amount of carbon. I hope to see this used more and more, so I'm really excited to see it happening here.

Please approve the re-zoning, site plan, and alley vacation.

Thank you,  
Adam Jaskiewicz (he/his)  
1430 Las Vegas Dr