

**From:** Garrick Maine [mailto:gmaine@flad.com]  
**Sent:** Wednesday, July 15, 2009 2:44 PM  
**To:** Hoffman, Jeanne  
**Subject:** Re: Agenda for Sustainable Design and Energy Meeting 7/20/09

Jeanne,

I've read the draft for the NE Neighborhoods development Plan and captured my own comments as notes in the margins for discussion on the 20th. I assumed, perhaps erroneously, that a representative of the City would be present for our discussion. By in large, my thoughts are more 'comment' than 'question' in nature and haven't prepared a formal list of questions.

For example, a key recommendation is the development of three high density, "urban character", mixed-use districts as hubs for the planning area yet describe their character rather modestly as buildings at least two stories in height even while recommending buildings up to 10 stories in height bordering I-94 in the Employment District. The latter suggests a pattern of linear development not unlike what's happened along Junction Road on the west side--not an exemplary pattern to be emulated.

The report purports to address increased alternative transportation but devotes a good deal of discussion to handling high volumes of automobile traffic (arterial and collector roads to accommodate increased populations and traffic calming measures like roundabouts, mid-block alleys to prevent garages from dominating the street front) which only appeases traffic congestion and invites more auto traffic (adding a third lane never discourages additional traffic volume). There is a statement made about using the orientation of the street grid to enhance solar potential, presumably by increasing the number of lots with south access, yet the illustrations are ambivalent at best.

Is there to be no opportunity for dialogue with any of the authors of the plan outside of written communication?

Garrick

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