



MUSSELMAN REALTY

September 9, 2019

Members of the East Lansing City Council

410 Abbot Road

East Lansing, Michigan 48823

Re; Ordinance # 1458 – Rezoning Evergreen Avenue

Dear City Council,

I write to ask you to follow the lead of the Planning Commission, and vote to oppose this rezoning request. Musselman Realty has existed for over 100 years now in it's current location, and I personally own several pieces of real estate in close proximity to this site, that will be negatively impacted with this attempt to rezone to City Center B-3.

I'm well aware, that the Master Plan does not call for this property to be rezoned to anything other than it's present RM -32 zone. The step down theory was created during the many long hours of community charrette meetings several years that ago that I personally participated in. It was widely agreed that this area needs to have shorter height, lesser density, and ample Available Public Parking for any new building occupants and well as visitors to this end of town.

Now that the Requests of Proposal are going out, we should allow ideas to flow and consider other than Big Building alternatives that may fit within the Master Plan, And, by doing so, create an open market opportunity to see what else might be out there. Further, the current zoning of RM-32 has a higher parking ratio component than B-3, thus forcing any new building to better supply parking for the occupants.

This move to rezone, certainly gives the impression, that it's the City, not the Citizens, that want to see a big building, probably to use the value differential to offset the DDA over market purchase price, and recoup that poorly chosen investment. Well, as we all know, there are other ways to consider moving forward, and in my opinion, the best way is to focus on the long term solutions as to what's best for the immediate area, and then calculate the best financial methods to get there. TIF availability is a logical way to accomplish the improvements needed in this area for infrastructure. However, don't forget that TIF could also be used to add a Public Parking components to any new project. Please think carefully, about how the Royal Vlahakis proposal, actually created a 'net loss' of available parking in this immediate area, which would be devastating to area businesses and most especially Peoples Church. Don't forget, that Peoples Church assisted the City in creating the current City owned parking in this area, and Any new project needs to not Contribute to a loss of parking, but should actually provide for and expand available public parking.

Remember, that a rezoning now without knowing what a new project might look like, will have a long term affect on what is to be built on this site, and that might not happen under your watch. Let's wait and see what the market will bear, and only then, consider rezoning if the project is well suited to the needs of the community and most specifically the adjacent businesses, property owners, and parking needs in this area.

David Ledebuhr, 322 Abbot Road, East Lansing Michigan 48823



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Emily Gordon

From: Catherine Ferguson <catherinerguson@gmail.com>
Sent: Monday, September 09, 2019 5:38 PM
To: City Council
Subject: Rezoning Evergreen Avenue properties

September 9, 2019
City of East Lansing Council Members,

When I went to MSU as a freshman, the East Lansing and surrounding area became my permanent home where I have continuously lived for many years.

As the City of East Lansing has focused more and more on denser development, I have discontinued my visits for shopping or to eat at the independent non-franchise restaurants I've enjoyed in the past. I worry that the new developments will increase in commercial space rent that will drive them out independent business owners.

I have traveled to, and enjoyed the density of big cities like Chicago or New York City, however, this "density" concept dropped into a college town and tightly framed by an older residential area to the North and a massive university to the South, is in my opinion grossly misguided! The student population moving in, own cars and will want to park and drive them. They will not be satisfied with the idealized/imagined limitations of staying within the very small downtown area for all their entertainment and shopping. My friends and I who frequent East Lansing during the summer avoid the downtown East Lansing area once fall semester starts because of the well known increase of congestion and tie-ups along Grand River and the very limited one lane traffic flow on the northbound streets emanating from the downtown area.

I am especially opposed to "walling off" the downtown area from the rest of the city because that indeed is the visual "feel" these existing and proposed monster buildings will have. I can't imagine how the sidewalks along Grand River on the northside will possibly handle the increase in foot, bike and electrical scooter traffic.

Please don't turn, this once lovely area into a monolithic nightmare for the sake of increasing tax\$\$\$\$. There is nothing aesthetically pleasing in its new look and you are effectively driving the permanent year-around customers away.

Thanks for your consideration,
Catherine Ferguson
Haslett, Michigan

Emily Gordon

From: MERRITT SARGENT <merritt64@comcast.net>
Sent: Monday, September 09, 2019 6:59 PM
To: City Council
Subject: Rezoning North of Peoples' Church

Wait until the housing needs assessment study currently under development by city staff is completed before consideration of rezoning.

Merritt