

**From:** Eisenbacher, David [mailto:david.eisenbacher@alfmeier.com]  
**Sent:** Friday, April 25, 2008 9:50 AM  
**To:** Phillip L. Nelson  
**Cc:** Lori G Bluhm; Mary F Redden  
**Subject:** Comments from David Eisenbacher regarding the draft Master Plan

Hello Phil,

Below are my comments regarding the master plan. This first section is the important concerns that I have and the second section is simple typo, format, and missing info mistakes.

Page 11 first full paragraph: "With this in mind, the City should consider creating a "hub" for international investors to find assistance in these areas." The City should also include interested parties such as the Chamber of Commerce or Automation Alley to create this hub.

Page 30 third full paragraph: "However, air and water quality in general are still declining." Air and water quality have substantially improved in the United States over the past 40 years. Several studies can show that the trend has been positive for environmental protection in the United States.

Page 38 DDA paragraphs

Page 40 Entire page: This will be obsolete when the zoning ordinance is re-done starting when the Master Plan is adopted. (save 1 page of printing)

Page 49 Last paragraph, all of Page 50, page 83 last paragraph, page 85 : Nothing is mentioned relative to accommodating people's need for work-live when the business needs some tools and equipment to operate. Many people also operate home businesses with 24 hour per day response to customer emergencies: locksmiths, plumbers, appliance repair, HVAC repair.

Page 68 first column: Description of fuel types, production and uses appears to be out of place in a master plan. It includes no mention of the competition between food shortages and use for transportation. "Given the very high octane of compressed natural gas, it is not suitable for use in existing conventional combustion engines." Don't tell that to Honda – they are selling natural gas powered combustion engine Civics right now: <http://automobiles.honda.com/civic-gx>. The ease of refueling at home was also missed: <http://automobiles.honda.com/civic-gx/refueling.aspx> and <http://www.fuelmaker.com/>.

Page 89 Map: The historic village does not appear to be marked as a Public facility.

Page 89 Map: In the color code, the word "corridor" is missing from several of the labels or should be removed from South John R.

Page 89 Map: Is there any plan to actively notify people living or owning property near the areas with major changes? (Similar to when zoning changes are proposed.) For example the intersection of Crooks and Wattles.

Page 114 Auto Mall Building Design Attributes: Add a bullet to recognize that the auto dealers have a need to visually differentiate from each other: Variety of architectural styles to enhance the diversity of the product offerings.

Page 115 transit Center: Nothing is mentioned regarding the integration of non-motorized transit into the Transit Center. Bicycle, skateboard, roller blade, Segway storage should be provided.

Page 124 & 125 Corridor Improvement Authorities: This appears to be a very political statement because it is advocating a specific change in public policy. These paragraphs should be removed.

Page 126 DDA: The DDA and Brownfield are separate sections of the City Code and its inclusion appears to be a very political statement because it is advocating a specific change in public policy. These paragraphs should be removed.

Typo/format/missing info:

Page 1 in the black box: The end of the last sentence is cut off.

Page 35 second full paragraph, second sentence: "Troy's top employers include automotive giants such as Chrysler, Ford, Nissan, Delphi, Lear, and Arvin-Meritor." Missing from the list are GM (much bigger employer in Troy than Nissan), Behr, Magna, Valeo, Porsche (in Troy), and VW. I tried to find the latest "Top 100 Suppliers" list without luck.

Page 51 and 52. The first two questions and last question are duplicate from page 27. Combine to reduce repetition and save another page of printing (keep the master plan document green).

Page 66 Brownfield section. Scope of the Brownfield is now out of date – "obsolete use" of office buildings. Also Brownfield is a separate chapter of the City Code and appears to be political to include in the Master Plan.

Page 85: the last sentence is cut off.

Page 119: Public and Quasi-Public Map: The Nature center is missing.

Best regards,  
David

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