

Mark F Miller

From: Martin Frank Howrylak [mfhowryl@umich.edu]
Sent: Friday, April 25, 2008 9:13 AM
To: Mark F Miller
Subject: Master Plan Comments

Mark,

As I noted at Monday's meeting, here are my two major areas of concern with respect to the draft Mater Plan.

1) The neighborhood nodes need to be realistic. More generally, where we are proposing to increase the land use intensity in the new plan relative to our current Master Plan, we need to be sure that it is realistic to expect that it is in the best interests of the community. I do not believe that to be the situation, for example, at Crooks and Wattles.

2) In the "Implementation" section, we need to shy away from the overall terse commentary. References to tax increment financing need to be removed. We should not address Corridor Improvement Authorities, Downtown Development Authorities or Brownfield Redevelopment Authorities. This is not the appropriate document for this discussion.

Please let me know if you have any questions.

Regards,
Martin Howrylak