

**From:** [Ted Tansley](#)  
**To:** [Historic District Commission \(Staff\)](#)  
**Cc:** [CouncilPresidentJones](#); [Councilmember Ayers](#)  
**Subject:** [EXTERNAL]PUBLIC HEARING COMMENT - 14901, 14917, 14927 E. Jefferson - Parking Lot  
**Date:** Monday, October 4, 2021 2:06:55 PM

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Regarding the construction of parking lots and loading access drive in Detroit for arts center project in Grosse Pointe Park.

I wanted to express several reasons to decline the approval for more parking within the Jefferson Chalmers Historic Business District.

1. Parking facilities already exist in the district. If you look at an aerial view of the area, you will find that there already exists parking at the Jefferson & Alter intersection. You will also see parking at Jefferson & Chalmers. Additional parking facilities immediately nearby include parking at Alter and Hampton St, parking at the Grosse Pointe Park City Hall facility, and current plans include parking for the Arts facility itself. The fact is that there already is more than sufficient parking facilities available and within walking distance of the Arts facility. Adding more does damage to the walkability of the area more so than it would serve to benefit those driving to the new facility. My suggestion is if the facility absolutely needs the space, work with the providers of parking that already exist in the area.
2. Against what residents want. Jefferson Chalmers residents desire a business corridor that centers the people who live here and promotes walkability, bikeability, and economic development. Additional unnecessary parking not only doesn't support these desires, but actively harm our district's ability to attain them.
3. Flooding issues. As you know, the area and particularly the Jefferson Chalmers neighborhood is a regular victim of flooding which does millions of dollars' worth of damage and has traumatized the community deeply. The addition of new parking is a slap in the face to a community that understands the amount of impermeable surfaces is a leading cause of the flooding issue we're experiencing. Allowing the construction will only worsen the flooding issues that our community faces and cost the city more of its already limited resources.
4. There are better uses for the space. A surface parking lot is only used for one thing, to park individual's automobiles for a small period of time on some dates and then left empty a vast majority of the time. This would be a colossal waste of space. Space that could be developed to allow more housing, or for new businesses, or for rainwater retention or other green stormwater infrastructure. Allowing it to be a parking lot will do nothing positive for the residents of Detroit.
5. Hurts mobility access in the area. I am a resident that like 30% of residents here, do not own an automobile. I get around exclusively on foot, by bicycling, or through public transit. Due to how dangerous it is for me currently to bike along Alter Road to get to local amenities, I bike through Grosse Pointe Park right where this development is to happen. The construction of a parking lot and service driveway for the exclusive use of automobiles will create a situation where it puts me and others who do not drive at danger. This route is my safest route to access the local amenities and taking it from me would drastically change my life for the worse by increasing the number of instances where I have to cross paths with automobile traffic.
6. We don't need to build this for cars, we can build for people. This facility is going to be broadly frequented by those who are within walking and biking distance of it. If we allow it to be constructed for car access, that is what you will get and you will lose out on the opportunity to bring much needed foot traffic to the area.

Thank you,

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**Ted D. Tansley**

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