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## Grant Creek Zoning variance



Kuiken, James F. <JAMES.F.KUIKEN@leidos.com>

Mon 7/13, 7:54 AM

friendsofgrantcreek@gmail.com; Dave DeGrandpre 

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My name is James Kuiken and I live in Grant Creek Hills. I am writing to voice my concern in regard to the proposed zoning variance to Expo. Parkway Apartment Complex.

As a former appointed volunteer, (VP of the Downtown Development Authority, Farmington MI) I have concerns that the proposed zoning variance makes the access to food and mass transportation for the residents of those buildings worse. That section of town and Grant Creek in particular is a “food desert” . The occupants of those buildings will have to transit 3 miles of road before getting to a grocery store. There is no mass transit access in that area either, so access to food, employment, recreation etc.. are all a significant challenge. All of those concerns should be highly considered due to “social equity”. Vehicle ownership will be required. Additionally, there is no access to public parklands within a reasonable walking distance either, another “Social Equity” concern.

Additionally, as an Engineer, I have concerns with the flow of traffic, The current infrastructure completely backs up past Expo parkway now due to all the off highway and residential traffic. It’s hard for me to fathom that a 300% increase in population and traffic will somehow not be a concern. I’m highly suspicious that the existing traffic study provided by the developer is completely inadequate, and likely doesn’t take into account the issues that the residents are seeing already with traffic times in and out of Grant Creek. The school district will tell you the issues they have getting buses in and out of Grant Creek due to traffic already. The service times for emergency services into and out of Grant Creek will skyrocket and in the event of a mass evacuation due to wildfire, I foresee grave consequences. A 300% increase in volume, approved by this council, will be the primary factor considered in a post mortem review of what went wrong and why.

For the city to have any comfort in approving this request, I recommend that the city secure its own independent traffic study to verify the adequacy of the plans as part of a responsible due diligence.

Please deny the request to change the zoning.

Sincerely,

James Kuiken

7/29/2020

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