

From: Aron Sousa

Subject: Royal Vlahakis and the Oakwood Historic Neighborhood

Date: February 24, 2019 at 7:39:50 PM EST

Dear Members of the DDA, Planning Commission, and City Council,

It was very nice of Paul Vlahakis to visit the Oakwood Historic Neighborhood on Thursday, February 21. We had an interesting and honest conversation. The neighbors were excited to have development downtown and hope for viable entertainment downtown. We all came to the Oakwood Historic Neighborhood to live in a residential neighborhood that is within walking distance of an energetic downtown. A successful movie theater would be viewed as a positive development, and neighbors hope that a significant live performance space would be considered as well. That said, we are left with significant questions during our discussion after the meeting with Mr. Vlahakis:

- 1) The neighborhood is concerned about the project's implications for the Memorial Garden and People's Church. Has this been addressed to the satisfaction of the church?
- 2) The neighbors primary concern is protection of the neighborhood from cut-through traffic. Even during minor construction on Abbot, we see more people cutting through the neighborhood, and expect this development to put more pressure on Sunset Lane and Oakhill Drive as well as Harrison Rd and Collingwood in Bailey as people try to avoid Abbot Rd. Vlahakis proposed in the meeting to limit traffic entering and leaving the neighborhood to the north of the project. What is the city's proposal for protecting neighborhoods from traffic?
- 3) What is the future for Oakhill Drive? The City Council's changes in zoning regarding B3 height limitations in opposition to the master plan tells the neighborhood that the master plan is either dead or no longer an indication of city priorities.
- 4) What are the implications for Oakwood Neighborhood's sewer performance as a result of this development?
- 5) The neighborhood is concerned this project will turn into blight in 5-10 years. It is clear that MSU faces enrollment challenges, and universities are increasingly requiring students to spend two years on campus thereby reducing the demand for rentals. Few of us believe the future of movie theaters is bright. The viability and sustainability of the project is suspect. We want to see contractual relationships with anchor tenants before city approval. We would also like to see the pro forma for financial viability of the project.
- 6) Who will own the building and who will be responsible for the building at the end of the land lease?
- 7) How much money is the citizenry receiving in return for the project's use of Evergreen Ave., Lot 15, and the alley between Abbot and Evergreen?
- 8) Where will the storm water retention pond be sited?
- 9) Many are concerned about the height of the building. Is it possible to reduce the canyon effect of the project?
- 10) Has Vlahakis paid his taxes to East Lansing given the charter prohibition of doing contracts with those in arrears? (Charter 4.81)
- 11) With the proposed elevation of Evergreen Ave. more water will drain into Valley Court Park than in the past. What are the implications for yearly, 10-year, 50-year, and 100-year floods?
- 12) Why is the view the building from Valley Court Park and the neighborhood so ugly?

Thank you for taking the concerns of the church and Oakwood Historic Neighborhood seriously,

Aron Sousa

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