

Subject: 711 Church

From: Eric Goldberg
Sent: Tuesday, February 6, 2024 7:59 PM
To: Planning <Planning@a2gov.org>
Cc: City Council <CityCouncil@a2gov.org>
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This is Eric Goldberg from the 5th Ward.

I am in support of the proposal for 711 Church in spite of staff's recommendation to deny it.

Currently, we're facing a housing shortage, with a demand that far exceeds our supply. Introducing a significant amount of housing units through this project is a direct benefit to our city.

The location in question is encircled by structures of similar height and density, a zone heavily populated by dorms, concentrated student accommodations, social venues, and educational buildings. Such density is not only fitting for the area but also advantageous for our city.

Moreover, the site's proximity to the university and various local businesses popular with students, being just walking distance from them, places it at the heart of student life. This likely means less reliance on vehicles for residents, aligning perfectly with our efforts to address the climate crisis by aiming to reduce vehicle miles traveled by half. Encouraging students to walk rather than drive supports both our A2Zero and Vision Zero objectives.

Additionally, this project promises to contribute \$6.3 million to our affordable housing fund, a huge and undeniably important success for affordable housing in Ann Arbor. Given these considerable benefits to our city, I stand in disagreement with the staff's negative appraisal and their recommendation to deny the project.

The argument that because there are zoning districts that allow more density than R4C you can't do a PUD does not strike me as compelling, against the multiple crises we face from housing to climate. The time for this level of inflexibility is decades past.

Zoning rules serve us, we don't serve zoning rules.

Our planet simply cannot wait. Would-be residents who are instead forced to be township commuters cannot wait. Do not let perfect be the enemy of good (in this case, do not let perfect be the enemy of AMAZING), do not let minute details let us miss the forest for the trees. I urge you to give your approval for this project as soon as possible.

Thank you,
Eric Goldberg