

## Lenart, Brett

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**From:** Jane Lumm <janelumm@comcast.net>  
**Sent:** Tuesday, October 01, 2019 1:24 PM  
**To:** Kitty B. Kahn; Jeff Crockett; Planning  
**Cc:** Bannister, Anne; Hayner, Jeff; Bethany Osborne; Christine Crockett; David Kennedy; Eleanor Crown; Ilene R. Tyler; Julie Ritter; Lars Bjorn; Nick Coquillard; Detter, Ray; Steve Kaplan; Susan Wineberg; Eaton, Jack; Griswold, Kathy; Nelson, Elizabeth  
**Subject:** Re: Concerns with T1 Zoning District Proposal

Yes! Outstanding letter -- thank you very much, Jeff! My best, Jane

On October 1, 2019 at 12:54 AM "Kitty B. Kahn" <kkahn@comcast.net> wrote:

Thank you, Jeff. Great letter.

"The struggle continues." -Bernie Sanders

From: Jeff Crockett <jeffcrockett8@gmail.com>  
Date: Monday, September 30, 2019 at 10:27 PM  
To: Ann Arbor Planning Commission <planning@a2gov.org>  
Cc: Anne Bannister <ABannister@a2gov.org>, Jeff Hayner <jhayner@a2gov.org>, Bethany Osborne <bosborneusa@gmail.com>, Christine Crockett <christinecrockett8@gmail.com>, David Kennedy <david@kennedycare.com>, Eleanor Crown <ecrown@umich.edu>, "Ilene R. Tyler" <ilene.tyler@gmail.com>, Julie Ritter <ritter.julie@gmail.com>, Lars Bjorn <lbjorn@umich.edu>, Nick Coquillard <gm@icc.coop>, Ray Detter <rdetter@umich.edu>, Steve Kaplan <asherdanielkaplan@gmail.com>, Susan Wineberg <swines@umich.edu>, Jane Lumm <janelumm@comcast.net>, Jack Eaton <jeaton@a2gov.org>, "Griswold, Kathy" <KGriswold@a2gov.org>, "Nelson, Elizabeth" <ENelson@a2gov.org>  
Subject: Concerns with T1 Zoning District Proposal

Dear Members of the Planning Commission,

I am asking you to delay consideration of the T1 Zoning District amidst a growing number of concerns, which include the following.

Lack of community outreach and input.

As far as I can tell, the input for this proposal was limited to the Planning Commission and the Housing and Human Services Committee. There has been zero input from neighborhoods near transit corridors. It is problematic and puzzling. Why has public input in the development of the T1 Zoning District been ignored? But, there is another problem. The only reason I knew about this meeting was my wife is listed as the neighborhood contact person. While I signed up for notifications from the City, I received no notification about this ordinance. Interestingly, I did receive notification about lane closures for the football game. I also checked on the Washtenaw Legal News and could find no announcements for the T1 Zoning consideration. It begs the question, other than neighborhood association reps, just who was informed about the T1 Zoning District consideration?

Inadequate time for the public to review the ordinance and staff report.

Access to the staff report and ordinance details occurred only at 3 PM last Friday. That is way too short a time frame for consideration of a complicated zoning district. This means that citizens could not get answers to questions about the T1 zoning until today. In my case, Mr. Lenart responded to my questions around 5 pm earlier today. Since communications to the PC are due at Noon tomorrow, this did not leave me much time to respond.

It is unclear how far districts would extend from main corridors. Huge loophole.

Mr. Lenart said that the Z1 Zoning District could include areas on either side of the main corridor? The max size of these areas needs to be determined before not after a vote by the Planning Commission and certainly before Council votes.

Uncertainty about how UDC Section 5.18 could supersede the provisions for T1 districts.

Again, this needs to be specified prior to a PC vote.

The link between T1 zoning and housing affordability is highly suspect.

There are many factors that contraindicate the link between density and housing affordability in Ann Arbor, including the escalating demand due to outside investment, the growth of the U of M student population and workforce, the rise of Airbnbs, retirement housing for boomers and stagnant wages of lower-income workers. I believe that the most likely beneficiaries of T1 zoning will be developers and real estate investors.

Conflict with the Master Plan revision process

To me, it doesn't make sense to me to go through the time and effort to create a new zoning category during the consideration of a new Master Plan. If other zoning categories will change during the revision process, it would seem that inserting a new zoning category at this time would complicate the revision process.

In summary, the Ann Arbor community deserves more time in reviewing and understanding the impact of the proposed T1 Zoning District. Rushing this through at this time without credible citizen input may cause some to

question the motives of the Planning Commission and undermine the upcoming Master Plan Revision process. Please table this zoning proposal until its terms and impact are better understood by the Ann Arbor Community.

Thanks for your consideration,

Jeff Crockett