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Ann Arbor, MI 48104

CITY OF ANN ARBOR
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May 28, 2009

RE: Proposed Re-Zoning of E. Huron Street to D1

Dear Ann Arbor City Council Members:

As a resident of East Huron Street, I am very concerned about the proposal to rezone this area to D1 and believe that a D2 zoning would be more appropriate to the stated goals of the City's Master Plan.

The section of East Huron from State to Division serves as a transition zone to the adjacent residential historic district to the north. The proposed D1 zoning would allow 150 feet tall buildings to be constructed to the very edge of the property lines without any side setback requirements, thus eliminating any transition from industrialized, commercial and higher density uses to a historic and residential setting.

As City residents have enacted legislation and strive to create a "green zone" to encircle the City boundaries, the D1 zoning would eliminate any existing, or potential, green zones within the East Huron area and, instead, encourages the creation of additional concrete masses. The height and lack of side setback requirements are particularly troubling, because once the D1 zoning is approved, property development will be extended directly to the property lines, eliminating any open space and effectively creating a solid wall barrier along East Huron.

If the D2 zoning was adopted, larger development projects could be considered on a variance basis for suitability to the area. The blanket adoption of a D1 zoning for East Huron will not encourage developers to scale their plans to the neighborhood and would restrict Council's future flexibility in this Master Plan zone. Residents and Council would lose their voice and control/authority granted through the zoning variance process to influence future development, if the broad D1 zoning is approved rather than the more restrictive D2 zoning.

Transition interface zoning is needed for East Huron Street to minimize the adverse affects of downtown density on existing neighborhoods, and my understanding of the D2 zoning will achieve this goal without eliminating City Council's oversight and options concerning future development.

Sincerely,



Elizabeth A. Walker