

Lenart, Brett

From: Ginny Rogers <ginny.rogers@gmail.com>
Sent: Monday, September 30, 2019 2:57 PM
To: Planning
Subject: expressing support for housing projects and T1 zoning district

Dear Planning Commission,

I would like to express my support for the two downtown development proposals under consideration at tonight's meeting, as well as the proposed T1 zoning district.

I'm strongly supportive of projects that will create more housing within central Ann Arbor, especially those including affordable housing. I believe these projects are important both because we have a housing shortage, and because they will help achieve our emissions reduction goals by allowing people to live in places that won't require them to drive everywhere. For these reasons, I'm also in favor of the T1 zoning district. We need to be bold and creative in redesigning our city so that is friendly to other modes of transportation than individual cars, and so that people can work and shop close to where they live!

Thank you!
Sincerely,
Ginny Rogers
1332 White St, Ann Arbor, MI 48104

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Ginny Rogers
Group Leader, [Ann Arbor Chapter](#)
[Citizens' Climate Lobby](#)
734-657-3150
[Learn about the Energy Innovation and Carbon Dividend Act](#)

Lenart, Brett

From: Lenart, Brett
Sent: Monday, September 30, 2019 4:52 PM
To: Jeff Crockett
Cc: DiLeo, Alexis
Subject: RE: Concerns About the Process for Creating the T1 District

Thank you for your comments, they will be shared with the Planning Commission. I've also added a few brief responses below.

Sincerely,

Brett Lenart, AICP | Planning Manager

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From: Jeff Crockett <jeffcrockett8@gmail.com>
Sent: Monday, September 30, 2019 9:07 AM
To: Planning <Planning@a2gov.org>
Cc: Pollay, Susan <SPollay@a2dda.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>; Detter, Ray <rdetter@umich.edu>; Steve Kaplan <asherdanielkaplan@gmail.com>; Susan Wineberg <swines@umich.edu>; Tom Stulberg <TomStulberg@hotmail.com>; Bannister, Anne <ABannister@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>
Subject: Concerns About the Process for Creating the T1 District

To Mr. Lenart and Members of the Planning Commission,

I recently received notice of a Public Hearing to create a T1 zoning district at PC on Tuesday, October 1, 2019. However, the attached documents were made available to the public only on Friday, September 27. Due to the complexity of the proposed changes to the UDC, this is simply not enough time for the public to sufficiently review the ordinance proposal and the staff report in order to provide meaningful public input. The concept of a T1 zoning district certainly warrants serious consideration as a means to create more affordable housing along transportation routes. But, on the other hand, if the T1 zoning impacts the zoning in single-family neighborhoods within a defined distance from corridors such as Packard and S. State St., that would raise a huge red flag. We recently saw the impact of the ambiguity of Zoning categories in the recent debate about whether or not to apply to C1A zoning to 325 E. Summit. Therefore, I would appreciate your attention to addressing several questions, before I submit my public input.

1. When on Tuesday evening will the public have an opportunity to provide input?

At the public hearing that the Planning Commission will hold in conjunction with this item. The meeting starts at 7:00 p.m. in the City Council Chambers.

2. Will Tuesday's PC meeting be the only opportunity for public input prior to consideration by the PC or will there be a second reading?

This depends on action by the Planning Commission, if it is postponed or tabled, more public input will be considered.

3. Does the recommendation to create a Z1 zoning district require Council approval or can it be created solely through PC action?

Any zoning action, including the establishment of new districts can only be made by City Council, as a legislative action.

4. Other than the PC and the Human Services Advisory Board, who were the other Stakeholders that provided input into this T1 zoning proposal?

These two boards are the primary stakeholders. The Planning Commission has identified such zoning on their workplan, and involved the HHSAB for feedback in the early stages of development.

5. Does the term corridor apply to a main street itself or does it include areas within a defined distance from the main streets. For example, Packard is cited as potential location for a T1 District. In this case, would the T1 District include only Packard or could it apply to areas within a defined distance from Packard?

This is undetermined, but will most likely be the latter. The next phase of this work would be considering such locational issues.

6. In Table 5:17-4 in the Staff report, the caption to the table reads, "NOTE: The requirements in this table may be superseded by the standards in Section error Reference source not found." Since the link is missing, there is no way to tell what may supersede the standards in T1 zoning.

That should read "*Section 5.18*".

Thanks for your attention to these questions.

Jeff Crockett