

From: Jane Burton
Sent: Friday, June 10, 2022 10:14 PM
To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>
Subject: rezoning No Maple/ Stadium area

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As was presented early on in the papers online, this rezoning was to be addressed in steps — Eisenhower-State first, Stadium-No Maple second, etc. etc.

I think, that these first two projects are apples and oranges. Just because they have long straight thoroughfares and AATA routes does not make them similar at all.

So, contain your creativity to Eisenhower-State— bring it to successful fruition. Then turn your attention to a neighborhood corridor. People care about the ambience of this westside area.

It may have too many expansive parking lots, or too many driveways, but it works. People do walk and shop all along this area. You could enhance it with trees, benches, fountains, etc.

But do not try to make it into something it cannot be. A shop like Izzy's could not pay the rent in the bottom floor of a glass box business or apartment building. The rents that are the outcome of the new development drive our small, unique, one of a kind businesses out of business. Look at So. U — once a vibrant shopping and browsing area — totally wiped out and uninteresting.

What people envision as a neighborhood mixed use, walkable area is stores and business of interest on floor one or floor one or two, and two or three floors of apartments above. This is how old twos were designed (our's, Dexter, Chelsea, Brooklyn. On south University the northside of the first block of Washtenaw — it had two stories (business/restaurants/apartments. A building or two was then down a few years back and a three-four story attractive brick townhouse type structure was put in. It did not remake the character of the entire street. It blended in, did not overpower and obliterate.

And, having no min parking is absurd. Parking must be available, if not front lots, spaces on sides and backs of. Anything else is simply a giveaway—letting the residents and the visitors fend for themselves. That is such a cop out.

Anyway.
Clearly a boon for developers. A death knell for small business owners along the strip.
I veto this totally.

Start thinking about the people of the town you represent, not the bank rollers.

We want affordable livable housing. Housing a couple, a family would want to live in, and afford it.

Not low income subsidized housing.

Affordable housing.

Think 'garden apartments' two, three, four stories. green space around them — these could adjoin residential neighborhoods without incurring a fury.

This like a resident, or would be resident NOT a developer, would be investor \$\$\$.

cc: Chris Taylor

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