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Subject: Memo to ORC Re Maple/Stadium TC-1 Rezoning

Dear Planning Commission Members:

I just finished reviewing the staff memo to the Ordinance Revisions Committee dated June 28, 2022, and--as a long-time supporter of the creation of the TC-1 district, and as someone who personally participated in the June 14th webinar discussing deployment of the district in the Maple/Stadium corridor--I strongly object to the memo's recommendations regarding the future of TC-1 rezoning on the Maple/Stadium corridor.

The memo correctly observes that, at both the public meetings, commentators generally split along the following factional lines: (a) those "express[ing] unconditional support" for the rezoning; and (b) those in "opposition to any rezoning initiative for the area." This should not surprise anyone. Rezoning in Ann Arbor are contentious and public opinion usually splits along these same fault lines, regardless of the nature of the rezoning. And these positions are binary in nature and deeply entrenched; people who "oppos[e] any rezoning initiative for the area" are **not** signaling that they may support a rezoning contingent on staff recommending a different district to the corridor or making minor alterations to TC-1.

These meetings revealed nothing about public sentiment or this corridor that we didn't already know, or that we couldn't learn from looking at a map. And yet, we are now being told by staff that TC-1 is "not the right fit for the area" and must be modified to account for the fact that "scale of development is very important in this area" (where is it not?) this "area is not a single monolithic geography" (what area is?).

How can this be? TC-1 was designed--with years of staff, public, and Council input, and numerous painful public meetings--to apply to multiple city districts without modification, **and with the Maple/Stadium corridor specifically in mind**. The April 6, 2021 Planning Commission staff report stated that TC-1 would be "immediately appropriate" along "West Stadium Boulevard generally between South Maple Road and Pauline Boulevard." This corridor was even expressly named in the specific purpose section of the initial draft ordinance; when Planning asked staff to remove the specific examples from the final ordinance, staff objected to that request in the April 13, 2021 staff report, noting that including these examples would better "describe the existing conditions and physical characteristics that are appropriate for rezoning to TC1 in a way that words alone cannot."

Staff's new recommendation--that TC-1 is inappropriate for deployment along one of the four major city corridors that it was specifically designed to serve--is a startling reversal of position and a profoundly discouraging development for the people working hard in the community to support these initiatives. We cannot afford years of delay while we craft bespoke zoning for every street in the city; we cannot continue to incentivize anti-housing activism by retreating at the first sign of opposition; and we cannot afford another damaging false start on significant land-use reform.

Thanks,
Daniel Adams
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