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Sent: Wednesday, June 15, 2022 9:00 PM

To: Planning <Planning@a2gov.org>

Subject: TC1 at Stadium/Maple zone

Sarah Mills, Chair

Shannan Gibb-Randal, Vice-Chair

Ellie Abrons, Secretary

Sara Hammerschmidt

Lisa Sauve

Wonwoo Lee

Sadira Clarke

Donnell Wyche

Lisa Disch, City Council Representative

Dear Members of the Ann Arbor City Planning Commission,

I live on Thaler Avenue, less than a block from the edge of the TC1 area. I attended the meeting on Thursday June 9. I have several things to say about the proposed TC1 rezoning on Stadium and Maple.

1. First, I was grieved at the hostile tone that developed between the various people commenting. Our society is polarized enough without this issue dividing the city. The presenters did their job well.
2. I like the idea of this plan, but not the actual plan in its details. I understand the purpose of wanting more dense development in transit corridors, and I think that it is basically not a bad idea. But the current plan is not workable in our neighborhood. The comment that Stadium/Maple is not State/Eisenhower is basic to my evaluation. The Stadium/Maple parcel is long and skinny, not a consolidated block, and it is backed up to an established single home neighborhood on the east and a network of apartment developments on the west. It is also the home to many small businesses some of which have been there for many years.

3. The details I find unworkable relate primarily to the attempt to use this zoning as a weapon in the war on cars. We are talking about people's homes, both the ones already existing, and those you hope will be built. The insistence on making the whole area dramatically car hostile, especially by practically eliminating parking is going to harm both the new and the existing homes. While there are some individuals and families who do not own a c, at present they represent a small minority. Most of the people who will want to live in the new housing will own cars, and when they find that there is no provision for them to park the cars at their home, most of them will not settle in the new housing. Those who do will have to search every evening for a parking place, and often find it in the established neighborhoods, destroying the ability of apartment dwellers to park by their homes, and house dwellers to access their driveways. I am sure you are aware that the families living near the HOMES brewpub have to put orange cones in their driveways to keep people from parking across them. Although the goal of making our city less dependent on cars is laudable, you have to go slower on this matter. You cannot force a change of lifestyle of this magnitude on a whole population by a fiat fixed in concrete.

4. Concerning the actual buildings, I do not think that there is a wide enough buffer zone. One of my good friends lives on Burwood right across the street from the TC1 zone. That family could find a 5 story building across their street, blocking the afternoon sun, among other changes.

5. Also, I think it was a cop-out to decide not to put into the zoning description provisions for affordable housing, sustainable building or greenspace. You are opening up a whole new area

to large-scale construction, and what is built will be there for a long time. It is downright foolish not to insist that the kinds of structures built are those which you claim you want to see built. You have the power, but you are wasting the opportunity.

6. Lastly, I am not a conspiracy theorist, but I do see that the insistence on speed and a lack of proper nuancing in developing and deploying this new zoning code make the party in control of the council appear to be open to charges of undue influence. This is causing great hostility. Why is the development of these areas not delayed a year or two until the overall strategic plan is in place and we see if this is really what we want done with these areas?

In summary, I do not want to see this rezoning put in place in our neighborhood in this way or at this time. It is not ready for prime time.

Ellen H. Gryniewicz, MD.

