

**From:** [ron@sovakemaus.name](mailto:ron@sovakemaus.name)

**Sent:** Wednesday, November 10, 2021 5:58 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Cc:** Grand, Julie <[JGrand@a2gov.org](mailto:JGrand@a2gov.org)>; Radina, Travis <[TRadina@a2gov.org](mailto:TRadina@a2gov.org)>

**Subject:** TC1 zoning

Kudos for envisioning dense development outside the downtown and lower town areas. Transit Oriented Corridors have been discussed in Planning and at the University for many years and I'm very supportive of the form-based plan I listened to last night providing the buffer to residential zoned areas is reduced as stated. As stated in the discussion, there is no rational or specific reason for the designated buffer requirements, just convention.

I was involved in rewriting the ordinances for the commercial districts more than a decade ago and developers stated they would not take advantage of the changes and they didn't. None of the commercial districts outside of downtown increased height/density, moved closer to the road with transparency, or added housing. Adding a few floors of lower revenue housing/office units did not offset the higher development cost. The incentives downtown did not lead to more affordable units. Developers simply paid the penalty. Given this experience, Going with by-right form-based rules without incentive formulas may entice development in that prime location and in other locations in the city along transit corridors. I hope it does. I hope the TC1 change motivates the reconfiguration of the I94/State interchange as presented in meetings several years ago.

I live near County Farm Park and when the property at Glenview and Washtenaw was for sale recently, I thought what a perfect place to put a 10 story or more mixed use building if it could be combined with the Arby's, gas station and other properties up to Whole Foods. I remember sitting in a meeting with Planning in the 90's discussing redevelopment of Washtenaw as a high density transit corridor. I discussed high-rises around the US23 and Washtenaw interchange with Jean Carlberg many years ago. Unlike South State, Washtenaw & Platt has many more amenities for residents: Food, Books, recreation, vets, dentists. When Arbor Hills was in the planning stages, we were trying to get that to include housing. It definitely turned out better than a strip mall but it did not accomplish our vision for the corridor. And since no one else in the outlying commercial districts even replicated this development, something else needs to be changed in the ordinance to motivate the changes. We also discussed a TIF be associated with Arbor Hills to start a fund to improve the Washtenaw corridor as a transit corridor.

Is there any thought of using a TIF to capture funds dedicated to the South State corridor to for example protect Malletts Creek and reconfigure the I94 interchange?

I can't wait for the TC1 to be adopted and see the response from developers. With Michigan being chosen as the best place on the Planet to live in 50 years, you can bet Ann Arbor will be the best place in Michigan. Let's throw off the segregationist and anti-development yoke of 50-70 year zoning rules in this town and start to envision a future is built around transit with zero carbon emissions.

Thank you for your presentation last night and for developing this new ordinance.

Ron Emaus  
2503 Hampshire Rd  
Ann Arbor MI 48104  
[Ron@sovakemaus.name](mailto:Ron@sovakemaus.name)