

—Original Message—

From: John Monnier [<mailto:jdmonnier@gmail.com>]

Sent: Monday, April 15, 2013 10:07 PM

To: Planning

Cc: Kowalski, Matthew; John Monnier; Andrea Zemgulys

Subject: Comment on extension of Group Housing Area south of McKinley

Hello. We are residents of Ann Arbor, living in our home near the corner of Dewey and White Street in the Lower Burns Park Area. This area is a fragile mix of rental and single-family housing, straddling the existing border of R4C / R2A zoning.

We are especially concerned about the inclusion of neighborhood blocks south of McKinley in the proposed "Group Housing Area," a move that would not support the current mix of housing but would rather incentivize more student rental use at the expense of affordable single-family housing. For instance, the current "Group Housing Area" extends all the way to the corner of White and Dewey itself, an intersection that separates R4C from R2A zoning, a sensitive location that should not be included in the "Group Housing Area" if you wish to encourage single-family housing nearby.

We believe one main goal of city planning in Ann Arbor is to identify areas that are best suited for student housing, areas close to central campus and with already high rental rates. This is the first time I've seen any maps suggesting enhancing group housing opportunities south of McKinley. The suggested changes to the "Group Housing Area" shifts this area much further South than in the original Central Area Plan, a strange move at odds with stated goals of encouraging student housing closer to campus and in higher density areas such as high rises downtown. These changes also run counter to recent planning efforts from 2012 that included the Dewey/Brookwood/Packard area ("Map 4") for consideration for rezoning to R4C -> R2a, a move we would support and one that would show stronger commitment to shifting the policy balance a bit more toward family housing over student housing in this area.

We hope the Planning Commission and the City Council will protect Lower Burns Park Area from being attached to this "Group Housing Area" by shifting the boundary north to McKinley Street or ideally even further North closer to the boundary of the original Central Area Plan. This will make sure areas to be given special priority for group housing remain close to central campus and in already fully rented areas and do not negatively affect areas still with family housing. I believe Lower Burns Park is one of the more affordable areas of single-family housing in central Ann Arbor, but one challenged by expansion of student rentals out of the central campus area. We hope the Planning Commission will try to encourage further development of single-family housing in these areas by carefully keeping the "Group Housing Area" as close to central campus as possible.

Thanks for taking my comments,

John Monnier & Andrea Zemgulys