

Subject: Comprehensive Land Use Plan

From: Karen Eisley
Sent: Tuesday, May 13, 2025 3:57 PM
To: Planning <Planning@a2gov.org>
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To the Planning Commission

My sisters and I are the owners of the housing on Howley Ct. and Swift Street. This is our home. We grew up in the house at 635 Swift, my grandmother lived at 603 Swift, and my sister currently lives at 661 Swift. The property has been in our family for five generations and my son and his wife, and sister and her husband, still live on the property.

Our father and grandfather built the two brick duplexes shortly after WWII. Two family homes were converted to apartments during the war to help support the family during difficult times. Two of the houses on the property were moved from the land that was once Parke-Davis, then Pfizer, and is now the University of Michigan Research North Campus. This information is shared so that you understand that we are a long-time family in this City. We have a strong commitment to the north side of Ann Arbor.

We do not have short-term rentals. Some of our tenants have lived on the property for more than 30 years. This property is home to 12 people who rent from us. We plan to hold on to our property and not sell to the highest bidder, as long as we can afford to continue to. There are many costs involved as a property owner in Ann Arbor. Property taxes, utilities, water, sewer, storm drain water, and insurance all need to be factored into the rent that we charge, but having grown up on this property, it is very important to us that we offer affordable housing in our neighborhood.

Our concern is this neighborhood is being considered for a Transitional District. This is a mostly residential neighborhood with low-rise structures. When I reviewed the email from Lisa regarding the description of a Transition District you have to wonder how and why this neighborhood would be considered for this type of zoning.

From Lisa's email:

The Transition District envisions mid-scale multi-family housing and supportive retail along major arterials such as W Stadium, Washtenaw, Packard, W Huron, and No/So Main.

It was also mentioned that this area could be built up to 7 stories tall with mixed-use.

Why would this old neighborhood with its narrow streets, two local parks, a beautiful river with a canoe livery and natural walkway, historic homes and cemetery, and cobblestone street gutters, be considered for this type of

zoning? The only reason I can see that this area would be zoned this way would be developer demand and greed.

Please reconsider this neighborhood as a Transition District and make the necessary changes to the Comprehensive Land Use Plan to save the beautiful attributes of this area. Once this area is labeled a Transition District and the natural beauty of the area is destroyed it won't be reversible.

Karen Howley Eisley