

Subject: 2525 Ann Arbor Saline Rd./RES-PROJ24-0004

From: margare goodly
Sent: Sunday, April 21, 2024 10:41 PM
To: Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>
Subject: 2525 Ann Arbor Saline Rd./RES-PROJ24-0004

Greetings,

My name is Margaret Goodly and I live at 532 Galen Circle Ann Arbor, MI, 48103. I am writing to once again oppose the change in zoning of the 2525 Ann Arbor Saline Rd from O (office) to R4E (Residential). I am not oppose to development of this parcel. I'm oppose to development of this parcel from Office to a Residential development. I believe the residents would not oppose an office development that falls within the current zoning restrictions albeit, as long as the developer doesn't try to somehow add short-term rentals into the office proposal.

My opposition is based on 3 things.

First, due to the totality of not only existing rental units within a 1 - 2 mile radius of this location but the already approved and proposed rental developments in this area it is already overly saturated with rental units.

If the Planning Commission and City Council review the totality of rental units among the 8 existing apartments & approved and proposed developments you will find the numbers mind-boggling. Furthermore, the existing apartments are not fully occupied. If they are, the sheer numbers within this small area has a negative effect on the existing homeowners in this area. This is the existing stats of the number of rental units available or will be available if current proposals not including 2525 Ann Arbor Saline. A total of 4,097 within a 1 - 2 mile zone with zero affordable family housing for families, and professionals to purchase to keep the taxable viability of the city or schools. A transit population, forever paying rent for a years before they move out of the city. This is an unbearable total in a very small area and not needed.

EXISTING APARTMENTS: Total 2,130

Centarra - 192 units
Woodland Mews - 233 units (60 or less are now condos)
Meadowbrook Village Apts. - 217 units
Briar Cove Terrace Apts. - 272 units
The Emerson Apts. - 324 units
Hidden Valley Club Apts. - 324 units
ReNew Apt. - 208
The Villas at Main Street - 360 units

Approved or proposed: 1,967

Vahalla Drive - 454 units
Townhouses on Scio Church - 75 units
Meadowview (55 age plus development) - 75 - 80 units
Briarwood mall - 358 units plus grocery store (We already have 4 major grocery stores in this area)

E/Parkway/State proposal - 1000 units plus hotel (this will add 11 hotels in this area: Home2Home hotel is currently being built)

Secondly, I support affordable family friendly and young affordable housing developments. None of the proposed and already approved housing developments fall into this category or fit in the goals of affordable housing of the City of Ann Arbor. As noted, The developer intends to build a 5-story, 225-rental unit that is across the street from existing residential areas on two sides (Oakbrook and Ann Arbor Saline). They intend to have 273 parking spaces, 2 story clubhouse and rooftop terrace overlooking residential areas on Oakbrook. Studios, 1 and 2 bedrooms starting at 2,800 dollars. This design is not only intended for families with children nor is it affordable for families or professionals who live and work in Ann Arbor.

The Ann Arbor Public Schools lost about 1,200 students and your inability to provide affordable housing for families of those children and the teachers and workers of those schools. This is not just rentals but homes that will provide a viable tax base for Ann Arbor and a strong school system.

I would like to remind the Planning Commission and City Council of the approval of 803 Henry. The 803 Henry property approved and built in Ann Arbor currently has a unit for rent at \$11,000 (<https://www.apartmentlist.com/mi/ann-arbor/830-henry-street-1--1>). Ann Arbor families need affordable housing and not rental units with 6 beds and 5 baths costing \$11K a month with Tesla's ready for rent.

Lastly, I request that this project is rejected because of my Ward 4 representative Jen Eyer working with the developer of 2525 Ann Arbor Saline to discourage dissent of this project. On the morning of Thursday, April 18, two members of my residential community (Oakbrook Condominium) attended a meeting with the consultant and architect of this housing proposal. That meeting was set up and encouraged by Ward 4 Council Member Jen Eyer. The goal of that meeting was for those members to discourage any dissent and to tell us that rejecting a change in zoning is useless. They were also asked to write a summary of that meeting and send to residents. It is my understanding that City Council members are suppose to represent the residents who live in their ward not the developers. Setting up appointments with developers may be legal but appears unethical. At this time, i don't know if Ward 4 City Council member Dharma Akmon was involved in this meeting. This issue is something the Planning Commission and City Council should addressed.

Sincerely,
Margaret Goodly