

**From:** Elise Kulik <[ekulik@umich.edu](mailto:ekulik@umich.edu)>  
**Sent:** Tuesday, February 23, 2021 3:41 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Comments re: T1 zone

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Greetings,

My name is Elise McCoy, I've been an Ann Arbor resident for >20 years, and am currently residing in Lower Burns Park. I want to thank the commission for offering the proposed T1 zoning change, and for a movement towards more mixed-use zoning in general. My family and I benefit greatly from living in a more walkable area of Ann Arbor, and it is my desire that more neighborhoods in Ann Arbor would experience the benefit of mixed-use zoning or at least closer proximity to mixed-use areas.

I understand that it may not be possible to rezone numerous transit corridors at once. Insofar as it is possible however, I encourage you to rezone other transit corridors, in addition to the State/Eisenhower area. I am especially interested in a T1 zone along South Industrial.

Of the currently proposed requirements, I do not see a need for a 2-story minimum--there are plenty of legitimate and desirable uses for a single-story building within a mixed-use area. A handful of single-story buildings interspersed within 2+ story buildings adds to the visual texture of an area, and may better suit the needs of some businesses (supermarket, etc).

Thank you for considering my comments and for inviting the public to offer input into this proposal. Likewise, thank you for opening the door to more mixed-use zoning throughout Ann Arbor.

Respectfully,  
Elise McCoy

**From:** Ralph McKee <[rmckee2258@gmail.com](mailto:rmckee2258@gmail.com)>

**Sent:** Tuesday, February 23, 2021 12:50 PM

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

**Cc:** Crawford, Tom <[TCrawford@a2gov.org](mailto:TCrawford@a2gov.org)>

**Subject:** CPC/process

I am writing re the agenda items on ADUs and TC1. I would like to begin by expressing some disappointment and concern re the public engagement on these topics. Unfortunately, underachieving in this area seems to be a pattern with planning staff. For example, when staff initiated public engagement re sites including 415 W. Washington, the immediate neighbors didn't get notice until after limited city-wide input was gathered and staff came up with a "preferred option". Then, at a later webinar, and at the later council meeting on that topic, staff described sale of the site and use of proceeds for affordable housing as a "goal", despite the fact that that "goal" scored dead last as a priority in both the citywide survey and the survey of the immediate neighbors (and despite the fact that staff has refused, to this day, to say whether that potential sale is likely to result in any significant proceeds after remediation and other "pre-sale" costs).

More recently, during the CPC meetings discussing C1A and C1A/R, you received several very detailed written and verbal public comments from me and Tom Stulberg, and none from anyone else. Those comments focused on 1) council gave CPC the direction to analyze whether those zoning districts should be limited or eliminated, 2) the history and logic supporting limiting those districts to the original campus BUSINESS district, 3) the misuse of those districts re the Lowertown project and the Garnet, resulting in loss of affordable housing \$, and 4) the problems inherent in having zoning districts with no geographic boundaries and no approval standards re rezoning. This last point (and point #2) are directly relevant to any proposed T1/TOD/TSD/TC1 district.

The CPC discussion, led by staff, focused on 1) whether and how much to expand the districts, since the UM campus (not BUSINESS district), has expanded, 2) whether residents could be mollified by limiting height to just a few stories, and most importantly, 3) why CPC should avoid wasting time on such an unimportant subject. Then CPC tried to punt the issue back to council, but Brett Lenart later stopped the communication to council and then pointed out that council had directed CPC to actually do something by year-end; he then wrote up a memo that comported with his own agenda to leave the zoning districts alone, and persuaded CPC to send that recommendation instead. This process, and the result, doesn't leave much hope that public comment will be seriously considered unless it's consistent with the predetermined desired direction; I will have to review the minutes of those meetings to see if the public comments and discussions were accurately portrayed.

The public engagement process thus far on ADUs, while showing some promise, also seems flawed. The proposed ADU ordinance revision would effectively eliminate SFZ city-wide and thus would seem an obvious candidate for actual notice to all affected property owners. At least 3 public comments have been made advocating that. Yet staff has steadfastly, just like in 2019, refused to seriously consider that, and that concern doesn't even appear in the staff memo for today's meeting which purports to consider the public input received. Also, I have said at prior CPC meetings on this topic (and sent emails to staff) that I generally support the expansion of ADUs into more areas but would like to see an amendment moving any new structures a bit farther from the lot line. I recall another public comment to that effect by someone else at an earlier meeting. That concern does not appear in the memo either. While I acknowledge that that concern was not put forth at the most recent meeting on 2/9, it's obviously inappropriate to limit consideration of public input to that received at a single meeting.

The staff memo says the policy issues arising from the 2/9 meeting were deed restrictions and the owner occupancy requirement. Candidly, given the above, this seems to be "cherry-picking" issues and concerns. And it should be noted that there were comments made, both in writing and at the meeting, on both sides of the owner occupancy requirement.

It will take me (or anyone else) significant time to review the plethora of written comments you have received recently on what you are now calling TC1, plus the recordings of meetings and any minutes of those meetings. Unfortunately, I feel that is necessary, given the track record here, just to determine if the staff memo accurately reflects the actual content. And BTW, my quick skim of the memo leaves this question: what does "Other feedback and comments related to ... an over emphasis on transit for transportation" mean?

To sum up, I recognize that creating a quality vision for revising the UDC in these major ways, and conducting quality public engagement for same, are very difficult tasks. But that is the job before you (collectively), and thus far I believe performance needs improvement, particularly as to process and assimilating the input received in a balanced way.

**From:** Tom Stulberg <[tomstulberg@hotmail.com](mailto:tomstulberg@hotmail.com)>  
**Sent:** Tuesday, February 23, 2021 12:00 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>; Hayner, Jeff <[JHayner@a2gov.org](mailto:JHayner@a2gov.org)>  
**Subject:** Comments re tonight's ORC meeting

**TC1 or whatever it will be called:**

The target seems to keep moving, which I believe is a process issue. It is more appropriate to first create a plan, then create the ordinance details to achieve the plan. That is after all what the Michigan Zoning Enabling Act tells us: We may create an ordinance to codify a plan into enforceable law IF we first make the plan. I continue to maintain that we should have a staff-led master land use plan revision process for the South State Street Corridor Plan. After that determines what our plan is, then we can craft an ordinance to translate that plan into enforceable law.

Further, if we do not bake into the ordinance a way to achieve our affordable housing and sustainability goals, we aren't likely to get them. We do this with downtown premiums, we do it with PUDs, we are doing it with the new replacement for Planned Project Modifications. So, let's do it here. Please consider reducing what you start with for height and density, and then give more via premiums for affordable housing, sustainability measures, and think about premiums for mixed use which is a goal we wanted to achieve and recognize that we need it but mandating in every parcel might not be the way to do it. Keep thinking about how to achieve the ecosystem that will actually achieve the goals. Mixed-use hubs on transit corridors can help reduce vehicle usage and ownership, thus allowing reduced parking needs, so how can we PLAN for that. (And I think we should be thinking about premiums for extra storm water management any place we can put them. That is the unaddressed crisis in my mind.)

**ADUs:**

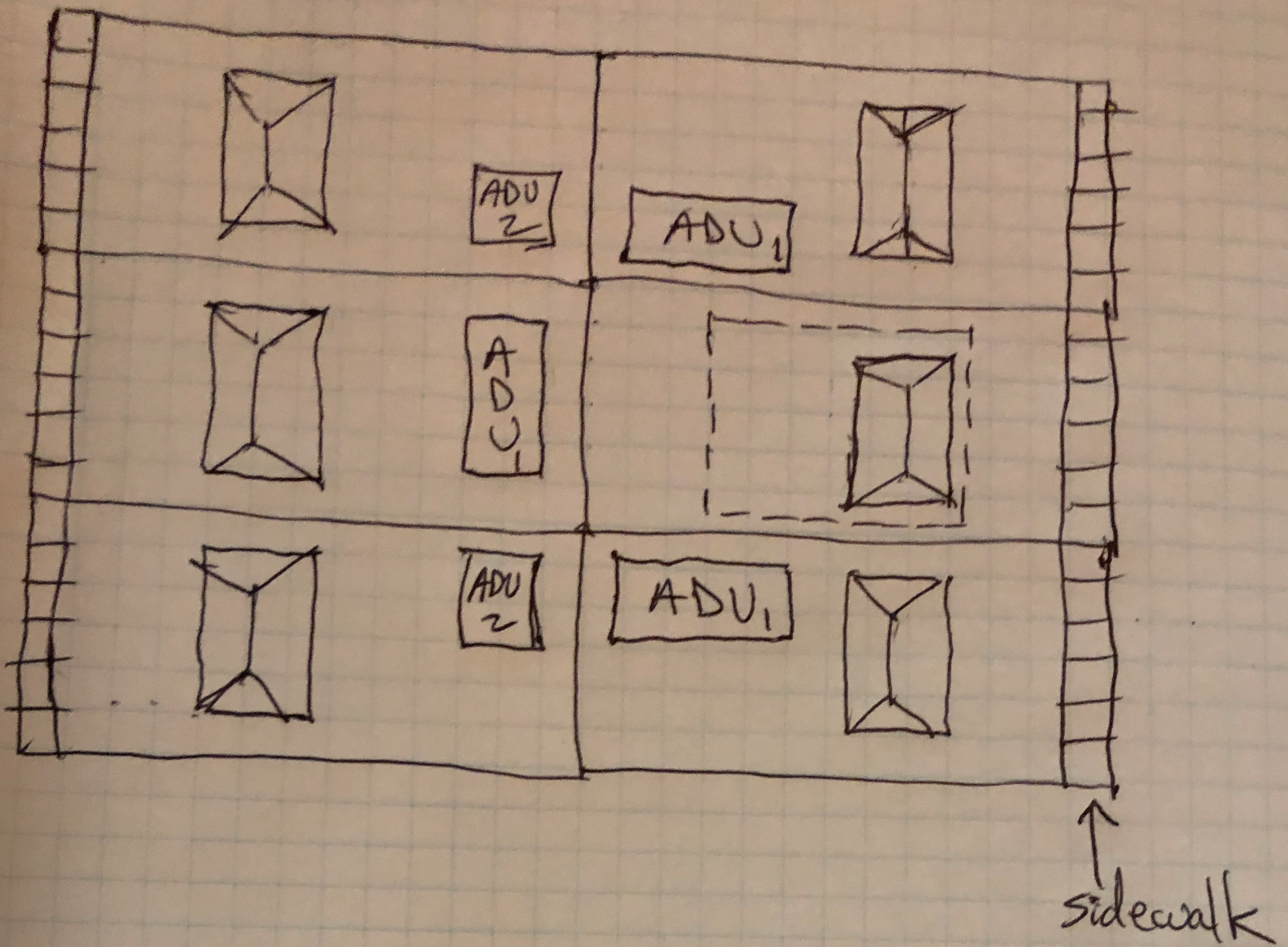
Dropping the owner-occupied requirement makes it a completely different animal. If that is where people want to go, it should be an entirely different process. Drop that idea please. And please don't use the word "relaxing".

Please let us know whether you intend to directly contact the tens of thousands of residences that would be significantly impacted by allowing new construction of detached ADUs. A couple years ago, that was a major reason that City Council rejected the proposed changes. Even with a different City Council, that is still a valid public policy consideration. If you want to make this a By Right condition for all of someone's neighbors, let that person know ahead of time. It's simple. (Please see my attached drawing.)

For both these items, the moving target means that there are people who have not been participating because they think you are headed one direction, but then the direction shifts. I have talked with people who were happy that TC1 was being limited to one area, so they didn't raise any questions or make any comments. The same goes for the owner-occupancy requirement for ADUs. More people would have spoken up if they thought you were contemplating it. So, please consider that when "counting" opinions.

Thank you and see you tonight,

Tom



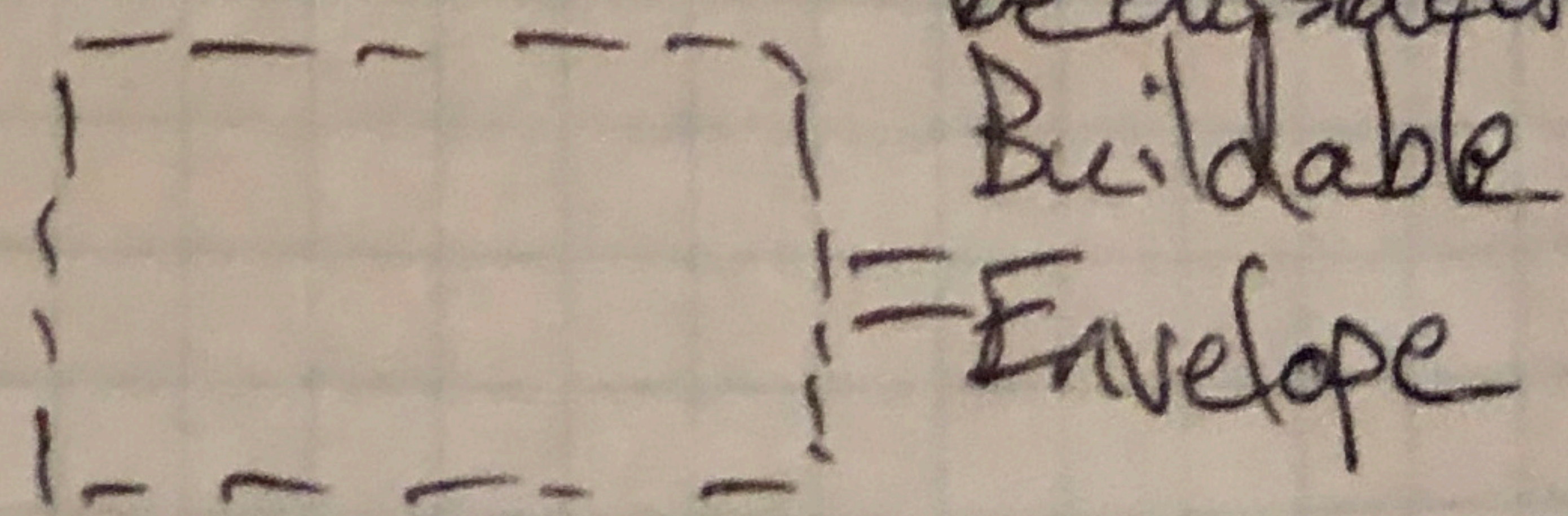
Key:

R1C lot minimum = 60 x 120

Front Setback = 25'

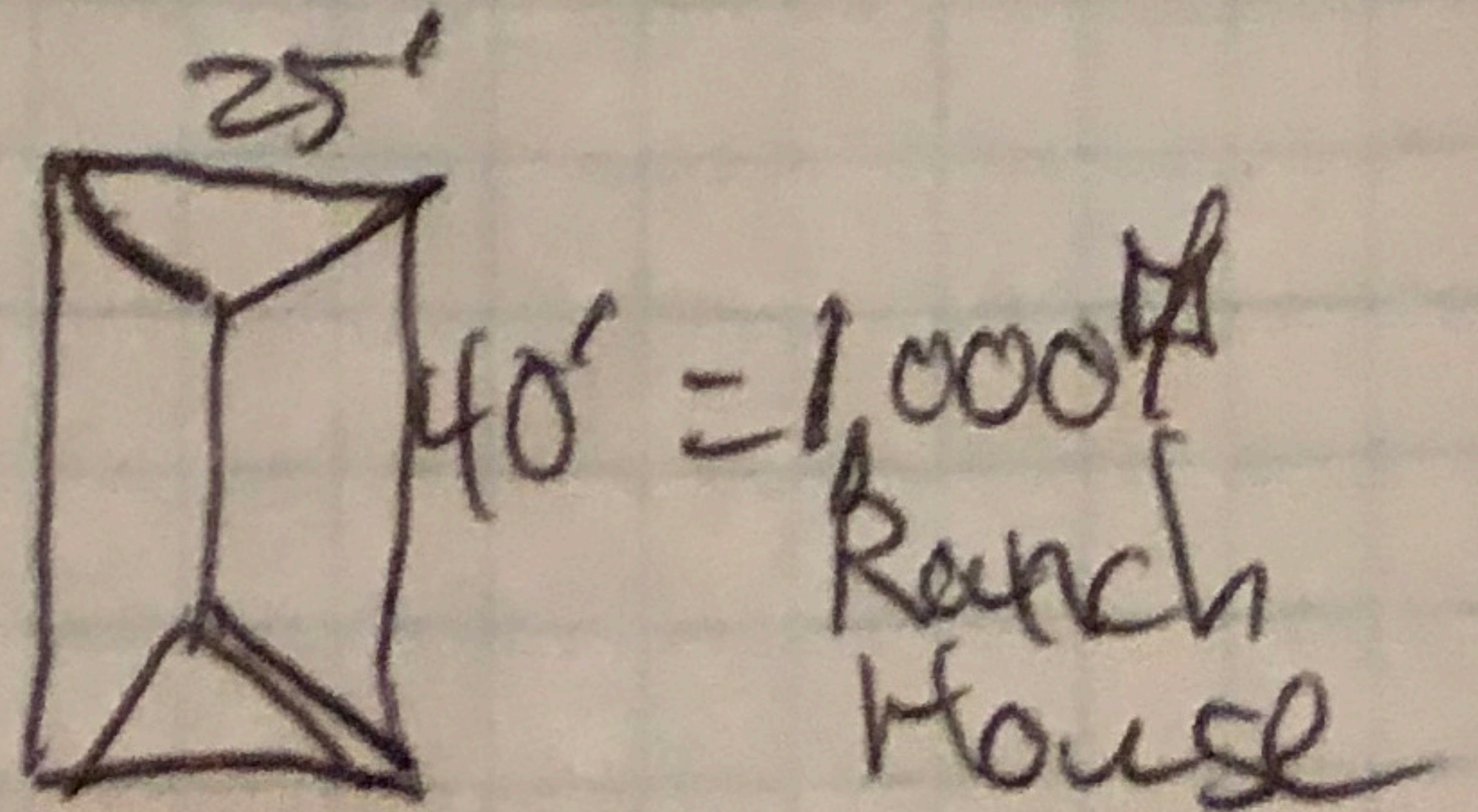
Side Setback = 5'

Rear Setback = 30'



The House cannot be outside the Buildable

Envelope



ADU can be built outside of the buildable envelope

ADU<sub>1</sub> = 1 story ADU 800 sq ft.

ADU<sub>2</sub> = 2 story ADU 800 sq ft.