

From: [REDACTED]
To: [Planning](#)
Cc: [City Council](#); [City of Ann Arbor Transportation Commission](#)
Subject: Comp plan feedback: non-motorized connectivity and 15 minute neighborhoods in Ward 1
Date: Tuesday, August 19, 2025 11:31:24 AM
Attachments: [northside connectivity map.pdf](#)

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Dear Planning Commission,

As a resident of Ward 1 living off of Pontiac Trail, I strongly support legalizing walkable businesses of all types in my neighborhood. I am concerned that only permitting limited neighborhood commercial uses is not going to meet the daily needs of a 15 minute neighborhood.

Please consider expanding the Transition node around Pontiac Trail and Dhu Varren Road to include all of the township and R4 parcels, especially the large undeveloped parcel at 1680 Dhu Varren.

I share the same concerns as many fellow residents about the dangerous speeding, excessive traffic, and lack of sidewalks along sections of Pontiac and Dhu Varren. But I see this as all the more reason to categorize this area as a Transition node, so that we can upgrade the infrastructure to transform it into a safe walkable 15 minute neighborhood. With smart form-based zoning, we can restrict parking lots, drive-throughs, and excessive curb cuts, and allow a new cluster of vibrant walkable businesses to flourish here.

It is true that the recent developments in this area do not follow a street grid and have just one entry onto the main street, but if you look at the attached map there are many existing and potential opportunities for non-motorized connectivity between side streets, parks, and nature areas. Traffic calming and improved bus service on the arterials, improved off-street pedestrian and cycling connectivity, and a substantial number of new destinations within walking distance of existing and new housing would alleviate many of the concerns around traffic congestion.

Thank you,
Jirka Hladis