

Subject: Transitional District

From: Mary Howley-Visel
Sent: Tuesday, May 13, 2025 6:44 PM
To: Planning <Planning@a2gov.org>
Subject: Fwd: Transitional District

Please see attached.

Mary Howley-Visel

----- Forwarded message -----

From: **Mary Howley-Visel**
Date: Tue, May 13, 2025, 1:40 PM
Subject: Transitional District
To: <ldisch@a2gov.org>, <charrison@a2gov.org>, Karen Eisley <kareneisley@gmail.com>, nancy cummins, tomstulberg

Lisa and Cynthia,

I wanted to thank you for holding the coffee hour last night at the library. The information shared was very helpful and concerning. 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 with my nephew 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.

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.

We as a City should be seeking alternative income streams instead of selling our resources to the developers!! We should be seeking financial consideration from the U of M for tickets sold, or even a City income tax!! Our landowners are bearing the burden of housing being taken off the tax role for U of M consumption!!

Mary A. Howley-Visel
603 Swift Street
Ann Arbor