

From: [James Ashton-Miller](#)
To: [Planning; BLennart@a2gov.org](#)
Cc: [City Council](#); [woodburyzoning@googlegroups.com](#)
Subject: Comment on Woodbury Gardens TC1 Rezoning — SP26-0003 / REZ24-0008
Date: Friday, July 3, 2026 4:14:47 PM

To the Ann Arbor Planning Commission:

I am writing as a resident of 1314 Iroquois Place, Ann Arbor, MI 48104 since 1983 and an Emeritus professor from the University of Michigan Department of Mechanical Engineering, where I apply the principles of design to improve human function in health and disease.

I am asking the Commission to deny the TC1 rezoning request for Woodbury Gardens.

TC1 is a Transit Corridor designation. Its purpose is to *promote walkable, transit-oriented development and reduce automobile dependency — on properties that directly front major transit routes*. Woodbury Gardens, however, does not do so: the site has no frontage on Stadium Boulevard or Packard Street. It is accessed only via Woodbury Drive, Wisteria Drive, and Astor Avenue — all interior residential streets.

The applicant will likely argue that bus stops exist within walking distance on Stadium Boulevard or Packard Street. But proximity to public transit is not the same as frontage on a transit corridor. TC1 was designed for the latter; this site is the former.

The applicant's own site plan makes this plain: the project includes a five-level parking garage as a central structural element. In engineering, we call this an internal inconsistency — the design does not satisfy the specification it claims to meet. A project requiring a five-level parking structure is not designed around public transit. In fact the very presence of the garage is the applicant's own acknowledgment that future residents will drive.

The question before the Commission is not whether this is a desirable project. It is whether TC1 is the correct designation for it. The applicant's submitted plans answer that question.

I urge the Commission to recommend denial.

Respectfully,

James A. Ashton-Miller, Ph.D.

1314 Iroquois Place, Ann Arbor, MI 48104