



Brett Lenart
Planning Manager
City of Ann Arbor
Planning & Development Services
301 E. Huron St.
Ann Arbor, MI 48104

July 11, 2023

Subject: Request to Include Properties in Proposed TC1 Zoning Areas - 2350 Green Rd. and 2500/2600 Green Rd. (Northeast Corporate Center).

Dear Brett,

I am writing on behalf of Oxford Companies to request the inclusion of the properties located at 2350 Green Rd (Parcel #: 09-09-14-400-013) and 2500/2600 Green Rd (Parcel #: 09-09-14-100-437) in the proposed TC1 zoning areas for the Plymouth Road Area #1. This request is in response to the resolution adopted by the City Council on June 5th, which prioritizes the rezoning of these corridors.

The properties are located immediately adjacent to the proposed Plymouth Road TC1 zone, in fact, the building at 2350 Green Rd. shares a parking lot with 2300 Green Rd, which is included in the proposed area (Exhibit A). Their inclusion in the TC1 zoning would ensure a coherent and comprehensive approach to the redevelopment and revitalization of the Plymouth Corridor.

The properties we are proposing for inclusion conform to the intentions of the TC1 zoning and are located on existing transit corridors with regular service provided by AAATA (in addition to being located adjacent to a highway exit). Specifically, bus stops for the Route 23 bus path are located at the Green Rd. driveway entrance to the properties. The properties also meet the characteristics of office sites, with deep front setbacks, and vast surface parking lots (Exhibit B) mentioned in the TC1 description outlined in the City's Unified Development Code.

Considering the qualifications of the properties and their proximity to the existing proposed TC1 areas, we believe that including 2350 Green Rd and 2500/2600 Green Rd in the TC1 zoning areas would align with the intended goals of the district. The inclusion of these properties would contribute to the realization of mixed-use developments, and support sustainable transit-oriented development.

We kindly request that the Planning Commission carefully consider our proposal to include these properties in the TC1 zoning areas for the Plymouth Corridor. The addition of these properties would contribute to the overall vision of creating vibrant mixed-use corridors that enhance transit access, support sustainable development, and align with the goals of the City's master plan.

Thank you for your attention to this matter. Should you require any additional information or clarification, please do not hesitate to contact me.

Sincerely,

Winston Chester
Commercial Real Estate Analyst
734-548-6940
wchester@oxfordcompanies.com

Oxford Companies
777 E. Eisenhower Pkwy Ste 850
Ann Arbor, MI | 48108
734.747.6000

Exhibit A



Exhibit B

