



July 1, 2022

City Planner Alexis DiLeo
Ordinance Revisions Committee
301 E Huron St.
Ann Arbor, MI 48104

Subject: City Initiated TC1 Rezoning - Stadium Boulevard Area

Dear City Planner DiLeo and Ordinance Revisions Committee,

Thank you for compiling the North Maple – West Stadium Area Rezoning slide deck and also making yourselves available for questions and comments in the recent Community Meetings. As proud owners of the Collingwood Office Center building at 210-230 Collingwood Dr., we are protective of our investment, our tenants, and their businesses, and would like to be engaged where possible. After reviewing the information provided and balancing the potential outcomes of the potential rezoning, we respectfully request that the committee remove the Collingwood Office Center from the consideration of TC1 rezoning.

Though development possibilities provide incentives to pursue the downtown-like TC1 rezoning, they are offset by parking restrictions, eliminating one of the main attractors of our office users. The parking needs of many west side tenants preclude them from operating in the Main Street Corridor, where parking is limited to street parking, structures, or a few dedicated on-site spaces in rare cases. But on Jackson and near Stadium, they find their parking needs met, while retaining a connection to downtown and campus through a quick drive or public transit. Without the adequate parking nearby or on-site to accommodate their business, these Tenants will be forced further from our main business districts.

The March 22nd version of the Study Area did not include the 210-230 Collingwood parcel, but the most recent versions of April 26th and June 14th do. It is our understanding that the Collingwood Office Center may have only been included in the Study Area because of its proximity to the Stadium Corridor, along with any parcel that might be included in rezoning; the intention being to remove parcels from the targeted area as the vision for rezoning effort becomes more clear. We ask that you remove 210-230 Collingwood from Rezoning Study Area and potential rezoning. Though we believe the TC1 district will help this area and certainly facilitate the commercial redevelopment an infill development, this may lead to negative outcomes for parcels like the Collingwood Office Center erroneously included.

Kind regards,


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