

Subject:

High-Rises and Simple Zoning in the Transition District Please

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To: Planning <Planning@a2gov.org>

Subject: High-Rises and Simple Zoning in the Transition District Please

Hi all,

I'm a renter who works at UM and has lived in Ann Arbor for the last 8 years. I am writing to express my support for **raising height limits in the Transition district** as well as keeping the **Transition district as its own single zoning district** without any subcategories. This is in order to make room for more residential development, which we very desperately need.

1. Given the unparalleled severity of the housing crisis here, we need **much more generous height limits** to encourage maximum housing construction. Higher height limits directly translates to more homes and consequently better quality of life for our residents. If we can't allow high-rises everywhere, we really need to make up for it in areas like the transition district where housing density is both appropriate and feasible. There are multiple Ann Arbor high-rises already, so it wouldn't make sense for the transition height limits to be so much shorter in comparison. It's easier to start off flexible / generous and change later than it is to start off too restrictive.

2. Similarly, having simplicity and flexibility in the zoning designations is key to creating space for more housing. The more we can remove barriers to building, the more we can ensure our residents have somewhere to live. For this reason, I support **the districts each having a simple streamlined zoning designation without any complications** or separate sub-districts that can impede housing efforts. Eliminating the employment/flex districts, which restricted residential development, was a great step forward -- please continue in this direction and *avoid recreating anything that undermines housing efforts*.

Amid this rapidly worsening housing crisis (we are experiencing it firsthand), please create forward-looking plans that won't need to be revised again in just a few years -- please be ambitious!

Thank you very much for all your work on this plan -- we are really grateful.