

Subject: Lack of Community Engagement in understanding or assigning Transition Districts

From: Tom Stulberg

Sent: Friday, May 16, 2025 11:22 AM

To: Jeff Crockett <jeffcrockett8@gmail.com>; Planning <Planning@a2gov.org>

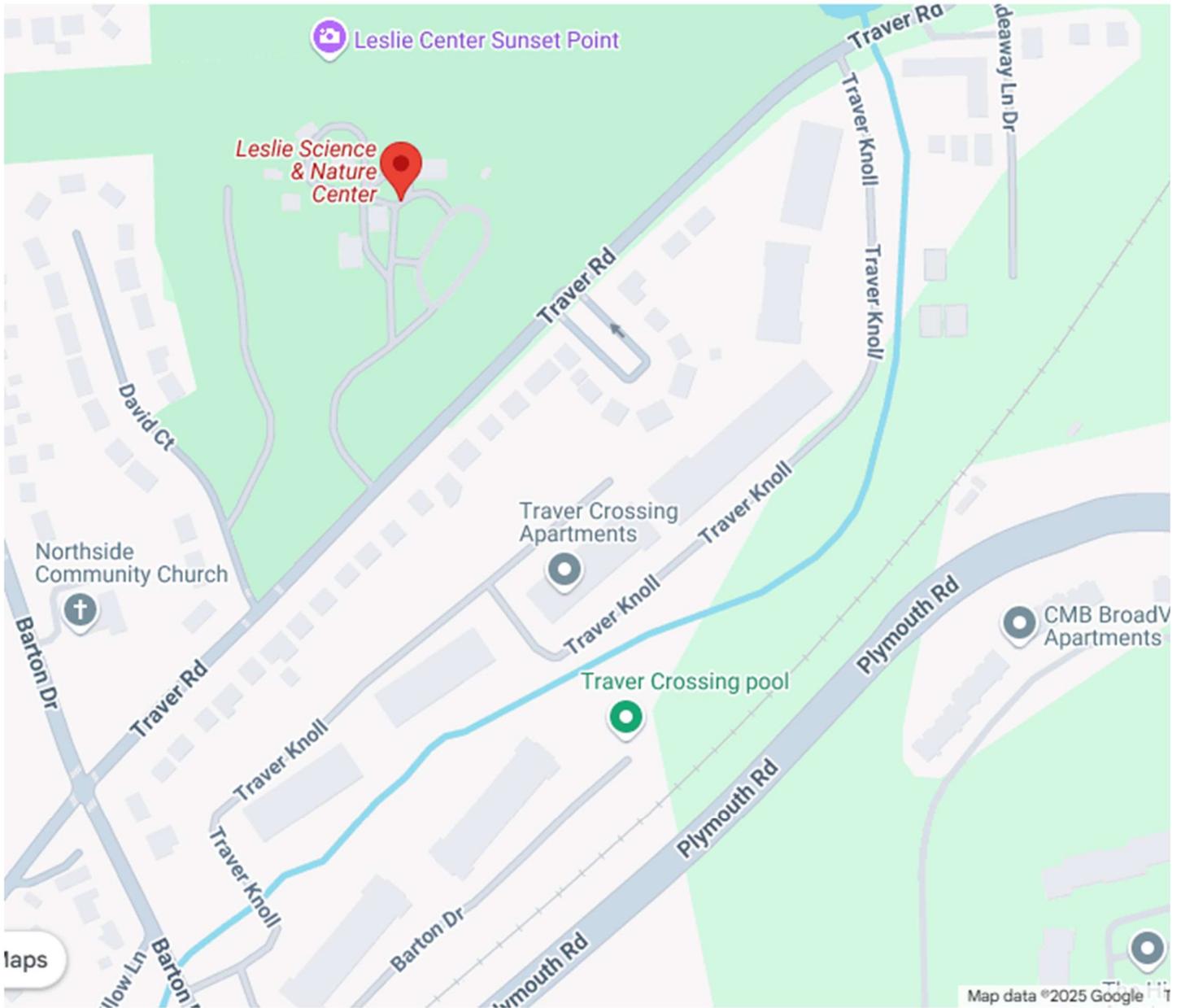
Cc: Peter Osler; Christine Crockett; Julie Ritter; Lars Bjorn; Tyler, Norm (DGT) ; Susan Wineberg; David Kennedy; Kimberly Hudolin; Ilene R. Tyler; Steve Hudolin; Eleanor Crown; Ryan Pantaleo; betsy williams

Subject: Re: Lack of Community Engagement in understanding or assigning Transition Districts

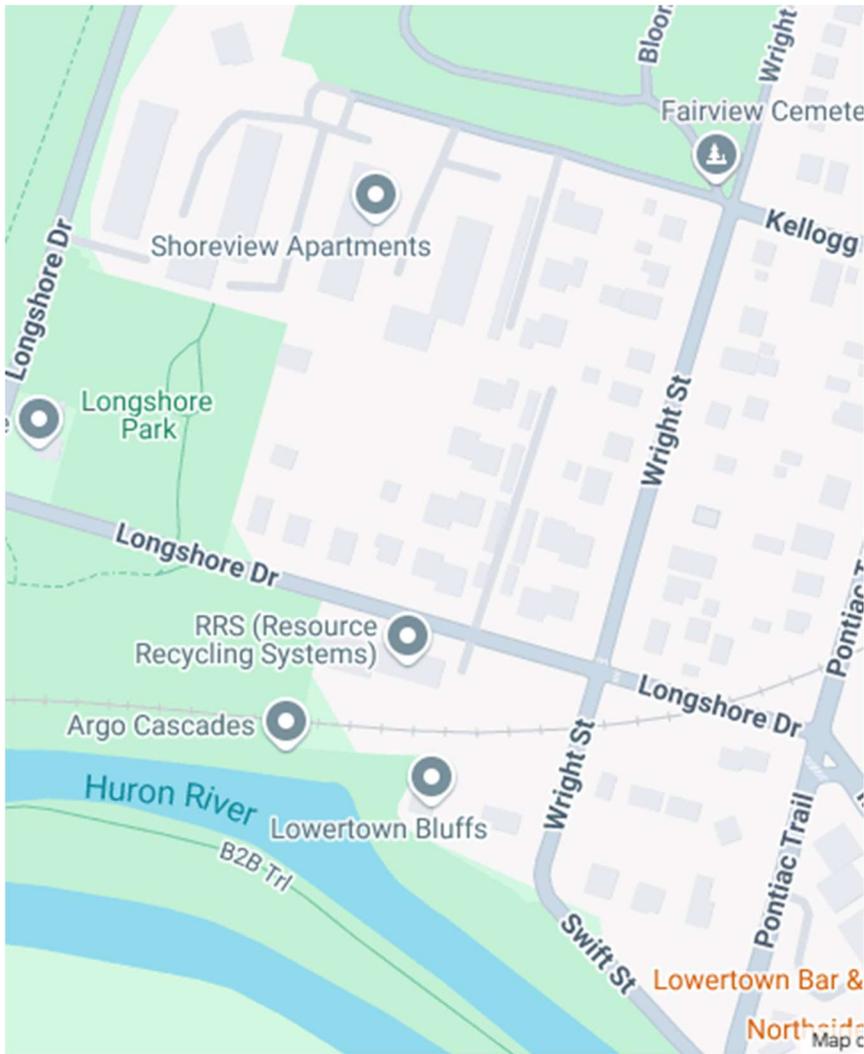
I absolutely agree with Jeff Crockett, as do numerous people that I have spoken with in my neighborhood. There are areas inappropriately designated for the Transition District. This has not been examined at a detailed enough level, merely lumping things together on a map based on current zoning categories that will be going away with the new CLUP and subsequent new zoning categories.

Parts of the Broadway Historic District are zoned R4C, thus tossed into the Transition District. As are these two areas that make no sense to be Transition District other than for the lack of an appropriate closer look:

1. Traver Road across from Leslie Science and Nature Center, from Barton to the golf course, is all slated to be rezoned for what the City calls the Transition District or mid-rise mixed-use. It would include multi-family and commercial. All the houses on Traver and Traver Court are included, along with Traver Crossing apartments. (It does not include David Court.)



2. The other area to be rezoned to Transition District is everything south of the cemetery, the houses on the west side of Wright, the four on Longshore across from the small office, the office, the two story condos - all proposed to be Transition District . Swift, Howley Court, and the historic Anson Brown house at the SW corner of Pontiac Trail and Longshore too. (The east side of Wright is not included.)



From: Jeff Crockett <jeffcrockett8@gmail.com>

Sent: Friday, May 16, 2025 10:37 AM

To: Planning <planning@a2gov.org>

Cc: Peter Osler <posler56@gmail.com>; Christine Crockett <christinecrockett8@gmail.com>; Julie Ritter <ritter.julie@gmail.com>; Lars Bjorn <lbjorn@umich.edu>; Norm Tyler <ntyler@emich.edu>; Susan Wineberg <swines@umich.edu>; David Kennedy <david@kennedycare.com>; Kimberly Hudolin <kimhudolin@gmail.com>; Ilene R. Tyler <ilene.tyler@gmail.com>; Steve Hudolin <sghudolin@gmail.com>; Eleanor Crown <ecrown@umich.edu>; Ryan Pantaleo <rdp978@gmail.com>; betsy williams <bewill2@gmail.com>

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The Old Fourth Ward Association Board is very concerned about the sudden Master Plan reassignment of the Old Fourth Ward from a Residential District to a Transition District as announced by Commissioner Adams at 5:38 of the May 13 PC meeting.

See <https://mail.google.com/mail/u/0/#search/TomStulberg%40hotmail.com/jrjtXPWwdhzSnFvVntDVRHGkCIPlvFTcWwXtrrKJBQLRBmdFlTmvrWltDLtbkpJPQQDmnvV?projector=1>. According to Commissioner Adams, this reassignment was made several weeks prior to May 13th. If so, why wasn't there any attempt to inform impacted neighborhoods about this proposed change? There was no

explanation for why Mr. Adams pulled the Old West Side from consideration for a Transition District while the OFW was not. It is also very confusing why Huron, Miller Street, Packard, and Washtenaw are Transition Districts by themselves and do not include adjoining neighborhoods. In an email to CM Disch and CM Harrison to get an explanation for the change, CM Disch replied that "the general principle was that the Plan should not downzone any areas." But should the principle apply to the OFW, which is already the densest neighborhood in Ann Arbor? We think not. Also, in closing, CM Disch made the following statement, "The question of how far the Transition use category should extend off of the arterials is an important one, still under discussion." In other words, the assignment of Transition Districts has been made without criteria for determining how far the Transition District should extend into neighborhoods. As a result, the assignment of Transition Districts is likely to be different across the city, which now appears to be the case. This is unacceptable.

The assignment of the Transition District also means that the affected area can include commercial and light industrial businesses without specifying what enterprises are acceptable or not in residential areas. For example, is it acceptable for a commercial establishment that regularly uses large commercial trucks to be situated in a residential area? This would clearly be disruptive, even dangerous. Or, how about a light industrial business that uses and disposes of harsh chemicals? Do you think this is appropriate in a residential area? None of this was included in the community engagement survey. I suspect that almost no one in areas targeted to be Transition Districts has been notified. For example, N. Fourth and N. Fifth have been designated, without explanation, as Transition Districts. How many residents in this area know about the plan to designate this area a Transition District? I suspect very few. Again, this is unacceptable.

Until the Transition District is better defined and explained to city residents in affected areas, the Comprehensive Plan needs to be paused.

Thanks for your consideration, Jeff Crockett