

**Subject:** planned zoning changes

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**From:** Louise Fligiel

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**To:** Planning <Planning@a2gov.org>; Mallek, Jon <JMallek@a2gov.org>; Watson, Chris <CWatson@a2gov.org>

**Subject:** planned zoning changes

Although I imagine that these plans have been approved and I have no expertise in public planning, I feel it is important to express the view that this change appears to be competing with both previous changes in Ann Arbor policy as well as cultural shifts. I am sorry I could not attend the meeting tonight either in person or virtually, but if any of my concerns were addressed, I wonder if there is a link to the tape of the meeting? I am sorry, I had not heard about these plans until very recently.... Anyway..my thoughts:

- multistory buildings could potentially block solar panels or limit panels on surrounding buildings..doesn't AA have a green initiative?
- multistory buildings do not offer the landscape possibilities that are implied as a value in the green space initiatives of a few years ago
- multistory buildings increase traffic which makes it less safe to use bicycles in residential neighborhoods. This impact is greater for young children who live in single family homes or multifamily structures
- further multistory buildings make it more inconvenient to store items such as bicycles and strollers for young families.
- it is my guess that developers will find the most ready buyers in neighborhoods where the renovation costs would be less affordable to current residents so that lower income neighborhoods will remain (which I thought this plan was trying to mitigate these neighborhood discrepancies)
- competition will exist from municipalities around Ann Arbor that have lower tax rates.. or just more space for the money ..Ypsi,Dexter,Saline etc I doubt that taxes will go down as infrastructure will need to change and police, fire etc etc

It is my opinion (since I have no data to support this):

- a denser population means different things to different aged populations and I do wonder to whom these smaller than single family units appeal to different age groups and how this will impact the growth of the Ann Arbor population.
- there is an attempt to create retail space to meet the needs of the population but the current culture has moved away from retail...note the vacancy rate at Briarwood mall. Commodities are bought still at big box stores, Costco, Walmart, Grocery stores etc. not the small dry cleaners (who does that ) , pharmacies (half scripts are required to be mail order), etc etc. What will increase is delivery trucks be it Amazon, UPS etc.
- restaurants seem to account for many small retail outlets and they probably need to be supported by those outside the immediate neighborhood..more traffic and I can think of no other business that turns over more than that.. and who wants big food delivery trucks making deliveries to restaurants now in a residential neighborhood
- will a nice unit in a multistory building be allowed to be and Air B and B type residence with a new population always changing??

Lastly, Does this project have goals? Does it have a target population? Does it have any plans to attract larger employers in this knowledge and service economy.?I wonder how you will measure the success of this project? There have been many new development projects and I wonder how much time needs to pass to see the impact of these projects...especially on existing traffic and utilization of retail space.

I hope someone can send me an article or something that will address some of my concerns.

Thank you

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