



August 11, 2022

City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI 48104

Dear Mayor, City Councilmembers, and Planning Commissioners,

I am writing on behalf of Brixmor Property Group, the proud owner of the Maple Village Shopping Center. By way of background, Brixmor owns nearly 400 centers nationwide. We strive to be the center of our communities by matching vibrant retail to the local culture and needs. We are committed to the Ann Arbor community and have invested over \$20 million in the past 4 years to improve the center. These improvements include façade renovations and improving the merchandising mix by leasing to several new anchor tenants.

Maple Village is approximately 27 acres and represents the largest parcel within the proposed TC1 rezoning area. We are excited that the City and Planning Staff are seeking ways to spur additional development, density, and permitted uses. We applaud your efforts. However, we have concerns about rezoning our property and the entire district. We believe the same result can be achieved by establishing an overlay district instead of rezoning multiple properties without each property owners' agreement or consent. An overlay would permit the additional development you desire without requiring property owners to comply with a new set of zoning ordinances that are not consistent with their current business plans. We have invested millions into the property in recent years with the expectation that the property would continue to be able to be operated and improved under the existing entitlements.

Brixmor is opposed to the proposed rezoning because it presents a hardship to us as a shopping center owner and operator. We have long term leases with national tenants, some in excess of 30 years, that contractually obligate us to continue to operate the center within certain parameters. Many retail tenants have rigid parking and visibility requirements that require compliance. For example, one of the proposed zoning requirements that is problematic is that buildings must be a minimum of 2 stories. If we were to replace a one story building with one that is two stories, we could be in violation of height restrictions in tenant leases. For larger tenants, two story buildings negatively impact how retailers design and merchandise their stores. The 2nd story also presents an added construction cost on space that will likely remain vacant or unprofitable. The previously mentioned example is just one of the regulations that will impact our business negatively. Other proposed regulations that we oppose include the location of parking, the reduction of the size of parking lots, and the required transparency of 1st floor exteriors. In the case of a complete redevelopment, these issues can be worked into a final design. However, for an existing open air shopping center that is legally bound to specific design criteria, the proposed zoning changes can be very problematic.

While we are opposed to the rezoning as drafted, we understand and agree with the intent to promote more sustainable development. We are committed to the Ann Arbor community and would welcome the opportunity to provide input on ways to revise the ordinance to better suit the needs of all stakeholders.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rich Dippolito".

Rich Dippolito
VP Re/Development Midwest