

Mar 29, 2022

TO

**The George - ATTN Ken Gold
2502 Packard Street. Ann Arbor, MI. 48104**

COPY

**City of Ann Arbor Planning Services
City of Ann Arbor Planning Commission**

R/ Development Petition 2502 Packard St. Ann Arbor, MI 48104 - Conversion Retail Space to Residential Space 2022

A lot of benefit is derived from having retail space available to our community, especially when it is very much underserved by the quantity and quality of stores that are currently available. To provide an example showing the scarcity of retail stores serving our community, consider that in approximately 1 miles radius from the center of The George, there are not any grocery or convenience stores available and most food-related venues are a mile away located closer to E Stadium Blvd & Packard St. It is also important to note that (i) *The George* opened in 2018, (ii) COVID had a significant negative impact on physical retail stores, and (iii) a filled retail space was present were *The George* was built (grocery store: Kroger), hence not enough time and “non-COVID time” have passed to conclude that the retail space can not be sold/leased/rented. Therefore, it is imperative that *The George* provides financial, socio-economical, and community-based analysis and research to better assess the current and future impact of such a petition to the community and the city, as well as viability studies and plans to fill the retail space.

More specifically, the following analysis and research should be done and presented along with such petition:

1. Comparative feature and pricing analysis of retail space available within 1 mile and 2 miles from *The George*.
2. Research on type (usually called Merchant Category Code) and quantity of establishments serving the community within 1 mile and 2 miles from *The George*.
3. Number of interested parties on buying/leasing/renting the retail space since 2018 and the specific reasons why it was not sold/leased/rented (e.g. too large of space, too little of space, too expensive, etc).
4. Past, present, and future viability studies and plans to fill the retail space.
5. Impact to the community on adding more rental units.
6. Impact to the community on removing retail space from the community.
7. Socio-economic profile of the community and survey(s) of the community in relation to understanding what the community needs and wants in terms of retail space.
8. Research on changes of traffic and congestion patterns, as well as public transit.
9. Impact and models to property value and rental prices in the community due to the implementation of the petition.
10. Direct compensation to community residents due to changes, as well as Property Tax rebates from the City due to the change.

Best regards,

Jose Trujillo

King George's Community Resident

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