

Subject:

Comprehensive Land Use Plan feedback - Miller Avenue

From: Jud Branam**Sent:** Thursday, May 1, 2025 7:56 AM**To:** Lenart, Brett <BLenart@a2gov.org>**Subject:** Comprehensive Land Use Plan feedback - Miller Avenue ...

Mr Lenart,

I am writing to express my concern with the designation of Miller Avenue as a Transition District in the current iteration of the city's Comprehensive Land Use Plan. I feel this designation would allow an excessive development intensity given the long-established character of the Miller neighborhood between Chapin and Maple. The Plan groups Miller Avenue with all the arterials and major arterials that are receiving a Transition District designation. Other transportation corridors identified for Transition District densities are arterials and major arterials and include Plymouth, Packard, Maple, S. State, Eisenhower, Jackson/Huron/Washtenaw, S. Main and Ellsworth.

In contrast, the following streets are designated as Residential Districts: Pontiac Trail, Dhu Varren, Nixon, Geddes, Earhart, Scio Church, Pauline, Liberty, Dexter, and 7th. Like Miller, They all have 2-lane cross sections, narrow ROW's, flow through established residential neighborhoods, do not have office or retail uses, do not have major signalized intersections and are not identified by The Ride as appropriate for Bus Rapid Transit or Priority Bus Service. The only street matching these characteristics identified in the Plan as appropriate for the Transition District in the entire City...is Miller.

Like Miller Avenue, other Residential Collectors terminate near the downtown core such as Liberty, Pontiac Trail, and Geddes but those corridors are shown in the Residential district.

Miller between Chapin and Maple isn't an arterial or major arterial and it's not a commercial corridor. It's a residential street that is part of an established residential neighborhood. But it now appears to be the only residential corridor in the City that will be transformed by densities and height similar to the D2 district.

I recommend that the plan be consistent with regard to its recommendations for the Transition District being located along arterials and major arterials and that the Transition designation be replaced by the Residential designation along Miller Avenue west of Chapin. Thank you for your consideration and work on this plan.

Jud Branam

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