

Subject: Zoning changes being considered by planning commission

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From: Patricia Thornton

Sent: Thursday, March 20, 2025 4:19 PM

To: Planning <Planning@a2gov.org>; Radina, Travis <TRadina@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Bennett, Michelle <MBennett@a2gov.org>

Cc: Taylor, Christopher (Mayor) <CTaylor@a2gov.org>

Subject: Zoning changes being considered by planning commission

I am writing to express my opposition to the current zoning changes being considered by the Planning Commission. First, let me introduce myself. My name is Patricia Thornton and my husband Patrick Seitzer and I live at 1115 Lincoln Avenue in Burns Park. We live in a beautiful duplex that was possible to build in an area we now call home and a neighborhood we love. Obviously, we have benefitted from zoning that allowed this duplex to be built. We have consistently supported the Mayor and the progressive ideals Ann Arbor seemed to embrace. We have been steadfast in our support of plans to improve housing affordability for all groups in our community and particularly to make it more affordable for working members of the community such as teachers, nurses, firefighters, administrative personnel etc. We are distressed that so many middle and working class families are priced out of the market here.

We are, however, opposed to the planning commission's apparent plans for upzoning in every space possible without serious and thoughtful community input and without regard to the true impact on the neighborhoods and the infrastructure. There is no evidence we have seen that building everything on every space possible to increase density will yield the desired results of more affordable housing. In fact, the current building going on in A2 seems primarily to support luxury student living or high end condominiums. Certainly, not affordable housing for the 'middle' market. Putting 4 story multiplexes on small lots embedded within neighborhoods without regard to the neighborhood characteristics or infrastructure seems to only suit builders and developers and is not what we expected when we supported the current Mayor and city administration. We are not anti-growth and we do support duplexes, ADU's and other infill strategies that allow more housing that fits within our various neighborhoods while maintaining neighborhood characteristics. And we think you will find many others do as well.

A simple, cookie cutter approach to density, however, is not in any one's best interest and seems will only serve developers. Plans such as those being considered for the Briarwood area that we have learned about seem quite smart to us. We believe there are other such parcels that can be developed to create community and affordable housing in Ann Arbor. We strongly believe a one-size, form-based, up zoning plan to build on every available space will only destroy the characteristics of Ann Arbor neighborhoods and do nothing to improve affordable housing. I urge you to consider a more surgical approach and seek much more community input and collaboration instead of the "build everything everywhere" path we seem to be following.

Sincerely,

Patricia Thornton
1115 Lincoln Avenue
Ann Arbor, MI 48104

Sent from my iPad