

Subject: Revised Comment REZ24-0008 SP24-0013

From: Katie Waits

Sent: Thursday, January 15, 2026 5:43 PM

To: Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; City Council <CityCouncil@a2gov.org>

Subject: Revised Comment on REZ24-0008 / SP24-0013 — Siting and Scale Considerations

Apologies our previous letter was mistakenly sent with a paragraph omitted. Here is the corrected version.

Dear Mr. Lenart and Members of the Planning Commission,

We are Katie and Seth Waits and our family has lived on Iroquois Place since 2009. One of the reasons we chose to buy a home on Iroquois Place is because this area has a unique history and identity within Ann Arbor's south side. The Iroquois corridor once connected directly to the University's former Botanical Gardens site, which was located at the "Iroquois site" before the Matthaei Botanical Gardens were established elsewhere. The surrounding streets grew in a pattern that reflects that earlier land use--quiet, walkable, humanscaled, and buffered by generous green spaces and gardenstyle housing.

This combination of single family homes, townhomes, open land, and modest multifamily buildings has created a stable, mixed residential area for decades. Many families, including ours, chose this neighborhood because it preserves that balance. We support adding new housing in Ann Arbor, but we also believe new development should work with—not overwhelm—the scale, form, and transitions that define longestablished neighborhoods like this one.

As we reflect on recent developments aligned to A2Zero and our emerging landuse framework, we believe The George serves as a comparison point and helpful example of density done in an appropriate place, and why the current Woodbury Gardens proposal is fundamentally different.

- The George is a 4-story mixed-use development.
 - The site is located along the Packard corridor with access to AATA bus routes and a bike path along the east side of Packard. This development is also located across from other multi-family housing. It backs to another residential neighborhood and has integrated lower-level parking. It blends in with its surrounding properties by maintaining a height that fits with residential homes and apartments nearby.

Another example of reasonable urban planning is the upcoming development located within the former "University Inn" site. In contrast to Woodbury and the George:

- This development will be built on a true commercial corridor

- The new development sits on the former University Inn site along the Stadium/Washtenaw corridor, replacing a motel in an area surrounded by large commercial uses, wide rightsofway, and highcapacity streets. This is exactly where midrise, mixeduse development belongs: fronting a designated commercial arterial and a transit served corridor.
- The Woodbury proposal is deep inside a residential block
 - By contrast, REZ240008 and SP240013 propose two 7-story buildings and a parking garage in the interior of a long established residential district, not on a corridor. The surrounding context is:
 - R1C singlefamily homes
 - R3 townhomes
 - A Public Land (PL) buffer
 - Narrow internal drives not intended for midrise activity
 - This area is not designed for TC1scale massing, and the transitions here are sharper than in any previous TC1 rezoning.

We believe strongly that Ann Arbor's housing strategy works best when:

- Density is placed on corridors
- Buildings scale with street hierarchy
- Transit access guides intensity
- Transitions reinforce neighborhood stability
- TC1 is used for corridor oriented, not midblock, development

This is why The George works, and why the Woodbury proposal, at its current height and location, does not align with the planning logic behind TC1.

If we want TC1 to remain trusted and effective, it is important that it be applied in contexts where its assumptions (transit adjacency, commercial interface, wide rightsofway) actually exist.

For these reasons, we respectfully ask the Planning Commission to require changes that bring REZ240008 into alignment with Ann Arbor's broader landuse goals, either through reduced height at the neighborhood edge or relocation of the 7-story massing to the western portion of the site where industrial zoning provides a more appropriate buffer.

This approach would still allow meaningful new housing while upholding the principles of predictable transitions, corridor focused intensity, and context sensitive urbanism that our community depends on.

Thank you for your work and for considering this perspective.

Sincerely,

Katie and Seth Waits

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