

From: mary greener
To: Planning; Brett Lenart
Cc: City Council; WoodburyZoning
Subject: Woodbury Gardens Rezoning REZ24-0008 & Site Plan (SP26-0003)
Date: Tuesday, July 7, 2026 2:30:04 PM

Dear Ann Arbor Planning Commission,

I am writing to you today as an engaged resident residing at 1406 Iroquois Place to discuss the pending TC-1 rezoning request for Woodbury Gardens. I want to emphasize from the outset that I support thoughtful housing expansion and appreciate the city's plans to increase housing availability. However, I am deeply concerned that approving a Hub-scale TC-1 designation on a site explicitly mapped as a **Transition** zone creates a critical breakdown in municipal transparency and public process.

When this council unanimously adopted the 2026 Comprehensive Land Use Plan (CLUP) just months ago, it was presented to the public as a binding blueprint for smart, predictable growth. The plan deliberately designated the historic Woodbury Gardens site as a Transition zone to ensure a harmonious, medium-density buffer between high-intensity commercial corridors and the surrounding Frisinger subdivision homes.

Bypassing that explicit designation through a conditional TC-1 rezoning creates several pressing concerns for our community:

Erosion of Public Transparency: Substantial public hours and civic resources went into crafting and refining the 2026 Master Plan maps. Overriding these boundaries to accommodate an individual developer's desire for Hub-level density—specifically seven-story towers and a five-story parking garage—invalidates the public process and erodes community trust in the predictability of city zoning.

Infrastructure and Fiscal Responsibility: A master plan allows a city to logically align its capital improvement budgets with anticipated growth. Forcing a high-intensity Hub footprint onto a mid-century residential street grid (like Iroquois Place) places immediate, unbudgeted strain on local traffic

management and pedestrian safety infrastructure.

A Pattern of "Spot-Zoning" Precedent: Granting a TC-1 designation here sets a clear precedent that the Transition classification can be set aside whenever a project demands higher margins. This forces neighboring properties to bear the cumulative long-term impact of high-intensity encroachment without a cohesive corridor plan.

I respectfully urge the City Council to maintain the integrity of its own unanimous vote on the Comprehensive Land Use Plan. We welcome a collaborative development from the Bleznak Group that honors the site's true Transition framework—such as high-quality townhomes or medium-density multiplexes. Let us work together to build the right housing through the transparent, predictable process our city has established.

Sincerely,
Mary Greener
1406 Iroquois Place
