

**Subject:** Comments for Woodbury Gardens Rezoning (REZ24-0008) & 1310 Wisteria Drive Site Plan (SP24-0013)

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**From:** Sonia Linton  
**Sent:** Tuesday, January 20, 2026 5:29 PM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** Comments for Woodbury Gardens Rezoning (REZ24-0008) & 1310 Wisteria Drive Site Plan (SP24-0013)

Good Afternoon,

We received the public hearing notice in the mail the other week and I wanted to get off some comments to the Planning Commission members before the meeting this Wednesday night.

I live at 1945 Woodbury Dr #114, Ann Arbor, MI 48104 and do NOT support this proposal to rezone the property to TC1.

- Per the code, the transit corridor is used to encourage and support redevelopment and infill development for mixed-use developments, have pedestrian friendly designs and create sustainable forms of development.
  1. The proposed 7-story buildings are not about encouraging affordable housing or enabling more housing choices - from what I have seen from the documents on STREAM, the applicant is not proposing any way to keep housing accessible and not just for UofMich students.
  2. The applicant appears to only be using the TC1 zoning district because of TheRide bus stops along Industrial Boulevard - I do not see how this would be a good rezoning of this property.
  3. Based on the site plan, the applicant is not considering pedestrian friendly designs, only considering density. The dog park is going to be removed and sidewalks that currently cross through the site will be removed to make way for the multi-family building and parking deck. I acknowledge that this is an opinion but I would not like to walk my dogs within 7-story buildings to cut through.
- I understand that the Comprehensive Plan is getting updated, but I would believe that because of the single-family communities surrounding the Woodbury Gardens development, such a dense land use development would not be supported.
  1. The 7-story structures will be eyesores to the area - there is no way to buffer such large buildings.
  2. The current multi-family buildings range from 2- to 3-stories, which cannot be seen from Stadium or Industrial - and are buffered by public parks and landscaping.
  3. There are not massive industrial complexes or business parks in the area, so I do not understand how this development could even be argued to act as a land use buffer with the single-family homes.
- The Traffic Impact Analysis report recommends minor modifications to signal timing at traffic lights at the intersections of Stadium Boulevard and Industrial Highway, and Stadium Boulevard and Packard Street.

1. Although the analysis states that the new 7-story multi-family buildings will not drastically impact traffic flow, this does not take into consideration a potential demographic change within the Woodbury Gardens development.
  2. The demographics are currently made up of families and couples, as well as graduate students - because of this, there is less traffic leaving and returning to the site as there are residents who work from home and/or who do not need to use their car as frequently.
  3. The traffic is already bad along Industrial and Stadium in the morning - and I do not understand how more major improvements (i.e., a roundabout or stop light) are not being encouraged.
  4. I am also curious about how the internal roadways will be handled and improved as the applicant clearly wants to rebuild the entire complex eventually. The internal roadways of the development will not be able to handle the intensity of multiple multi-family buildings.
- The proposed architecture for these new multi-family buildings is not attractive - the balconies in particular appear to just jut out of the structure.

This proposed development is not well designed, nor is it thoughtfully designed. We chose to move to Woodbury Gardens because it felt like a community, with pedestrian pathways, greenspace and the opportunity to meet one's neighbors. It also allows residents to have a little separation between themselves and the university.

Please do not support this development and if it absolutely is going to go through no matter what, please consider renaming it "Woodbury Artificial Gardens."

Thank you for taking the time to read my email and please let me know if you have any questions for me.

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