

Subject: transition zones too thick in places! POORER places, specifically

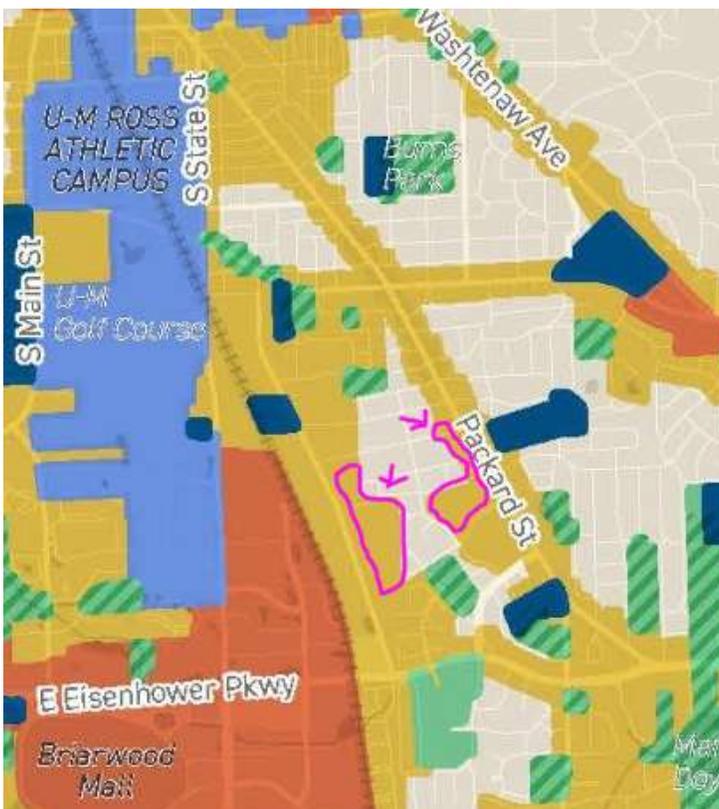
From: Lisa Nichols

Sent: Friday, February 6, 2026 5:24 PM

To: Planning <Planning@a2gov.org>

Subject: transition zones too thick in places! POORER places, specifically

Hello. As many of us have indicated earlier, your transition zones extend into the very residential small-home areas of less wealthy neighborhoods more than is reasonably called for, at this stage of planning. Rather than---for instance, in my neighborhood---designating areas just along Packard and South Industrial as transition, you have included in the yellow many lots with small houses on them now. I call your attention, for example to the areas indicated in pink outline here:



I'm showing you this type of overextension in my neighborhood, because I know my neighborhood, but it does look as if the same may be true in other places in the city as well.

In wealthier areas, just as close to downtown or closer, proposed transition zones do not extend past the major thoroughfares, and in many cases do not appear at all. This is economic injustice! If you actually look at the areas I've marked, they are very much old, established neighborhoods with a community feel---they just have small houses developers would love to buy up, tear down, and replace with expensive housing. To allow development TO THE EXTENT that the transition plan does is too much.

The objections of many of my neighbors and myself to this rezoning are multiple. I want you to know that I (and most of us) **do not oppose greater population density, nor zoning away from exclusively single family** as the only options. Allowing duplexes or even small apartments with limitations and parameters would be great, and could be done without ruining the flavor of the neighborhoods we've invested in and live our lives in. But the description of what the planned Transition zone would allow (unless later reined in---and we cannot trust that it would be) leaves developers too much power to destroy the character of neighborhoods, building tall buildings with little or no set back or provision for sufficient parking. Additionally, there's no assurance of proper infrastructure upgrades to support such dense growth.

Finally, and vitally, everyone knows and you yourselves acknowledge that these transitions are not in themselves at all likely to result in any increase in affordable housing in Ann Arbor. In fact, it stands to reason that the opposite is true.

Please cut back the thickness of the Transition designation wherever it extends past major thoroughfares, lots deep into truly residential neighborhood areas of small homes. To target the less wealthy for planned destruction of our neighborhoods' character is a mistake, and even an assault on citizens.

-- Lisa Nichols
Ward 4