

Subject:

Planning Commission Meeting, Tuesday March 17, 2026

From: Jennifer Bourgoin**Sent:** Tuesday, March 17, 2026 9:08 AM**To:** Planning <Planning@a2gov.org>**Subject:** Planning Commission Meeting, Tuesday March 17, 2026

Dear Commissioners,

I am a resident of the district north of Kerrytown (650 N 4th Ave) and am writing to express concerns about the adaptation of the Comprehensive Land Use Plan and the large residential developments proposed to be permitted for our neighborhood, including the project at 651 N 4th Avenue.

I appreciate the effort to increase housing opportunities in Ann Arbor, but I have serious concerns that allowing buildings four stories or higher in this neighborhood would not be compatible, either aesthetically or functionally, with the existing character and scale of the surrounding residential area.

Kerrytown is one of Ann Arbor's most distinctive and historic districts. Its charm lies in its small-scale buildings, brick streets, walkability, and human-scaled environment. Large residential buildings would fundamentally alter this character, overshadowing existing structures and eliminating the very qualities that make the residential district north of Kerrytown livable.

The project at 651 N 4th Avenue and similar projects in the neighborhood also raise infrastructure concerns. Kerrytown's streets, parking conditions, utilities, and stormwater systems were not designed for the density these proposals introduce. Residents will bear the impacts in the form of, among other things, traffic congestion, noise, reduced parking availability, and increased strain on aging utilities.

As a specific example, in recent years, development in and around Kerrytown has eliminated several large public parking areas without providing alternative space. As a result, whenever there is an event in Kerrytown, including at least twice each week when the Farmer's Market is open, patrons scramble for parking spaces on N 4th Ave and surrounding residential streets. This almost always results in fire hydrants being blocked and other forms of illegal parking (including cars occasionally blocking a portion of my driveway). This raises unacceptable safety concerns for me and my neighbors. These concerns will only be compounded by allowing large residential buildings in this area.

Moreover, a structure of 4-6 stories is significantly taller and larger than the neighboring homes. The surrounding houses are primarily one to two stories in height. This creates an abrupt change in scale rather than a gradual transition, which is typically expected when new construction is introduced into an established residential neighborhood. Any 4 story or higher building would be out of proportion with the existing homes and risk creating a wall-like effect along the street. The light, privacy and livability of adjacent properties would all be negatively impacted. Buildings of this scale can cast significant shadows, reduce openness, and alter the feel of a neighborhood that is currently defined by smaller, human-scale homes.

In short, the construction of buildings of this size in this location could permanently change the character of the neighborhood in ways that are inconsistent with the qualities that make the residential district north of Kerrytown a desirable place to live.

For these reasons, I respectfully ask the Commission refuse any adaptation of the CLUP that would allow large-scale developments in the residential area north of Kerrytown or require a more compatible design with meaningful affordability components. Kerrytown deserves thoughtful planning that strengthens, rather than replaces, its unique character.

Thank you for your consideration.

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