

**From:** Sean Havera  
**Sent:** Tuesday, January 25, 2022 11:28 AM  
**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>  
**Subject:** Parking Ordinance

Brett

I am writing in regarding the to the proposed Parking Ordinance that is on the Planning Commission agenda. I will not be able to attend but wanted to provide my comments.

1. Section 5.1.1 (C) – If a property owner has an existing building and due to normal wear and tear to the parking lot has to replace the parking lot in its entirety I do not understand why they would have to update their parking to meet the new ordinance requirements. This can place a heavy burden on property owners as while there is no change in any FAR etc. to their building and parking has been utilized in a manner over years that they would now be required to have to update their parking when all they are doing is repairing their property. This seems to be a very gross overreach by the City. I think that this section will discourage property owners from having to make repairs that may be badly needed.
2. Section 5.1.1 (E) – In reference to the above Item #1, if there is a requirement for a property owner to have to update their parking lot and add EV stations this can place a significant financial burden on property owners which would lead to having to seek a variance. The Mill Creek project is a perfect example of where this type of a requirement is flawed.
3. Again as we discussed on our call a few months back we are not in favor of parking maximums as this is trying to control what the market does. Much as wage and price control has been shown to not work, neither will this objective of trying to dictate what the market needs are. Often times in residential the maximum noted will not work due to what renters are demanding. As we noted the premise of the A2Zerop plan's objective is flawed in its goal of reducing vehicle travel by 50% as this is predicated on people wanting to live and work in Ann Arbor which is not necessarily the case and people will still need vehicles. This can significantly impact the viability of future development in the city.

Thank you for your time as always in hear our concerns.

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