

August 15, 2022

Planning Commission Staff and Members:

I believe the TC1 proposal should be tabled for further consideration and study. The proposal does not line up with the Comprehensive Plan Land Use vision for this area. Moreover, the Comprehensive Plan is due to be revised in 2 years. It is pre-mature to make this huge change in the Stadium Blvd transit corridor.

My concerns:

While I totally support increased use of buses, bicycles and walking, I don't see that this plan will accomplish any of that unless the area remains a vibrant retail and commercial district. I am concerned that as it is written and drawn the TC1 district will discourage small local retail and restaurants and favor additional high rise, high rent, expensive condos in the mixed-use buildings.

I think other means of making Stadium Blvd friendlier to walker and bikers as well as bus riders the bus should be given priority before this zoning change is made.

I strongly support the stated goals of sustainability and increasing the stock of affordable housing, but I'm not convinced they are well addressed by this proposal. Given the passage of our local transit millage and the landmark Federal climate change bill in the last 2 weeks, I think the Planning Commission has an opportunity to take a deep breath, celebrate the good news and take another look at the TC1 proposal:

- Can Stadium Blvd be made more friendly to bikers and walkers? To Bus riders?
- Can affordable housing be encouraged in different ways?
- Can the TC1 size be reduced, or could it be phased in one section at a time?
- Can the residential buffers be increased to preserve the residential neighborhoods

Thank you for your commitment to Ann Arbor's unique vibrancy, to sustainability, to affordability and all the time and thought you put into this work.

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