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**Sent:** Monday, August 15, 2022 1:52 PM

**To:** Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>; Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; DiLeo, Alexis <[ADiLeo@a2gov.org](mailto:ADiLeo@a2gov.org)>

**Subject:** TC1 Zoning

Attached please find and consider my letter concerning rezoning W. Stadium Blvd, and include it in the packet of community comment for 8/16.

Thank you.

Carol Spencer

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As a resident of Ann Arbor's westside, I oppose the application to rezone W. Stadium Blvd to TC1 until the City Comprehensive Plan, Land Use Element can be revisited and updated as appropriate. Needs and concerns of citizens and existing businesses must be considered and addressed, thoughtfully, in order to achieve a coherent, viable, attractive community to benefit existing, as well as future, residents and business owners.

In order to achieve a cohesive community and not negatively impact residential neighborhoods, it is imperative that building setbacks on parcels abutting residential parcels be increased and height restrictions lowered.

There must be assurances that a variety of housing options, including affordable housing are included.

Energy sustainability and infrastructure needs must be addressed.

Sufficient greenspace, trees, open space, and park area should be included in planning and zoning.

Parking and vehicular travel must be adequately provided for, as some travel by car will be necessary in addition to travel by foot, bike and bus, due to a variety of unavoidable circumstances.

The community has expressed these and other concerns. I urge you to proceed carefully and with thoughtful consideration of community input and the goals of the City Master Plan. Rezoning this large parcel will have considerable impact on the westside and the city far into the future.

Thank you for your attention to these concerns

Carol Spencer

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