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Subject: Stadium Rezoning Concerns

I am writing to oppose the TC1 rezoning of West Stadium Blvd. My residential property is directly behind the businesses on Stadium. The City Planner's staff report to the Planning Commission should include how neighboring residents feel about the rezoning.

1. It needs to be noted that in the 6-28-22 memorandum from Alexis DiLeo to the Ordinance Revisions Committee, several oppositions from the residential neighbors are mentioned. These include:

- The concern that TC1 will create overflow parking issues into residential neighborhoods.
- The rezoning goal is to have affordable housing but there is no requirement that the new buildings provide that.
- There is a need for buffers between businesses on Stadium and the adjacent neighborhoods.
- The development height proposed in TC1 is out of character and too downtown like.
- Residents have concerns about public infrastructure being able to support such a high density.
- The rezone does not consider the need for cars. Some things are simply too large to carry by foot, bike or bus.

2. The Comprehensive Land Use Plan for this area needs to be addressed before rezoning occurs. The City's Land Use Element has not been revised since 2009. According to the Land Use Element, Stadium Blvd. should be divided into 3 separate areas when considering rezoning (Chapter 9, pg 88). It even includes a map of these three distinct zones.

3. A portion of the land directly behind the Parkwood neighborhood is currently zoned P (Parking Service). This Classification provides a buffer of space between the commercial businesses and the residential neighborhood and should not be re-zoned. The former owner of the commercial property dug out land from a wide berm and took out the buffer of trees which separated the neighborhood from the commercial space. Rezoning the lot now would open it up to future building even closer to our houses. Rezoning this land to TC1 Classification will effect all of the people who have houses adjacent to the land. We will see and hear the activity from these building. We

will see the lights, hear the people, hear the cars. The buildings will create a wall blocking the sky. It will affect the view of our back yards and tower over our houses so tall they will be seen from our front yards. A five story building will be so massive, it will be the first thing people see when they step out of Eberwhite Woods onto Ivywood Dr.

4. The City Planner Staff Report says the goal of this rezoning is to facilitate mixed use, affordable living and sustainable development. **Nothing in the TC1 rezone encourages developers to offer affordable housing or to build something sustainable.** If Ann Arbor is serious about addressing racial inequality and climate change, this would be an excellent time to build incentives into the zoning ordinance. Additionally, people value locally owned businesses but the new ordinance has no incentives to support a low enough rent for local businesses to be part of the equation.

Thank you for hearing these concerns. Please do not recommend the rezoning of Stadium until there is more community input and The Land Use Element has been revised. This rezoning is not consistent with the goals of the City Master Plan, and does not meet the needs of the community.

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