

From: Peter Allen

Sent: Wednesday, January 04, 2023 8:55 PM

To: Gibb-Randall, Shannon (EC); Lisa Disch Lisa Sauve Lenart, Brett <BLenart@a2gov.org>; Wonwoo Lee Coleman, Kayla Hillary Hanzel Daniel Adams; Tyler, Norm (DGT) <ntyler@emich.edu>

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Subject: Comments to Planning Comm live tonight 1.4.23

PTA points to present to Planning Comm tonight:

1. Good evening. I know most of you. I am a developer and taught development for 40 years at the U. Your members and staff include Hillary Hansel, Park Planner, Lisa Saove, Wonwoo Lee and Kyla's fiancée, Tyler Kinley, who were all former students.
2. Equitable Ann Arbor Land Trust, a Mich Nonprofit created in 2019, has been very busy talking to many of you and to hundreds of local stakeholders. We are ready to dramatically improve our affordability and climate action agendas.
3. We are finally ready to release our EA2 2030 Draft Development Plan to create 25,000 housing units on public owned surface parking lots on city, county, WCC, AAPS and University surface parking lots, a clear higher and better use than surface parking for commuters.
3. The best immediately feasible sites in our mind are 8 surface parking lots near the river from Argo Pond to The Arb. These 8 surface parking lots, half of which are along Fuller Rd, (e.g. Fuller Pool lot, Hospital lots rented to the U but owned by the U, often known as the notorious train station site, and the 2 Mitchell Field Parking lots owned by the U.)
4. We see these as ideal MXD/TOD affordable/workforce and market housing sites, 5-10,000 units, not undergrads but employees, some as ownership, not rental, with local retail at the ground level and small parking decks as necessary.
5. All these 8 sites could become thousands of units, with 25% affordable & workforce priced, rental and for sale wherever possible. These 8 sites 10-20 min walkable down the B2B to jobs, to Campus & to downtown.
6. Kyla's \$430 M in affordable housing avail is one promising tool. Public land, walkable to jobs, equitable mix and rents with the possibility of for sale units are additional benefits for these sites.
7. I would like to Add to Ken Garber's comments on the Ann Arbor Airport possibilities. Just the excess land of city owned 97 ac of scrub woods along Ellsworth could be a whole village of 11,000 housing units incl 2600 affordable units.
8. Benefits: thousands not hundreds of affordable, workforce and market rate units walkable
9. The risk to the city and University would be zero as an RFP process would leverage the private sector to turnkey develop the sites subject to the underneath land remaining as public land receiving a negotiated land rent.
10. Look for a Ryan Stanton article next week explaining EA2 2030 draft Development Plan for your consideration and comment. We will be back to you soon for your comments.
11. Thank you on behalf of the Equitable Ann Arbor Land Trust, dedicated to the principle: if you work in Ann Arbor, you should be able to live in Ann Arbor, ideally with home ownership.
12. Any questions?

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Equitable Ann Arbor Trust, Co-Founder & Chair, a nonprofit to create Walkable Urbanity: **If you work in Ann Arbor, you should be able to live in Ann Arbor**

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