

Subject: Plymouth Road TC1 input

From: Brad Pritts

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To: Planning <Planning@a2gov.org>

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To the Planning Commission:

TC1 has a lot of promise... hoping to support sustainability and affordability, by increasing density and walkability. At its core it looks to make best use of our limited land; as the saying goes, "Buy land---they ain't making any more of it"! There are, though, some concerns, to consider and refine. According to planning staffer Alexis DeLeo at the recent Plymouth Road information meeting, the discussion regarding rezoning of the Plymouth Road regions will proceed without any further negotiations or refinement of TC1. For that reason I must oppose this rezoning, despite my support for the overall goals.

My two major concerns are:

1. The full success of TC1 depends on the connection to transportation – both auto and transit; and sustainability, which depends on building codes. Planning Commission has no authority in these areas. Why aren't we folding this conversation into the comprehensive plan? What's the rush?

Just a few weeks ago, Council Rep Disch noted during discussion of the Village of Ann Arbor project that the Commission needs to consider and weigh multiple options and conflicting goals. She is on target. Let's take the time, fold this into the comprehensive plan, and minimize disconnects and unanticipated consequences.

2. Secondly, and more personal... Both my wife and I deal with reduced mobility. Thankfully we are both still able to drive. But, the days when we will be riding bikes are, sadly, over... and neither of us are able to navigate a 15 minute neighborhood on foot.

TC1 has both carrots and sticks for those still driving. Let's keep the carrots and get rid of the sticks! What, now, is so horrible about a drive-through??? Please, pay attention to the needs of those who are mobility impaired... and so far, able to "age in place". Other prohibitions on "auto related uses" aren't helpful, either; we will need autos for a long time. Please, stop it with the sticks!

Thanks for your consideration.

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