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ASSOCIATE:
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September 8, 2009

Hand Delivery

Ann Arbor City Mayor and Council Members
100 North Fifth Avenue
Ann Arbor, Michigan 48104

**Re: Proposed Amendments to Ann Arbor City
Downtown Plan and Zoning Ordinance
- Sloan Plaza Condominiums**

Dear Mayor and Council Members:

My name is John Etter and I am the attorney for the Sloan Plaza Condominium Association.

For the past several months I have been trying to persuade you that your proposed rezoning East Huron 1 which contains Sloan Plaza to D-1 is an unreasonable action and that rezoning to D-2 would be much more reasonable. The reasons again are as follows:

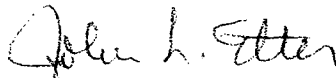
1. D-2 would function as a transition zone between the Historic Fourth Ward and the Downtown Area. D-1 functions as a barrier not a transition.
2. Your proposed action disregards the recommendation of the Calthorpe Report that the maximum height for buildings along Huron Street be 10 stories.
3. Your proposed action ignores the activities of the University since the time of the Calthorpe Report. The imminent opening of North Quad and the expansion of University Hospital will only increase the traffic and movement on Huron Street which should lead to a decrease in height from that recommended in Calthorpe - not an increase.
4. Your proposed action is opposed by MDOT and has been termed unreasonable by them. I know that some of you may feel that when it comes to an actual project, MDOT may be susceptible to political pressure, I am sure that if Mr. Geib were ever on a witness stand, his credentials would stand up to any degree of scrutiny, and he would stand by the opinions and reasons for them set forth in his letters.

Ann Arbor City Mayor and Council Members
Re: Proposed Amendments to Ann Arbor City Downtown Plan and Zoning Ordinance
September 8, 2009
Page 2

Finally we had hoped that there might be something in the proposed design guidelines which would offer us some relief. There is not.

I would hope that one of you would offer an appropriate amendment to the proposed ordinance and that at least a majority of you would support it. That would be a reasonable action and a reasonable response to the facts and arguments we have presented to you.

Very truly yours,



John L. Etter

JLE/tlm

Cc: Sloan Plaza Condominium Association Board
Mr. Mark Geib, Brighton TSC Manager