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To the Members of the Ann Arbor City Council,

Although only a tenant, I would like to add my voice to those of property owners adjacent to the proposed Moravian PUD housing project. Previously, last fall, I wrote to you with concerns over the the original, larger project's detrimental effect on the character of the neighborhood, as well as foreseeable traffic and noise problems. Those concerns bear reiteration. The neighborhood at the corner of Madison and Fifth Avenue is mixed, mainly with graduate students and some families; it is on the whole a subdued, pleasant corner of Ann Arbor, with a fair number of attractive older homes. Most of the neighborhood's tenants are long-term. It would be a great loss to Ann Arbor if such a stable, vibrant, yet still affordable community were compromised for the sake of this project.

My other concerns are more practical in nature: noise and traffic. As a graduate student I generally work at home, some fifty or sixty feet away from the site of the proposed project. Many of the residents in surrounding houses are also students. How, if a zoning ordinance is granted, will the city ensure that residents near Madison and Fifth Avenue are not unduly disturbed by construction of the Moravian PUD? A prolonged construction project would, very likely, induce me as well as others to leave the neighborhood. The presence of two one-way streets at the intersection of Madison and Fifth Avenue will also present added challenges. A large housing development – during and after construction – would almost certainly require changes in traffic flow patterns and in the direction of traffic itself on these streets.

I trust you have already considered these matters in consultation with property owners. Still, you should know that many of the neighborhood's tenants share the owners' concerns over the Moravian PUD project. I hope that your decision, whatever it may be, will sincerely attempt to balance the general welfare of the city with this neighborhood's health and stability.

Respectfully,  
Ethan L. Menchinger

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