



www.mainstreetannarbor.org

BOARD OF DIRECTORS

PRESIDENT

Newcombe Clark
Bluestone Realty
Advisors

VICE PRESIDENT

Scott Huckestein
Schokolad
Chocolate Factory

TREASURER

Caroline Kaganov
Conor O' Neill's
Traditional Irish Pub

SECRETARY

Pam Smith
Ann Arbor
Hands-On Museum

Sue Burke

Mainstreet Ventures

Jill Damon

16 Hands

Christopher DeRuyver

Affinity Wealth
Solutions

Jennifer Hepler

Salon Vox

Jeanette Kroth

Comerica Bank

Becky Maccardini

RMRResources,
consultants

Gale Redding

Hooper, Hathaway,
Price, Beuche and
Wallace

Mary Stasiak

AATA

Maura Thomson

Art Fair Director

Ellie Serras

Event Coordinator

(734) 668-7112
(734) 668-7261 fax
PO Box 7596
Ann Arbor, MI 48107

CITY OF ANN ARBOR
CITY CLERK
REC'D

2008 MAY 16 PM 12: 27

May 15, 2008

Ann Arbor City Planning Commission
City Hall
100 N. Fifth Avenue
Ann Arbor, MI

Re: "City Place" Site Plan and Rezoning

Dear Members of the Planning Commission:

As presented, we support the goals as proposed by the City Place redevelopment project, and urge the Planning Commission to recommend approval to the City Council of the proposed site plan and rezoning. It is our belief that a healthy, sustainable, and vibrant downtown requires a dense core of residents, with broad economic and social diversity, living in sustainable, environmentally responsible housing. We support the goals of the City Place project because we believe they will help strengthen the Downtown core of Ann Arbor in general and the Main Street area in particular.

First, the project will increase the number of nearby residents from approximately 50 to approximately 240. This will not only increase the potential customer base for merchants, but will add much needed people and activity to the streets, thus enhancing the Downtown pedestrian experience.

Second, we support housing for a working, creative class and as proposed this project is designed to provide moderately priced rental units. This will help many of our downtown workers, both professional and service based, find affordable, nearby housing, thus making it easier for our members to hire and retain staff. We note that many new projects proposed and approved for the Downtown area will only be available to people with higher incomes and on a sale basis. As proposed, this project is welcome because it offers people of more diverse and/or modest incomes to experience Downtown living.

Third, our parking system remains overtaxed and lacking in supply. Because of its proximity to Downtown, employees who live at City Place will be able to walk to work, and therefore not have to absorb parking spaces that would otherwise be used by our customers and visitors. Moreover, the project will contain underground parking for those residents who need it as well as close to 100 covered bike parking spaces. Not only is this important from a sustainability standpoint it is a more efficient use of the existing infrastructure in the system.

Again, we support the goals of the project which coincide with the recommendations contained in the Calthorpe Plan, and believe that projects such as City Place should be approved and developed as they will be beneficial to our fragile Downtown and Main Street areas. Thank you for considering our opinions.

Sincerely,

Main Street Area Association Board of Directors: Jeanette Kroth, Mary Stasiak, Chris Deruyver, Pam Smith, Gale Redding, Scott Huckestein, Becky Maccardini, Jill Damon, Caroline Kaganov, Sue Burke, Newcombe Clark, Jenn Hepler.