

**From:** Morgan Penny  
**Sent:** Monday, May 22, 2017 4:02 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** 1140 Broadway development

Dear members of the Ann Arbor Planning Commission,

I want to contact you regarding the development at 1140 Broadway Street. **While I am in support of development of this land**, I want to voice **serious concerns about the current proposal** for development of 1140 Broadway Street.

The zoning requested by Morningside developers, C1AR zoning, is inappropriate and completely **fails** to protect the interests of the Broadway neighborhood. The lack of various design factors that are in other zonings, including set-backs, height restrictions, percentage of open space, and undeveloped space, are absent. I would like to point out that **the proposed new zoning**, even with the conditions that the developer is placing on it, does not promote development of the area in a way that will add value to the neighborhood, but rather **will reduce the value of the surrounding residential neighborhood**.

Furthermore, the zoning will set a precedent that will completely change the face of the neighborhood if followed on other sites. I am not sure that there is a more appropriate zoning, but at least I want to advocate for zoning to protect the neighborhood.

**The proposed plan does not meet the recommendations of the Master Plan**, especially in its recommendations regarding set-back and height of buildings near the creek, which is a primary concern of mine. If there is no zoning to protect the nearby residences, and the Master Plan is not followed, the Broadway neighborhood is left with no protection at all.

**The Master Plan was created with input from the community and the city staff, with public hearings and lots of debate, and should not be ignored.**

I currently live on Broadway Street, but even if I did not, I feel that the plans for the development are completely at odds with the character of the area, somewhat similar to the Foundry Lofts building.

I sincerely hope that you will consider in your deliberations how the proposed development will affect the surrounding neighborhood. The Broadway Street neighbors, myself included, are those who will be impacted most, and are those who have a vested interest in a development that brings value to the area.

Sincerely,

Morgan Penny  
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