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# **North Central Property Owners Association, Incorporated**

To: Ann Arbor City Council  
From: NCPOA Area Planning Committee  
Date: March 28, 2010  
Re: Moravian PUD & Site Plan

Dear Ann Arbor Council Members:

The North Central Property Owners Association strongly opposes the Moravian PUD Rezoning and PUD Site Plan.

Although this project is outside the North Central Neighborhood, permitting such a blatant violation of both current zoning and the Central Area Plan threatens all Near Downtown Neighborhoods. Like other recently proposed PUDs, this "supersized" proposal would permit construction of a downtown-scale building in a Central Area neighborhood that historically has been defined by single-family detached residential architecture and landscaping.

As you may recall, NCPOA chose to work with the developers of another oversized PUD, Near North, in exchange for modifications that we believe will help the building be absorbed into the tree-lined landscape that characterizes Ann Arbor's Near Downtown Neighborhoods. In accepting Near North, our biggest concern was that it might set a precedent for allowing future, even bigger projects. If the Moravian is approved our fears will be realized, and another family neighborhood will be annexed to downtown.

In the case of Near North, NCPOA did not believe that that a strong public benefit would be achieved by removing 27 affordable bedrooms and replacing them with 13 supportive units and 26 near-market-rate (\$774 per month) units. The Moravian provides even less public benefit. When evaluated in the context of the number of existing truly affordable units that will be torn down, the result is a net loss of affordable units.

Developers cannot be allowed to use the PUD category as a means to greatly exceed the underlying zoning and planning. If council does not require developers to provide significant and innovative public benefits that cannot otherwise be provided under current zoning, all zoning and planning becomes meaningless. The Moravian has not met this intentionally high standard.

The Moravian's developers are requesting the right to develop property in a Near Downtown Neighborhood at Downtown density. If the City grants their request, other property owners will justifiably demand the same treatment. The result would be to effectively extend Downtown zoning throughout Ann Arbor's Near Downtown and Central Area, R4C zoned, residential neighborhoods.

We urge City Council to defend the Ann Arbor's zoning, its planning, and its Near Downtown Neighborhoods by rejecting this destructive proposal.