

**From:** Ryan Dybdahl  
**Sent:** Saturday, July 01, 2017 10:37 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Zoning change request for 1140 Broadway

My home at 1216 Broadway is only about 100 feet from 1140 Broadway on the street side and my property adjoins the 1140 Broadway parcel along the creek bounding my back yard. The proposed immense development will be taller than it is distant and will cause my home to be in its shadow for many hours of the day on the darkest days of the year. Obviously, I am opposed to its approval.

Luckily, that parcel is protected from such an abberation by its current zoning. It needs to continue to be protected. The zoning was assigned to comply with the Master Plan for N.E. Ann Arbor. We developed that plan during many long meetings with city planning staff and it has served us well. Nielson Court is a good example of responsible development that conforms to the Master Plan and established zoning and we would welcome development of that scale. Something like Ashley Mews would be great there.

Unfortunately, the Morningside group has chosen to ignore the Master Plan and the zoning for the parcel, just like the prior investment group did 10 years ago. Their's was a bad proposal then and this is a bad proposal now. Is all our planning and investment in building our neighborhood and formulating our zoning restrictions not worth the paper they are written on? Are they not available to prospective developers? Why would they assume they can build whatever benefits them at the expense of all our time, efforts and community preferences.

The proposal is for an extremely dense, self-contained community that will never become part of the Broadway neighborhood. Do not change the zoning to permit Morningside or any other group to build anything like their proposal at the entrance to our historic neighborhood.

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