

July 5, 2017

To the Ann Arbor City Zoning Board,

We are writing to implore you to oppose the rezoning of the 1140 Broadway Development to C1A/R. It is an inappropriate request for zoning as the restrictions are so minimal as to setbacks, massive size allowance for building, poor use of community spacing, and very poor consideration for traffic and parking.

The impact on maintaining the neighboring Historic District and waterways is too significant to allow the zoning to be so unrestricted. These are very valuable assets to our community and necessary to protect.

It is our great concern that the traffic patterns and bottleneck congestion already causes stagnation of motorway movement contributing to high levels of exhaust and frustration within our neighborhood. Currently, there is poor allowance for pedestrian and cyclist movement and no further consideration for sidewalk, crossings, and cyclist road-space is a significant hazard. We already witness many near-misses. The property is not favorable for such a mass number of units as transportation for shopping and necessary services are not close enough without vehicles and the area for such businesses to locate within the development would unlikely have sufficient outside business to maintain necessary profit for continued business. The type of population that would be attracted to this residential plan would require frequent deliveries, thus further contributing to traffic congestion.

The near-campus residential situation is less attractive to students who would have a long winter commute via bike nor foot, and public transit stops would further hold up traffic. Traffic between the hospital and Pontiac Trail and Plymouth Road is already tremendous. A young student population also requires much support, however, there would be no jurisdiction of campus law enforcement nor university community support on location.

Please do not allow the rezoning of such a vital location to a minimally restrictive classification as C1A/R.

Thank you,

Jacek & Monika Debiec

Resident of 1602 Leaird Drive, Ann Arbor