

From: James Ringold [<mailto:jringold@umich.edu>]
Sent: Thursday, June 29, 2017 2:20 PM
To: Planning <Planning@a2gov.org>
Subject: 1140 Broadway

To the Planning Commission:

This is the same letter that was sent to you on June 1st, with 57 additional signers, bringing the total to 137.

To the City of Ann Arbor Planning Commission:

We, the undersigned, wish to register our dissatisfaction with the site plan proposed by Morningside Development called "1140 Broadway" and its request for a zoning change.

We request that any zoning change respect the city's Master Plan. The C1AR zoning that is requested is worrisome, as it has so few restrictions, inappropriately designates the area as "campus", and sets a precedent for surrounding properties. Any zoning change should reflect the Master Plan and the location of this development as a buffer between the Medical Center and a less dense residential area.

In particular, we object to the height, massiveness and placement of Building A which will totally overwhelm the small homes to the north of Traver Creek. The Master Plan states that "The height of new residential buildings near Traver Creek should not exceed 4 stories in height." Yet Building A, as proposed, is 80 feet tall, well over 7 stories. Moreover, Building A is the most massive of the 3 proposed buildings, with 286 units and a 7-story parking garage with over 400 spaces.

The Master Plan also calls for protecting and restoring the creek, with public pedestrian paths to connect the neighboring park with the river. As planned, this would be impossible, since Building A is too close to the creek, endangering the health of the creek as well as limiting public use and enjoyment of it.

In addition, the Master Plan recommends that "most new buildings in the remaining portion...should be between 3 and 5 stories in height" and that taller buildings (as tall as 8 stories) be slender instead of massive. This recommendation, too, is completely ignored, with Building B 6 stories and Building C mostly 7 stories.

The Master Plan also calls for a mixed-use development as well as open space in the plan. Morningside's proposal has minimal retail (4,400 square feet) and very little open space except for the required streets and sidewalks.

We are concerned that Morningside's proposal will add over 600 units on 6.4 acres, a density that is way out of proportion to the surrounding neighborhoods. The residential apartment area between Broadway and the river (including Island Drive Apartments, Medical Center Court, Riverhouse condos and Nielsen Court) is significantly less dense, with 739 units on approximately 35 acres. The Broadway area is mostly single-family and small duplexes, with unusually large lots. This project will mean a huge increase in population and traffic.

The proposed development, with potentially 600-1200 new residents being added to an area already underserved by local retail, would sorely need the retail that should have been included in the proposed plan, were it following the Master Plan.

We welcome development on this site, but would expect closer adherence to the Master Plan, more reasonable density, respect for the natural features on and adjacent to the site, and setbacks, massing, and height that respect the surrounding area. We encourage the developer to submit a new plan that addresses the above concerns, and includes more open space and more retail space.

Sincerely,

Tom Stulberg, 1202 Traver 48105,

David Blanchard, 1230 Broadway 48105,

Carrie Chobanian, 1230 Broadway 48105,

Nancy Stoll, 1314 Broadway 48105,

Phil Stoll, 1314 Broadway 48105,

Deb Axelrod, 1309 Broadway 48105,

Gary Przepiora, 1309 Broadway 48105,

Laura Stowe, 1327 Broadway 48105,

Charlene Hancock, 16 Southwick Court 48105,

Jack Edelstein, 1635 Leaird 48105,

Norm Kerr, 1509 Broadway 48105,

Maryan Dunn, 1309 Jones Drive 48105,

Koyo Koeff, 1630 Leaird 48105,

Donka Markus, 1630 Leaird 48105,

Jeffra Rockwell, 1517 Jones Drive 48105,

Jim Ringold, 1317 Broadway 48105,

Roberta Knox, 1611 Broadway 48105,

Carol Ludwig, 1553 Broadway 48105,

Margaret C. Bignall, 1448 Broadway 48105,

Paul Hossler, 1448 Broadway 48105,

Joann Ronzio, 1490 Cedar Bend 48105,

James Hanselman, 1490 Cedar Bend 48105,
Lisa Leininger, 1407 Broadway 48105,
John Gehring, 1407 Broadway 48105,
Elizabeth Dunn, 1309 Jones Drive 48105,
Webb Keane, 1305 Broadway 48105,
Stephanie Rowden, 1529 Broadway 48105,
Glen Hieber, 1118 Maiden Lane Court # 101 48105,
Julie Dybdahl, 1619 Harbal 48105,
Sahba La'al, 1450 Jones Drive 48105,
Karen Kortesoja, 1404 Broadway 48105,
Moray Callum, 1540 Broadway 48105,
Mary Callum, 1540 Broadway 48105,
Andrzej Dolata, 1533 Broadway 48105,
Krystyna Dolata, 1533 Broadway 48105,
Brian Trim, 1548 Broadway 48105,
Dave Hollinden, 1605 Harbal 48105,
Randall Jacob, 1510 Jones Drive 48105,
Ann Lund, 1510 Jones Drive 48105,
David Owens, 2608 Traver 48105,
Ruth Mohr, 2608 Traver 48105,
Donna Pointer 1660 Broadway 48105,
Ryan Dybdahl, 1216 Broadway 48105,
Chrysta Lienczewski, 1215 Broadway 48105,
Mary Underwood, 1219 Traver 48105,
Sarah Byers, 1308 Traver 48105,
Maris Laporter, 1303 Pear Street 48105,

Janet Cannon, 1220 Pontiac Trail 48105,
Bill Rosemurgy, 1206 Broadway 48105,
Shannon Tatum, 1206 Broadway 48105,
Paul Stewart, 1636 Broadway 48105,
Nancy Alexius, 1229 Traver 48105,
Vince Caruso, 556 Glendale Circle 48103,
Catherine Glorie, 827 Brooks 48103,
Andrea Zemgulys, 1325 White Street 48104,
Mirriam Meisler, 1203 Gardner Avenue 48104,
Beverly I. Strassmann, 545 South 5th Avenue 48104,
Ward Bissell, 5 Northwick Court 48105,
Sheridan Warden, 9 Haverhill Court 48105,
Claudia J. Myszke, 2351 Shadowood Drive 48108,
Louise Peele, 807 Jones Drive 48105,
Mary, Maris and Andris Vinovskis, 13 Westbury Court 48105,
Christine Brummer, 326 Mulholland 48103,
Cindy Overmeyer, 1509 Jones Drive 48105,
Janet VanValkenburg, 3801 Wynnstone Drive 48105,
Denise Held, 3145 Baylis Drive 48108,
Linda Ebbeler, 1213 Broadway 48105,
David Barber, 1638 Broadway 48105,
Leslie Barroso, 953 Woodland 48104,
Rose Majeran, 1638 Broadway 48105,
Diane G. Holland, 21 Southwick Court 48105,
John Cederquist, 2145 Ardenne Drive 48105,
David William Cohen, 1129 Pontiac Trail 48105,
Susanna Hapgood, 1205 Pontiac Trail 48105,

Jeff Kupperman, 1205 Pontiac Trail 48105,
Andrew Strowe, 1327 Broadway 48105,
Adrian Stoll, 1314 Broadway 48105,
Kara Keeley, 1618 Harbal Drive 48105
Jody Tull, 1632 Broadway 48105
Monika and Jacek Debiec, 1602 Leaird, 48105
Cal Munson, 1416 Traver, 48105
Ellen Wilt, 1328 Broadway, 48105,
Beth Gilford, 1215 Lutz, 48103
Irena Nagler, 1509 Jones Drive #4, 48105
Justin Smith, 1517 Jones Drive #18, 48105
Jacqueline Higuera, 1517 Jones Drive #18, 48105
Eleanor Linn, 1321 Forest Court, 48104
Marc Gerstein, 1321 Forest Court, 48104
Morgan Penny, 1221 Broadway, 48105
Cathy Green, 1615 Harbal, 48105
Mary Ellen Guinn, 1601 Broadway, 48105
Elizabeth Ward, 2500 Londonderry Road, 48104
Ellen Ramsburgh, 1503 Cambridge, 48104
Lee Vahlsing, 1705 Pauline, 48103
John Fink, 1301 Granger, 48104
Shayne Davidson, 1301 Granger, 48104
Katherine R. Spindler, 511 Hiscock, 48103
Cynthia Lempert, 325 Orchard Hills Drive, 48104
Nina Hauser, 801 Berkshire, 48104
Robin MacDonald, 1517 Jones Drive #20, 48105

Jennifer Myers 917 Greenhills Drive, 48105
Cullen Leggett, 1312 Broadway, 48105
Leslie Guinn, 1601 Broadway, 48105
Doreen and David Jessen, 2232 Yorktown Drive, 48108
Anne Bannister, 612 North Main, 48104
Jessica Bennett, 1410 Broadway, 48105
Timothy Cheek, 1541 Broadway, 48105
Bohuslava Jelinkova, 1541 Broadway, 48105
Brigid Kowalczyk, 459 Skydale, 48105
Ethel Potts, 1014 Elder Blvd, 48103
Patrick Blackburn, 1435 Broadway, 48105
Anne Sundquist, 1607 Harbal, 48105
Simon Evers, 1422 Broadway, 48105
Lieke van Gijtenbeek, 1422 Broadway, 48105
Debra E. Calvert, 1441 Broadway, 48105
Natalie Kellogg, 1610 Harbal, 48105
David Wilkins, 1653 Broadway, 48105
Julie Wilson, 1653 Broadway, 48105
Tom Blackwell, 1640 Broadway, 48105
Kathryn Knight, 390 Larkspur, 48105
Patricia Heckaman, 681 Cloverdale, 48105
Stanley Heckaman, 681 Cloverdale, 48105
Jessica Prozinski, 446 Larkspur, 48105
Joseph Kastely, 431 Skydale Drive, 48105
Ken Garber, 2387 Hilldale Drive, 48105
Jodi Mullet, 497 Larkspur, 48105
Jane Pollock, 549 Skydale, 48105

Erin Bigelow, 320 Larkspur, 48105

Nicole Robichaud, 1628 Broadway, 48105

Patrick Robichaus, 1628 Broadway, 48105

Patrick McCauley, 1418 Broadway, 48105

Greta Anderson-Finn, 1119 Wright Street, 48105

John Finn, 1119 Wright Street, 48105