

## **Downtown Area CAC Minutes June 7, 2017**

Members Present: Ray Detter, Peter Honeyman, Nate Stevens

Members Absent: Don Duquette, John Chamberlin, Joan French, Kathleen Nolan, Hugh Sonk, Chaz Stucken

Visitors Present: Ron Mucha, Laura Strowe, Nancy Stoll, Cullen Leggett, Peter Nagourney, Eleanor Linn, Alan Haber, Jeff Crockett, Charles Bultman

The Downtown Area Citizen's Advisory Council meeting was devoted to a discussion with Ron Mucha, local representative of Morningside Development, on current plans for 607 units of residential development on the long-vacant six acre site at Broadway and Maiden Lane. The twelve participants present last night included residential representatives of Broadway Hill, other near downtown neighborhoods, and members of the Downtown Area CAC. The project is scheduled before Planning Commission in two weeks. All of us recognize the importance of appropriate development on this site where six major roads converge to and from the downtown, the hospitals, North Main and nearby residential neighborhoods. What goes on this site, like what goes on the DTE sites, North Main sites, the future location of the railroad Depot, and UM expansion should be of concern for all of us.

Ron Mucha did an excellent job outlining many of the benefits of the project: Cleaning up of the contaminated ground water currently flowing into the Huron River as well as contamination on the site; providing a three stage construction of 607 of both rental and condo units (286, 71 condo, 250)—with a 99 year commitment on whatever affordability is included. An agreement to put limitations on the height of the building (currently 7 stories on the tallest rental unit, 5 on others. Most of the permanent parking is enclosed within the first rental unit building—also possible solar units on top of the enclosed parking area—enough to provide hot water for the entire building. A pedestrian easement will be provided along Traver Creek.

Those present last night disagreed about elements of design, materials, height, parking, auto traffic, and yes, even whether or not a planned swimming pool should be included. These will be discussed further, first in Planning Commission meetings that start in two weeks, and then the public hearings of City Council. Since the Strathmore project was approved on the site—14 years ago, a lot has happened: New Broadway Bridges, the Argo Cascades, a new Kellogg Eye Center Building -12 story's high-150 feet, a new six story UM Parking structure has been built on Wall Street. Many of us believe that it is time that we commit to a plan for the major part of this important Lower Town area.

We hope those invited are planning to attend the Annual Downtown Potluck Party this afternoon starting at 6:30 pm.