

From: Jody Tull

Sent: Tuesday, May 16, 2017 9:51 AM

To: Planning <Planning@a2gov.org>

Cc: Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Kailasapathy, Sumi <SKailasapathy@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; Westphal, Kirk <KWestphal@a2gov.org>; Ackerman, Zach <ZAckerman@a2gov.org>; Eaton, Jack <JEaton@a2gov.org>; Krapohl, Graydon <GKrapohl@a2gov.org>; Smith, Chip <ChSmith@a2gov.org>; Warpehoski, Chuck <CWarpehoski@a2gov.org>

Subject: 1140 Broadway protest

Planning Commissioners
Planning Department
301 East Huron
Ann Arbor 48107

May 16, 2017

Dear Ann Arbor Planning Commissioners,

First of all thank you for working tirelessly on the behalf of Ann Arbor and its residents. It can't be an easy job and I am appreciative of your time and expertise

I've just come from Oxford UK where I spent a great deal of time in their spectacular their downtown city centre Botanical Gardens. What vision their forefathers had in generously designating a good percentage of space to prioritizing nature preserve. I spent nearly one week observing elderly, youngsters, intergenerations and every race imaginable quietly and peacefully benefitting from the vision of previous generations.

Could we, in Ann Arbor, take a leap of faith and generosity to do the same. 1140 is a gateway into Ann Arbor and Kellogg Eye Clinic and University Medicine. WHY not go against today's trend of over development to designate 1140 Broadway as a downtown Botanical Garden sanctuary. We have nothing like this in downtown Ann Arbor. Let's be trailblazers by prioritizing nature and true well-being -- not greed.

That being said, as an Ann Arbor resident (born at U-M's University Hospital) and property owner on Broadway **I whole heartedly oppose the zoning change request**. Top priority for 1140 Broadway needs to aim to preserve the esthetic loveliness and peaceful calm. To not preserve the esthetic loveliness and peaceful calm will, for us and future generations, be a missed true opportunity and unfortunate.

We are NOT campus residential and commercial!!! We are a residential neighborhood!!! We want and need the approved development to be harmonious with the neighborhood. The approved development needs to be an asset to the area and to the city. (We, in our community, in our county and in our county DO NOT need more concrete, noise and congestion. Quite the contrary!!!)

Current restrictions, as proposed, DO NOT adequately protect our neighborhood. For ANY project under consideration, WE MUST clearly know the intention of the developer as far as set-

backs, heights, percentage of open space and undeveloped space. Clear specific and precise restrictive conditions and requirements will absolutely best serve current and future residents!!!

It is clear that the zoning change, if passed, will completely change the face of the neighborhood and establish a most unfortunate precedent for other development in Ann Arbor. Zoning that protects what makes Broadway Broadway and Ann Arbor Ann Arbor — **a balance between natural green places for reflection respite and gentle gathers and development** — is paramount.

This proposed project DOES NOT meet the recommendations of Ann Arbor's Master Plan, especially in its recommendations regarding set-back and height of buildings near the creek and massing of the other buildings.

This proposal DOES NOT fulfill the recommendation that it benefit the neighborhood with open space and retail.

Do I assume incorrectly that Ann Arbor's Master Plan was thoughtfully created, with input from the community and city staff with public hearings and lots of debate, to inspire and influence development decisions?

The Master Plan is meant to be followed and should not be ignored. After all Council continues to renew it so they should heed it as well!!

Again, I go back to previous generations (like in Oxford UK who made honorable and generous decisions to benefit current and future generations. They succeeded and continue to succeed, year by year as the future unfolds and residents, students and guests continue to regain balance, peace of mind, connection and even inspiration as a result.

Mostly, I object to:

1) Height, Density and Set-back. The buildings are too tall and massive for the neighborhood, inconsistent with the historic nature of Broadway.

We need a zoning that recognizes the transitional nature of this site, much like D2 zoning is a transition between downtown and the surrounding neighborhoods.

2) Traffic, Parking and Non-Motorized travel. There IS NOT enough parking for resident already. Offering a lower rate for tenants without cars will exacerbate the problem!!! Rush hour traffic from the U is already a nightmare and STRESSFUL. The proposed development will add to the problem — not help to solve this problem. It will increase immeasurably STRESS from traffic, noise, lack of adequate green space and unnecessary congestion. Currently, our neighborhood offers a much needed calm as walkers, cyclists and drivers pass through.

We need a zoning that recognizes our residents, guests and students desperately need and deserve green spaces that are quiet, peaceful, and offer a sense of calm, community and even inspiration.

3) Environment — if the U-M truly is a leader of the West, then surely the town that hosts this powerful research institution should be too. The creek is an existing natural feature — not a new park — and should be protected and looked after respectfully!!! This creek should, with any approved planned, offer residents, students and guests an experience of calm in a natural (NOT DISRUPTED) beautiful setting, as it always has!!!

We need a zoning restrictions in keeping with the highest of standards and more than anything, respectful to mother earth. We in Ann Arbor SHOULD BE setting the standard in the USA and really proud to choose accordingly and proud of having chosen accordingly, despite current trends.

4) Community Connection — This proposal offers absolutely nothing to the Bway community. WHY would something like this proposal even be presented to locals who have devoted themselves and their property to building a close knit and caring community who DOES prioritize the highest of standards and respect for each other and mother earth.

We need a zoning restriction that values and rewards what is truly good in how it contributes to the well being of All. We need a zoning restriction that is **an intentional balance between natural green places for reflection respite and gentle gathers and thoughtfully generated development.**

Yours sincerely
Jody Tull
1632 Broadway