

Dear Commissioners,

I am a life-long resident and community member of Ann Arbor who is currently living in the River District/Lowertown. My address is 1206 Broadway, which is notable in that it is the first house on the street past Traver Creek. Which means that the currently proposed Morningside development on the brown field site will be nearly in my backyard. Due to these factors, I would like to share my concerns with you about the proposal.

First and foremost, the northernmost building will come within 35 feet of Traver Creek. Which means it will be less than 20 yards from my backyard. A 7 story building, within 20 yards of a 700-square-foot, century-old-plus home. This is too tall and too close. I think that it would be more in keeping with the integrity and character of the neighborhood for the buildings to be no more than 4 stories on the northern side, and to have the taller buildings be on the southern side of the development, which is closer to the much taller Kellogg Eye Center and the parking structure in the area. I also think that the buildings that border the creek should have more of a buffer between them and the neighborhood (trees, hills), and be farther away from the creek.

The current proposal does not include enough retail space. More retail space could potentially add value to the homes in the area, and I believe that residents would be more on board with the proposal if this were the case. I did not live here when there was a grocery store on the site, but it is clear to me that the residents of this neighborhood valued being able to walk to this grocery store and miss it greatly. Adding retail space will make the whole area more walkable, which will be crucial to my next concern.

Which is traffic. I attended the meeting, and I appreciate the developer's desire to attract residents who will walk and bike in the area, rather than add more cars. But there will be more cars, it would be naive not to assume so, and traffic is already a bit of a disaster in this neighborhood. There needs to be an updated traffic study and plan, regardless of whether or not this or any other development goes through.

Furthermore, this plan does not conform with the city's stated desire for how the area should be developed as described in the Ann Arbor City Master Plan. The proposal does not include ANY affordable housing units. I find this unacceptable, absurd, and out of step with our community's values. I am also concerned that the zoning change to C1AR zoning means that our neighborhood will transform into student housing for north and medical campuses.

I hope you'll take these concerns into consideration before accepting the proposal as it is right now, and require that the developer address them as well.

Thank you for your time and dedication to this community.

-Shannon Tatum