

July 5,2017.

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To: City of Ann Arbor Planning Commission

For inclusion at the public hearing to be held July 5th, 2017.

I am writing this letter in support of the development proposal for the site at 1140 Broadway, Ann Arbor Michigan.

I am an Ann Arbor (Ann Arbor Township) resident and have lived at at 1616 Dhu Varren, Ann Arbor Mi since 1996. Our family greatly enjoys Ann Arbor and we raised our three children here.

I am also an Ann Arbor business owner, I own and operate Piperpartners, a real estate team of 7 employees at Keller Williams Realty in Ann Arbor.

Because of my experience living and working in Ann Arbor and also my 15 years as a residential real estate agent I feel strongly that the development proposed for the 1140 Broadway site would be a positive addition to Ann Arbor.

Additionally, I believe that Morningside Group will be an excellent developer for this project. Based on my experience working with Ron Mucha and Morningside and the experience with their work at 312 Second, I feel he and Morningside will be more than accommodating and very sensitive to the needs, culture and lifestyle that make Ann Arbor a vibrant community. I can't think of a better development partner than Morningside Group.

My reasons for supporting this project.

1. Morningside was the developer for the Liberty Lofts project at 312 Second in Ann Arbor. This factory redevelopment project has been a success by any measure. The site work, historic preservation, quality of workmanship and appropriateness of use are all the best you will see in a development. I am in this development regularly and can say that the building and grounds are as nice or better now then the day it was constructed - attesting to the quality of design, material selection and construction.
2. Lowertown - This area has been blighted and contaminated since I moved here in 1996. It has always felt unsafe and out of scale for pedestrian use. This development proposal

offers a comprehensive solution for this site that ties in nicely to the Lowertown area.

3. Site Redevelopment - Bringing needed housing close to where Ann Arbor jobs are is desperately needed in Ann Arbor. This project proposes to bring @600 units into the area. Many of these people will be commuters that previously lived outside of Ann Arbor and commuted here but now will be able to walk, bike or bus to work.

The site plan shows consideration for setbacks, height restrictions, density, use of materials and public area improvements. This area should become a much needed magnet for the Lowertown neighborhood an inviting entrance to the Northside of Ann Arbor when heading north over the Broadway bridge.

4. Harmonious fit - This site requires substantial density to be economically viable. It appears to offer sensible transition between Kellogg Eye Center (high rise @ 135 ft.) and neighboring homes (@ 20 - 30 ft.) It appears to be supportive of community planning and address setbacks, height restrictions, aesthetic considerations in a way that should be much appreciated by the city and the community.
5. Project is a bulwark against University expansion i.e. "campus creep". This protects the neighborhood from high rise office buildings and the community from having the property removed from the property tax rolls.
6. Traffic - One of the complaints people will have about a project such as this is increased traffic. The solution for higher traffic is higher density in town making mass transit, and alternative forms of transportation more viable going forward. This project appears to address traffic concerns as well through the use of roundabouts, road widths, and construction of parallel parking spaces.

In conclusion, I feel that the LowerTown Development at 1140 Broadway will be a great addition to Ann Arbor in its present form. Further, Morningside Group is a developer that has proven through its redevelopment at Liberty Lofts 312 Second, Ann Arbor that it can deliver a beautiful project that serves the people of Ann Arbor 1140 Broadway should to the same and could be a great fit for the Northside and Lowertown neighborhoods.

Thank you.

Andy Piper

