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Subject: 721 S Forest.

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Hello all,

A PUD proposal appears to be approaching planning.

<http://a2gov.legistar.com/View.ashx?M=F&ID=11106561&GUID=5062B76D-8F45-423F-9F08-94CF1ABC7217>

I'd like to write in favor of this proposal. Unfortunately, I have a few issues with this proposal.

First, it has too much parking. I'd prefer if it had less parking. It is most likely that students will live here and they do not really need cars for much. I am a student and I know for a fact most of my friends don't need cars, and that the existence of parking almost induces them to bring a car.

Second, it is not dense enough. It is very hard to rent an apartment in the city of Ann Arbor, especially in that neighborhood. This is because there is a very low vacancy rate. Many apartments in this area actually operate on a >2% vacancy rate. The best solution to this unhealthy vacancy is more housing. I am not advocating for the owner to keep their apartments vacant, but rather to continue to give lazy landlords who own old, crusty buildings a run for their money.

I, as a student who lived in the area, would much prefer is this building be twice as tall at 20 stories.

There are some other ways that I think this project can address the issues and goals laid out in the master plan.

Natural Systems Goal A:

- *Objective 2: Encourage developers to consider alternative land use designs that provide the best protection for existing natural features.*
 - *a) Encourage multiple-story buildings where appropriate, structured parking or cluster design development to reduce impacts to existing natural features and reduce surfaces that are impervious to water.*
 - Fortunately, the University of Michigan is a great university. This means that a lot of people want to go here. The University themselves allow people to come here as well. With the large influx of students, this leads to more demand for people to live in places. Students now sometimes live in greenfield developments like The One Ann Arbor, which clear trees. This building is very close to many multi story buildings over 10

stories and also to taller university buildings. The construction of this building to be twice as tall would lead to less displacement and less destruction of trees and green spaces in the city.

Natural Systems Goal C:

- Objective 1, B, C, D,
 - One way to make walkable communities is to add more people to a community where people already walk. Over 99% of the residents of this neighborhood probably walk to work or school. If we add more residents to their neighborhood, more people will walk or bike or ride the bus. Also, it is right next to retail. Adding more people near retail equals a better mixed use community. Adding 10 more stories to this project would simply amplify the benefit this development brings to the community.

Land Use, Goal B:

- Objective 1, A:
 - This apartment is right by the bus! It is very close to to the 4 Bus and also all the university bus routes to north campus. Since it is next to mass transit I believe this development should be denser.

Land Use Goal C

- Ann Arbor's student neighborhoods are full of frankly disgusting converted homes and apartments infested with roaches and with mold infiltrating the boards. We do not have enough options of housing for people who want to live near campus but don't want to put up with the horrendous conditions a lack of market competition has given us. Please increase the height of this development to 20 stories to offer more housing options in the neighborhood.

Land Use Goal D

- Objective 2: Ann Arbor has a lot of historic neighborhoods. Historically, those neighborhoods were not occupied by students. One example is the neighborhood south of campus. That was not originally a student neighborhood but now it is. This phenomenon happens because of increasing student enrollment but no where for them to go. Increasing the amount of beds in this project to 1200 and the amount of stories to 20 would significantly decrease the pressures that reduce the historic owner or long term renter occupied character of Ann Arbor's historic neighborhoods.

Thank you for reading, if you got all the way down here.

Best,
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