

From: Sara Billmann
Sent: Monday, July 03, 2017 9:53 PM
To: Planning <Planning@a2gov.org>
Subject: Support letter for 1140 Broadway project

July 3, 2017

To Whom It May Concern:

We are acquaintances of Ron Mucha, of Morningside Lower Town LLC, and are writing a letter on behalf of Morningside's 1140 Broadway project proposal in Ann Arbor. We have gotten to know Ron over the past several months, and are impressed by his integrity and seriousness of purpose in putting together the proposed plans for the Lower Town area, which has been sorely in need of work for over a decade.

As residents of the downtown area, we are happy to support a project that is appropriately scaled, with aesthetically pleasing architecture that takes into account the surrounding area, and with setbacks that make it feel like a real neighborhood. The density and scale are appropriate, and we believe that the development will provide housing support, including affordable housing, for those who work at U-M hospital and prefer to live close.

As residents of Ann Arbor for over 30 years, and of the downtown area for over 15 (in a 110-year-old home), we have rarely seen a development that seems to hit all of the marks: a harmonious fit with the surrounding area that has appropriate scale and transition to the neighborhood; an area for public events and activities; and a revitalization of retail space for those who live in that neighborhood and who are currently bereft of basic services within walking distance. The multi-level architecture blends with, and is sensitive to, the area's existing buildings, and we were particularly cheered to see that the proposal includes a large setback, instead of crowding the streetscape and creating little breathing room like so many of the new developments downtown.

The "hidden" parking garage appears to provide enough space for those with cars, yet readily available public transportation is available for those who need it. It will also provide an attractive entry point to the hospital area from north campus, much improved over the present abandoned lot that does not reflect well on the city. And having a company willing to take on the environmental remediation from the past decade speaks highly of their commitment to the project.

In short, as longtime Ann Arbor residents with a vested interest in downtown development and a particular concern and distaste for overdeveloped and unattractive buildings in the downtown area, we are supporting the Morningside 1140 Broadway project proposal and hope that the planning commission will continue to encourage this type of sensible growth and development of our downtown.

Sincerely,

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