

# NOMA

REAL ESTATE SERVICES

April 1, 2019  
RE: 841 Broadway Street

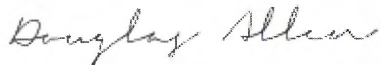
Dear Ann Arbor Planning Commission Members and City Staff,

Our family has owned and managed the four properties directly to the west of the parcel, across the railroad tracks along Main Street, for over 20 years. I am writing to convey our support of the rezoning and current iteration of the area plan for 841 Broadway sponsored by The Roxbury Group. We have met with the development team and project architect and believe that this high quality project will have a positive impact on our neighborhood. That said, we would like to offer the following salient comments about the development program:

1. The redevelopment, as currently proposed, is not dense enough. With few sites as close to downtown and connected by transit as this site, the commission and staff should be insisting on more density. The developer would be wise to engineer the buildings to handle additional floors in the future.
2. The current parking plan seems more than sufficient for a successful development. Please do not require a minimum amount of parking. I personally hope that the parking, though in high demand, will be in short supply and thus encourage people to walk and bike to and from the site.
3. Reservations were voiced by some of the neighbors at a March meeting about not developing too close to the river, with the goal of protecting the natural area along the river. I would posit that getting more people close to the river to live, work, and play will encourage MORE protection of all our waterways and watershed. Allowing and encouraging people to be as close as possible to the river will make them more likely to understand why it is so important to be a part of the solution to keeping it clean.
4. Although excited about the tunnel and its connection(s) to the B2B, we hope you will encourage place making and a maintenance program for the space at the bottom of the Argo Dam? We are very interested in this also being a place for people and which will need to be maintained. For the record, we have been mowing and landscaping this area for the past 20 years.
5. This development has been a long time in the making and is eagerly awaited, but we support your taking the time you need to ensure it is a sustainable and successful project.

We appreciate the opportunity to share our thoughts with you.

On behalf of the owners of 912-944 N. Main,



Douglas Allen, NOMA Real Estate Services

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