

From: Anne Eisen [<mailto:anneeisen@sbcglobal.net>]

Sent: Sunday, January 31, 2010 11:02 PM

To: Rampson, Wendy; Pulcipher, Connie; Planning; Kowalski, Matthew

Subject: **Germantown Position Statement on Heritage Row**

Dear Planning Commission and Staff,

This was also sent to Alex DeParry and to the City Council and Mayor. I have been challenged to get all the addresses. Thank you for your attention.

POSITION STATEMENT of The Germantown Neighborhood Association Regarding Heritage Row:

The Germantown Neighborhood Association (GNA) recognizes and appreciates the substantial modifications that Mr. DeParry has made in this proposed project in response to neighborhood and city-wide concerns. The most recent version is better suited to the character of the existing historic neighborhood and more consistent with the Central Area Plan and with the historic district that we hope will be established.

1. We request that the City clarify the process to be followed for re-zoning and site plan approval, given that the area is under building moratorium pending results of the historic district study. Historic District Commission approval will be needed if a historic district is established. We would like to avoid legal complications, such as those faced by the City regarding the Glenn Ann Place matter. We would like to meet with Mr. DeParry after you let us know what the process will be.
2. We would approve of the Heritage Row PUD, as last presented to us, with the following modifications:
 - a. Consistent with Mr. DeParry's goal to preserve the existing houses, the project should meet the Secretary of the Interior Guidelines for Rehabilitation. The proposed new structures should be compatible with the neighborhood character and scale, not distracting from the existing houses.
 - b. The project should meet the City of Ann Arbor PUD ordinance standards for approval, including providing public benefit and not being detrimental to the surrounding neighborhood. Scale and character should be measured against the houses in the immediate vicinity.
 - c. The new structures to be built behind the existing houses should not exceed 30 feet total height as measured from the level of the existing sidewalk.
 - d. Total occupancy of the project should not exceed 80 persons.
 - e. The project should provide no fewer than 60 parking spaces, which, we understand, would be under the new buildings.
 - f. The new building should be brick, as Mr. DeParry proposed, traditional orange/red.

Respectfully submitted,

The Germantown Neighborhood Association