

From: Laura Strowe
Sent: Thursday, June 01, 2017 10:30 AM
To: Planning <Planning@a2gov.org>
Subject: 1140 Broadway

To the City of Ann Arbor Planning Commission:

We, the undersigned, wish to register our dissatisfaction with the site plan proposed by Morningside Development called "1140 Broadway" and its request for a zoning change.

We request that any zoning change respect the city's Master Plan. The C1AR zoning that is requested is worrisome, as it has so few restrictions, inappropriately designates the area as "campus", and sets a precedent for surrounding properties. Any zoning change should reflect the Master Plan and the location of this development as a buffer between the Medical Center and a less dense residential area.

In particular, we object to the height, massiveness and placement of Building A which will totally overwhelm the small homes to the north of Traver Creek. The Master Plan states that "The height of new residential buildings near Traver Creek should not exceed 4 stories in height." Yet Building A, as proposed, is 80 feet tall, well over 7 stories. Moreover, Building A is the most massive of the 3 proposed buildings, with 286 units and a 7-story parking garage with over 400 spaces.

The Master Plan also calls for protecting and restoring the creek, with public pedestrian paths to connect the neighboring park with the river. As planned, this would be impossible, since Building A is too close to the creek, endangering the health of the creek as well as limiting public use and enjoyment of it.

In addition, the Master Plan recommends that "most new buildings in the remaining portion...should be between 3 and 5 stories in height" and that taller buildings (as tall as 8 stories) be slender instead of massive. This recommendation, too, is completely ignored, with Building B 6 stories and Building C mostly 7 stories.

The Master Plan also calls for a mixed-use development as well as open space in the plan. Morningside's proposal has minimal retail (4,400 square feet) and very little open space except for the required streets and sidewalks.

We are concerned that Morningside's proposal will add over 600 units on 6.4 acres, a density that is way out of proportion to the surrounding neighborhoods. The residential apartment area between Broadway and the river (including Island Drive Apartments, Medical Center Court, Riverhouse condos and Nielsen Court) is significantly less dense, with 739 units on approximately 35 acres. The Broadway area is mostly single-family and small duplexes, with unusually large lots. This project will mean a huge increase in population and traffic.

The proposed development, with potentially 600-1200 new residents being added to an area already underserved by local retail, would sorely need the retail that should have been included in the proposed plan, were it following the Master Plan.

We welcome development on this site, but would expect closer adherence to the Master Plan, more reasonable density, respect for the natural features on and adjacent to the site, and set-backs, massing, and height that respect the surrounding area. We encourage the developer to submit a new plan that addresses the above concerns, and includes more open space and more retail space.

Sincerely,

Tom Stulberg, 1202 Traver 48105,

David Blanchard, 1230 Broadway 48105,

Carrie Chobanian, 1230 Broadway 48105,

Nancy Stoll, 1314 Broadway 48105,

Phil Stoll, 1314 Broadway 48105,
Deb Axelrood, 1309 Broadway 48105,
Gary Przepiora, 1309 Broadway 48105,
Laura Stowe, 1327 Broadway 48105,
Charlene Hancock, 16 Southwick Court 48105,
Jack Edelstein, 1635 Leaird 48105,
Norm Kerr, 1509 Broadway 48105,
Maryan Dunn, 1309 Jones Drive 48105,
Koyo Koeff, 1630 Leaird 48105,
Donka Markus, 1630 Leaird 48105,
Jeffra Rockwell, 1517 Jones Drive 48105,
Jim Ringold, 1317 Broadway 48105,
Roberta Knox, 1611 Broadway 48105,
Carol Ludwig, 1553 Broadway 48105,
Margaret C. Bignall, 1448 Broadway 48105,
Paul Hossler, 1448 Broadway 48105,
Joann Ronzio, 1490 Cedar Bend 48105,
James Hanselman, 1490 Cedar Bend 48105,
Lisa Leiningner, 1407 Broadway 48105,
John Gehring, 1407 Broadway 48105,
Elizabeth Dunn, 1309 Jones Drive 48105,
Webb Keane, 1305 Broadway 48105,
Stephanie Rowden, 1529 Broadway 48105,
Glen Hieber, 1118 Maiden Lane Court # 101 48105,
Julie Dybdahl, 1619 Harbal 48105,
Sahba La'al, 1450 Jones Drive 48105,
Karen Kortesoja, 1404 Broadway 48105,
Moray Callum, 1540 Broadway 48105,
Mary Callum, 1540 Broadway 48105,

Andrzej Dolata, 1533 Broadway 48105,
Krystyna Dolata, 1533 Broadway 48105,
Brian Trim, 1548 Broadway 48105,
Dave Hollinden, 1605 Harbal 48105,
Randall Jacob, 1510 Jones Drive 48105,
Ann Lund, 1510 Jones Drive 48105,
David Owens, 2608 Traver 48105,
Ruth Mohr, 2608 Traver 48105,
Donna Pointer 1660 Broadway 48105,
Ryan Dybdahl, 1216 Broadway 48105,
Chrysta Lienczewski, 1215 Broadway 48105,
Mary Underwood, 1219 Traver 48105,
Sarah Byers, 1308 Traver 48105,
Maris Laporter, 1303 Pear Street 48105,
Janet Cannon, 1220 Pontiac Trail 48105,
Bill Rosemurgy, 1206 Broadway 48105,
Shannon Tatum, 1206 Broadway 48105,
Paul Stewart, 1636 Broadway 48105,
Nancy Alexius, 1229 Traver 48105,
Vince Caruso, 556 Glendale Circle 48103,
Catherine Glorie, 827 Brooks 48103,
Andrea Zemgulys, 1325 White Street 48104,
Mirriam Meisler, 1203 Gardner Avenue 48104,
Beverly I. Strassmann, 545 South 5th Avenue 48104,
Ward Bissell, 5 Northwick Court 48105,
Sheridan Warden, 9 Haverhill Court 48105,
Claudia J. Myszke, 2351 Shadowood Drive 48108,
Louise Peele, 807 Jones Drive 48105,
Mary, Maris and Andris Vinovskis, 13 Westbury Court 48105,
Christine Brummer, 326 Mulholland 48103,

Cindy Overmeyer, 1509 Jones Drive 48105,
Janet VanValkenburg, 3801 Wynnstone Drive 48105,
Denise Held, 3145 Baylis Drive 48108,
Linda Ebbeler, 1213 Broadway 48105,
David Barber, 1638 Broadway 48105,
Leslie Barroso, 953 Woodland 48104,
Rose Majeran, 1638 Broadway 48105,
Diane G. Holland, 21 Southwick Court 48105,
John Cederquist, 2145 Ardenne Drive 48105,
David William Cohen, 1129 Pontiac Trail 48105,
Susanna Hapgood, 1205 Pontiac Trail 48105,
Jeff Kupperman, 1205 Pontiac Trail 48105,
Andrew Strowe, 1327 Broadway 48105,
Adrian Stoll, 1314 Broadway 48105,
Kara Keeley, 1618 Harbal Drive 48105