

**From:** Barbara Nagler  
**Sent:** Wednesday, June 28, 2017 9:02 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Broadway development

Dear Ann Arbor City Planning Commission,

I'm sending some comments regarding the possible development in the area once occupied by a Kroger store and other businesses.

Some of my concerns, shared with some of my neighbors, other Ann Arbor citizens, and visitors:

The old Kroger building was a low structure. Both aesthetically and environmentally (these often overlap) many of us don't like the idea of a tall, massive one there.

It's on a floodplain. A massive building might have to be raised up from the ground on supports.

It's adjacent to Traver Creek and very near the river. The stream already consistently tests (rather abruptly) lower in health measures right where it meets Broadway. This is probably my biggest concern. And lawn and other pesticides should be banned there.

Aesthetic: A low building would be all right, but a tall one would obscure or cut into the very nice view of Cedar Bend ridge, from further back on Broadway, including the bridge (let alone from nearby). People visiting the city who are from hillier areas in the U.S. sometimes comment that "it's their favorite part of Michigan because of the hills". Part of what draws people here in the first place is the combination of city and landscape. It should be considered from an aesthetic standpoint, too.

The development would be adjacent to a historic district (the sign designating it is just beyond it). We've seen how the Foundry overshadows the district on Division. We would prefer something that more subtly blends with what's already there. I understand that property rights tend to trump everything, and that's frustrating to all concerned including government. But something like that shouldn't be allowed to happen again, if it can be prevented.

We must be firm about any environmental testing that should be done. Get to know the terrain and what would be most appropriate and the least invasive.

This is an amazing neighborhood with history still to be uncovered, both of Europeans and Native Americans. The hills, woods, stream and river are a strong presence. We should let them either dominate or be "partners" with our structures. This in itself would be so distinctive, so attractive, that it might in the long run be helpful to the city's population, culturally and environmentally.

It's been something of an adventure to watch that concrete being transformed into a field. There's a certain beauty to it now. It would be a good observation area for how that dynamic works. But given that neither the city nor the university own it, I'm writing under the assumption that the intention will remain to develop it rather than turn it into a little neighborhood park or study area.

Thank you very much for your good work, and for taking the time to read this letter!

Sincerely,

Irena Nagler  
Ann Arbor resident