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Sent: Tuesday, May 02, 2023 1:03 PM
To: Planning <Planning@a2gov.org>
Cc: Disch, Lisa <LDisch@a2gov.org>; Julie Dybdahl <jdybs53@gmail.com>; Harrison, Cynthia <CHarrison@a2gov.org>
Subject: Beekman on Broadway, 999 Maiden Lane

Ann Arbor Planning Commission Members;

I understand that you are poised to approve proposed plans for the final phase of Morningside's LowerTown project, now called Beekman on Broadway, at 999 Maiden Lane. As an Ann Arbor resident and homeowner, and as a citizen who cares about climate change, I am very concerned about how this project moves forward.

I have three major concerns:

1) Sustainability - Ann Arbor has made a strong commitment to carbon neutrality by 2030. The City has adopted the A2ZERO plan, and the citizens have voted to substantially increase their own taxes to fund the changes needed to reach the goals.

Now it is up to the City to **enforce** their own recommendations to achieve net zero. It is not enough to expect residents to adopt sustainable strategies. **The City must require all developers and builders to follow sustainable practices as well.**

It is my understanding that the City has made recommendations to the developer, Morningside, for adjustments that would uphold the A2ZERO strategies, such as installing more on-site solar and energy storage, use of only high-efficiency electric appliances and lighting, use of green/sustainable building materials, and inclusion of compost waste bins/disposal.

I strongly urge the Planning Commission to enforce these recommendations on this project and on all new construction in the City of Ann Arbor.

2) Mixed-use - From the beginning, citizens have been begging for plans to include some commercial spaces that would benefit the new and existing residents, such as a small grocery store, drug store, restaurants. Thus far these requests have been largely ignored, and this current phase of development is 100% residential, with no mixed use space.

Again, I urge the Planning Commission to require the developer to offer more commercial space which will benefit the public as well as the new Beekman residents.

3) Lack of Affordable Housing - Morningside has not acted in good faith on this issue. Rents are deplorably high in Ann Arbor, and this developer continues to raise rents to a level that is unreachable for many.

I will be honest that *I have been disappointed by the Planning Commission's lack of enforcement of City standards and community values* in the above three categories.

I ask the Planning Commission to please stand up for what is right for Ann Arbor, to require that Morningside and other developers take the crucial steps to save our environment, and to preserve the livability of this town for a wide range of residents.

Thank you,

Julie Dybdahl
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