

Subject: 416 Longshore

: Dawn McCleskey

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To: Planning <Planning@a2gov.org>

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Dear Planning Commission,

The proposal to insert a residential building at 416 Longshore must be rejected. The idea is cockamamie.

- the railroad makes FIVE grade crossings between the river and Barton Drive, as it runs along Traver Creek. If you are not familiar with the Train Horn Rule, and assuming you don't live around here, please know that this alone is a reason to reject the proposal. The horns blast for minutes on end, multiple times a day, and overnight as well. <https://railroads.dot.gov/railroad-safety/divisions/highway-rail-crossing-and-trespasser-programs/train-horn-rulequiet-zones>

- inserting a 15 unit building in this tiny sliver of land, as proposed, will undermine two goals I know the commission centers in its considerations: bed-to-business ratio and the housing crisis that y'all claim Ann Arbor is in. If you're going to solve a housing crisis, you're not going to do it 15 units at a time. You also are not going to achieve the bed-to-business ratios you say are needed to sustain the businesses 15 units at a time.

- further, how are you going to get 15 units in that sliver of land, over 4 stories, and be successful? To have units even remotely livable for long term residents (e.g., the hospital employees y'all say can live in these Lowertown developments going in), and assuming long term residents will have partners and children, the units need to have sufficient square footage (1200 square feet minimum if you're also trying to entice people who might otherwise buying houses out in former corn fields). So the building needs to have a footprint of at least 5000 square feet, including tiny corridors. That's a 50x100 space, bare minimum, for this to be a successful venture, which will not fit on the land. People didn't pre-buy the condos originally in the Morningside plan, because they were poorly conceived, too.

- remember that development is an extractive industry. Available space is a limited natural resource, and so are the economics/ finances needed to sustain the capitalists building these structures. You are going to run out of these resources in a hurry if you don't slow down and get smart about how to proceed.

- the proposed location for this building is the entryway to Argo nature area. The river and the cascades are beloved and HIGHLY used, and important to the city's sense of place. Nobody moves to Ann Arbor because they want to live in a bustling metropolis. They want the opposite. If they wanted to live in a metropolis, they would move to a real city, and I say this as a native Ann Arborite who has moved back and talked to a lot of people about cities and the experiences of living in them. This building would degrade the city's sense of place even more. Not least that access to the cascades would be blocked for years, and it's laughable to think the dirt end of Longshore is sufficient for access to Argo.

Have a great day, looking forward to you voting this down when it comes time.

Dawn McCleskey

1306 Pontiac Trail