

From: Brian Trim [<mailto:brianjtrim@yahoo.com>]
Sent: Wednesday, July 05, 2017 4:45 PM
To: Planning <Planning@a2gov.org>
Subject: Proposed Morningside Development of 1140 Broadway

July 4th, 2017

Dear Ann Arbor Planning Department,

I am writing to you today to not only echo every objection that you have already heard or will hear regarding the proposed development by Morningside for the Old Kroger's site at the base of Broadway Hill, 1140 Broadway; all of which I agree with and hope that you will consider completely. However, my reason in writing to you today in opposition to this proposed development is distinctively different and in addition to all that my good neighbors have so competently assembled for your consideration.

It is true that the zoning issues are indeed alarming, as is its proposed size, the massing, the setbacks, the lack of open space, and its proposed zoning change to a C1A/R classification, which as you know has very few restrictions. This has allowed the developer to set his own limitations that are aesthetically inconsistent with the surrounding area and ignores that which includes the Historic District of Broadway as well as Traver Creek. It also ignores the much needed retail function that previously existed there when Kroger's provided for the adjacent neighborhoods' grocery and shopping needs; as well as the additional community retail that was previously provided there with adjacent shops. To allow the developer the C1A/R change is sort of like allowing the Fox to design the Chicken Coupe.

However, my objection goes beyond the specifics of building and planning requirements, zoning considerations, the current Master Plan, and all the well-articulated arguments and objections that are being presented to you in opposition to this proposed development. Rather it speaks to the notion of responsible governance itself and what your roles should be as our elected representatives of this incredibly gifted and talented community we all enjoy the privilege of living in and being a part of - making up this great unique City of Ann Arbor. That being, it is your responsibility to view development opportunity within the City from a macro rather than a micro myopic perspective, allowing and encouraging development that provides the greatest contribution to the City and our quality of life as a result of that which you approve; or conversely deny that which falls short of what should be required to meet the highest standard of contribution to the City as a whole, and its impact on our quality of life.

My objection therefore, is that this is just "more of the same" sort of ugly massive industrial-style and scale of residential development crammed into the maximum number of housing units that maximizes the developer's profit while squandering the only opportunity we will ever have to redevelop this historic origin of Ann Arbor; nearly adjacent to the winding Huron River that runs through this historic area originally known as Lowertown. If properly redeveloped, this area could provide for an enhanced quality of life for all our citizens, while also providing a

mechanism by which the long term health and economic vitality of our Downtown is protected and secured. This should be of paramount importance to you, our representatives, as this particular opportunity will not reappear in our lifetimes, and once lost will be lost forever.

This particular real estate when viewed from this perspective then becomes much more important to us than just a vacant parcel of land that we all must race to develop at the first opportunity now that the economy is improving. It is part of our City's physical origin as well as its historic center of commerce, retail and trade. Though it is now vacant and adjacent to other important vacant and underdeveloped parcels it could prove to be some of the most valuable property to our future if responsibly developed. Therefore I am asking you to pause and not race to approve this Morningside development proposal, which falls short not only in all the ways my neighbors are pointing out, but too, from this larger perspective that I am asking you to consider.

Should Morningside decide not to reconsider its plan and design if not approved by you, our representatives, then there will be many others who will be forthcoming with development proposals for you to consider and ultimately approve the one which most benefits the future of our citizens quality of life and our City's financial stability – including that of our Downtown which could be enhanced if this area is properly redeveloped* and directly linked to its long-term sustainability.

That must be the greatest consideration for you, our planning officials, as it impacts the future quality of life of all our citizens. We must not allow ourselves to become myopic and race to build something, the first thing that comes along or “anything at all that produces tax revenues” on this property that has admittedly been vacant for several years. To do so would be to squander the opportunity to do something better, something more for our citizenry who have elected you to look out for their best interests and make decisions that take the big picture and ultimate health of our entire community into consideration when so doing.

Respectfully submitted,

Brian J. Trim
1548 Broadway (at Cedar Bend)
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P.S.: * - example presented under separate cover