

From: Gregory A Marks <gmarks@fastmail.fm>
Sent: Tuesday, May 02, 2023 12:07 PM
To: Planning <Planning@a2gov.org>
Subject: Morningside LowerTown Project

Let me express a few of my items of concern:

1. Failing to adhere to energy use policies with lack of solar panels, use of gas appliances, etc, is an incredible blunder. If it is ok for this site, of what use are the city's policies? If we can't deal with climate priorities in this case, when and where do we?
2. The combination of essentially no mixed-use, no affordable housing, and serious limitations on parking seems to me a huge statement of "we can ignore Ann Arbor policies". Sure, the developer has arguments. They are predictable for developers; however, Ann Arbor cannot keep caving in as part of seeking development.

How many future lawsuits from developers or individuals will cite this "cave-in" as making it ok for them to bypass these or related city policies and regulations?

Put differently, consider what people may say about this project in 10 or 20 years. Very expensive apartments, isolated from many retail services, unappealing to anyone except those who like AATA or ride a bicycle year-round, and fostering an ever-increasing imbalance tilted toward high-end housing, ignoring the range of people needed to make a vibrant city workable. Who thought this was a good project for this community?

Sincerely, Greg Marks
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