

**From:** a2barber  
**Sent:** Sunday, March 19, 2017 4:25 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Morningside Development on Broadway St.

To All that Might be Concerned,

After attending the March 10<sup>th</sup> planning review #1, of 1140 Broadway St., I was very encouraged by the thoughtful and pertinent questions the city representatives asked of the Morningside developers. I was a bit disappointed that there was no opportunity for any questions or input from many of the neighbors in attendance. As a resident of this neighborhood for over 31 years, I am very familiar with this property and the changes development might bring to our small, unique community. It is for that reason, why I am writing this email. At the end of the planning meeting, I asked to whom I might send my thoughts, and was referred to Nicole Woodward of public services, since I do not have her email address, would someone please see that she receives this letter? Thank You.

These are some of my personal observations and requests.

I am very disappointed to hear that Morningside is receiving a tax abatement for 13 years. Was this even negotiated? Or did they say that's what they wanted, and that's what they are going to get. This is one of the last large pieces of vacant land in the city, or so I have been told, and I think these developers are attempting to get rich on their terms. I realize this is to help in compensation for the brownfield clean up, but it seems excessive to me. When the Court Yard Apartments were built at the other end of Broadway St., I cannot recall any such agreement, in fact I believe they currently rank number 10 for the amount of tax they pay annually.

A generously large landscaped path that would run alongside Traver Creek, as well as small green spaces, or a community garden between the buildings. As mentioned in the meeting by the city, to scale back on the height of building A in the vicinity of the creek. At the meeting, one of the leading voices from Morningside, repeated for the 2<sup>nd</sup> time in as many meetings, that “parks in developments such as this, are not used by the residents of the development”. He keeps referring to how abundantly rich we are in parkland in the vicinity of this project. The citizens of Ann Arbor are the ones that are responsible for paying for and maintaining these parks, and he feels that it is unnecessary to include extra green space at this location. What I believe is, he fails to recognize the value green spaces play in our psyche. Who wants to look out a window and see only windows looking back at you. I am sure the residents with views of Central Park in N.Y. enjoy and benefit emotionally and spiritually, by simply looking out their window at the greenscape, without having to physically sit on a bench and strike up a conversation with a stranger.

The current sidewalk along Maiden Lane is so narrow, it is difficult for even two pedestrians to walk side by side, and there is no sidewalk on the other side of the street. Where is the snow that is plowed on Maiden Lane suppose to go, or the snow that is shoveled in front of these new buildings? Where are bicycles supposed to ride since there are no bike lanes on Maiden Lane? We need a very wide paved surface here to accommodate all the new foot, and bicycle traffic

created by this development, and possibly an egress for the city bus, which has a stop in front of their proposed buildings. Please, please, take this in to consideration. I walk my dog 3 or 4 times a week in this vicinity, and I never walk on Maiden lane because of how busy this area is during morning and evening rush hours. The fact that they are asking for an exception for minimum set back on this frontage, makes me wonder just how well thought out or researched this whole development is.

There are no provisions for affordable housing. Where are all the people that hold positions in our city as temporary workers and in service related jobs supposed to live? Once upon a time, our great city had a much bigger heart than what I am witnessing today. My guess is the people now making decisions over developments such as this, do not have the spirit that what once existed in our town, and for that, I am very, very sad.

Thank You for your efforts and considerations,

David G. Barber

1638 Broadway St.

Ann Arbor, Mi. 48105