

From: Randall Jacob
Sent: Wednesday, July 05, 2017 8:02 AM
To: Planning <Planning@a2gov.org>
Subject: Morningside Lower Town LLC

Dear Planning Commission members,

Although I appreciate some of Morningside Lower Town LLC's attempts to create a different type of design for this property, this is a crushingly dense development. I am opposed to the massiveness and to the five-, six-, and seven-story heights of this project, and find the architectural style of this project to be both cold and clichéd, and far removed from the character of the surrounding neighborhoods.

Traffic is a huge concern. Plymouth Road is, even now, overloaded with traffic, with traffic spokes off and onto Traver, Moore, Pontiac Trail, Swift, Wall, and Maiden Lane, Broadway and Jones, all within this hardly one-and-a-half block area of town. I feel that Broadway and Jones, in particular, are especially at risk of fast, cut-through traffic seeking to avoid the bottleneck at the Plymouth/lower Broadway light. There is no need for the proposed traffic circle on lower Broadway as there are no impediments to the simple entering and exiting of cars at this point from or to Plymouth Road. I believe the reason why the developers want a traffic circle at this point is because they believe the development will draw cars on Plymouth into Jones/Broadway, going from northeast to southwest, to avoid the bottleneck at the Plymouth Road/lower Broadway light, and would create another bottleneck on lower Broadway as cars try

to turn left into the complex without a traffic circle. And, of course, cars would do the reverse, exiting the development, to access shopping on Plymouth Road and to avoid the light at Plymouth/lower Broadway. Needless to say, Jones and Broadway residents do not want this cut-through traffic!

Furthermore, we need to keep in mind that, as he alluded to, this developer's group (and other developers) are awaiting future opportunities in the Lower Town area if this project goes through. There are several parcels of land and structures/businesses that could be converted in the name of 'best use' (their term, not mine), impinging on our neighborhood park and further stressing the limited geographic area of the above mentioned multiple, close, and convoluted streets in this historic and fragile part of town. The push for the development of the large and empty DTE property, a new train station (even if built on Fuller), and Argo 'improvements' would only add to the confusion of people and a hellish caldron of cars. (As a pedestrian, it is often frightening to cross the streets as they are...) For these reasons, I feel it would be premature of the city to entertain **any** thought of further development in this area without a density/traffic pattern study involving careful redesign and strong input from the neighborhoods affected.

These are not all the concerns I have but they will have to do for the time being. We am sorry to have to address the Planning Commission after being allowed only one neighborhood meeting with the representatives of Morningside Lower Town LLC, almost five months ago, and with the

Planning Commission meeting being scheduled right after a major summer holiday when many area residents will not be available. I hope that the commission will table this proposal so that the problematic issues that I and others have brought up can be addressed in a thoughtful, careful way, with improved communication with neighborhood groups who will be impacted by development in our area.

Sincerely,

Ann Lund
996-2480