



To: Ann Arbor Planning Commission

From: Michael D. Giraud

Re: The 1140 Broadway Project

Date: June 27, 2017

I am writing this letter to the Ann Arbor Planning Commission to support the 1140 Broadway project that is being presented by Morningside Lower Town, LLC. I have lived and/or worked in the City of Ann Arbor for 71 years and obviously have seen a huge number of changes over the years. Some of those changes I felt were good for the city and others, in my opinion, would have been better left undone. I have seen what Morningside is planning on doing with this site and I feel that this project is exactly the right fit for the property.

I live on the northeast side of Ann Arbor and I work in downtown Ann Arbor. As a result, I drive over the Broadway Bridge at least twice a day, so I would be personally impacted by this project in a variety of ways, not the least of which would be that I would finally be able to see a vibrant, well designed development, rather than the overgrown, unused, unsightly, remains of the failed 2008 debacle, all surrounded by a chain link fence. Obviously, I would also be impacted by changes in traffic patterns, etc. and I feel that Morningside has extensively studied this issue and have addressed the concerns of the city, the neighbors, and the commuters who use Plymouth Road, Broadway, Pontiac Trail, etc. on a regular basis.

I have worked in Ann Arbor since 1969, and specifically as a commercial real estate broker since 1986, so I am familiar with most of the development projects that have been proposed and approved over that time. I want to be clear that I am not a pro-development proponent for development sake and as I stated earlier, there are many projects that have been approved and completed over the years that I don't agree have been in the best interest of the people who live and work in Ann Arbor. This project is the first one that I have formally endorsed and I feel confident that Morningside will complete this project with the same design and quality materials that they are submitting for your review.

I know that when Morningside was designing the Liberty Lofts development they extensively involved the neighbors on the Old West Side to get their input and feedback as well as with the city officials involved in the process. The residents of that neighborhood were strongly in support of that project after seeing the plans, and hearing from Morningside how the project would be completed. They were not disappointed when the project was completed and I have personally spoken with some of them who say they are very pleased by the way Morningside handled the entire design, and construction process. Morningside truly said what they were going to do, and did what they said.

Morningside has spent extensive time and energy engaging all of the individuals and entities that will be involved and impacted by this project to learn about their concerns and recommendations. I am confident that they will take all of the information that they have gathered from those meetings, etc. and complete this project in a manner that will benefit the people of Ann Arbor in many ways.

I do not think that it is necessary for me to go into any greater detail about why I think this is such a great project because Morningside has and will continue to do an extraordinary job of saying exactly what they are going to do and why that is a benefit to the community. In addition, I am confident that just in other projects, they have completed in Ann Arbor and other cities around the country they will also do exactly what they said they were going to do, and the project will be completed as promised.

Please feel free to contact me at [mgiraud@swishercommercial.com](mailto:mgiraud@swishercommercial.com) if any further information would be helpful

Sincerely,



Michael D. Giraud