

From: Peter Nagourney <nagourney@gmail.com>

Sent: Thursday, September 08, 2022 3:24 PM

To: Lenart, Brett <BLenart@a2gov.org>

Cc: Radina, Travis <TRadina@a2gov.org>; Grand, Julie <JGrand@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>

Subject: 721 Forest Project

Dear Mr. Lenart,

I am writing to express my concern about and opposition to the proposed zoning change to allow a high-rise project for 721 Forest Ave.

My reasons include:

This project requires a change in zoning to PUD. There is no justification for this change, and no benefit except for the project developer. The 10-story project will have a negative effect on its neighborhood, increasing parking, adding many more students (631 beds), and changing what has been a neighborhood of houses and 2 or 3 story buildings. A single curb cut to service all the internal parking is a potential choke-point and traffic obstruction for Forest Ave. That is not the public benefit a PUD should provide.

The proposed zoning change reminds me of when the South University area was zoned "Business," which allowed construction of multiple student high-rise buildings, completely changing the nature of that area. I am concerned that this building will serve as a precedent to further change this student housing area.

Although the rental costs for the proposed new building are not known, I suspect they will be in line with those of other new student buildings, and thus certainly higher than rents in the building it wants to replace. Again, not a public benefit.

As a matter of fact, isn't there enough student housing in Ann Arbor, given all the new buildings constructed in the past decade, plus another large building currently under construction on S. University? Is this 10-story intrusion into a stable neighborhood needed or appropriate? Again, is it a public benefit or another opportunity for a developer to profit from UM students?

I hope this project will not be approved, since it is an obvious detriment to its neighborhood, adding congestion and higher costs for student renters. The years of demolition and construction will also be a separate concern.

Peter Nagourney
Co-Chair, North Burns Park Association