

**From:** Alex Lowe  
**Sent:** Tuesday, January 17, 2023 8:49 PM  
**To:** [rmucha@](mailto:rmucha@)  
**Cc:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Feedback and questions re: 999 Maiden Lane

Dear Mr. Mucha,

As I am unable to attend tonight's [citizen participation meeting](#), I decided to email you instead. (I live closer to the planned development than to the hotel where this meeting is taking place, and the extra time required to get to that hotel combined with my own schedule requirements make it impractical for me to attend.)

I've been following the news about this, and I find the current plan for a 200+ unit apartment building to be a major improvement over the previous condo plan. That said, I would still like to see some further improvements incorporated.

First, I understand that the new plan for this building doesn't include any parking for cars due to lower than previously expected demand in the earlier phases. While I think that's fantastic, a few related things have occurred to me. I haven't seen details about related plans about bike parking, and I hope the plan includes sufficient secured bike parking for residents. Given that this development appears to be primed for car-light and car-free living (with convenient access to 4 bus routes, the B2B trail and other major bike connectors, the Amtrak station, and of course being conveniently walkable and bikeable to several of the city's largest employers) combined with the intentionally reduced parking, I would expect bike ownership and use to be higher than usual. Unfortunately, I've been able to find little if anything about this. I hope it's been given the same data-backed consideration as the decision not to increase the on-site car parking. A bike sharing program for electric cargo bikes (or perhaps electric bikes as a whole) would be a welcome addition that would allow tenants with occasional bike needs to satisfy those.

Related to that, for those who wish to maintain a car-light lifestyle but unfortunately cannot go entirely car-free, it would be nice to see you partner with a car sharing company to use some of the extra space in your parking garage for such a venture. ZipCar have recently begun rolling out [electric cars](#) in the US, so this would be a very welcome addition to your parking garage, providing what appears like it would be the [only ZipCar location](#) (and consequently the only car sharing location since Maven shut down) north of the river in Ann Arbor.

I also wish to offer a suggestion about the kitchens in the new units. I understand they're going to continue the antiquated practice of burning methane for cooking. Personally, this would be a big downside of such a kitchen to me. My ideal kitchen would have an induction range, which heats significantly faster than a gas cooktop, is less of a fire hazard, is [less of a health hazard](#), is more energy efficient, and, in my opinion at least, both cooks better and is easier to clean. I would also like to see at least one 240V outlet in the kitchen (I'd recommend a NEMA 6-20 receptacle) for various 240 V small kitchen appliances such as toasters, air fryers, toaster ovens, electric grills and sandwich makers, and of course, kettles.

My final question that I haven't been able to find an answer to: Why so short? The proposed 7 floors isn't even as tall as the Liberty Square parking structure downtown and is less than a third the height of

Tower Plaza. If it were even as tall as the under-construction building on E Washington Street, phase 3 of the Beekman could contain over 500 units, which in addition to being a fantastic step to helping with our urgent local housing crisis may well provide a sufficient customer base to actually fill the additional ground-floor retail so many of this change's detractors appear to be demanding.

Thank you for your time, and I hope you'll take these suggestions into consideration in both this project and your future projects in Ann Arbor.

Best regards,

Alex Lowe