

6.41 ZONING

File No: 9213K12.03 Filing Date: 10/28/02 Area: ~~7.29~~ 6.41 acres

Subject: Broadway Village at Lower Town PUD Zoning

Location: Broadway at Maiden Lane

Petitioner(s): Lower Town Development Group, LLC  
314 M.A.C. Avenue, Suite 100  
East Lansing, MI 48823

Current Zoning: C1, C3 and O Proposed Zoning: PUD

Staff Recommendation: Approval

CPC Public Hearing: <sup>12-17-02 & 3-18-03</sup> Continued Closed Date: 4-1-03

CPC Recommendation: <sup>12-17-02 & 3-18-03</sup> Tabled Approval (6-3) Date: 4-1-03

City Council - First Reading: <sup>6/2/03, 6/16/03</sup> Intepored Carried Date: 7-21-03

- Public Hearing: Closed Date: 10-7-03

- Second Reading: Carried Date: 10-7-03

File Assigned To: Donna Johnson Karen Hart

Planning Director

Close Out Date: 10-17-03 Date Map(s) Updated: 03-18-04 NC





## CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107

Phone (734) 994-2800 • Fax (734) 994-2798

<http://www.ci.ann-arbor.mi.us>

Planning Department

December 3, 2002

### NOTICE OF PUBLIC HEARING

TO: Property Owners and Occupants Within 300 Feet of This Proposal

FROM: Karen Popek Hart, Planning Director *KPH*

A public hearing will be held by the Ann Arbor City Planning Commission in the Council Chamber, Second Floor, Guy C. Larcom, Jr. Municipal Building (City Hall), 100 North Fifth Avenue, Ann Arbor, Michigan on Tuesday, December 17, 2002. The meeting begins at 7:00 p.m. and the following petition will be one of the items on the agenda:

Broadway Village at Lower Town PUD Zoning and PUD Site Plan – A request to rezone the 7.29-acre site on Broadway at Maiden Lane from C1 (Local Business District), C3 (Fringe Commercial District) and O (Office District) to PUD (Planned Unit Development District), and a proposal to create a pedestrian-oriented, mixed-use neighborhood. The proposal will include eight 3 to 8-story buildings with the following uses: 186 multiple-family residential units (237,000 square feet), retail (51,000 square feet) and restaurants (21,000 square feet), medical office (153,000 square feet) and general office (35,000 square feet), research and development (50,000 square feet), and an athletic club and indoor courts (46,000 square feet).

At this hearing, the City Planning Commission will consider all comments from persons wishing to provide them before making its advisory recommendation on this request to the City Council. The City Council will hold its public hearing at a later date and make the final decision on this request. If you want to know the schedule for City actions after the Planning Commission public hearing, please call us at the Planning Department.

The City Planning Department and other City departments are now reviewing this request in relation to City plans and ordinances and will provide the City Planning Commission with departmental comments prior to the public hearing. Our staff report to the Planning Commission will be available to you at the Planning Department after 3:00 p.m. on the Friday prior to the public hearing.

If you would like additional information, or would like to provide comments or suggestions to the staff, please call the City Planning Department at 994-2800, or visit our office on the sixth floor of the Guy C. Larcom, Jr. Municipal Building (8-5 weekdays). This is the only direct mail notice you will receive regarding Planning Commission consideration of this petition.

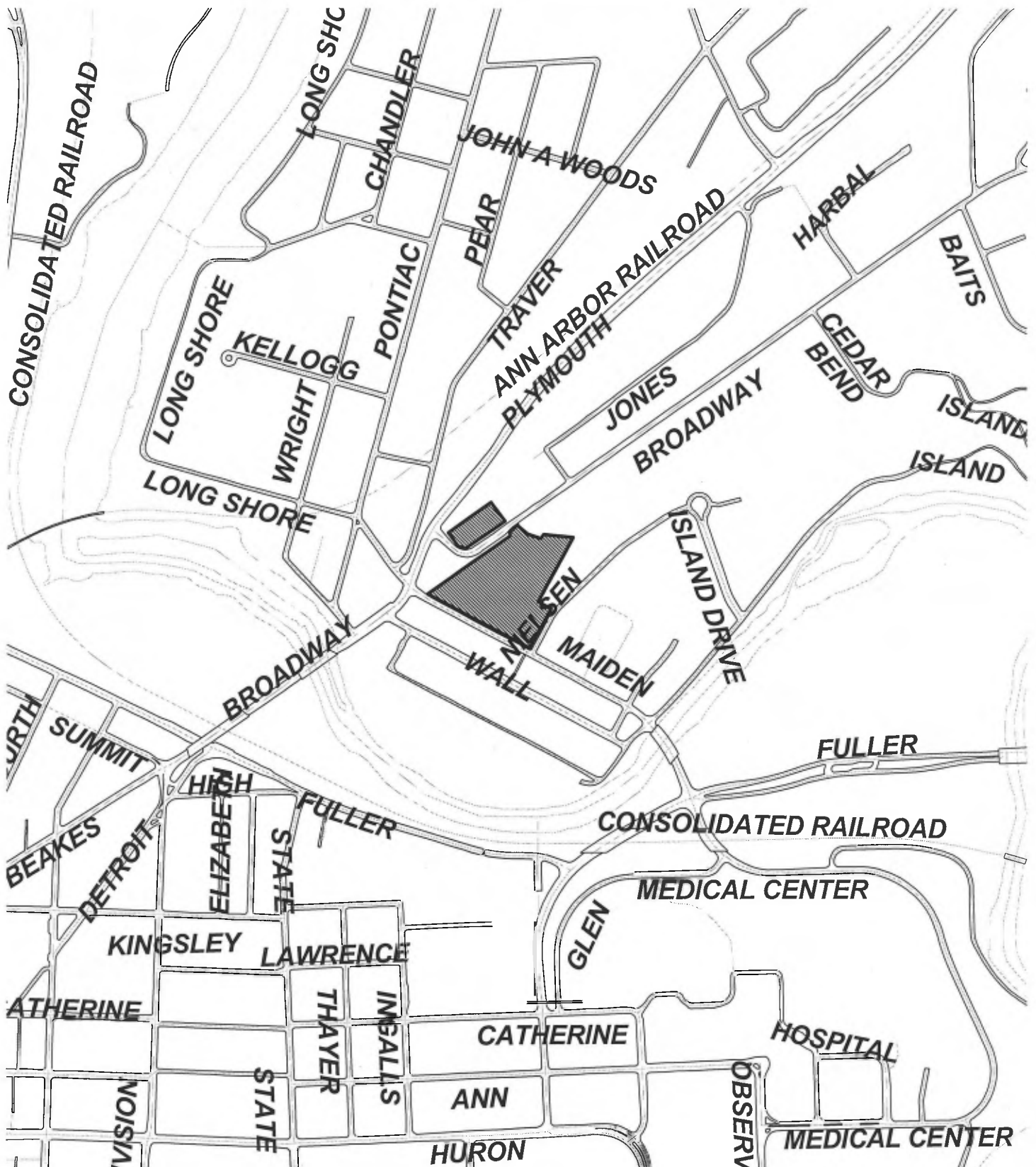
(Site Location Map on Back)

KPH/jsj



# Broadway Village At Lower Town PUD Zoning and PUD Site Plan

## Location Map





THE RESIDENT AT:  
1122 PONTIAC ST  
ANN ARBOR, MI 48105

CAPMOOR INVESTMENT COMPANY  
140 W SOUTH BOUNDARY ST  
PERRYSBURG, OH 43551

THE RESIDENT AT:  
1135 BROADWAY ST  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1216 BROADWAY ST  
ANN ARBOR, MI 48105-1897

EMERICK JAMES H & MURASKY DORE  
OR CURRENT RESIDENT AT:  
8420 BOENARO CT  
DEXTER, MI 48130

EVERETT ROBERT & NORMA  
4782 HACK ST  
BRITTON, MI 49229

THE RESIDENT AT:  
915 MAIDEN LN  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1035 ISLAND DRIVE CT  
ANN ARBOR, MI 48105-2035

THE RESIDENT AT:  
1116 NIELSEN CT  
ANN ARBOR, MI 48105-1943

THE RESIDENT AT:  
1001 MAIDEN LN  
ANN ARBOR, MI 48105-1933

THE RESIDENT AT:  
1125 NIELSEN CT  
ANN ARBOR, MI 48105-1951

CROSSWINDS QUALITY HOMES INC.  
41050 VINCENTI CT  
NOVI, MI 48375

FATT MICHAEL J & LINDA M  
41050 VINCENTI CT  
NOVI, MI 48375

SPINAZOLA CHARLES F JR  
41050 VINCENTI CT  
NOVI, MI 48375

YOUSIF NEDA N  
41050 VINCENTI CT  
NOVI, MI 48375

ZIONIC GERALD A & MARILYN B  
41050 VINCENTI CT  
NOVI, MI 48375

RESIDENT AT:  
3900 GRATIOT AVE  
PORT HURON, MI 48060

THE RESIDENT AT:  
959 WALL ST  
ANN ARBOR, MI 48105-1909

THE RESIDENT AT:  
911 WALL ST  
ANN ARBOR, MI 48105-1909

TEN BRINK MARK A  
OR CURRENT RESIDENT AT:  
3249 MAY APPLE CT  
ANN ARBOR, MI 48103

THE RESIDENT AT:  
917 WALL ST  
ANN ARBOR, MI 48105-1909

THE RESIDENT AT:  
1035 WALL ST  
ANN ARBOR, MI 48105-1937

GALLUP FAMILY LTD PARTNERSHIP  
8182 MARYLAND AVE  
ST LOUIS, MO 63105

OVIATT JILL  
3780 SCIO CHURCH RD  
ANN ARBOR, MI 48103

BROWN JOSEPH E & CAROL Z  
OR CURRENT RESIDENT AT:  
1052 WESTVIEW WAY  
ANN ARBOR, MI 48103

HUANG YONG YI  
OR CURRENT RESIDENT AT:  
823 BARTON DR  
ANN ARBOR, MI 48105-1229

THE RESIDENT AT:  
1025 WALL ST  
ANN ARBOR, MI 48105-1911

Neighborhood Groups Notified:  
Riverside Park Place Condo Assoc  
Plymouth & Broadway Area  
Broadway Area Neigh Assoc

Neigh Groups Notified continued:  
Crossings of AA Condo Assoc  
PLANSMART  
River House Condo Assoc  
Friend of Traver Creek

Broadway Village at Lower Town PUD  
Zoning and PUD SP 12/2002  
537 labels



THE RESIDENT AT:  
1019 BROADWAY ST  
ANN ARBOR, MI 48105-1805

BAJWA RANJIT S  
OR CURRENT RESIDENT AT:  
1026 BROADWAY ST  
ANN ARBOR, MI 48105-1806

LEE HISOK  
OR CURRENT RESIDENT AT:  
1027 BROADWAY ST  
ANN ARBOR, MI 48105-1805

THE RESIDENT AT:  
1031 BROADWAY ST  
ANN ARBOR, MI 48105-1805

THE RESIDENT AT:  
1100 BROADWAY ST  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1115 BROADWAY ST  
ANN ARBOR, MI 48105-1878

THE RESIDENT AT:  
1116 BROADWAY ST  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1120 BROADWAY ST  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1123 BROADWAY ST  
ANN ARBOR, MI 48105-1878

THE RESIDENT AT:  
1133 BROADWAY ST  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1137 BROADWAY ST  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1139 BROADWAY ST  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1140 BROADWAY ST  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1141 BROADWAY ST  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1149 BROADWAY ST  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1151 BROADWAY ST  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1156 BROADWAY ST  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1160 BROADWAY ST  
ANN ARBOR, MI 48105-1808

ROGERS MARK  
OR CURRENT RESIDENT AT:  
1206 BROADWAY ST  
ANN ARBOR, MI 48105-1897

THE RESIDENT AT:  
1210 BROADWAY ST  
ANN ARBOR, MI 48105-1897

DYBDAHL RYAN & JULIE  
OR CURRENT RESIDENT AT:  
1222 BROADWAY ST  
ANN ARBOR, MI 48105-1897

HATCHARD & DYBDAHL  
OR CURRENT RESIDENT AT:  
1222 BROADWAY ST  
ANN ARBOR, MI 48105-1897

DOBISH LOUISE  
OR CURRENT RESIDENT AT:  
1230 BROADWAY ST  
ANN ARBOR, MI 48105-1897

THE RESIDENT AT:  
1308 BROADWAY ST  
ANN ARBOR, MI 48105-1810

ADHIKARY ANITA TRUST  
OR CURRENT RESIDENT AT:  
1312 BROADWAY ST  
ANN ARBOR, MI 48105-1810

CARON DAVID  
OR CURRENT RESIDENT AT:  
1312 BROADWAY ST  
ANN ARBOR, MI 48105-1810

P.D. INC.  
OR CURRENT RESIDENT AT:  
484 COLIN CIR  
ANN ARBOR, MI 48103-6609

HIGGINS THOMAS & JANE  
OR CURRENT RESIDENT AT:  
3170 DOLPH DR  
ANN ARBOR, MI 48103-2098

HINCHEY JOHN  
OR CURRENT RESIDENT AT:  
802 JONES DR  
ANN ARBOR, MI 48105-1819

COMMERCE DEVELOPMENT COMPANY  
OR CURRENT RESIDENT AT:  
2263 W LIBERTY ST  
ANN ARBOR, MI 48103-4405



ELLIS O HERBERT  
OR CURRENT RESIDENT AT:  
2772 LOWELL RD  
ANN ARBOR, MI 48103-2201

CROSSWINDS QUALITY HOMES INC.  
4326 STONEY RIVER DR  
BLOOMFIELD HILLS, MI 48301

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
2201 TRILLIUM WOODS  
ANN ARBOR, MI 48105

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
3919 FOX GLEN DR  
ANN ARBOR, MI 48108

CROSSWINDS QUALITY HOMES INC.  
17279 ASH HOLLOW  
CHELSEA, MI 48118

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
370 MEADOW CREEK DR  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
943 MAIDEN LN  
ANN ARBOR, MI 48105-1901

UNIVERSITY STATE BANK  
OR CURRENT RESIDENT AT:  
959 MAIDEN LN  
ANN ARBOR, MI 48105-1901

JACOBSEN CAROL S  
OR CURRENT RESIDENT AT:  
1019 MAIDEN LN  
ANN ARBOR, MI 48105

SEIDL LORNA M  
OR CURRENT RESIDENT AT:  
1021 MAIDEN LN  
ANN ARBOR, MI 48105-1903

THE RESIDENT AT:  
1024 MAIDEN LN  
ANN ARBOR, MI 48105-1904

MCKINLEY ASSOCIATES INC  
OR CURRENT RESIDENT AT:  
320 N MAIN ST #200  
ANN ARBOR, MI 48104-1134

CLINKSCALE LUCIUS  
OR CURRENT RESIDENT AT:  
703 MOORE ST  
ANN ARBOR, MI 48105-1705

TARNOWSKI DAVID  
OR CURRENT RESIDENT AT:  
707 MOORE ST  
ANN ARBOR, MI 48105-1705

PARK PIL SOO & KATINA  
OR CURRENT RESIDENT AT:  
719 MOORE ST  
ANN ARBOR, MI 48105-1705

OZTURK NANCY  
OR CURRENT RESIDENT AT:  
2372 NIXON RD  
ANN ARBOR, MI 48105-1419

RUSH JOHNNIE & BETTY Y  
OR CURRENT RESIDENT AT:  
2867 PAGE AVE  
ANN ARBOR, MI 48104-6915

SRK INVESTMENTS LLC  
OR CURRENT RESIDENT AT:  
3001 PLYMOUTH RD SUITE 2  
ANN ARBOR, MI 48105-3205

THE RESIDENT AT:  
1010 PONTIAC ST  
ANN ARBOR, MI 48105-1715

RAAB RICHARD & E  
OR CURRENT RESIDENT AT:  
830 REDEEMER AVE  
ANN ARBOR, MI 48103-4647

RAAB RICHARD E  
OR CURRENT RESIDENT AT:  
830 REDEEMER AVE  
ANN ARBOR, MI 48103-4647

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
108 S REVENA BLVD  
ANN ARBOR, MI 48103-4123

GIANNELLI ROBERT A  
OR CURRENT RESIDENT AT:  
1127 TRAVER ST  
ANN ARBOR, MI 48105-1733

STEPHENS SAMUEL & MARLENE  
OR CURRENT RESIDENT AT:  
1131 TRAVER ST  
ANN ARBOR, MI 48105-1733

THE RESIDENT AT:  
1137 TRAVER ST  
ANN ARBOR, MI 48105-1733

THE RESIDENT AT:  
1141 TRAVER ST  
ANN ARBOR, MI 48105-1733

THE RESIDENT AT:  
1143 TRAVER ST  
ANN ARBOR, MI 48105-1733

JARZEMBOWSKI RICHARD N  
OR CURRENT RESIDENT AT:  
3925 WALDENWOOD DR  
ANN ARBOR, MI 48105-3008

THE RESIDENT AT:  
900 WALL ST  
ANN ARBOR, MI 48105-1910

THE RESIDENT AT:  
915 WALL ST  
ANN ARBOR, MI 48105-1909



LECLAIR SUSANNE K & KESSLER RO  
OR CURRENT RESIDENT AT:  
936 WALL ST  
ANN ARBOR, MI 48105-1910

TARNOWCZYK HELEN & J  
OR CURRENT RESIDENT AT:  
963 WALL ST  
ANN ARBOR, MI 48105-1909

UNIVERSITY OF MICHIGAN  
OR CURRENT RESIDENT AT:  
1000 WALL ST  
ANN ARBOR, MI 48105-1912

FRIEDMAN MARILYN  
OR CURRENT RESIDENT AT:  
1405 WESTFIELD AVE  
ANN ARBOR, MI 48103-5737

HARTIGAN OCONNOR DENNIS  
OR CURRENT RESIDENT AT:  
806 JONES DR 1  
ANN ARBOR, MI 48105-1819

WATSON STEWART R  
OR CURRENT RESIDENT AT:  
808 JONES DR 2  
ANN ARBOR, MI 48105-1819

LIVINGSTON ERIC C JR  
OR CURRENT RESIDENT AT:  
812 JONES DR 3  
ANN ARBOR, MI 48105-1819

LASICHAK ANDREA J  
OR CURRENT RESIDENT AT:  
814 JONES DR 4  
ANN ARBOR, MI 48105-1819

THE RESIDENT AT:  
1225 BROADWAY ST 5  
ANN ARBOR, MI 48105-1807

LOUND JOANNE  
OR CURRENT RESIDENT AT:  
1227 BROADWAY ST 6  
ANN ARBOR, MI 48105-1807

STONE-PALMQUIST MATTHEW & PERI  
OR CURRENT RESIDENT AT:  
1219 BROADWAY ST 7  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1221 BROADWAY ST 8  
ANN ARBOR, MI 48105-1807

EBBELER LINDA  
OR CURRENT RESIDENT AT:  
1213 BROADWAY ST 9  
ANN ARBOR, MI 48105-1807

SOBOLAK DOUGLAS  
OR CURRENT RESIDENT AT:  
1215 BROADWAY ST 10  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1207 BROADWAY ST 11  
ANN ARBOR, MI 48105-1807

KRASKA ROBERT  
OR CURRENT RESIDENT AT:  
1209 BROADWAY ST 12  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1201 BROADWAY ST 13  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1203 BROADWAY ST 14  
ANN ARBOR, MI 48105-1807

THE RESIDENT AT:  
1300 BROADWAY ST 1  
ANN ARBOR, MI 48105-1810

THE RESIDENT AT:  
1300 BROADWAY ST 2  
ANN ARBOR, MI 48105-1810

THE RESIDENT AT:  
1216 BROADWAY ST 1  
ANN ARBOR, MI 48105-1897

THE RESIDENT AT:  
1216 BROADWAY ST 2  
ANN ARBOR, MI 48105-1897

THE RESIDENT AT:  
1110 BROADWAY ST 1  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1110 BROADWAY ST 2  
ANN ARBOR, MI 48105-1808

THE RESIDENT AT:  
1043 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2045

THE RESIDENT AT:  
1035 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2028

THE RESIDENT AT:  
1035 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2028

THE RESIDENT AT:  
1043 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2045

THE RESIDENT AT:  
1039 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2046

THE RESIDENT AT:  
1043 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2045



THE RESIDENT AT:  
1039 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2074

THE RESIDENT AT:  
1043 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2045

THE RESIDENT AT:  
1035 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2028

THE RESIDENT AT:  
1043 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2045

THE RESIDENT AT:  
1035 ISLAND DRIVE CT APT 107  
ANN ARBOR, MI 48105-2028

THE RESIDENT AT:  
1039 ISLAND DRIVE CT APT 108  
ANN ARBOR, MI 48105-2074

THE RESIDENT AT:  
1039 ISLAND DRIVE CT APT 109  
ANN ARBOR, MI 48105-2074

THE RESIDENT AT:  
1035 ISLAND DRIVE CT APT 110  
ANN ARBOR, MI 48105-2028

THE RESIDENT AT:  
1035 ISLAND DRIVE CT APT 111  
ANN ARBOR, MI 48105-2028

THE RESIDENT AT:  
1039 ISLAND DRIVE CT APT 112  
ANN ARBOR, MI 48105-2074

THE RESIDENT AT:  
1049 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2051

THE RESIDENT AT:  
1053 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2050

THE RESIDENT AT:  
1049 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2051

THE RESIDENT AT:  
1053 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2050

THE RESIDENT AT:  
1049 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2051

THE RESIDENT AT:  
1053 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2050

THE RESIDENT AT:  
1049 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2051

THE RESIDENT AT:  
1053 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2050

THE RESIDENT AT:  
1049 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2051

THE RESIDENT AT:  
1053 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2050

THE RESIDENT AT:  
1049 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2051

THE RESIDENT AT:  
1053 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2050

THE RESIDENT AT:  
1086 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2047

THE RESIDENT AT:  
1090 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2048

THE RESIDENT AT:  
1094 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2049

THE RESIDENT AT:  
1086 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2047

THE RESIDENT AT:  
1094 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2049

THE RESIDENT AT:  
1086 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2047

THE RESIDENT AT:  
1090 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2048

THE RESIDENT AT:  
1094 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2049



THE RESIDENT AT:  
1086 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2047

THE RESIDENT AT:  
1090 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2048

THE RESIDENT AT:  
1094 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2049

THE RESIDENT AT:  
1086 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2047

THE RESIDENT AT:  
1090 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2048

THE RESIDENT AT:  
1094 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2049

THE RESIDENT AT:  
1086 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2047

THE RESIDENT AT:  
1090 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2048

THE RESIDENT AT:  
1094 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2049

THE RESIDENT AT:  
1072 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2042

THE RESIDENT AT:  
1076 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2043

THE RESIDENT AT:  
1080 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2044

THE RESIDENT AT:  
1072 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2042

THE RESIDENT AT:  
1076 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2043

THE RESIDENT AT:  
1080 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2044

THE RESIDENT AT:  
1072 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2077

THE RESIDENT AT:  
1076 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2043

THE RESIDENT AT:  
1080 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2044

THE RESIDENT AT:  
1072 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2077

THE RESIDENT AT:  
1076 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2043

THE RESIDENT AT:  
1080 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2044

THE RESIDENT AT:  
1072 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2077

THE RESIDENT AT:  
1076 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2043

THE RESIDENT AT:  
1080 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2044

THE RESIDENT AT:  
1072 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2077

THE RESIDENT AT:  
1076 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2043

THE RESIDENT AT:  
1080 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2044

THE RESIDENT AT:  
1058 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2039

THE RESIDENT AT:  
1062 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2040

THE RESIDENT AT:  
1066 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2041



THE RESIDENT AT:  
1058 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2039

THE RESIDENT AT:  
1062 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2040

THE RESIDENT AT:  
1066 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2041

THE RESIDENT AT:  
1058 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2039

THE RESIDENT AT:  
1062 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2040

THE RESIDENT AT:  
1066 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2041

THE RESIDENT AT:  
1058 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2039

THE RESIDENT AT:  
1062 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2040

THE RESIDENT AT:  
1066 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2041

THE RESIDENT AT:  
1058 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2076

THE RESIDENT AT:  
1062 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2040

THE RESIDENT AT:  
1066 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2041

THE RESIDENT AT:  
1058 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2076

THE RESIDENT AT:  
1062 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2040

THE RESIDENT AT:  
1066 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2041

THE RESIDENT AT:  
1040 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2035

THE RESIDENT AT:  
1044 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2036

THE RESIDENT AT:  
1052 ISLAND DRIVE CT APT 101  
ANN ARBOR, MI 48105-2038

THE RESIDENT AT:  
1040 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2035

THE RESIDENT AT:  
1052 ISLAND DRIVE CT APT 102  
ANN ARBOR, MI 48105-2038

THE RESIDENT AT:  
1040 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2035

THE RESIDENT AT:  
1048 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2037

THE RESIDENT AT:  
1052 ISLAND DRIVE CT APT 103  
ANN ARBOR, MI 48105-2038

THE RESIDENT AT:  
1040 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2035

THE RESIDENT AT:  
1044 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2075

THE RESIDENT AT:  
1052 ISLAND DRIVE CT APT 104  
ANN ARBOR, MI 48105-2038

THE RESIDENT AT:  
1040 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2035

THE RESIDENT AT:  
1044 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2075

THE RESIDENT AT:  
1052 ISLAND DRIVE CT APT 105  
ANN ARBOR, MI 48105-2038

THE RESIDENT AT:  
1040 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2035



THE RESIDENT AT:  
1048 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2037

THE RESIDENT AT:  
1052 ISLAND DRIVE CT APT 106  
ANN ARBOR, MI 48105-2038

THE RESIDENT AT:  
1048 ISLAND DRIVE CT APT 107  
ANN ARBOR, MI 48105-2037

THE RESIDENT AT:  
1044 ISLAND DRIVE CT APT 108  
ANN ARBOR, MI 48105-2075

THE RESIDENT AT:  
1044 ISLAND DRIVE CT APT 109  
ANN ARBOR, MI 48105-2075

THE RESIDENT AT:  
1048 ISLAND DRIVE CT APT 110  
ANN ARBOR, MI 48105-2037

THE RESIDENT AT:  
1048 ISLAND DRIVE CT APT 111  
ANN ARBOR, MI 48105-2037

THE RESIDENT AT:  
1044 ISLAND DRIVE CT APT 112  
ANN ARBOR, MI 48105-2075

THE RESIDENT AT:  
1140 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 7  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 7  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 7  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 8  
ANN ARBOR, MI 48105-1967



THE RESIDENT AT:  
1142 NIELSEN CT APT 8  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 8  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 9  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 9  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 9  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1124 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1963

THE RESIDENT AT:  
1126 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1964

THE RESIDENT AT:  
1128 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1965

THE RESIDENT AT:  
1130 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1966

THE RESIDENT AT:  
1124 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1963

THE RESIDENT AT:  
1126 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1964

THE RESIDENT AT:  
1128 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1965

THE RESIDENT AT:  
1130 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1966

THE RESIDENT AT:  
1124 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1963

THE RESIDENT AT:  
1126 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1964

THE RESIDENT AT:  
1128 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1965

THE RESIDENT AT:  
1130 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1966

THE RESIDENT AT:  
1124 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1963

THE RESIDENT AT:  
1126 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1964

THE RESIDENT AT:  
1128 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1965

THE RESIDENT AT:  
1130 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1966

THE RESIDENT AT:  
1124 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1963

THE RESIDENT AT:  
1126 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1964

THE RESIDENT AT:  
1128 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1965

THE RESIDENT AT:  
1130 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1966

THE RESIDENT AT:  
1128 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1965

THE RESIDENT AT:  
1116 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1943

THE RESIDENT AT:  
1118 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1942

THE RESIDENT AT:  
1120 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1941

THE RESIDENT AT:  
1122 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1940



THE RESIDENT AT:  
1116 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1943

THE RESIDENT AT:  
1118 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1942

THE RESIDENT AT:  
1120 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1941

THE RESIDENT AT:  
1122 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1940

THE RESIDENT AT:  
1116 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1943

THE RESIDENT AT:  
1118 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1942

THE RESIDENT AT:  
1120 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1941

THE RESIDENT AT:  
1122 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1940

THE RESIDENT AT:  
1116 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1943

THE RESIDENT AT:  
1118 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1942

THE RESIDENT AT:  
1120 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1941

THE RESIDENT AT:  
1122 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1940

THE RESIDENT AT:  
1116 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1943

THE RESIDENT AT:  
1118 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1942

THE RESIDENT AT:  
1120 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1941

THE RESIDENT AT:  
1122 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1940

THE RESIDENT AT:  
1116 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1943

THE RESIDENT AT:  
1120 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1941

THE RESIDENT AT:  
1140 NIELSEN CT APT 10  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 10  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 10  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1140 NIELSEN CT APT 11  
ANN ARBOR, MI 48105-1967

THE RESIDENT AT:  
1142 NIELSEN CT APT 11  
ANN ARBOR, MI 48105-1968

THE RESIDENT AT:  
1144 NIELSEN CT APT 11  
ANN ARBOR, MI 48105-1969

THE RESIDENT AT:  
1001 MAIDEN LN APT 1  
ANN ARBOR, MI 48105-1933

THE RESIDENT AT:  
1005 MAIDEN LN APT 1  
ANN ARBOR, MI 48105-1934

THE RESIDENT AT:  
1001 MAIDEN LN APT 2  
ANN ARBOR, MI 48105-1933

THE RESIDENT AT:  
1005 MAIDEN LN APT 2  
ANN ARBOR, MI 48105-1934

THE RESIDENT AT:  
1001 MAIDEN LN APT 3  
ANN ARBOR, MI 48105-1933

THE RESIDENT AT:  
1005 MAIDEN LN APT 3  
ANN ARBOR, MI 48105-1934



THE RESIDENT AT:  
1001 MAIDEN LN APT 4  
ANN ARBOR, MI 48105-1933

THE RESIDENT AT:  
1005 MAIDEN LN APT 4  
ANN ARBOR, MI 48105-1934

THE RESIDENT AT:  
1001 MAIDEN LN APT 5  
ANN ARBOR, MI 48105-1933

THE RESIDENT AT:  
1005 MAIDEN LN APT 5  
ANN ARBOR, MI 48105-1934

THE RESIDENT AT:  
1001 MAIDEN LN APT 6  
ANN ARBOR, MI 48105-1933

THE RESIDENT AT:  
1115 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1949

THE RESIDENT AT:  
1117 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1950

THE RESIDENT AT:  
1119 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1970

THE RESIDENT AT:  
1115 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1949

THE RESIDENT AT:  
1117 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1950

THE RESIDENT AT:  
1119 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1970

THE RESIDENT AT:  
1115 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1949

THE RESIDENT AT:  
1117 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1950

THE RESIDENT AT:  
1119 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1970

THE RESIDENT AT:  
1115 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1949

THE RESIDENT AT:  
1117 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1950

THE RESIDENT AT:  
1119 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1970

THE RESIDENT AT:  
1115 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1949

THE RESIDENT AT:  
1117 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1950

THE RESIDENT AT:  
1119 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1970

THE RESIDENT AT:  
1115 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1949

THE RESIDENT AT:  
1117 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1950

THE RESIDENT AT:  
1119 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1970

THE RESIDENT AT:  
1105 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1944

THE RESIDENT AT:  
1107 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1945

THE RESIDENT AT:  
1109 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1946

THE RESIDENT AT:  
1111 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1947

THE RESIDENT AT:  
1113 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1948

THE RESIDENT AT:  
1105 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1944

THE RESIDENT AT:  
1107 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1945



THE RESIDENT AT:  
1109 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1946

THE RESIDENT AT:  
1111 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1947

THE RESIDENT AT:  
1113 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1948

THE RESIDENT AT:  
1105 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1944

THE RESIDENT AT:  
1107 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1945

THE RESIDENT AT:  
1109 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1946

THE RESIDENT AT:  
1111 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1947

THE RESIDENT AT:  
1113 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1948

THE RESIDENT AT:  
1105 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1944

THE RESIDENT AT:  
1107 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1945

THE RESIDENT AT:  
1109 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1946

THE RESIDENT AT:  
1111 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1947

THE RESIDENT AT:  
1113 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1948

THE RESIDENT AT:  
1105 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1944

THE RESIDENT AT:  
1107 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1945

THE RESIDENT AT:  
1109 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1946

THE RESIDENT AT:  
1111 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1947

THE RESIDENT AT:  
1113 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1948

THE RESIDENT AT:  
1105 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1944

THE RESIDENT AT:  
1107 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1945

THE RESIDENT AT:  
1113 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1948

THE RESIDENT AT:  
1125 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1951

THE RESIDENT AT:  
1127 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1952

THE RESIDENT AT:  
1129 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1953

THE RESIDENT AT:  
1131 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1954

THE RESIDENT AT:  
1133 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1955

THE RESIDENT AT:  
1135 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1956

THE RESIDENT AT:  
1137 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1957

THE RESIDENT AT:  
1125 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1951

THE RESIDENT AT:  
1127 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1952



THE RESIDENT AT:  
1129 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1953

THE RESIDENT AT:  
1131 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1954

THE RESIDENT AT:  
1133 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1955

THE RESIDENT AT:  
1135 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1956

THE RESIDENT AT:  
1137 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1957

THE RESIDENT AT:  
1125 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1951

THE RESIDENT AT:  
1127 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1952

THE RESIDENT AT:  
1129 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1953

THE RESIDENT AT:  
1131 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1954

THE RESIDENT AT:  
1133 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1955

THE RESIDENT AT:  
1135 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1956

THE RESIDENT AT:  
1137 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1957

THE RESIDENT AT:  
1125 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1951

THE RESIDENT AT:  
1127 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1952

THE RESIDENT AT:  
1129 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1953

THE RESIDENT AT:  
1131 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1954

THE RESIDENT AT:  
1133 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1955

THE RESIDENT AT:  
1135 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1956

THE RESIDENT AT:  
1137 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1957

THE RESIDENT AT:  
1125 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1951

THE RESIDENT AT:  
1127 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1952

THE RESIDENT AT:  
1129 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1953

THE RESIDENT AT:  
1131 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1954

THE RESIDENT AT:  
1133 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1955

THE RESIDENT AT:  
1135 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1956

THE RESIDENT AT:  
1137 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1957

THE RESIDENT AT:  
1127 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1952

THE RESIDENT AT:  
1131 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1954

THE RESIDENT AT:  
1133 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1955

THE RESIDENT AT:  
1139 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1958



THE RESIDENT AT:  
1141 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1959

THE RESIDENT AT:  
1143 NIELSEN CT 1  
ANN ARBOR, MI 48105-1907

THE RESIDENT AT:  
1145 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1962

THE RESIDENT AT:  
1147 NIELSEN CT APT 1  
ANN ARBOR, MI 48105-1961

THE RESIDENT AT:  
1139 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1958

THE RESIDENT AT:  
1141 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1959

THE RESIDENT AT:  
1143 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1960

THE RESIDENT AT:  
1145 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1962

THE RESIDENT AT:  
1147 NIELSEN CT APT 2  
ANN ARBOR, MI 48105-1961

THE RESIDENT AT:  
1139 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1958

THE RESIDENT AT:  
1141 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1959

THE RESIDENT AT:  
1143 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1960

THE RESIDENT AT:  
1145 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1962

THE RESIDENT AT:  
1147 NIELSEN CT APT 3  
ANN ARBOR, MI 48105-1961

THE RESIDENT AT:  
1139 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1958

THE RESIDENT AT:  
1141 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1959

THE RESIDENT AT:  
1143 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1960

THE RESIDENT AT:  
1145 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1962

THE RESIDENT AT:  
1147 NIELSEN CT APT 4  
ANN ARBOR, MI 48105-1961

THE RESIDENT AT:  
1139 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1958

THE RESIDENT AT:  
1141 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1959

THE RESIDENT AT:  
1143 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1960

THE RESIDENT AT:  
1145 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1962

THE RESIDENT AT:  
1147 NIELSEN CT APT 5  
ANN ARBOR, MI 48105-1961

THE RESIDENT AT:  
1139 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1958

THE RESIDENT AT:  
1141 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1959

THE RESIDENT AT:  
1143 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1960

THE RESIDENT AT:  
1145 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1962

THE RESIDENT AT:  
1147 NIELSEN CT APT 6  
ANN ARBOR, MI 48105-1961

THE RESIDENT AT:  
1035 WALL ST APT 1  
ANN ARBOR, MI 48105-1937



THE RESIDENT AT:  
1035 WALL ST APT 2  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1035 WALL ST APT 3  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1035 WALL ST APT 4  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1035 WALL ST APT 5  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1035 WALL ST APT 6  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1035 WALL ST APT 7  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1035 WALL ST APT 8  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1035 WALL ST APT 9  
ANN ARBOR, MI 48105-1937

THE RESIDENT AT:  
1025 WALL ST APT 1  
ANN ARBOR, MI 48105-1911

THE RESIDENT AT:  
1025 WALL ST APT 2  
ANN ARBOR, MI 48105-1911

THE RESIDENT AT:  
959 WALL ST 1  
ANN ARBOR, MI 48105-1909

THE RESIDENT AT:  
959 WALL ST 2  
ANN ARBOR, MI 48105-1909

THE RESIDENT AT:  
959 WALL ST 3  
ANN ARBOR, MI 48105-1909

THE RESIDENT AT:  
953 WALL ST APT 1  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
953 WALL ST APT 2  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
953 WALL ST APT 3  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
953 WALL ST APT 4  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
953 WALL ST APT 5  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
953 WALL ST APT 6  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
953 WALL ST APT 7  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
953 WALL ST APT 8  
ANN ARBOR, MI 48105-1938

THE RESIDENT AT:  
917 WALL ST APT 1  
ANN ARBOR, MI 48105-1909

THE RESIDENT AT:  
917 WALL ST APT 2  
ANN ARBOR, MI 48105-1909

THE RESIDENT AT:  
723 MOORE ST APT 1  
ANN ARBOR, MI 48105-1705

THE RESIDENT AT:  
723 MOORE ST APT 2  
ANN ARBOR, MI 48105-1705

THE RESIDENT AT:  
723 MOORE ST APT 3  
ANN ARBOR, MI 48105-1705

THE RESIDENT AT:  
723 MOORE ST APT 4  
ANN ARBOR, MI 48105-1705

THE RESIDENT AT:  
723 MOORE ST APT 5  
ANN ARBOR, MI 48105-1705

THE RESIDENT AT:  
1202 TRAVER ST REAR  
ANN ARBOR, MI 48105-1752

SUE GOTT, PLANNING  
UNIVERSITY OF MICHIGAN  
326 EAST HOOVER STREET  
ANN ARBOR, MI 48109-1002



BEATTY HAWKINS LMTD LIABILITY  
OR CURRENT RESIDENT AT:  
1717 S STATE ST  
ANN ARBOR, MI 48104-4601

THE RESIDENT AT:  
1118 PONTIAC ST  
ANN ARBOR, MI 48105

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
1829 MEADOWSIDE DR  
ANN ARBOR, MI 48104

THE RESIDENT AT:  
1033 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1031 MAIDEN LN  
ANN ARBOR, MI 48105

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
1029 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1027 MAIDEN LN  
ANN ARBOR, MI 48105

VAN DOREN MARK & HAKALA ALEXAN  
OR CURRENT RESIDENT AT:  
1025 MAIDEN LN  
ANN ARBOR, MI 48105

QUINTERO RAUL JR  
OR CURRENT RESIDENT AT:  
1023 MAIDEN LN  
ANN ARBOR, MI 48105

SCHMIER JASON F  
OR CURRENT RESIDENT AT:  
1017 MAIDEN LN  
ANN ARBOR, MI 48105

CHAKEL SARA S  
OR CURRENT RESIDENT AT:  
1015 MAIDEN LN  
ANN ARBOR, MI 48105

MARTZ DAVID A & ROBIN  
OR CURRENT RESIDENT AT:  
1101 FREESIA CT  
ANN ARBOR, MI 48105

OWENS SHERYL A  
OR CURRENT RESIDENT AT:  
1103 FREESIA CT  
ANN ARBOR, MI 48105

MEEKER BENJAMIN & KORNEFFEL ME  
OR CURRENT RESIDENT AT:  
1105 FREESIA CT  
ANN ARBOR, MI 48105

FRAZHO ROBERT L & NEDERVELD AN  
OR CURRENT RESIDENT AT:  
1107 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1109 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1111 FREESIA CT  
ANN ARBOR, MI 48105

KLOEHR JOHN B III  
OR CURRENT RESIDENT AT:  
1113 FREESIA CT  
ANN ARBOR, MI 48105

DSOUZA ARUN T  
OR CURRENT RESIDENT AT:  
1115 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1117 FREESIA CT  
ANN ARBOR, MI 48105

BRINCK TOM  
OR CURRENT RESIDENT AT:  
1119 FREESIA CT  
ANN ARBOR, MI 48105

PEZALLA EDMUND J & SARAH J  
OR CURRENT RESIDENT AT:  
1121 FREESIA CT  
ANN ARBOR, MI 48105

MULDOON SEAN J  
OR CURRENT RESIDENT AT:  
1123 FREESIA CT  
ANN ARBOR, MI 48105

KURACHI KOTOKU & SUMIKO  
OR CURRENT RESIDENT AT:  
1125 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1127 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1129 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1131 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1133 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1135 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1137 FREESIA CT  
ANN ARBOR, MI 48105



THE RESIDENT AT:  
1139 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1141 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1143 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1145 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1147 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1149 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1151 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1153 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1155 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1157 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1159 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1161 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1163 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1165 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1167 FREESIA CT  
ANN ARBOR, MI 48105

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
1169 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1171 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1173 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1175 FREESIA CT  
ANN ARBOR, MI 48105

CROSSWINDS QUALITY HOMES INC.  
OR CURRENT RESIDENT AT:  
1177 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1179 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1181 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1183 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1053 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1051 FREESIA CT  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1049 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1047 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1045 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1043 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1041 MAIDEN LN  
ANN ARBOR, MI 48105



THE RESIDENT AT:  
1039 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1037 MAIDEN LN  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1035 MAIDEN LN  
ANN ARBOR, MI 48105

REID CORPORATION  
OR CURRENT RESIDENT AT:  
21650 W ELEVEN MILE RD 200  
SOUTHFIELD, MI 48076

ISLAND DRIVE APTS  
3221 W BIG BEAVER RD 106  
TROY, MI 48084

AMERICAN SUZUKI MOTOR CORP  
3251 E IMPERIAL HWY  
BREA, CA 92611

ANN ARBOR INVESTMENT GROUP  
OR CURRENT RESIDENT AT:  
1707 BROADWAY ST  
ANN ARBOR, MI 48105

MARATHON ASHLAND PETROLEUM  
OR CURRENT RESIDENT AT:  
539 S MAIN ST  
FINDLAY, OH 45840

STULBERG THOMAS  
OR CURRENT RESIDENT AT:  
1202 TRAVER ST  
ANN ARBOR, MI 48105

LAREAU ALLAN & RITA  
OR CURRENT RESIDENT AT:  
2325 CROSSWIND DR  
KALAMAZOO, MI 49008

WEBER DARRYL  
OR CURRENT RESIDENT AT:  
1203 BROADWAY ST  
ANN ARBOR, MI 48105

KULAKOWSKI LAURA L  
OR CURRENT RESIDENT AT:  
1207 BROADWAY ST  
ANN ARBOR, MI 48105

LOPES EDSON & MELLO LUCIANE  
OR CURRENT RESIDENT AT:  
1221 BROADWAY ST  
ANN ARBOR, MI 48105

SANFORD-TAYLOR CAROL  
OR CURRENT RESIDENT AT:  
4375 LAKESIDE CT  
ANN ARBOR, MI 48108

THIESMEYER MARK  
OR CURRENT RESIDENT AT:  
723 MOORE ST  
ANN ARBOR, MI 48105

KOTAMRAJU SATYAMURTHY & S  
OR CURRENT RESIDENT AT:  
953 WALL ST  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 1  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 2  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 3  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 4  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 5  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 6  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 7  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 8  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 9  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 10  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 11  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 12  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 13  
ANN ARBOR, MI 48105

THE RESIDENT AT:  
1107 FREESIA CT UNIT 14  
ANN ARBOR, MI 48105





## CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107

Phone (734) 994-2800 • Fax (734) 994-2798

<http://www.ci.ann-arbor.mi.us>

Planning Department

December 3, 2002

TO: Ann Arbor Neighborhood Associations/Organizations

FROM: Karen Popek Hart, City Planning Director *KPH*

SUBJECT: **Notification of Proposed Development**

A public hearing will be held by the Ann Arbor City Planning Commission in the Council Chamber, Second Floor, Guy C. Larcom, Jr. Municipal Building (City Hall), 100 North Fifth Avenue, Ann Arbor, Michigan on Tuesday, December 17, 2002. The meeting begins at 7:00 p.m. and the following petition will be one of the items on the agenda:

Broadway Village at Lower Town PUD Zoning and PUD Site Plan – A request to rezone the 7.29-acre site on Broadway at Maiden Lane from C1 (Local Business District), C3 (Fringe Commercial District) and O (Office District) to PUD (Planned Unit Development District), and a proposal to create a pedestrian-oriented, mixed-use neighborhood. The proposal will include eight 3 to 8-story buildings with the following uses: 186 multiple-family residential units (237,000 square feet), retail (51,000 square feet) and restaurants (21,000 square feet), medical office (153,000 square feet) and general office (35,000 square feet), research and development (50,000 square feet), and an athletic club and indoor courts (46,000 square feet).

At this hearing, the City Planning Commission will consider all comments from persons wishing to provide them before making its advisory recommendation on this request to the City Council. The City Council will hold its public hearing at a later date and make the final decision on this request. If you want to know the schedule for City actions after the Planning Commission public hearing, please call us at the Planning Department.

The City Planning Department and other City departments are now reviewing this request in relation to City plans and ordinances and will provide the City Planning Commission with departmental comments prior to the public hearing. Our staff report to the Planning Commission will be available to you at the Planning Department after 3:00 p.m. on the Friday prior to the public hearing.

If you would like additional information, or would like to provide comments or suggestions to the staff, please call the City Planning Department at 994-2800, or visit our office on the sixth floor of the Guy C. Larcom, Jr. Municipal Building (8-5 weekdays). This is the only direct mail notice you will receive regarding Planning Commission consideration of this petition.

(Site Location Map on Back)

Notice Mailed To:

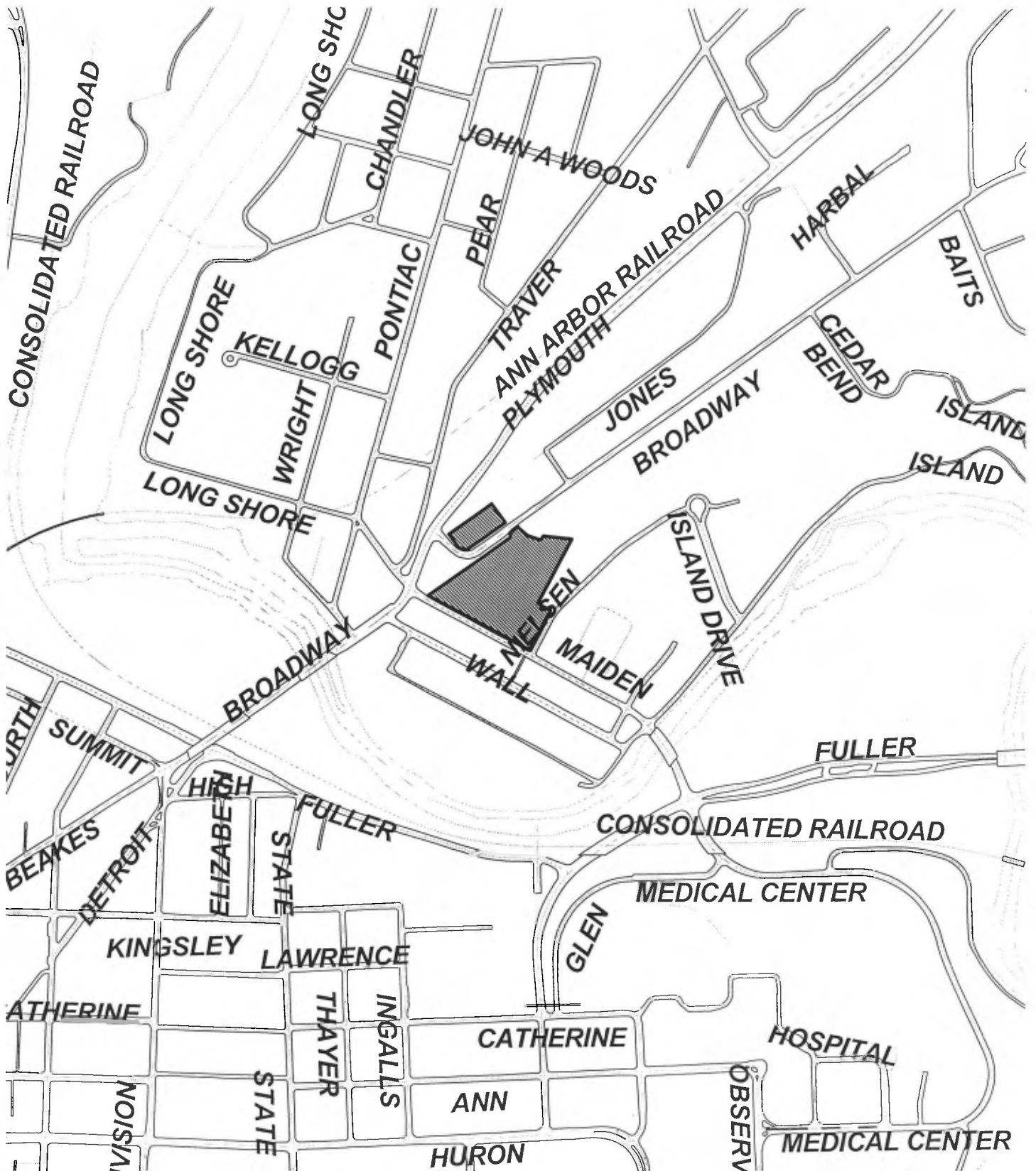
Riverside Park Place Condominium Association  
Plymouth and Broadway Area  
Broadway Area Neighborhood Association  
Crossings of Ann Arbor Condominium Association

PLANSMART  
River House Condominium Association  
Friends of Traver Creek



# Broadway Villa At Lower Town PUD Zoning and PUD Site Plan

## Location Map





FILE

MEMORANDUM

TO: Matt Naud, Environment Coordinator  
FROM: <sup>CV</sup> Coy Vaughn, City Planner III  
DATE: December 16, 2002  
SUBJECT: **Broadway Village at Lower Town Brownfield Application**

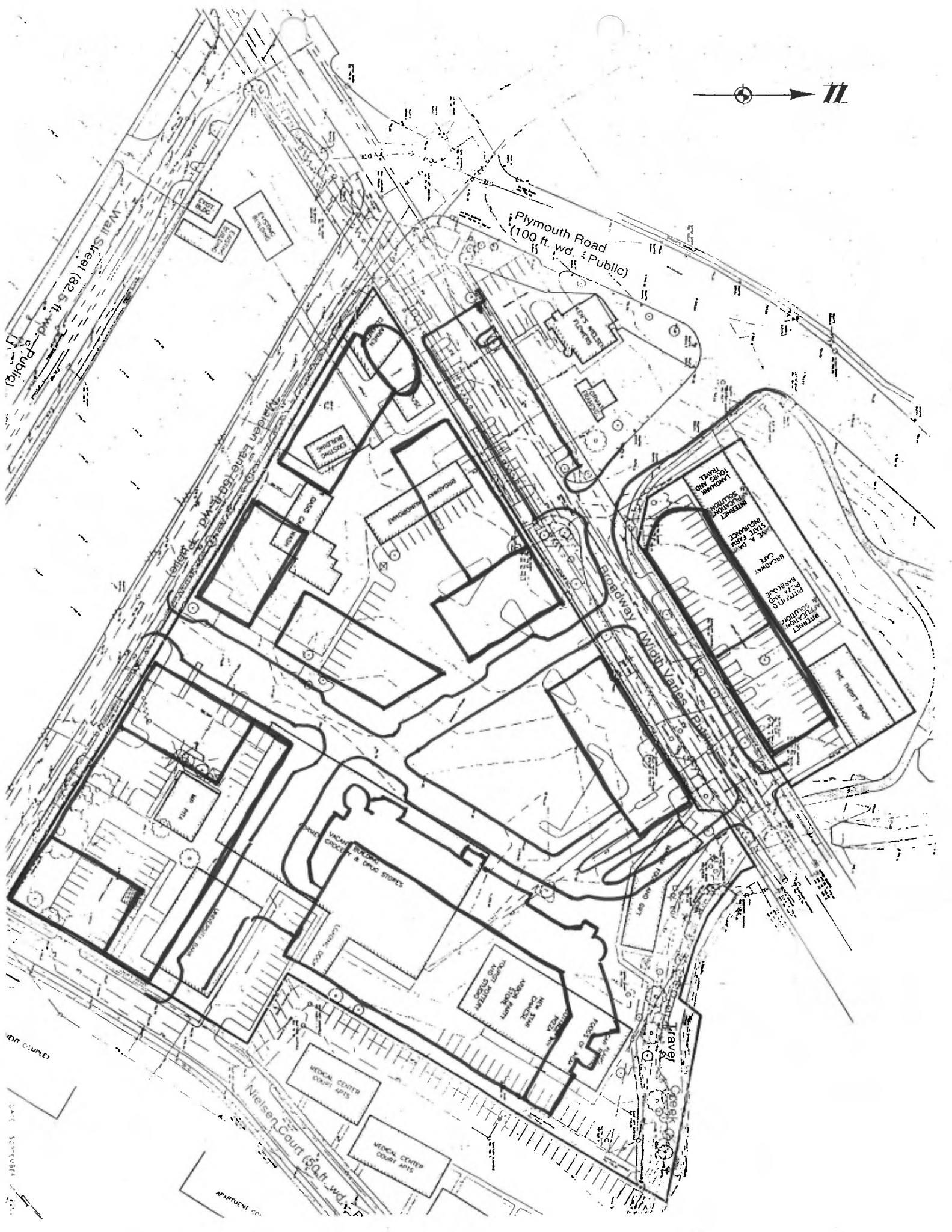
The City Planning Department has reviewed the application for brownfield redevelopment funding for the Broadway Village at Lower Town development proposal and, in general, is supportive of allowing the petitioner to move forward and prepare a Brownfield Plan in coordination with the City and County. Staff is particularly pleased with the petitioner's willingness to clean both the contaminated soil and groundwater beyond the minimum standards set by the Michigan Department of Environmental Quality.

Staff is supportive of a mixed-use project of urban scale on this site. The adopted Northeast Area Plan and the draft Plan recommend mixed-use development for this site. However, we are still in the process of evaluating whether the scale and density of the proposed project is consistent with the recommendations in either plan. The density and building massing is subject to change and may be negotiated if the City Planning Commission (CPC) is not comfortable with the proposal. Staff will know more after the first public hearing is held at the CPC meeting of Tuesday, December 17. Also, there are several minor outstanding issues with the proposed site plan that have not yet been addressed which may affect the scale and extent of the development proposal.

Although this property could be developed in some form without approval of this application, staff feels that brownfield financing assistance is necessary to achieve a coordinated development of this size and complexity, involving mixed uses and numerous property owners. Further, without brownfield funding, it is quite possible that the site would be developed with no clean-up of the existing contamination.

c: Karen Popek Hart, Planning Director ✓







**Thomas J. Covert; RLA, AICP**

Project Manager - Land Development Services

**Atwell - Hicks, Inc.**

500 Avis Drive

Ann Arbor, MI 48108

734 / 994-4000 - 734 / 786-7163 (Direct) - 734 / 994-1599 (Fax)

-----Original Message-----

**From:** Everett Leeseberg

**Sent:** Thursday, December 12, 2002 11:06 AM

**To:** Thomas Covert

**Subject:** Broadway Village Existing Floor Area Ratios

**Broadway Village Existing Floor Area Ratios**

**C1 Zoning**

<u>Building Description</u>	<u>Bldg. Area (sf)</u>	<u>Parcel Area (sf)</u>	<u>Floor Area Ratio</u>
Strip Mall (Landmark Tours, State Farm)	8,060		
Thrift Shop	3,409		
Total Building Area	11,469	38,402	30%
Strip Mall (Alamo, Cottage Inn)	10,172		
Total Building Area	10,172	46,397	22%
University Bank	7,031		
Mr. Pita	2,009		
Total Building Area	9,040	42,580	21%
<b>Total C1 Zoning</b>	<b>30,681</b>	<b>127,379</b>	<b>24%</b>

**C3 Zoning**



<u>Building Description</u>		<u>Bldg. Area (sf)</u>	<u>Parcel Area (sf)</u>	<u>Floor Area Ratio</u>
Grocery Store / Pharmacy		29,768		
Oasis Car Wash		3,411		
Scrap Metal		961		
Armen Cleaners		2,317		
1110 Broadway House		844		
Broadway Laundromat		2,833		
<b>Total C3 Zoning</b>		<b>40,134</b>	<b>172,378</b>	<b>23%</b>
<b>O Zoning</b>				
<u>Building Description</u>		<u>Bldg. Area (sf)</u>	<u>Parcel Area (sf)</u>	<u>Floor Area Ratio</u>
Manna Food and Gift		3,957		
<b>Total O Zoning</b>		<b>3,957</b>	<b>17,767</b>	<b>22%</b>
<b>Total Project</b>		<b>74,772</b>	<b>317,524</b>	<b>24%</b>



**Johnson, Donna**

---

**From:** Thomas Covert [TCovert@atwell-hicks.com]  
**Sent:** Wednesday, December 11, 2002 1:40 PM  
**To:** 'Connie Dimond'; Donna Johnson (E-mail)  
**Subject:** RE: Parking SF for Connie Dimond

Here is the existing zoning:

2.92 ac. C1

3.96 ac. C3

0.41 ac. O

-----

7.29 ac. Total

**Thomas J. Covert; RLA, AICP**

Project Manager - Land Development Services

**Atwell - Hicks, Inc.**

500 Avis Drive

Ann Arbor, MI 48108

734 / 994-4000 - 734 / 786-7163 (Direct) - 734 / 994-1599 (Fax)

-----Original Message-----

**From:** Connie Dimond [mailto:Connie.Dimond@Smithgroup.com]  
**Sent:** Wednesday, December 11, 2002 8:09 AM  
**To:** 'tcovert@atwell-hicks.com'  
**Subject:** FW: Parking SF for Connie Dimond  
**Importance:** High

Tom, do you have/can you calculate the answer to Donna's question? Will you email to both of us?  
Thanks, Connie

-----Original Message-----

**From:** Johnson, Donna [mailto:DJohnson@ci.ann-arbor.mi.us]  
**Sent:** Tuesday, December 10, 2002 6:31 PM  
**To:** Connie Dimond  
**Subject:** RE: Parking SF for Connie Dimond  
**Importance:** High

Thanks, Connie. Now I need one more "bit" of information....

How much lot area is in each existing zoning district w/in the 7.29 acres (C-1, C-3, O)? You have a FAR in your chart w/a percentage (p. 23) but I can't tell where it was derived...I need it for my comparison chart, so I'm comparing apples to apples.

Thanks...all of this begins to shake out down at the wire!

12/11/02



## Johnson, Donna

---

**From:** Naud, Matthew  
**Sent:** Thursday, December 12, 2002 11:56 AM  
**To:** Johnson, Donna  
**Subject:** RE: Broadway Village

The Brownfield Advisory Group is preparing a report for the Administrator - There was a delay in the review of the financial information because of the death of Dirk Ashley and revisions to the cost estimates from the applicant.

-----Original Message-----

**From:** Johnson, Donna  
**Sent:** Wednesday, December 11, 2002 7:22 PM  
**To:** Naud, Matthew; Vaughn, Coy  
**Subject:** Broadway Village

Matt can you give me a couple of sentences update on the status of the brownfield application (something suitable for the staff report...where it is in the process, consultant to review? etc.)

Also confirming that you will be at the Dec. 17 meeting? I have no idea what time it will come up, unfortunately. If you have cable you can check; I believe it's after Carrot Way, but can verify tomorrow.



# PLANNING DEPARTMENT ROUTING FORM

<input type="checkbox"/> C. Cheng	<input type="checkbox"/> M. Kowalski
<input type="checkbox"/> L. Foondle	<input type="checkbox"/> A. Marcarello
<input type="checkbox"/> K. Hart	<input type="checkbox"/> W. Rampson
<input type="checkbox"/> C. Hurd	<input type="checkbox"/> J. St. John
<input checked="" type="checkbox"/> D. Johnson	<input type="checkbox"/> C. Vaughn
<input checked="" type="checkbox"/> J. Kahan	

<input checked="" type="checkbox"/>	For Your Information
<input type="checkbox"/>	Recycle
<input type="checkbox"/>	Please Handle
<input checked="" type="checkbox"/>	File - DONNA
<input type="checkbox"/>	Review and Comment
<input type="checkbox"/>	Read and Return to _____ by _____
<input type="checkbox"/>	Please Discuss With _____

Comments HERE ARE SOME COMMENTS  
FROM NEIGHBORS REGARDING  
LOWER TOWN (AND SOME REGARDING  
THE PRIVATE DORM PROPOSAL)

Staff

CV

Date

10/31



**Kahan, Jeffrey**

---

**From:** Karen Kortesoja  
**Sent:** Tuesday, June 25, 2002 2:16 PM  
**To:** jkahan@ci.ann-arbor.mi.us  
**Subject:** Lowertown plan  
Planning Dept.;

I have looked over Ch. 8 for the Northeast Area Plan Draft and wanted to include a couple comments on the plan for Lowertown:

Riverfront Area - The possibilities for a recreational greenway along the river here are exciting. The existing greenway through Gallup Park could be continued here with a connection to Bandemer Park. This would bring more users into the park. The Albert Kahn building on the DTE site is a jewel. A perfect location for park concessions, bike rental. Parking adjacent to this building could allow this site to become the downtown access to the Huron River greenway. Prof. David Scobey ([Scobey@umich.edu](mailto:Scobey@umich.edu)) at the UM had a Landscape and History class last semester that studied Lowertown and Broadway Park. His students (of which I was one) did archival research and proposed conceptual designs for Broadway Park.

Access to Riverside Park and Broadway Park - Broadway Park is across the river. Broadway Park is underutilized due to its difficulties of access. A pedestrian bridge across the river would remedy this.

Village Center - The scale proposed for this area will seriously impact the homes on Broadway. Broadway is a diverse street full of families, students, rental, and affordable housing and its character must be preserved. Access to the former Kroger site and its mixture of 2-4 stories and 5-8 stories must be limited to Maiden Lane and Plymouth Rd. only! These roads are designed to take the volume of traffic this development will bring. Maiden Lane has the density of the apartment complexes and condos and does not need the buffer that Broadway does. The scale must step up from 2-3 stories at the foot of Broadway. As a resident of Broadway since 1986, I welcome the urban village and the kind of retail that additional density there might bring - a grocery store or a produce store! Broadway is in the middle of the process of exploring traffic calming options and these must be a part of any development.

A buffer zone with pedestrian and bicycle access connecting the development to Broadway would allow the village residents to enjoy our historic street without negatively impacting it with increased vehicular traffic.

Karen Kortesoja

1404 Broadway

---



**Kahan, Jeffrey**

---

**From:** Webb Keane  
**Sent:** Tuesday, June 25, 2002 2:25 PM  
**To:** Kahan, Jeffrey  
**Subject:** Postscript

Jeff,

Thank you. If I may add one postscript:

The Broadway neighborhood is upset by the prospect of a massive dormitory planned for the top of the hill, near Plymouth and Murfin. Everything possible should be done to direct their car traffic away from Broadway. (Indeed, although opinions vary, some of us are in favor of blocking off any direct vehicular access to Broadway from North Campus, namely, closing our end of Baits.) In this line, I think you will find very strong unified resistance to any student-oriented development in Lowertown.

Sincerely,  
Webb Keane

At 01:32 PM 06/25/2002 -0400, you wrote:

Webb,

Thank you for your comments. I will distribute your e-mail to our Citizens Advisory Committee for their upcoming review of Lower Town. I will also add you to our mailing list so that you are informed of upcoming meetings. In addition to the upcoming CAC meetings, you will have opportunities to comment on the Northeast Area Plan at Planning Commission and City Council.

-----Original Message-----

**From:** Webb Keane [<mailto:wkeane@umich.edu>]  
**Sent:** Monday, June 24, 2002 3:35 PM  
**To:** [jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)  
**Subject:**

Dear Jeff Kahan

I live at 1305 Broadway, less than a block from Traver Creek and the area designated as Lowertown on the Northwest plan. The main view from our house is of the Kroger's parking lot area and of course we have been following the planning process with great interest.

In general, I am encouraged by what I read in the master plan, which overall is sensible. Nonetheless, since my childcare duties may not enable me to attend this Thursday's open meeting, I would like to pass along some comments.

It is important to realize that what happens in Lowertown has a very direct impact on the Broadway neighborhood. Although Lowertown is marked as a distinct place on your maps, it is the what our hill looks over, what we walk through on our way to downtown, central campus, and the river, and what most of us will hear from our bedrooms.

6/25/02



In particular we are concerned about these impacts on our neighborhood:

1. Traffic--both speed and volume on Broadway itself. You've surely heard this, but it can't be repeated enough: this topic really stirs passions and unifies the neighborhood.

2. Visual effects. In a city that is flat and mostly filled with undistinguished architecture, Broadway is unusually attractive and one of the reasons my family chose it over Burns Park. In particular, for this area, Broadway-Lower Town offers a rare feeling of topography. Our site gives bikers, joggers, walkers, and inhabitants a splendid sense of space as we look across a river valley towards the city on the hill. This is one reason we will resist tall buildings. I am willing to accept more high-rises near Riverside Park Place, but in the Kroger's lot area even a so-called "mid-rise" building, at 8 stories, will visually dominate our neighborhood and raise serious resistance. Kerrytown--Zingerman's areas as a successful revitalization effort: Anything taller than the Observer building will meet real resistance from us. Some of us would be glad to see townhouses like those on William Street--but not tall buildings, no matter how narrow.

The neighborhood is unified in its concerns about increased noise and light pollution--we have already fought several battles over these and we are still full of energy.

3. Unintended consequences. Enclosed arcades can attract drug dealers, panhandlers, and the occasional purse snatcher (even Nichols Arcade, which is otherwise a gem, has this problem). The idea of a "neighborhood tavern" sounds nice, but I think it would work as such in Lowertown. It's hard to think of a single barroom in town not dominated by students.

My own wish for developers here is this: Don't overreach! There is nothing more depressing, and potentially dangerous, than an oversized, half-empty retail space--or one meant to be grand that ends up full of bottom-feeders. (Look at the nasty and crime-ridden corner of S. University and Forest.) Learn from Kerrytown, Zingerman's, State Street, even most of Main St. They succeed as spaces because they are modest and inviting, not because they are grandiose.

The Broadway neighborhood has an extraordinary network of trust and neighborliness that most Americans can only fantasize about, what planned urban villages like Celebration, FL wish they could create from scratch and can't--any urban planner should do everything possible not to damage that fabric. First do no harm.

Sincerely

Webb Keane  
Associate Professor  
Dept of Anthropology, UM  
wkeane@umich.edu



## Kahan, Jeffrey

---

From: David Cahill [dpc@cyberspace.org]  
Sent: Wednesday, June 26, 2002 3:21 PM  
To: jkahan@ci.ann-arbor.mi.us  
Cc: dpc@grex.cyberspace.org  
Subject: Lower Town Comments

To: Northeast Area Plan Citizens Advisory Committee  
From: David Cahill, 1418 Broadway  
Subject: Comments on the Lower Town Chapter  
Dated: June 26, 2002

I appreciate the opportunity to make a few comments on the May 16, 2002 version of the Lower Town chapter of the proposed Northeast Area Plan.

As the "History" section points out, there has been no intensive development in Lower Town within the past 180 years. A variety of reasons have been given for this lack of development. Because there has been no large-scale development, the area still has many distinctive historic structures.

My major concern is that the proposed plan seeks to encourage massive, intensive development in this area. This kind of development is fundamentally incompatible with the historic nature of Lower Town.

The plan says (p 3) that Lower Town "was identified as having unique redevelopment potential." It might be more accurate to say that Lower Town "has a unique combination of barriers to development which have preserved its historic character."

The "challenges" listed in the plan (p 3) set forth many of those barriers. The recently-discovered serious contamination of the soil and the ground water under and around the Broadway Coin Laundry by dry cleaning chemicals should be added to the list of challenges for completeness.

If development on the scale suggested by the proposed plan takes place, we can forget about the historic character of Lower Town.

An essential part of the character of any historic area is its general scale and streetscape. The plan fails to take into account this fact.

The present zoning throughout the Lower Town plan area has height limits of 30 feet. The only exception is R4D, which has height limits of 60 feet. While 1050 Wall St. and the Kellogg Eye Center exceed these heights, neither can serve an example of appropriate development size. According to our planning staff, 1050 Wall St. was built in a time when there were no height limits. It could not be built today. And the Kellogg Eye Center is a particularly gross example of the fact that the University is exempt from our zoning ordinances. Instead, these two structures are examples of what should not happen in Lower Town.

Unfortunately, throughout the proposed plan there are recommendations for development which greatly exceed our present zoning heights. For example, the plan proposes structures of up to 8 stories in the old Lower Town business district (p 13). Such gigantic structures will completely dwarf the historic buildings in this critical area of Lower Town.

Similarly, the plan suggest structures of up to 8 stories on the former Kroger site and surrounding properties (p 14). These gargantuan



structures will loom menacingly over the area. They will seriously impair the esthetic value of the Traver Creek area and the historic residences near the foot of the Broadway hill.

The plan proposes construction in Lower Town which is larger in height and over-all mass than any construction in the Ann Arbor area, including the Central Business District. If there were any present market

demand for such construction, it would have already occurred.

The "Vision for Lower Town" (p 5) states that "[i]t will be a place where the unique historic character of the area is reflected in the preservation of historic buildings and the design of new buildings." I like this vision. However, the land use recommendations and design guidelines recommend intensive development which will destroy this vision.

These recommendations and guidelines should be re-thought, and the present

zoning heights should be maintained.

We do not need "development on steroids."



Kahan, Jeffrey

---

From: Adela N Pinch [apinch@umich.edu]  
Sent: Thursday, June 27, 2002 11:53 AM  
To: jkahan@ci.ann-arbor.mi.us  
Subject: Northwest Plan

Dear Jeff Kahan,

I am a resident of Broadway, and have been following the plans for the development of Lowertown with great interest. I will not be able to attend this evening's open meeting, and so wished to send on a few comments for your files.

1. I, along with most of the members of our very tight-knit, unique, wonderful neighborhood, welcome the city's involvement in the redevelopment of this part of town, in particular the Kroger's area. We applaud the city's concerns and investments in making this part of town live up to its potential.

2. However, I am concerned about the scale of some of the proposed plans for the following reasons:

a. traffic: the kind of larger-scale, high-occupancy structures that have been proposed will put a significant strain on the traffic volume of the surrounding streets--and as I'm sure you know, this is already a huge issue in this neighborhood

b. economic feasibility. What this area needs is a modest rebuilding that will work in these economically uncertain times. A huge-volume plan that risks high vacancy levels among ground-level retailers and in the residential units would be a disaster for this area. Please keep in mind that this is an area that, because of its transitional and interstitial nature, because of its vacant spaces, etc, already tends to attract crime and loitering. The economic and spatial arrangements of the development need to keep that in mind.

c. Topography. One of the great things about Lowertown is the ways in which it allows both those of us who live or work in or near it, as well as the many Ann Arborites who pass through, a rare sense of Ann Arbor's historic setting on the banks of the Huron river. The hill that is climbed by our street, and the matching hill on the other side of the river leading up to campus, offer some genuine vistas and a unique sense of place. High-rise structures will mar that sense of space. This area provides a unique opportunity for development that will enhance, rather than obliterate, the unique location of our city.

Thanks,

Adela Pinch

-----  
Adela Pinch  
Associate Professor of English and Women's Studies  
University of Michigan  
3187 Angell Hall



From: JRDYBDAHL@aol.com  
Date: Wed, 17 Jul 2002 14:00:15 EDT  
Subject: Lower Town development  
To: jkahan@ci.ann-arbor.mi.us  
CC: Broadwayhood@umich.edu

Dear Mr. Kahan --

My husband and I are twenty year residents of Broadway Street. We own two properties that border on Traver Creek (1216 and 1222 Broadway) and are among the residents closest to the proposed development area. Unfortunately, we will not be able to attend Thursday night's meeting about the development of Lower Town.

I am pleased that the city is looking at developing Lower Town and I am looking forward to a revitalized area. I do have a few strong concerns I wish to voice:

My top concern is about how development will affect traffic on Broadway. I've lived here long enough to have experienced the street through a few traffic incarnations. Things were much, much worse when the Kroger was open. That business drew traffic on Broadway that led to multiple accidents. I personally watched 3 cars hit telephone poles, saw 4 houses that were hit by cars, multiple pets run over, etc. Since the closing of Kroger our traffic situation has been much improved. However, any future development of Lower Town will once again increase traffic problems unless careful plans are made to divert Lower Town traffic away from Broadway and onto Plymouth Road instead. This traffic plan must be a fundamental part of the Lower Town design.

My second concern is about the height of buildings. I feel new buildings should be no more than three stories in height. On the borders of the area (Traver Creek and Broadway) I feel they should be no higher than two stories to fit in with the older neighborhood. The new condominiums that have replaced the Nielsen florist on Maiden Lane are examples of buildings too high for the area. They feel huge and massive at this height so close to the street.

A related concern is about the proposed high density residential development. I've heard the developers say on more than one occasion that they need to build tall residential buildings to provide sufficient density of population to support the commercial development. There is something really wrong with this argument. If they are having to build housing to bring in customers for their proposed stores, then they are building stores in the wrong place! This may be common thinking for developers, who are seeking only profit, but it makes little sense to residents or hopefully, to urban planners. Let's make use of the land in a way that is actually needed by the community.

Finally, I have a concern about noise and light pollution. Already our neighborhood has fought battles with a developer about intense, brilliant lighting in the old Kroger parking lot (we won). We are currently battling the university about the constant loud noise from the air cooling and heating systems of their buildings on Wall Street and at the Medical Center. In my back yard I have to listen to not only these noises, but the drone of Kana's air conditioners and the refrigeration delivery trucks that come to this commercial area. Any plans for Lower Town should address these issues in a strong way, requiring mufflers or baffling to reduce noise from air system fans. A buffer green area -- tall trees, shrubs and park land along the creek -- would help. And smaller, lower buildings will need smaller air conditioning systems, which presumably, will be quieter. All lighting should



be gentle, in character with a residential neighborhood, and should be hooded and shielded so as not to glare to the side or to the heavens.

Please take these opinions into consideration. My husband and I have been at past planning meetings and plan to attend future ones. Thanks for seeking our input.

Julie Dybdahl



From: [broadwayhood-errors@umich.edu](mailto:broadwayhood-errors@umich.edu) Wed Jul 17 21:52:13 2002  
Date: Wed, 17 Jul 2002 22:44:11 -0400  
From: "Louise M. Dobish" <[lmdobish@flash.net](mailto:lmdobish@flash.net)>  
To: Jeff Kahan <[jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)>,  
"Broadwayhood@umich.edu" <[Broadwayhood@umich.edu](mailto:Broadwayhood@umich.edu)>  
Subject: Lowertown Development

Dear Mr. Kahan

I live at 1230 Broadway, about five homes up from Traver Creek and the area designated as Lowertown. I appreciate your openness to feedback and suggestions and hope to be able to attend a future meeting.

I am a more recent resident - less than three years - and selected this neighborhood for a variety of reasons. Two of the most important reasons were the historic nature and feel to the neighborhood and the access to university campus, hospital, Main street and Kerrytown without being in a crowded "downtown" high-rise living environment.

I fully support development of the Lowertown area in a manner that preserves the historic look and feel of the neighborhood (buildings under 4-stories, perhaps shorter at the neighborhood borders as suggested by Julie Dybdahl, no untoward sound/visual effects) and that does not worsen the traffic problem on Broadway (routes all traffic to Plymouth Road).

I look forward to the new possibilities for our neighborhood that are being created through these collective efforts.

Sincerely,  
Louise Dobish  
1230 Broadway



From: [broadwayhood-errors@umich.edu](mailto:broadwayhood-errors@umich.edu) Thu Jul 18 13:25:30 2002  
From: "Ruth Mohr" <[ruthmohr@pilot.msu.edu](mailto:ruthmohr@pilot.msu.edu)>  
To: <[jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)>, <[Broadwayhood@umich.edu](mailto:Broadwayhood@umich.edu)>  
Subject: Lower Town development  
Date: Thu, 18 Jul 2002 13:33:20 -0400

Dear Mr. Kahan,

My husband, David Owens, and I live at 1540 Broadway, just up the hill from the proposed development in Lower Town. We appreciate your openness to feedback and suggestions. Unfortunately, we will not be able to attend the Northeast Area meeting this evening when plans for Lower Town are discussed. We have attended a number of community meetings related to this topic in the last several years.

David and I have lived at this address since 1986. We chose this area for its unique qualities, e.g., its sense of being close to (and in) nature while within walking distance of downtown and the university, the number of historic buildings with mature landscapes, the diversity of those who live here, and the people who value these things. We appreciate the sense of community that exists in this area.

We support the development of Lower Town in a manner that preserves the historic character of this area and acknowledges the values of those who consciously chose to live here. Our concerns include density of development (especially the height and possibly the overall massiveness of the structures), the traffic that will be generated on Broadway (which is wide, straight and downhill -- serving its earlier function as a main thorough-fare but mainly encouraging speeding through a residential area these days), light and other noise pollution (which I know others have mentioned related to the lights placed in the parking area when the renovations occurred several years ago and our ongoing discussions with the university around the BIG noise - especially during some weather conditions).

We look forward to new possibilities for our neighborhood but we also know that this area is a very special place in this special town and do not want it to lose its unique qualities.

Sincerely,  
Ruth Mohr  
David Owens

Ruth Mohr, PhD  
Senior Research Scientist  
Michigan Public Health Institute  
3055 Plymouth Rd., Ste. 204  
Ann Arbor, MI 48105  
Phone: (734) 669-8848  
Fax: (734) 669-8837



From: [broadwayhood-errors@umich.edu](mailto:broadwayhood-errors@umich.edu) Wed Jul 17 11:44:28 2002  
Date: Wed, 17 Jul 2002 11:41:33 -0400  
From: "Norm Kerr" <[Kerr@ttc-usa.com](mailto:Kerr@ttc-usa.com)>  
To: <[jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)>  
Cc: <[broadwayhood@umich.edu](mailto:broadwayhood@umich.edu)>  
Subject: Lower Town

Hi

Unfortunately, I will not be able to attend tomorrow's meeting.

So I hope that this email will help to add my voice to several of my neighbors who I understand will attend, to say that we really feel that 4 stories should be the limit in the Kroger/Armen Cleaners area.

The Kroger area is quite close to the residential neighborhood and ALL of the buildings around it are maximum three stories, with all the historical, residential property max two stories. I think that we Broadway neighborhood residents can understand that some increase in height will be expectable with development of the immediate surroundings but that four stories is about as tall as we could feel comfortable with, on the East side of Maiden Ln.

If I was asked for my preference, I think that I would rather see residential going in here, rather than commercial, as the traffic impact to the Broadway street area would likely be less severe. Let's have all the commercial development occur over on the West side of Maiden Ln, which is further away from the historic neighborhoods on Broadway, Pontiac, Jones and so on.

Thank you for listening.

I look forward to joining the future meetings on this, and related, subjects.

Norm Kerr



From: [broadwayhood-errors@umich.edu](mailto:broadwayhood-errors@umich.edu) Fri Jul 19 07:56:52 2002  
Date: Fri, 19 Jul 2002 07:55:34 -0400 (EDT)  
To: [jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)  
From: [ntls@umich.edu](mailto:ntls@umich.edu) (Nancy T.L. Stoll)  
Subject: Lowertown Developement  
Cc: [broadwayhood@umich.edu](mailto:broadwayhood@umich.edu)

Dear Mr. Kahan,

I would like to add my voice to the chorus from Broadway Street and environs. My family and I live at 1314 Broadway. We have lived here for ten years and are raising our family here. So we are concerned about what happens to this neighborhood.

I second what has already been said by many others:

- keep traffic on Broadway to a minimum
- the lower the buildings the better in the old Kroger area -- not over three stories

We are excited about potential for improvements, but I do hope the city doesn't let developers go overboard.

Thanks for taking input, and for doing the hard work of trying to find a development solution that is acceptable to most all.

Sincerely,

Nancy T. L. Stoll



Ok: !mail planning@ci.ann-arbor.mi.us  
Subject: Broadway Village and the Draft NE Area Plan

I have just received the Broadway Village PUD Pre-Application Information Packet for October 1, 2002.

I am concerned at the repeated references to the draft Northeast Area Plan.

I understand that at its September 5 meeting, the Planning Commission decided that it would \*not\* approve an interim Northeast Area Plan because of the importance of transportation issues. The two citizens advisory committees involved were unable to reach a decision on how to proceed at a joint meeting on September 4, which largely contributed to the Planning Commission's September 5 decision.

I have been informed that a significant number of the members of the NE Area Plan citizens advisory committee believe that the procedures they have been following are seriously flawed. These members do not support the present draft plan.

We should remember that the present draft plan is just that-- a draft. It has not been approved by its own citizens advisory committee, the Planning Commission, or the City Council. It is not law.

Therefore, while some of its concepts may be intriguing, the recommendations of this draft plan should not be relied upon, either by the Broadway Village project petitioner or by the Planning Commission.

The April 25, 1989 Northeast Area Plan, and the current zoning, are the governing documents.

--David Cahill  
1418 Broadway  
Ann Arbor, MI 48105  
769-0753

:!date

Tue Sep 24 15:10:10 EDT 2002



From kenkoral@umich.edu Mon Oct 7 15:08:51 2002  
Date: Mon, 7 Oct 2002 15:07:33 -0400  
To: David Cahill <dpc@cyberspace.org>  
From: Ken Koral <kenkoral@umich.edu>  
Subject: Re: "Broadway Village" Packet

Dave

I think the developer has tried to make concessions to the interests of the neighborhood in having some park area, staying away from Traver Creek, and having many of the buildings at 3 stories with attractive frontage. The plan is an improvement over what was being shown for the smaller "footprint" earlier.

His presented project is for a mini-downtown on this one corner of Lower Town. Even reduced in scale, it will have a major impact on the area for quite a while. Without a reduction in scale, I think it definitely is too high for the surrounding neighborhood. I don't know whether there is the needed commercial demand, although I guess he envisions having the displaced stores move in. If his rent is very high, however, they might not be able to afford to do so, and the commercial space might remain vacant, as the old Krogers is currently. I was surprised there weren't more elevations presented, although this may be a matter of cost of production. The lack of an elevation, WITH EXISTING BUILDINGS SHOWN TO SCALE, suits the developer's purpose. The proposal of extending one new roadway through the park seemed to indicate to some extent that he is out of touch with current informal prohibitions.

End of thoughts. Sorry there isn't a one-line conclusion.  
Ken



# LOWER TOWN DEVELOPMENT GROUP, L.L.C.

LOWER TOWN DEVELOPMENT GROUP, L.L.C.											RATIO REQUIRED PER CODE	REMARKS PER CODE	
DEFINED AREA DESCRIPTION	RAMP	BLD A (MFIT)	BLD B	BLD C	BLD D	BLD E	BLD F	BLD G	BLD H	TOTALS			
MULTI-FAMILY RESIDENTIAL				27,280	28,040	49,040	28,520	19,840	85,842	238,562	1 SPACE PER RESIDENTIAL 5 UNITS	38	1 SPACE PER RESIDENTIAL UNIT
RETAIL STORES											1 SPACE PER 3000 SQUARE FEET OF RETAIL SPACE	17	1 SPACE PER SQUARE FEE RETAIL SPA
RESTAURANTS											1 SPACE PER 750 SQUARE FEET OF RETAIL SPACE	27	1 SPACE PER SQUARE FEE RETAIL SPA
ATHLETIC CLUB				8,370	6,820		8,300	22,320	5,420	51,230	1 SPACE PER 1000 SQUARE FEET OF FLOOR SPACE	31	1 SPACE PER SQUARE FEET FLOOR SPA
INDOOR COURT GAME FACILITIES											1 SPACE PER 2000 SQUARE FEET OF FLOOR SPACE	8	1 SPACE PER SQUARE FEET FLOOR SPAC
MEDICAL OFFICE											1 SPACE PER 1500 SQUARE FEET OF FLOOR SPACE	90	1 SPACE PER SQUARE FEET FLOOR SPAC
GENERAL OFFICE											1 SPACE PER 3000 SQUARE FEET OF FLOOR SPACE	12	1 SPACE PER SQUARE FEET FLOOR SPAC
RESEARCH AND DEVELOPMENT LABORATORIES											1 SPACE PER 6000 SQUARE FEET OF FLOOR SPACE	8	1 SPACE PER SQUARE FEET FLOOR SPAC
MEDICAL OFFICE LOWER LEVEL											1 SPACE PER 1500 SQUARE FEET OF FLOOR SPACE	12	1 SPACE PER SQUARE FEET FLOOR SPAC
PARKING											NONE	NONE	NONE
TOTALS		211,310	277,848	79,560	46,700	47,320	76,140	50,840	42,360	87,018	919,096	243	
WITHOUT PARKING		0	225,727	66,960	34,100	34,720	63,540	50,840	29,760	87,018	592,665		

$$211,310 + 592,665$$

$$= 803,975$$

$$= 804 \times 50 = 40,200 + 1,960 = 42,160$$



LOWER TOWN DEVELOPMENT GROUP, L.L.C.

✓ Asse  
✓ Ann Arbor

PROPERTY DESCRIPTION	UNITS OR SQUARE FEET	PROJECTED STUDENTS PER UNIT (HISTORICAL)	PROJECTED STUDENTS	ESTIMATED MARKET PRICE
RESIDENTIAL	186	0.15	28	
RETAIL	51,230	0.00	0	
HEALTH CLUB	31,000	0.00	0	INCLU
OFFICE	135,185	0.00	0	
OFFICE LOWER LEVEL	17,632	0.00	0	INCLU
PARKING STRUCTURE	326,431	0.00	0	
			28	

PROPERTY DESCRIPTION	UNITS OR SQUARE FEET	PROJECTED STUDENTS PER UNIT ( PER CENSUS AVERAGE)	PROJECTED STUDENTS	ESTIMATED MARKET PRICE
RESIDENTIAL	186	0.58	108	
RETAIL	51,230	0.00	0	
HEALTH CLUB	31,000	0.00	0	INCLU
OFFICE	135,185	0.00	0	
OFFICE LOWER LEVEL	17,632	0.00	0	INCLU
PARKING STRUCTURE	326,431	0.00	0	
			108	

NONCAPTURED SCHOOL MILLAGE ANALYSIS

ANN ARBOR PUBLIC SCHOOLS VOTED SINKING FUND	1.5000
ANN ARBOR PUBLIC SCHOOLS DEBT SERVICE	2.0846
TOTAL	3.5846

THE ANN ARBOR SCHOOL SYSTEM  
BASED ON CURRENT CENSUS DATA  
APPLICANT FEELS THAT THIS NUMBER  
OPERATING DATA FOR OTHER SCHOOLS  
STUDENTS PER RESIDENTIAL UNIT  
ADDITIONAL STATE REVENUE SHARE  
\$197,62





Via Hand-Delivery

October 28, 2002

City of Ann Arbor  
Attn: Ms. Donna Johnson  
100 N Fifth Avenue  
P.O. Box 8647  
Ann Arbor, MI 48107-8647

Re: PUD Zoning and Site Plan Applications

Dear Ms. Johnson:

Please find attached completed applications for combined PUD Zoning and Site Plan with attachments and exhibits as required by code. Also, please find enclosed a check in the amount of \$42,160 for the filing fee. It is our understanding that ½ of this amount will be refunded upon approval due to the affordable housing component. Please place us on the agenda for the December 17, 2002 Planning Commission meeting.

Thank you for your courtesies in this matter. Should you have any questions or comments, or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

**LOWERTOWN DEVELOPMENT GROUP, LLC**

A handwritten signature in black ink, appearing to read "K. McGraw", is written over the printed name.

Kevin T. McGraw

Enclosures

Neighborhood & Community Revitalization

314 M.A.C. Avenue, Suite 100, East Lansing, MI 48823

Telephone: (517) 336-4400 • Facsimile: (517) 336-4499 • Email: [terra@terramgt.com](mailto:terra@terramgt.com)



MEMORANDUM

TO: AATA  
Airport  
✓ Ann Arbor Schools *no fir?*  
Assessor  
✓ Building  
✓ Community Development  
County Drain Commissioner  
County Environmental Services  
✓ Engineering  
✓ Fire  
Historic District Commission  
Michigan Department of State Highways  
✓ and Transportation  
✓ Parks  
Police  
Solid Waste  
✓ Transportation  
Treasurer  
✓ Utilities

Date: 10/29/02  
File No. 9213K12.03 and .05  
Planning Staff Assigned: Donna Johnson  
4-2797

FROM: Planning Director

SUBJECT: Broadway Village at Lower Town PUD Zoning and PUD Site Plan  
(Broadway at Maiden Lane)  
(Comments Due by NOON, Wednesday: 11/13/02)

Attached is a major (ADC) petition for your review and comment. Please return written comments to the Planning Department by **NOON** on the deadline listed above. Planning will then set up a meeting on the following Monday at 2:00 p.m. to discuss major issues with the petitioner, City departments, and the public. You will receive a separate agenda for that meeting.

Attachment

11/20/96  
jsj





## DEPARTMENT OF ENVIRONMENT & INFRASTRUCTURE SERVICES (DEIS)

DIVISIONS: Administration & EIG Environmental Health Public Works Resource Management (Soil Erosion)

October 25, 2002

Mr. David Cahill  
1418 Broadway  
Ann Arbor, MI 48105

Dear Dave:

Thank you for forwarding the comments from neighborhood residents relative to the proposed Lower Town development. After reviewing, it became apparent that they are related specifically to planning and zoning concerns over traffic and building height for the development. With that in mind, I am forwarding them to Mr. Coy Vaughn in the Planning Department for the City of Ann Arbor. I have kept a copy in the brownfield file for Lower Town.

Sincerely,

A handwritten signature in cursive script that reads "Patricia".

Patricia Denig  
Brownfield Redevelopment Management Analyst

cc: Coy Vaughn, City of Ann Arbor

*Hello Coy --  
Just passing along some  
comments sent to me  
relative to the Lower Town  
development.  
Patricia*



# David Cahill

1418 Broadway  
Ann Arbor, MI 48105  
(734) 769-0753

---

October 10, 2002

Patricia Denig  
Brownfield Redevelopment Coordinator  
705 N. Zeeb Rd.  
P. O. Box 8645  
Ann Arbor, MI 48107

Re: Lower Town Comments

Dear Patricia,

Thanks for talking with me on Monday. I thought you might like to see the written comments Broadway area people have submitted on proposed development in Lower Town. They are as follows:

1. The official Broadway Area Neighborhood Association statement presented to the Citizens Advisory Committee on the Northeast Area Plan on December 13, 2001.
  2. A variety of comments sent to the Planning Department about the draft Northeast Area Plan for Lower Town. Allen's project was prepared to conform to this draft plan, which has not been approved by the Citizens Advisory Committee, the Planning Commission, or City Council.
  3. My comment about Allen's project dated September 24 sent to the Planning Department's e-mail address. I know that at least one additional comment about the project was e-mailed to the Planning Department. All of these comments are public records.
  4. A comment on Allen's project sent to me by Ken Koral, a Broadway neighbor.
- These are all of the comments of which I am aware.

Sincerely,



David Cahill

DC:hal

Encls.

**RECEIVED**  
OCT 16 2002

**D.E.I.S**



# PETITION APPLICATION FORM

Ann Arbor City Planning Department  
100 North Fifth Avenue, Sixth Floor  
P.O. Box 8647  
Ann Arbor, Michigan 48107  
(313)994-2800  
FAX (313)994-2798  
In Effect December 20, 1993

Project Name Broadway Village at Lower Town

Project Type PUD Site Plan and PUD Zoning

Property Address and Location Broadway at Maiden Lane

Property Owner Lower Town Development Group, L.L.C.

Address 314 M.A.C. Avenue, Suite 100

East Lansing, MI 48823

Telephone ( 517 ) 336-4400

FAX Number ( 517 ) 336-4499

Petitioner (if other than owner) Same

Interest in Property Binding purchase agreements

Address Same

Telephone (      )     

FAX Number (      )     

Petitioner's Agent Lower Town Development Group, L.L.C.

Contact Person Kevin T. McGraw

Address 314 M.A.C. Avenue, Suite 100

East Lansing, MI 48823

Telephone ( 517 ) 336-4400

FAX Number ( 517 ) 336-4499

## OFFICE USE ONLY

Total Land Area

7.29 acres

File Number

9213K12.03 + .05

Filing Date

10-28-02

Public Hearing Date

12-17-02

Total Fee Paid (See Reverse for Fee Schedule)

42,195.00

ACCEPTED FOR SUBMISSION BY

Carl Vane

DATE

10/28/02

*ADC Mtg: 11-18-02*

*ad 42,160 10/28*

*#738490*

*owe #35 ad*

*11-5-02*

*#738495*



## PETITION REVIEW FEE SCHEDULE

### Administrative Action

* Administrative Amendment to Approved Site Plan	\$340
* Administrative Lot Division	\$200
Wetland Use Permit	\$400

### City Planning Commission Action

* Site Plan for Planning Commission Approval	\$825 plus \$8 for each 1,000 square feet, or fraction thereof, of new gross floor area
Planned Project	\$350
Special Exception Use	\$350
Special Exception Use - Site Plan for Minor Modifications	\$1,175 plus \$8 for each 1,000 square feet, or fraction thereof, of new gross floor area
Wetland Use Permit	\$1,300 plus \$390 for site condominium or subdivision and \$1,300 for cumulative filling or draining more than 1 acre of wetland

### City Planning Commission and Council Action

Combined Annexation and R1 Zoning Classification (Parcels of Two Acres or Less for a Single or Two-Family Dwelling)	\$300
Annexation	\$240 plus \$25 for each acre, or fraction thereof
Zoning Text Amendment	\$600
Zoning - PL Classification	No fee
Zoning - R1 Classification	\$350 plus \$40 for each acre, or fraction thereof
Zoning - All Other Classifications	\$590 plus \$75 for each acre, or fraction thereof
* PUD Zoning District	\$1,470 plus \$30 for each 1,000 square feet, or fraction thereof, or \$40 per lot/unit
* PUD Site Plan	\$1,175 plus \$15 for each 1,000 square feet, or fraction thereof, of gross floor area, or \$8 per lot/unit
* Combined PUD Zoning District & Site Plan	\$1,960 plus \$50 for each 1,000 square feet, or fraction thereof, of gross floor area, or \$50 per lot/unit
* Area Plan - Original	\$975 plus \$50 for each acre, or fraction thereof
* Area Plan - Revisions to Approved Plan	50% of current "Area Plan - Original" fee
* Site Plan - Original	\$1,470 plus \$50 for each 1,000 square feet, or fraction thereof, of new gross floor area
* Site Plan - Revision to Approved Plan	50% of current fee for "Site Plan - Original," "PUD Site Plan," "Site Plan - Site Condominium," or "Site Plan - Land Division," as appropriate
* Site Plan - Site Condominium	\$1,175 plus \$65 per lot
* Site Plan - Special Exception Use	\$1,525 plus \$50 for each 1,000 square feet, or fraction thereof, of new gross floor area
* Site Plan - Land Division	\$470
* Plat - Tentative Approval of Preliminary Plat	\$700 plus \$15 per lot
* Plat - Final Approval of Preliminary Plat	\$1,175 plus \$40 per lot
Final Plat Approval	\$350 plus \$8 per lot
Revision to Approved Plat	50% of current equivalent plat
* Street Vacation	\$350
Wetland Use Permit	\$1,300 plus \$390 for site condominium or subdivision and \$1,300 for cumulative filling or draining more than 1 acre of wetland

### City Council Action

Revision to Approved Site Development Agreement (when separate from other applications)	\$200
---	-------

\* Add \$35 for Fire Department Review

In Effect 3/12/98, Revised 2/26/99





October 30, 2002

Coy Vaughn  
City of Ann Arbor  
Planning Department  
100 N. Fifth Avenue  
P.O. Box 8647  
Ann Arbor, MI 48107-8647

Re: Broadway Village at Lower Town  
Ann Arbor, Michigan

Dear Mr. Vaughn:

Enclosed please find our check in the amount of \$35.00 to cover the fire department review fee for the above referenced project.

If you have any questions, please contact me at (517) 336-4400 ext. 41.  
Thank you for your assistance.

Sincerely,

Andra Schulz  
Construction Project Coordinator

Enc.

RECEIPT			
DATE		No.	
11-5-02		738495	
FROM		DOLLARS	
Lower Town Devt Corp		\$35.00	
FOR		thirty five	
Fire Dept fee for Broadway Village at Lower Town		acc # 738490	
ACCT.		CASH	
PAID		CHECK	
DUE		MONEY ORDER	
BY		FROM	
J. Schulz		J. Schulz	
1152			

pd 11/5/02  
# 738495





**CITY OF ANN ARBOR PLANNING DEPARTMENT  
PETITION INFORMATION CHECKLIST**

Project Name BROADWAY VILLAGE

(Check As Applicable)	<input type="checkbox"/> Site Plan for City Council	<input type="checkbox"/> Zoning	<input type="checkbox"/> Administrative Amendment
	<input type="checkbox"/> Revised Site Plan for City Council	<input type="checkbox"/> Land Division	<input type="checkbox"/> Administrative Lot Division
	<input type="checkbox"/> Site Plan for Planning Commission	<input type="checkbox"/> Planned Project	<input type="checkbox"/> Modifications of Chapter 62 Requirements
	<input checked="" type="checkbox"/> PUD Site Plan	<input type="checkbox"/> Plat	
	<input checked="" type="checkbox"/> PUD Zoning	<input type="checkbox"/> Special Exception Use	

Please use this checklist in combination with the Land Development Regulations when preparing your petition for submittal. This form must be signed by the petitioner or agent and submitted with the application. The information may be combined on sheets (maximum size 24 x 36 inches) as long as clearly legible. **Special exception uses, land divisions, PUD zoning districts, rezoning applications and administrative amendments require additional information and/or other application forms.** See reverse side. If you have questions regarding applicability of any item, contact the Planning Department at (734)994-2800.

- ☐ 15 Copies, ~~FOLDED~~
- ☐ Letter of Authorization from property owner(s) if under sales contract, land contract, etc.
- ☒ Project Description and General Information, Development Program, Community Analysis, Vicinity Map - shown on the plan.
- ☒ Site Survey and Legal Description - by a registered surveyor.
- ☒ Site Analysis - soil types; existing and proposed site conditions; adjacent buildings, curb cuts on both sides of the street with drive widths and radii, sidewalks, bikepaths within 100 feet of site; archaeological assessment.
- ☐ Site Layout - buildings with dimensions; setbacks to all lot lines; parking and sidewalk layout with dimensions; street names (copy of street name request to U.S. Post Office)
- ☒ Natural Features Analysis - woodlands, wetlands (wetland application of required), watercourses, steep slopes and floodplains, including required buffers; size, species, location and condition of landmark and woodland trees; mitigation plans; alternative analyses (refer to Attachment A of Land Development Regulations for requirements.)
- ☒ Comparison Chart - existing, proposed and required/permitted for zoning; gross lot area; lot width; setbacks; height; lot area per dwelling unit; usable open space; FAR; and parking, including handicap, small car and bicycles.
- ☒ Utility Plan - location and sizes of existing & proposed water, sanitary and storm sewer, including service leads and fire hydrants; show existing easements (include liber and page) and proposed easements; refer to Public Services Department Standard Specifications. PROVIDE SANITARY SEWER FLOW ESTIMATES.
- ☒ Traffic Impact Analysis - refer to Attachment D of Land Development Regulations.
- ☒ Grading Plan/Soil Erosion Control Plan - contours at 2-foot intervals minimum; location and graphic details of soil erosion control measures; grading limits; construction sequence.
- ☒ Drainage Plan and Storm Water Retention Calculations - include storm calculations on the plan  
(HAS PLAN BEEN SUBMITTED TO THE WASHTENAW COUNTY DRAIN COMMISSIONER'S OFFICE?/PROVIDE RECEIPT FROM WCDC)
- ☒ Landscape Plan - comparison chart on plans for existing and all proposed and required landscaping for buffers, setbacks and vehicular use areas; locations; list with species, size and quantities of proposed plant materials; planting detail.
- ☒ Solid Waste Disposal Plan - location, dimensions, detail of dumpster enclosure, including recycling facilities.  
IN NARRATIVE
- ☒ Building Elevation Drawings - street-view massing and height, including adjacent buildings within 100 feet; show all fire walls.
- ☒ Photometric Plan - illumination levels, fixture locations for all parking lots.
- ☒ Housing Information Request - for all projects proposing to add or remove dwellings.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Reviewed by \_\_\_\_\_ Accepted by \_\_\_\_\_ Date \_\_\_\_\_



## ADDITIONAL SUBMITTAL REQUIREMENTS

### REZONING

\_\_\_ Rezoning Petition - including standards; notarized as required.

### SPECIAL EXCEPTION USE

\_\_\_ Special Exception Use Petition - including standards; notarized as required.

### MODIFICATION OF CHAPTER 62 REQUIREMENTS

\_\_\_ Modification Application - including standards; notarized as required.

### LAND DIVISION

\_\_\_ Written request in letter form from all land owners or parties with interest in the property, listing all changes and reason(s) why required.

\_\_\_ Property descriptions and surveys of all existing lots and all new lots; show existing buildings, drives, walks, existing and required setbacks from property lines.

### SITE PLAN FOR PLANNING COMMISSION APPROVAL

\_\_\_ Written request in letter form listing all changes and reason(s) why required.

### PLANNED PROJECT

\_\_\_ Written document stating the modifications of the Zoning Ordinance which are requested and which standards are being met by the proposed modifications.

### PUD ZONING DISTRICT

\_\_\_ Date of pre-petition conference with Planning Commission.

\_\_\_ PUD zoning petition - including justification standards; notarized as required.

\_\_\_ Work study model and/or photographs of existing building(s) as required.

\_\_\_ Supplemental regulations.

### ADMINISTRATIVE AMENDMENT

\_\_\_ Written request in letter form listing all changes and reason(s) why required.

\_\_\_ Ten copies.

### ADMINISTRATIVE LOT DIVISION - no new buildable parcels are created

\_\_\_ Written request in letter form, from all land owners or parties with interest in the property, listing all changes and reason(s) why required.

\_\_\_ Property descriptions and surveys of all existing lots and all new lots; show existing buildings, drives, walks, existing and required setbacks from property lines.

\_\_\_ One copy of each.

### OTHER

---

---



Broadway Area Neighborhood Association Statement  
December 13, 2001

The Broadway Area Neighborhood Association is concerned about the impact that proposed new construction in Lower Town, and the proposed new private dormitory on Broadway near Baits, will have on the residential neighborhood of Broadway, Jones, Cedar Bend, and Harbal. We may experience a large increase in the volume of traffic due to these developments at both ends of Broadway.

We ask that the Citizens Advisory Committee and the Planning Department take an innovative approach on dealing with the traffic circulation situation in our area. We would like the City to "think outside the box". Perhaps outside architects and traffic planners could be retained as consultants to look at this area between now and the time the Northeast Area Plan is forwarded to the Planning Commission.

Our priority is to preserve a sense of a neighborhood and have less traffic.

We are not experts in planning or traffic. However, at our December 5 meeting there was some support for three ideas. First, closing Broadway just southwest of Baits. Second, constructing a large traffic circle at the bottom of the Broadway hill which would include Maiden Lane, Wall Street, Broadway, and Plymouth. Third, creating an extensive "green belt" near Traver Creek to clearly separate our residential neighborhood from the new Lower Town development. We did not approve any of these ideas. We simply offer them to you as possibilities.

Our association would like to be more actively involved in the Northeast Area Plan process from now on. We also oppose any kind of "fast track" for a separate Lower Town plan. Since transportation issues are paramount, we think that the people putting together the Northeast Area Transportation Plan should carefully study our area also. Their recommendations should precede any Planning Commission action on the Northeast Area Plan.



MEMORANDUM

TO: Mayor and City Council

FROM: Karen Popek Hart, Planning Director *KPH*

SUBJECT: **Informal Presentation of the Broadway Village at Lowertown PUD**

DATE: September 26, 2002

This memorandum is to inform you of the upcoming informal discussion of the proposed Broadway Village at Lowertown Planned Unit Development (PUD) at the City Planning Commission working session on Tuesday, October 1, 2002. The discussion will involve a presentation from the petitioner (see attached application packet) and will be held at a working session following the regular business meeting, which begins at 7:00 p.m. in the Council Chamber. The working session will not be televised; however, it is open to the public.

This project also will be processed as the City's first brownfield redevelopment project. Due to the complexity of the project, I felt it prudent to keep you informed early in the process and to welcome your presence at the Planning Commission working session.

Attachments: PUD Pre-application Information Packet  
Background Information on Proposed PUD

c: Roger Fraser, City Administrator  
Matt Naud, Environmental Coordinator



MEMORANDUM

TO: City Planning Commission

FROM: Karen Popek Hart, Planning Director *KPH*

SUBJECT: **Background information for proposed Broadway Village at Lower Town PUD (east of Broadway, north of Maiden Lane)**

DATE: September 25, 2002

Lower Town Development Group LLC has requested an informal review of its proposal to create a PUD zoning district on 7.29 acres located on the east side of Broadway. The site is currently zoned C1 (Local Business District), C3 (Fringe Commercial District) and O (Office District) and contains a variety of retail, service, and banking establishments. The petitioner is proposing a mixed use development with retail, office, and residential uses totaling approximately 550,000 square feet; approximately 1,000 parking spaces, including surface, underground and structures; and several public open spaces and creek park area. Building heights are proposed from 3-8 stories.

The Guiding Policies of the Central Area Plan, adopted April 1989, recommend:

- Protection of established neighborhoods from intrusion of incompatible land uses, increased traffic deterioration and other negative environmental impacts;
- The amenities of public parks, convenience stores, and a mixture of housing types;
- Acquisition of land or easements for public use to form an interconnected greenway system;
- Emphasis on alternatives to automobile circulation such as pedestrian, bicycles and public transportation systems with land use patterns planned to minimize the need for private vehicular travel;
- Local access roads connecting to minor arterials but not serving as short-cuts between them;
- Preservation of historically and culturally significant sites, structures, streetscapes and neighborhoods with compatible adaptive reuse.

The site is generally within Planning Area I which contains the oldest residential and commercial structures in the northeast area, and recommends that planning decisions be guided by the conservation of existing neighborhoods. Where development or redevelopment is proposed, residential densities of 3 to 6 dwelling units per acre are recommended. The land use summary map proposes commercial for the site.

Attached are a parcel and zoning map, an aerial photo of the vicinity and excerpts from the draft Northeast Area Plan regarding Lower Town design guidelines and land use.

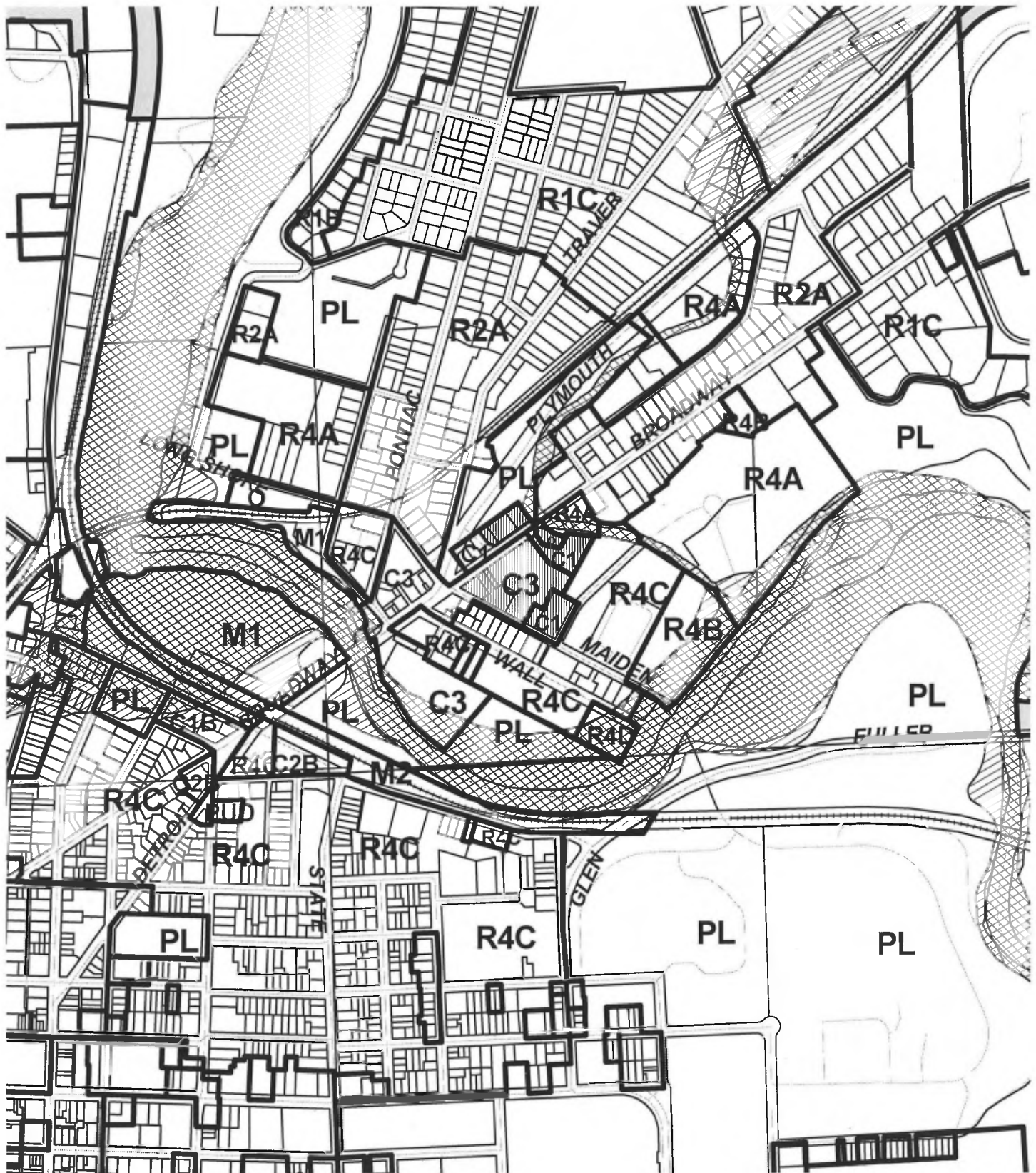
Prepared by Donna Franklin Johnson

*US (1)*



# Broadway Village at Lower Town PUD

## Parcel and Zoning Map



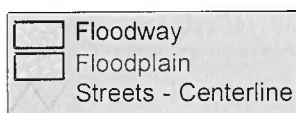
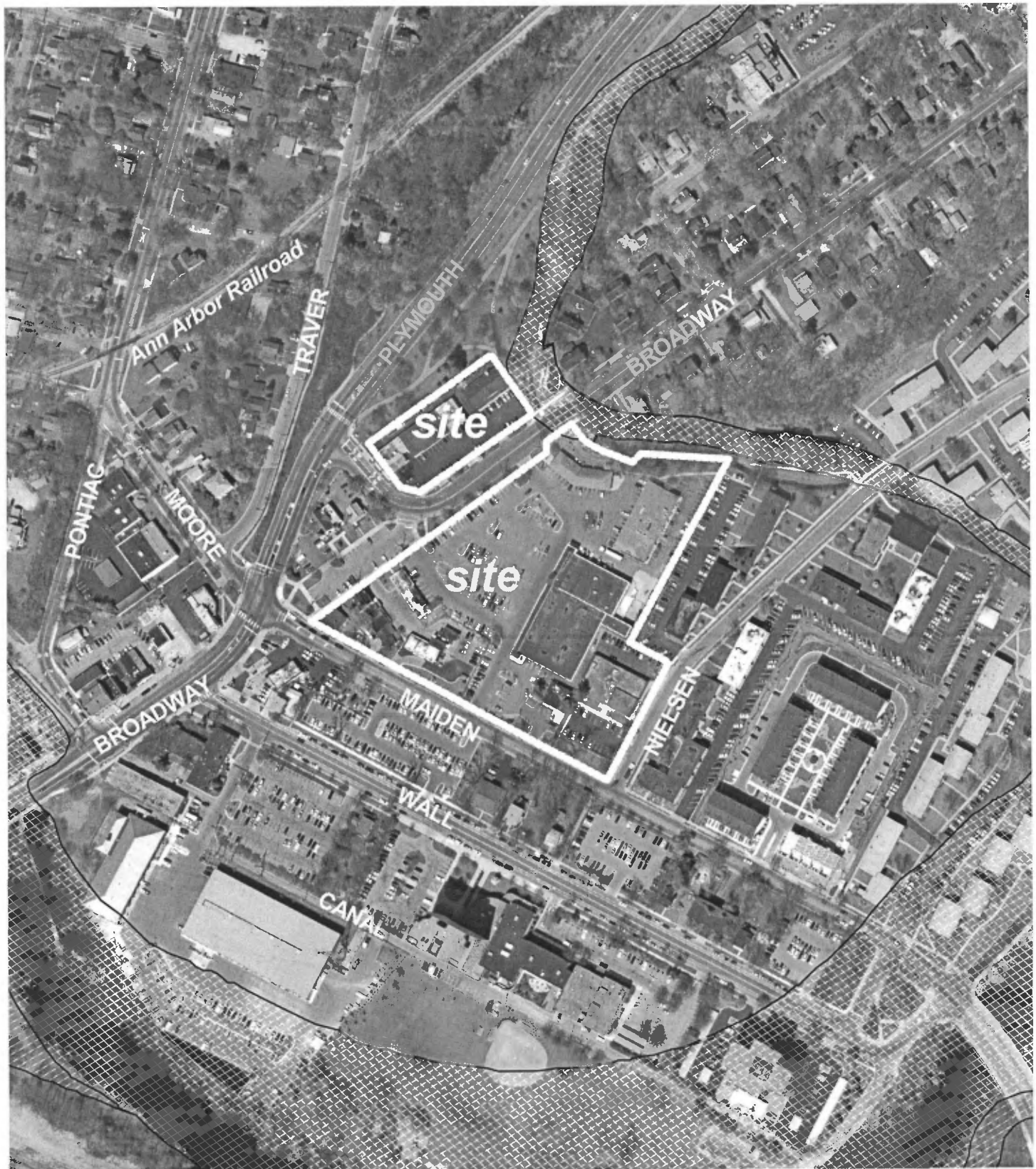
400 0 400 800 1200 Feet





# Broadway Village at Lower Town PUD

## Aerial Photo



100 0 100 200 300 Feet



2002 Aerial Photo

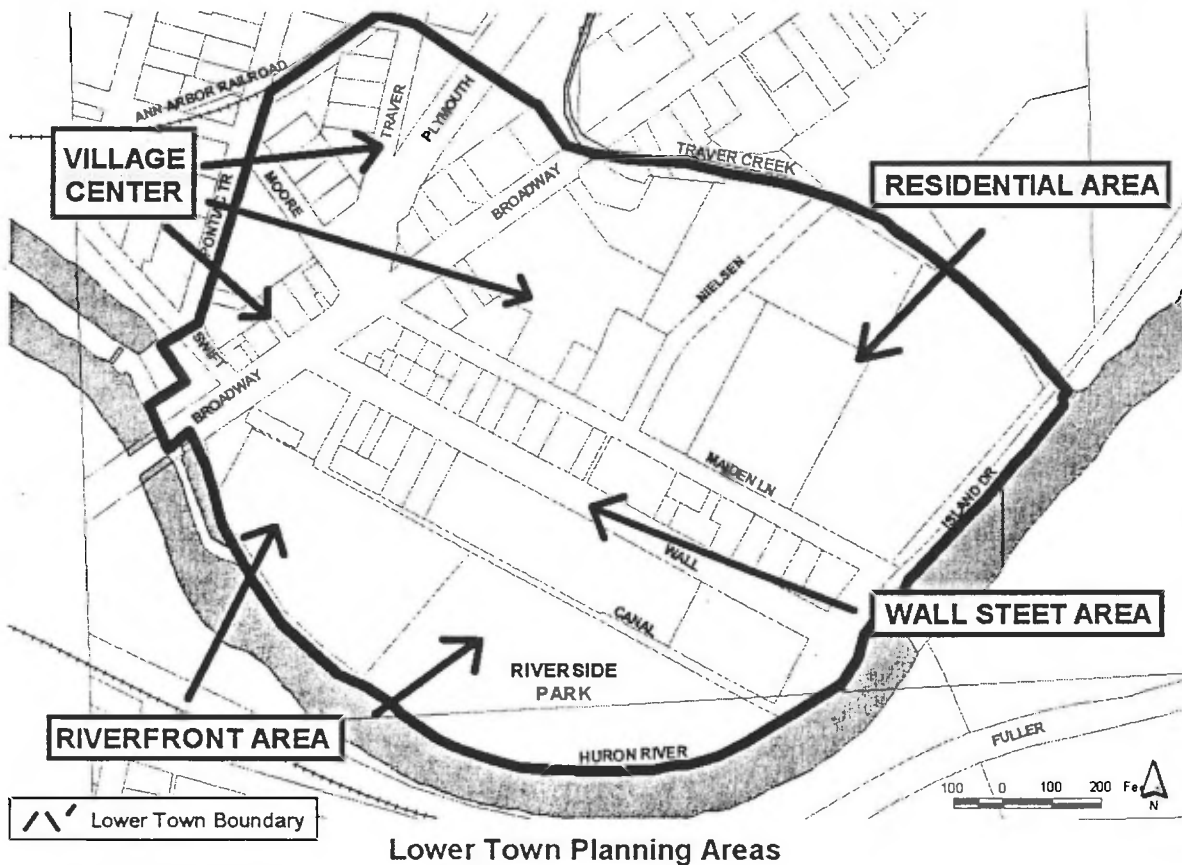


transportation, including safe and convenient walking paths, bicycle routes, mass transit and rail travel. The Huron River and Traver Creek will be protected and provide recreational opportunities. University facilities will be developed in a manner that encourages pedestrian activity, complements the historic character of the area, provides access to the Huron River, offers attractive public open spaces, is well integrated with surrounding uses and contributes to the vitality of Lower Town.

## VI. Land Use Recommendations and Design Guidelines

Integrating the various land use elements of Lower Town is a fundamental goal of this plan to achieve the Lower Town vision. For the purposes of making specific land use and design guideline recommendations, Lower Town has been divided into four planning areas. These areas include:

- **The Riverfront Area** – the portion of Lower Town that fronts the Huron River.
- **The Village Center** – the portion of Lower Town that has been used primarily for commercial uses.
- **The Wall Street Area** – The portion of Lower Town with a high percentage of land owned by the University of Michigan.
- **The Residential Area** – the portion of Lower Town that is primarily residential in nature.

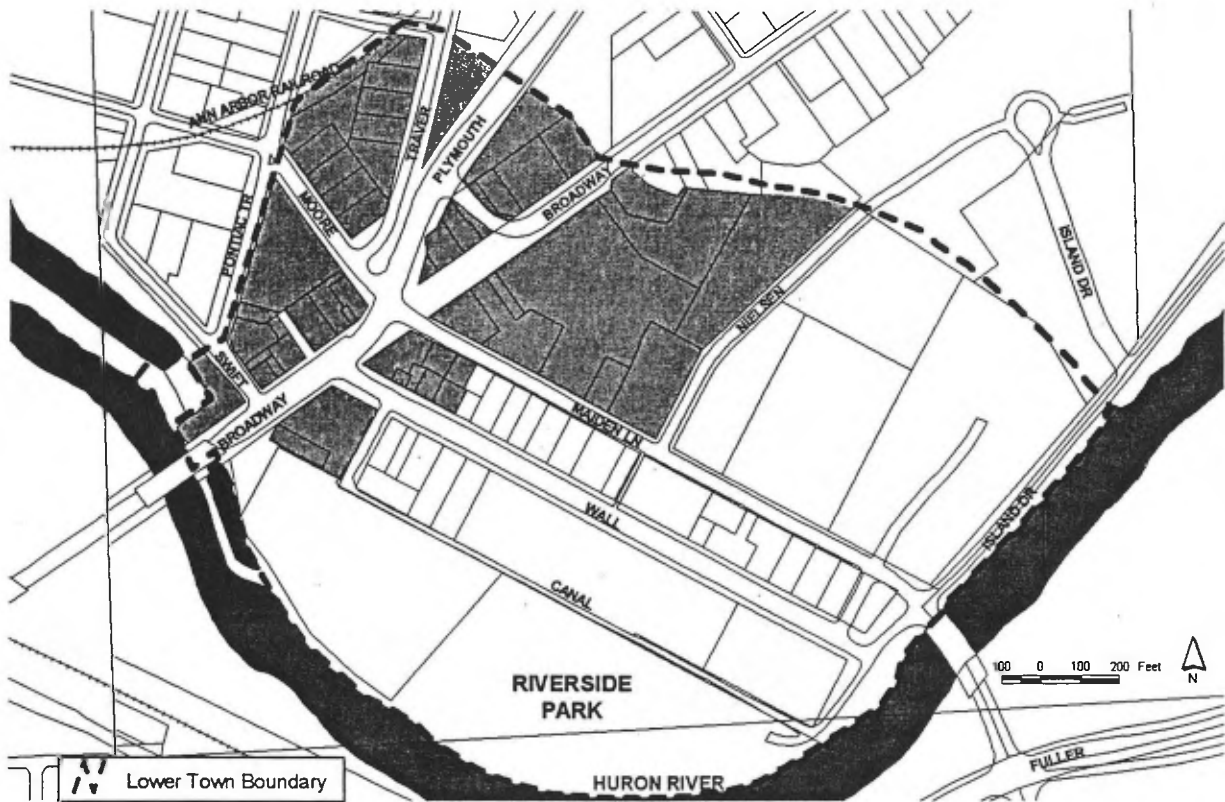




## Village Center

### Description

The Village Center includes commercial buildings along Broadway, the vacant Kroger/CVS store, individual commercial buildings, strip commercial centers, industrial buildings, and residential uses on the west side of Nielsen Court.



Lower Town - Village Center

### Unique Characteristics

Four City of Ann Arbor Individual Historic Properties exist in the Village Center:

- Anson Brown Building (1001-7 Broadway, ca. 1832)
- Waite/Kellogg House (723 Moore St., ca. 1838)
- August Herz Building (1027 Broadway, ca. 1870)
- Detroit Edison Argo Substation (982 Broadway, ca. 1905)

Other Historic properties include the Northside Union Church (1115 Broadway, ca. 1900) and 911 Wall Street. The portion of Broadway between the Huron River and Maiden Lane was the location of the original Lower Town business district, which was established in the early 19<sup>th</sup> century. The Anson Brown Building is the oldest commercial building in Ann Arbor. The Village Center is also within close proximity to historic residential neighborhoods along Broadway, Pontiac Trail and Traver Street.



The Village Center also includes a large commercial center that has been difficult to lease since the Kroger grocery store vacated the site in the mid-1990's. The Village Center includes a wide variety of locally oriented retail uses. Eight streets converge in the Village Center and a large amount of through traffic travels along Broadway/Plymouth Road.

The Village Center is close to the old Michcon site, the Amtrak Railroad Station and the proposed Lansing-Detroit commuter rail stop. Traver Creek is located on the north side of the Village Center.

## **Land Use Recommendations and Design Guidelines**

### Historic Buildings

Historic buildings should be preserved, including the Anson Brown Building, the August Herz Building, the Detroit Edison Argo Substation, the Waite/Kellogg House and 911 Wall Street. The Northside Union Church should be preserved and designated as an Individual Historic Property. The Greek Revival house at 911 Wall Street should be preserved and restored. If no appropriate use can be found for 911 Wall Street it should be moved to another site. Preserving these historic buildings will help maintain the unique historic character of Lower Town. Signs should be provided to describe the history of the area.

### Old Lower Town Business District

The portion of Broadway between the Huron River and Maiden Lane was the location of the original Lower Town business district that was established in the 1820's and 1830's. Appropriate uses in this district include street level retail and upper floors of residential and office uses. Buildings fronting Broadway should be limited to the approximate height of the Anson Brown Building (3 to 4 stories). Building height may increase toward the rear of the buildings to encourage the redevelopment of these small sites and to use land efficiently, but should not exceed 8 stories. The front of new buildings should be located at the sidewalk along Broadway to encourage pedestrian access and be consistent with the historic building patterns of this portion of Lower Town. Parking should be at the rear or underneath new buildings. Main pedestrian entrances should be on Broadway. The design of future development should complement the historic character of this part of Ann Arbor and help create a more vibrant and pedestrian friendly environment. Streetscape improvements also should be provided, including additional landscaping, lighting and pedestrian amenities. To improve the pedestrian and business environment and better link this area with the Village Center, traffic calming alternatives, such as providing on-street parking along Broadway, should be explored. Additional design guidelines are described on page \_\_\_ of this plan.

### Corner of Pontiac Trail and Moore Street

The property on the corner of Pontiac Trail and Moore Street (currently occupied by the Suzuki Technical Center) is appropriate for residential, office and research uses. If redeveloped, setbacks should be near but not at the sidewalk to encourage pedestrian access and landscaping opportunities. Parking should be provided underneath buildings to use land efficiently and minimize imperviousness. The site slopes down toward Broadway. Building height should not exceed 3 stories at the northern portion of the site and should not exceed 4 stories at the southern end of the site. Minimizing building height will reduce visual impacts on the surrounding residential area. The corner of Pontiac Trail



and Moore Street, due to the topography and placement, may require design elements that compliment this location. Additional design guidelines are described on page \_\_\_ of this plan.

### The Former Kroger Site

The former Kroger site and surrounding properties are appropriate for a low rise (2-4 stories) to mid-rise (5-8 stories), mixed-use urban village. The Kroger building with its large surface parking lot is not appropriate for a village center. The village center should consist of a mixture of residential, office, retail, and public land uses. Residential uses such as townhouses and apartments are appropriate. Neighborhood retail uses will provide an opportunity for area residents to walk to nearby services and minimize the need for off-street parking. Small professional offices will provide opportunities for area residents to walk to work and provide mid-day customers for retailers. Residential uses are recommended near Traver Creek to minimize the impacts of non-residential uses on the neighbors north of the creek. The height of new residential buildings near Traver Creek should not exceed 4 stories in height to minimize visual impacts to adjoining neighbors. Most new buildings in the remaining portion of the village center should be between 3 and 5 stories in height with some buildings as tall as 8 stories. The height allowed for mid-rise buildings can encourage redevelopment opportunities while not exceeding the height of two existing mid-rise buildings in Lower Town. Design elements in the Village Center should include:

- Buildings located at or near sidewalks to encourage pedestrian access.
- Ground floor retail for some buildings to provide necessary services and promote vitality.
- Public plazas and/or village greens to encourage a sense of neighborhood and provide places to relax.
- Parking that is provided in on-street locations or underneath or behind new buildings to minimize imperviousness and encourage pedestrian access. Off-street surface parking should be minimized and include shared parking arrangements.
- Public art and benches to add elements of beauty and comfort.
- Sidewalks that can accommodate outdoor seating to enhance a pedestrian atmosphere.
- Direct pedestrian and bicycle connections to surrounding neighborhoods, downtown Ann Arbor, the Huron River and University of Michigan facilities.
- Vehicular access should be provided from Maiden Lane, Broadway and Nielsen Court.
- Extensive landscaping should be installed to provide shade and beauty.
- Design measures that minimize the amount of vehicular traffic on upper Broadway.
- Additional design guidelines are described on page \_\_\_ of this plan.



planting native vegetation. Public pedestrian paths should be provided along Traver Creek to provide a recreational amenity to areas residents and provide a pedestrian connection between the Village Center and the Huron River. Pedestrian access should be encouraged to surrounding areas. Additional design guidelines are described below.

## **Design Guidelines Throughout Lower Town**

The following design elements should be incorporated throughout Lower Town to create a cohesive area and to better link it to surrounding areas. Development petitions should include street level elevations of the proposed project that helps illustrate how the plan meets the design guidelines for Lower Town.

### **Building Height**

Buildings should incorporate the following design elements:

- Buildings exceeding 5 stories should be more slender than massive and more vertical than horizontal to minimize visual and wind impacts.
- Buildings exceeding 5 stories in height should be designed to be an attractive community focal point.
- Buildings that front Traver Creek should be no more than 4 stories in height to minimize visual impacts to adjoining areas.
- Materials such as stone, brick and terra cotta should be used to create the appearance of permanence.
- Buildings above 5 stories should include a residential component and, if possible, ground floor retail to increase the mixture of uses, minimize the need for automobile trips, and encourage pedestrian access.

### **Traver Creek**

Traver Creek should be protected and enhanced. Stream banks should be stabilized, invasive vegetation should be removed, and native vegetation planted. Public pedestrian paths should be provided along the Creek to provide an amenity to area residents and improve pedestrian connections between the Village Center the Huron River.

### **Transportation Analysis**

Transportation facilities should be regularly evaluated to determine if changes are necessary to correspond with the emerging residential, business and employment needs of Lower Town. The Northeast Area Transportation Plan (2002) makes recommendations for improving transportation facilities and opportunities in the area. Pedestrian, bicycle and transit access should be of primary importance for any transportation improvement.

### **Pedestrian and Bicycle Facilities**

Pedestrian facilities, such as improved street intersection crossings, mid-block street crossings, new street lighting and wider sidewalks should be provided to encourage pedestrian access and enhance a sense of place. Drive-through facilities that discourage pedestrian access should not be allowed. On-street parking should be allowed on both sides of Broadway to provide parking opportunities for retail stores and buffer pedestrians from street traffic. Bicycle facilities, such as



bicycle lanes, bicycle parking facilities, shared use facilities (bicycle/pedestrian paths), and improved signage should be provided throughout Lower Town to encourage bicycle access.

#### Parking Facilities

Parking facilities for motor vehicles should be provided under buildings or in parking structures to use land more efficiently. Parking facilities should be well integrated with surrounding buildings and pedestrian areas. The parking structures should be extensively landscaped and use design elements that enhance their appearance.

#### Design Amenities, Elements and Materials

Welcome signs, colorful flags, historic markers, additional landscaping and pedestrian scale streetlights should be provided to welcome visitors to the Village Center and help identify Lower Town as a special place. Utilities should be located underground.

Building entryways should be clearly delineated. Retail uses should be located at or near public sidewalks instead of recessed in an arcade. Although tinted glass is acceptable, dark or reflective glass is discouraged.

The use of historic building materials such as brick, stone, wood and terra cotta is encouraged to compliment the historic integrity of Lower Town and provide the appearance of permanence. Siding materials such as vinyl and aluminum should be minimized. Individual windows with historic dimensions should be provided. Windows made of continuous horizontal bands of glass are discouraged.

#### Landscaping and Lighting

Street trees should be installed along streets in Lower Town to provide shade for pedestrians and improve the appearance of streetscapes. Landscaping buffers should be provided around any surface parking lot. Additional native vegetation should be provided in appropriate areas in Riverside Park and along Traver Creek. Parking lot lighting should be provided in such a way as to minimize the amount of light that shines off site.

#### Underground Utilities

New development projects should bury utility lines, such as electrical, phone and television, underground. Existing above ground wires should be buried.

## **VII. Implementation**

A number of tools are available to implement the land use recommendations and design guidelines for Lower Town. Infrastructure funding mechanisms, zoning and design review are some of the tools available to City departments, the Planning Commission, and City Council to help achieve the vision for Lower Town.



## David Cahill

1418 Broadway  
Ann Arbor, MI 48105  
(734) 769-0753

---

September 23, 2002

Donna Johnson  
Planning Department  
City of Ann Arbor

Re: Broadway Village Comments

Dear Donna,

You told me recently that you wanted written comments on Peter Allen's Broadway Village proposed development by September 26 for circulation to the Planning Commission at its October 1 meeting. Enclosed are the following materials for the Commission to consider:

1. A statement from the Broadway Area Neighborhood Association (BANA) presented to the Citizens Advisory Committee on the Northeast Area Plan on December 13, 2001.

2. A packet of comments on the Lower Town chapter of the May 16, 2002 draft of the Northeast Area Plan. These were sent to Jeff Kahan this summer.

I hope the BANA statement, and the comments from various residents of the Broadway area, will help the Commission in its deliberations.

Thanks very much.

Sincerely,

  
David Cahill

DC:hal

Encls.





To: the City Planning Department  
planning@ci.ann-arbor.mi.us  
Re: Lower Town / Broadway Village

I am writing to comment on the proposed development of Lower Town in general, and Peter Allen's plans for "Broadway Village" in particular. Let me stress that overall the Northeast Area planning document has been sensible, and that some development of the area can be a genuine good, both for us locally and for the city overall.

**Whatever happens in Lower Town has a very direct impact on the Broadway neighborhood.** Although Lower Town is marked as a distinct place on the planning maps it is a critical part of our quality of life on Broadway. For instance, my family lives at 1305 Broadway at the corner of Jones. The principal sight-lines from our house are directly at the proposed Lower Town development area less than a block away. Our bedrooms are highly vulnerable to any **noise** generated there, whether it comes from bars, traffic, or the massive air-conditioning systems required by large buildings. They are also vulnerable to light pollution. Our experience with noise from the hospital suggests that the visual and aural effects can be even stronger as one goes further up the hill. And for those like me who walk or bike to work downtown every day, the character of the development has a very direct impact indeed.

From my conversations with neighbors, I would say there is consensus on at least two issues:

1. **Traffic.** Even now, the existing speed and volume of traffic on Broadway itself really stirs passions and unifies the neighborhood. Fearing the effects of massive development, some people want one end of the street blocked off. I am opposed to this in principle, but clearly serious restraints on speed are needed.

2. **Building heights.** In a city that is flat and has more than its share of undistinguished architecture, the Broadway hill and its organic mix of buildings are unusually attractive. In particular, for this area, Broadway-Lower Town offers a rare feeling of **topography**. Our site gives bikers, joggers, walkers, and inhabitants a splendid sense of space as we look across a river valley towards the city on the hill. This is one reason **we will accept density but resist tall buildings**. In the Kroger's lot area even a so-called "mid-rise" building, at 6-8 stories, will visually dominate our neighborhood and raise serious resistance.

I urge the City Planners to **look at the most successful and welcoming areas of downtown Ann Arbor**, namely State Street near Liberty, Main Street, and Kerrytown. They are dense but **rarely more than two or three stories tall. THEY SUCCEED AS URBAN SPACES BECAUSE THEY ARE MODEST AND INVITING.** Grandiosity is not appropriate here.

Downtown also succeeds because of the synergistic clustering of businesses. Looking at the vacancies downtown, it's hard to believe we require the kind of ambitious scaling up that some of the proposals for Lower Town involve. Surely 3 to 4 story townhouses and offices are quite sufficient to make a profit and revitalize the area. Overreaching may well produce only more vacancies, either in Lower Town itself, or by drawing clients away from downtown (remember the damage done to downtown by the opening of Briarwood Mall).

The Broadway hill is visually a rare pleasure in Ann Arbor, both topographically and architecturally. As a neighborhood, it possesses an extraordinary network of trust and neighborliness that most Americans can only fantasize about, what artificial "urban villages" like Celebration, FL wish they could create from scratch and can't—any urban planner should do everything possible not to damage that fabric.

Sincerely,

Webb Keane  
Associate Professor  
Dept of Anthropology  
University of Michigan  
wkeane@umich.edu

CITY OF ANN ARBOR  
OFFICE

SEP 25 2002

PLANNING DEPARTMENT

September 25, 2002



From: [broadwayhood-errors@umich.edu](mailto:broadwayhood-errors@umich.edu) Fri Jul 19 07:56:52 2002  
Date: Fri, 19 Jul 2002 07:55:34 -0400 (EDT)  
To: [jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)  
From: [ntls@umich.edu](mailto:ntls@umich.edu) (Nancy T.L. Stoll)  
Subject: Lowertown Developement  
Cc: [broadwayhood@umich.edu](mailto:broadwayhood@umich.edu)



Dear Mr. Kahan,

I would like to add my voice to the chorus from Broadway Street and environs. My family and I live at 1314 Broadway. We have lived here for ten years and are raising our family here. So we are concerned about what happens to this neighborhood.

I second what has already been said by many others:

- keep traffic on Broadway to a minimum
- the lower the buildings the better in the old Kroger area -- not over three stories

We are excited about potential for improvements, but I do hope the city doesn't let developers go overboard.

Thanks for taking input, and for doing the hard work of trying to find a development solution that is acceptable to most all.

Sincerely,

Nancy T. L. Stoll



From: [broadwayhood-errors@umich.edu](mailto:broadwayhood-errors@umich.edu) Wed Jul 17 11:44:28 2002  
Date: Wed, 17 Jul 2002 11:41:33 -0400  
From: "Norm Kerr" <[Kerr@ttc-usa.com](mailto:Kerr@ttc-usa.com)>  
To: <[jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)>  
Cc: <[broadwayhood@umich.edu](mailto:broadwayhood@umich.edu)>  
Subject: Lower Town



Hi

Unfortunately, I will not be able to attend tomorrow's meeting.

So I hope that this email will help to add my voice to several of my neighbors who I understand will attend, to say that we really feel that 4 stories should be the limit in the Kroger/Armen Cleaners area.

The Kroger area is quite close to the residential neighborhood and ALL of the buildings around it are maximum three stories, with all the historical, residential property max two stories. I think that we Broadway neighborhood residents can understand that some increase in height will be expectable with development of the immediate surroundings but that four stories is about as tall as we could feel comfortable with, on the East side of Maiden Ln.

If I was asked for my preference, I think that I would rather see residential going in here, rather than commercial, as the traffic impact to the Broadway street area would likely be less severe. Let's have all the commercial development occur over on the West side of Maiden Ln, which is further away from the historic neighborhoods on Broadway, Pontiac, Jones and so on.

Thank you for listening.

I look forward to joining the future meetings on this, and related, subjects.

Norm Kerr



From: [broadwayhood-errors@umich.edu](mailto:broadwayhood-errors@umich.edu) Thu Jul 18 13:25:30 2002  
From: "Ruth Mohr" <[ruthmohr@pilot.msu.edu](mailto:ruthmohr@pilot.msu.edu)>  
To: <[jkahan@ci.ann-arbor.mi.us](mailto:jkahan@ci.ann-arbor.mi.us)>, <[Broadwayhood@umich.edu](mailto:Broadwayhood@umich.edu)>  
Subject: Lower Town development  
Date: Thu, 18 Jul 2002 13:33:20 -0400



Dear Mr. Kahan,

My husband, David Owens, and I live at 1540 Broadway, just up the hill from the proposed development in Lower Town. We appreciate your openness to feedback and suggestions. Unfortunately, we will not be able to attend the Northeast Area meeting this evening when plans for Lower Town are discussed. We have attended a number of community meetings related to this topic in the last several years.

David and I have lived at this address since 1986. We chose this area for its unique qualities, e.g., its sense of being close to (and in) nature while within walking distance of downtown and the university, the number of historic buildings with mature landscapes, the diversity of those who live here, and the people who value these things. We appreciate the sense of community that exists in this area.

We support the development of Lower Town in a manner that preserves the historic character of this area and acknowledges the values of those who consciously chose to live here. Our concerns include density of development (especially the height and possibly the overall massiveness of the structures), the traffic that will be generated on Broadway (which is wide, straight and downhill -- serving its earlier function as a main thorough-fare but mainly encouraging speeding through a residential area these days), light and other noise pollution (which I know others have mentioned related to the lights placed in the parking area when the renovations occurred several years ago and our ongoing discussions with the university around the BIG noise - especially during some weather conditions).

We look forward to new possibilities for our neighborhood but we also know that this area is a very special place in this special town and do not want it to lose its unique qualities.

Sincerely,  
Ruth Mohr  
David Owens

Ruth Mohr, PhD  
Senior Research Scientist  
Michigan Public Health Institute  
3055 Plymouth Rd., Ste. 204  
Ann Arbor, MI 48105  
Phone: (734) 669-8848  
Fax: (734) 669-8837



From broadwayhood-errors@umich.edu Wed Jul 17 21:52:13 2002  
Date: Wed, 17 Jul 2002 22:44:11 -0400  
From: "Louise M. Dobish" <lmdobish@flash.net>  
To: Jeff Kahan <jkahan@ci.ann-arbor.mi.us>,  
"Broadwayhood@umich.edu" <Broadwayhood@umich.edu>  
Subject: Lowertown Development



Dear Mr. Kahan

I live at 1230 Broadway, about five homes up from Traver Creek and the area designated as Lowertown. I appreciate your openness to feedback and suggestions and hope to be able to attend a future meeting.

I am a more recent resident - less than three years - and selected this neighborhood for a variety of reasons. Two of the most important reasons were the historic nature and feel to the neighborhood and the access to university campus, hospital, Main street and Kerrytown without being in a crowded "downtown" high-rise living environment.

I fully support development of the Lowertown area in a manner that preserves the historic look and feel of the neighborhood (buildings under 4-stories, perhaps shorter at the neighborhood borders as suggested by Julie Dybdahl, no untoward sound/visual effects) and that does not worsen the traffic problem on Broadway (routes all traffic to Plymouth Road).

I look forward to the new possibilities for our neighborhood that are being created through these collective efforts.

Sincerely,  
Louise Dobish  
1230 Broadway



be gentle, in character with a residential neighborhood, and should be hooded and shielded so as not to glare to the side or to the heavens.

Please take these opinions into consideration. My husband and I have been at past planning meetings and plan to attend future ones. Thanks for seeking our input.

Julie Dybdahl



From: Broadwayhood-errors@umich.edu Wed Jul 17 14:01:55 2002  
From: JRDYBDAHL@aol.com  
Date: Wed, 17 Jul 2002 14:00:15 EDT  
Subject: Lower Town development  
To: jkahan@ci.ann-arbor.mi.us  
CC: Broadwayhood@umich.edu



Dear Mr. Kahan --

My husband and I are twenty year residents of Broadway Street. We own two properties that border on Traver Creek (1216 and 1222 Broadway) and are among the residents closest to the proposed development area. Unfortunately, we will not be able to attend Thursday night's meeting about the development of Lower Town.

I am pleased that the city is looking at developing Lower Town and I am looking forward to a revitalized area. I do have a few strong concerns I wish to voice:

My top concern is about how development will affect traffic on Broadway. I've lived here long enough to have experienced the street through a few traffic incarnations. Things were much, much worse when the Kroger was open. That business drew traffic on Broadway that led to multiple accidents. I personally watched 3 cars hit telephone poles, saw 4 houses that were hit by cars, multiple pets run over, etc. Since the closing of Kroger our traffic situation has been much improved. However, any future development of Lower Town will once again increase traffic problems unless careful plans are made to divert Lower Town traffic away from Broadway and onto Plymouth Road instead. This traffic plan must be a fundamental part of the Lower Town design.

My second concern is about the height of buildings. I feel new buildings should be no more than three stories in height. On the borders of the area (Traver Creek and Broadway) I feel they should be no higher than two stories to fit in with the older neighborhood. The new condominiums that have replaced the Nielsen florist on Maiden Lane are examples of buildings too high for the area. They feel huge and massive at this height so close to the street.

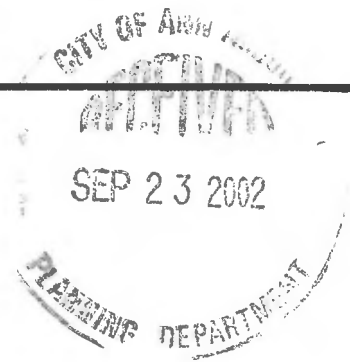
A related concern is about the proposed high density residential development. I've heard the developers say on more than one occasion that they need to build tall residential buildings to provide sufficient density of population to support the commercial development. There is something really wrong with this argument. If they are having to build housing to bring in customers for their proposed stores, then they are building stores in the wrong place! This may be common thinking for developers, who are seeking only profit, but it makes little sense to residents or hopefully, to urban planners. Let's make use of the land in a way that is actually needed by the community.

Finally, I have a concern about noise and light pollution. Already our neighborhood has fought battles with a developer about intense, brilliant lighting in the old Kroger parking lot (we won). We are currently battling the university about the constant loud noise from the air cooling and heating systems of their buildings on Wall Street and at the Medical Center. In my back yard I have to listen to not only these noises, but the drone of Kana's air conditioners and the refrigeration delivery trucks that come to this commercial area. Any plans for Lower Town should address these issues in a strong way, requiring mufflers or baffling to reduce noise from air system fans. A buffer green area -- tall trees, shrubs and park land along the creek -- would help. And smaller, lower buildings will need smaller air conditioning systems, which presumably, will be quieter. All lighting should



Kahan, Jeffrey

From: Adela N Pinch [apinch@umich.edu]  
Sent: Thursday, June 27, 2002 11:53 AM  
To: jkahan@ci.ann-arbor.mi.us  
Subject: Northwest Plan



Dear Jeff Kahan,

I am a resident of Broadway, and have been following the plans for the development of Lowertown with great interest. I will not be able to attend this evening's open meeting, and so wished to send on a few comments for your files.

1. I, along with most of the members of our very tight-knit, unique, wonderful neighborhood, welcome the city's involvement in the redevelopment of this part of town, in particular the Kroger's area. We applaud the city's concerns and investments in making this part of town live up to its potential.

2. However, I am concerned about the scale of some of the proposed plans for the following reasons:

a. traffic: the kind of larger-scale, high-occupancy structures that have been proposed will put a significant strain on the traffic volume of the surrounding streets--and as I'm sure you know, this is already a huge issue in this neighborhood

b. economic feasibility. What this area needs is a modest rebuilding that will work in these economically uncertain times. A huge-volume plan that risks high vacancy levels among ground-level retailers and in the residential units would be a disaster for this area. Please keep in mind that this is an area that, because of its transitional and interstitial nature, because of its vacant spaces, etc, already tends to attract crime and loitering. The economic and spatial arrangements of the development need to keep that in mind.

c. Topography. One of the great things about Lowertown is the ways in which it allows both those of us who live or work in or near it, as well as the many Ann Arborites who pass through, a rare sense of Ann Arbor's historic setting on the banks of the Huron river. The hill that is climbed by our street, and the matching hill on the other side of the river leading up to campus, offer some genuine vistas and a unique sense of place. High-rise structures will mar that sense of space. This area provides a unique opportunity for development that will enhance, rather than obliterate, the unique location of our city.

Thanks,

Adela Pinch

-----  
Adela Pinch  
Associate Professor of English and Women's Studies  
University of Michigan  
3187 Angell Hall



structures will loom menacingly over the area. They will seriously impair the esthetic value of the Traver Creek area and the historic residences near the foot of the Broadway hill.

The plan proposes construction in Lower Town which is larger in height and over-all mass than any construction in the Ann Arbor area, including the Central Business District. If there were any present market

demand for such construction, it would have already occurred.

The "Vision for Lower Town" (p 5) states that "[i]t will be a place where the unique historic character of the area is reflected in the preservation of historic buildings and the design of new buildings." I like this vision. However, the land use recommendations and design guidelines recommend intensive development which will destroy this vision.

These recommendations and guidelines should be re-thought, and the present

zoning heights should be maintained.

We do not need "development on steroids."



Kahan, Jeffrey

---

From: David Cahill [dpc@cyberspace.org]  
Sent: Wednesday, June 26, 2002 3:21 PM  
To: jkahan@ci.ann-arbor.mi.us  
Cc: dpc@grex.cyberspace.org  
Subject: Lower Town Comments



To: Northeast Area Plan Citizens Advisory Committee  
From: David Cahill, 1418 Broadway  
Subject: Comments on the Lower Town Chapter  
Dated: June 26, 2002

I appreciate the opportunity to make a few comments on the May 16, 2002 version of the Lower Town chapter of the proposed Northeast Area Plan.

As the "History" section points out, there has been no intensive development in Lower Town within the past 180 years. A variety of reasons have been given for this lack of development. Because there has been no large-scale development, the area still has many distinctive historic structures.

My major concern is that the proposed plan seeks to encourage massive, intensive development in this area. This kind of development is fundamentally incompatible with the historic nature of Lower Town.

The plan says (p 3) that Lower Town "was identified as having unique redevelopment potential." It might be more accurate to say that Lower Town "has a unique combination of barriers to development which have preserved its historic character."

The "challenges" listed in the plan (p 3) set forth many of those barriers. The recently-discovered serious contamination of the soil and the ground water under and around the Broadway Coin Laundry by dry cleaning chemicals should be added to the list of challenges for completeness.

If development on the scale suggested by the proposed plan takes place, we can forget about the historic character of Lower Town.

An essential part of the character of any historic area is its general scale and streetscape. The plan fails to take into account this fact.

The present zoning throughout the Lower Town plan area has height limits of 30 feet. The only exception is R4D, which has height limits of 60 feet. While 1050 Wall St. and the Kellogg Eye Center exceed these heights, neither can serve an example of appropriate development size. According to our planning staff, 1050 Wall St. was built in a time when there were no height limits. It could not be built today. And the Kellogg Eye Center is a particularly gross example of the fact that the University is exempt from our zoning ordinances. Instead, these two structures are examples of what should not happen in Lower Town.

Unfortunately, throughout the proposed plan there are recommendations for development which greatly exceed our present zoning heights. For example, the plan proposes structures of up to 8 stories in the old Lower Town business district (p 13). Such gigantic structures will completely dwarf the historic buildings in this critical area of Lower Town.

Similarly, the plan suggest structures of up to 8 stories on the former Kroger site and surrounding properties (p 14). These gargantuan



In particular we are concerned about these impacts on our neighborhood:

1. Traffic--both speed and volume on Broadway itself. You've surely heard this, but it can't be repeated enough: this topic really stirs passions and unifies the neighborhood.

2. Visual effects. In a city that is flat and mostly filled with undistinguished architecture, Broadway is unusually attractive and one of the reasons my family chose it over Burns Park. In particular, for this area, Broadway-Lower Town offers a rare feeling of topography. Our site gives bikers, joggers, walkers, and inhabitants a splendid sense of space as we look across a river valley towards the city on the hill. This is one reason we will resist tall buildings. I am willing to accept more high-rises near Riverside Park Place, but in the Kroger's lot area even a so-called "mid-rise" building, at 8 stories, will visually dominate our neighborhood and raise serious resistance. Kerrytown--Zingerman's areas as a successful revitalization effort: Anything taller than the Observer building will meet real resistance from us. Some of us would be glad to see townhouses like those on William Street--but not tall buildings, no matter how narrow.

The neighborhood is unified in its concerns about increased noise and light pollution--we have already fought several battles over these and we are still full of energy.

3. Unintended consequences. Enclosed arcades can attract drug dealers, panhandlers, and the occasional purse snatcher (even Nichols Arcade, which is otherwise a gem, has this problem). The idea of a "neighborhood tavern" sounds nice, but I it would work as such in Lowertown. It's hard to think of a single barroom in town not dominated by students.

My own wish for developers here is this: Don't overreach! There is nothing more depressing, and potentially dangerous, than an oversized, half-empty retail space--or one meant to be grand that ends up full of bottom-feeders. (Look at the nasty and crime-ridden corner of S. University and Forest.) Learn from Kerrytown, Zingerman's, State Street, even most of Main St. They succeed as spaces because they are modest and inviting, not because they are grandiose.

The Broadway neighborhood has an extraordinary network of trust and neighborliness that most Americans can only fantasize about, what planned urban villages like Celebration, FL wish they could create from scratch and can't--any urban planner should do everything possible not to damage that fabric. First do no harm.

Sincerely

Webb Keane  
Associate Professor  
Dept of Anthropology, UM  
wkeane@umich.edu



Kahan, Jeffrey

---

**From:** Webb Keane  
**Sent:** Tuesday, June 25, 2002 2:25 PM  
**To:** Kahan, Jeffrey  
**Subject:** Postscript

Jeff,

Thank you. If I may add one postscript:

The Broadway neighborhood is upset by the prospect of a massive dormitory planned for the top of the hill, near Plymouth and Murfin. Everything possible should be done to direct their car traffic away from Broadway. (Indeed, although opinions vary, some of us are in favor of blocking off any direct vehicular access to Broadway from North Campus, namely, closing our end of Baits.) In this line, I think you will find very strong unified resistance to any student-oriented development in Lowertown.

Sincerely,  
Webb Keane

At 01:32 PM 06/25/2002 -0400, you wrote:

Webb,

Thank you for your comments. I will distribute your e-mail to our Citizens Advisory Committee for their upcoming review of Lower Town. I will also add you to our mailing list so that you are informed of upcoming meetings. In addition to the upcoming CAC meetings, you will have opportunities to comment on the Northeast Area Plan at Planning Commission and City Council.

-----Original Message-----

**From:** Webb Keane [<mailto:wkeane@umich.edu>]  
**Sent:** Monday, June 24, 2002 3:35 PM  
**To:** jkahan@ci.ann-arbor.mi.us  
**Subject:**

Dear Jeff Kahan

I live at 1305 Broadway, less than a block from Traver Creek and the area designated as Lowertown on the Northwest plan. The main view from our house is of the Kroger's parking lot area and of course we have been following the planning process with great interest.

In general, I am encouraged by what I read in the master plan, which overall is sensible. Nonetheless, since my childcare duties may not enable me to attend this Thursday's open meeting, I would like to pass along some comments.

It is important to realize that what happens in Lowertown has a very direct impact on the Broadway neighborhood. Although Lowertown is marked as a distinct place on your maps, it is the what our hill looks over, what we walk through on our way to downtown, central campus, and the river, and what most of us will hear from our bedrooms.

6/25/02



**Kahan, Jeffrey**

---

**From:** Karen Kortesoja  
**Sent:** Tuesday, June 25, 2002 2:16 PM  
**To:** jkahan@ci.ann-arbor.mi.us  
**Subject:** Lowertown plan  
Planning Dept.;

I have looked over Ch. 8 for the Northeast Area Plan Draft and wanted to include a couple comments on the plan for Lowertown:

Riverfront Area - The possibilities for a recreational greenway along the river here are exciting. The existing greenway through Gallup Park could be continued here with a connection to Bandemer Park. This would bring more users into the park. The Albert Kahn building on the DTE site is a jewel. A perfect location for park concessions, bike rental. Parking adjacent to this building could allow this site to become the downtown access to the Huron River greenway. Prof. David Scobey ([Scobey@umich.edu](mailto:Scobey@umich.edu)) at the UM had a Landscape and History class last semester that studied Lowertown and Broadway Park. His students (of which I was one) did archival research and proposed conceptual designs for Broadway Park.

Access to Riverside Park and Broadway Park - Broadway Park is across the river. Broadway Park is underutilized due to its difficulties of access. A pedestrian bridge across the river would remedy this.

Village Center - The scale proposed for this area will seriously impact the homes on Broadway. Broadway is a diverse street full of families, students, rental, and affordable housing and its character must be preserved. Access to the former Kroger site and its mixture of 2-4 stories and 5-8 stories must be limited to Maiden Lane and Plymouth Rd. only! These roads are designed to take the volume of traffic this development will bring. Maiden Lane has the density of the apartment complexes and condos and does not need the buffer that Broadway does. The scale must step up from 2-3 stories at the foot of Broadway. As a resident of Broadway since 1986, I welcome the urban village and the kind of retail that additional density there might bring - a grocery store or a produce store! Broadway is in the middle of the process of exploring traffic calming options and these must be a part of any development.

A buffer zone with pedestrian and bicycle access connecting the development to Broadway would allow the village residents to enjoy our historic street without negatively impacting it with increased vehicular traffic.

Karen Kortesoja

1404 Broadway

---

6/25/02



Broadway Area Neighborhood Association Statement  
December 13, 2001

The Broadway Area Neighborhood Association is concerned about the impact that proposed new construction in Lower Town, and the proposed new private dormitory on Broadway near Baits, will have on the residential neighborhood of Broadway, Jones, Cedar Bend, and Harbal. We may experience a large increase in the volume of traffic due to these developments at both ends of Broadway.

We ask that the Citizens Advisory Committee and the Planning Department take an innovative approach on dealing with the traffic circulation situation in our area. We would like the City to "think outside the box". Perhaps outside architects and traffic planners could be retained as consultants to look at this area between now and the time the Northeast Area Plan is forwarded to the Planning Commission.

Our priority is to preserve a sense of a neighborhood and have less traffic.

We are not experts in planning or traffic. However, at our December 5 meeting there was some support for three ideas. First, closing Broadway just southwest of Baits. Second, constructing a large traffic circle at the bottom of the Broadway hill which would include Maiden Lane, Wall Street, Broadway, and Plymouth. Third, creating an extensive "green belt" near Traver Creek to clearly separate our residential neighborhood from the new Lower Town development. We did not approve any of these ideas. We simply offer them to you as possibilities.

Our association would like to be more actively involved in the Northeast Area Plan process from now on. We also oppose any kind of "fast track" for a separate Lower Town plan. Since transportation issues are paramount, we think that the people putting together the Northeast Area Transportation Plan should carefully study our area also. Their recommendations should precede any Planning Commission action on the Northeast Area Plan.

