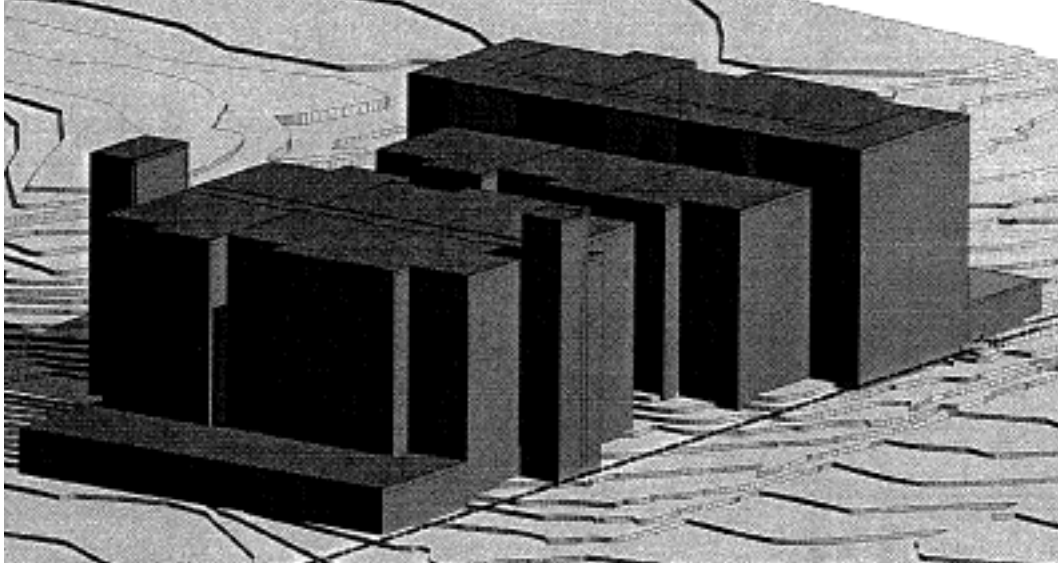


NCPOA says

Say No! to NoMa



Last week, developers wrote to North Central area neighbors about an “exciting new residential and mixed-used development.” They call it “NoMa” because it would replace seven houses on North Main Street just south of Summit Street.

What they don’t say is that this is NOT a new project. It closely resembles a very bad one that neighbors stopped four years ago. Now it’s back—and it needs to be stopped again.

Today’s “NoMa,” like yesterday’s “Terraces on Main,” would place a huge apartment block in the middle of our residential neighborhood—violating both the site’s existing zoning and the city’s Central Area Plan.

Since the founding of the North Central Property Owners Association fifty years ago, we’ve played a central role in revitalizing our neighborhood. NCPOA’s Area Committee has actively supported many new developments that have improved the area, including the expansion of Wheeler Park, the Wickliffe Place condominium, and the new 201 Depot building.

In the past 25 years, we have only opposed one project: the “Terraces on Main.” We opposed it because it would overwhelm both its site and the neighborhood.

The city’s master plan says that development near downtown should “protect, preserve and enhance the character, scale and integrity of housing in established neighborhoods.” The Terraces failed on every count. Opposed by both NCPOA and the city’s Planning Staff, the developers backed down.

Now they're back. They've recruited a well-respected partner, Avalon Housing, and hired new architect. But NoMa is not the "hillside village" they're promising. It's every bit as oversized as the Terraces. A building this big does not belong in ANY residential neighborhood.

NoMa is seeking approval as a "Planned Unit Development." That's because it could never be approved under the site's current zoning—or under the future zoning envisioned in the city's Central Area Plan.

The current zoning would allow construction of buildings with a total of no more than 20,000 square feet of floor space. NoMa would triple that, to 64,000 square feet.

The current zoning permits construction of roughly 20 dwelling units on a parcel this size. Because much of this property is in the Allen Creek floodway, the actual number would be less than that. But NoMa would have 60 dwelling units.

The Central Area Plan calls for one- and two-family homes on this site. NoMa is a five- to six-story apartment building.

The developers say their project meets the city's "stated goal of bringing more people to live downtown." But the downtown area, defined by zoning and the DDA boundary, ends at Kingsley Street, one block south of this site. North Central is a neighborhood—it is NOT downtown.

This time the developers hope to bypass NCPOA. They've announced that they will hold their own public meetings, at 7:30 p.m. this coming Monday and Wednesday at the Ann Arbor Community Center.

It's short notice, and they'll be running the sessions with the goal of selling the project. But these will be residents' ONLY chance to speak up before the NoMa enters the city planning process.

Please attend the meetings. Speak up for our neighborhood. And if you can help, please contact us:

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