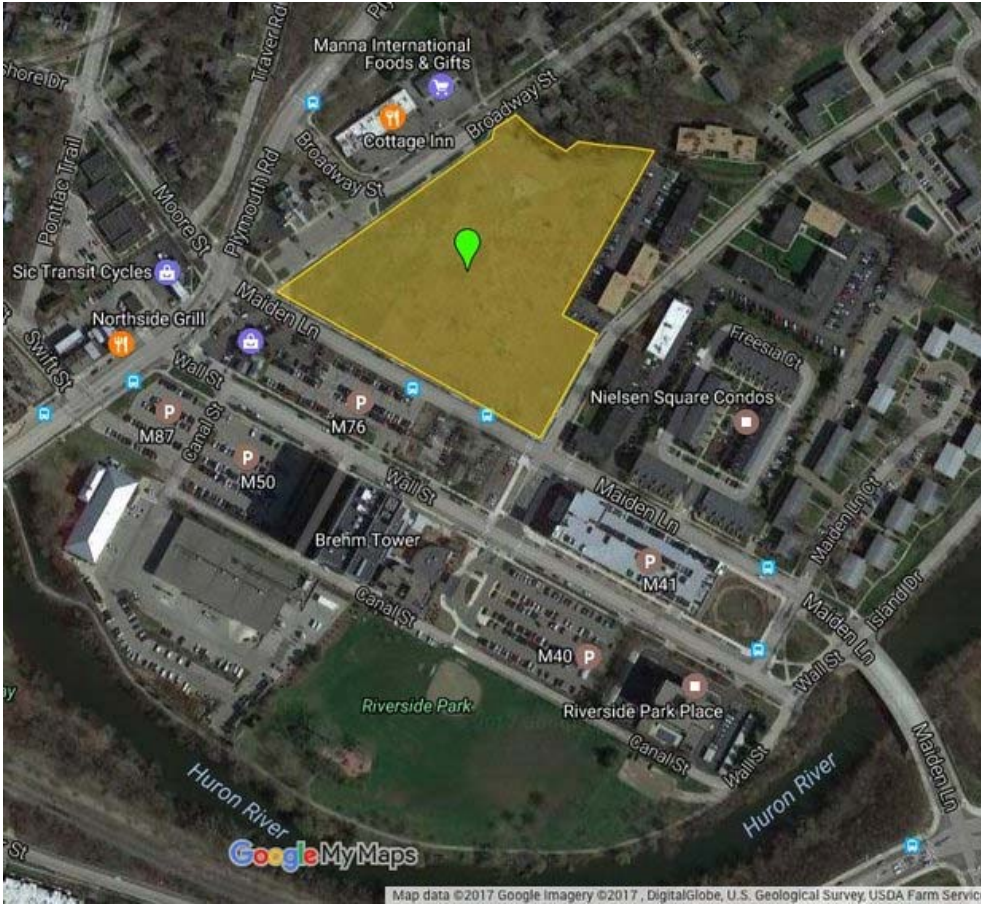


Michigar

New development in the works for Ann Arbor's long-vacant Lower Town site



The proposed development site along Broadway Street and Maiden Lane, currently a field surrounded by a chain-link fence. (Google Maps)



By **Ryan Stanton** | ryanstanton@mlive.com

[Email the author](#) | [Follow on Twitter](#)

on February 06, 2017 at 9:30 AM, updated February 06, 2017 at 10:12 AM

ANN ARBOR, MI - A new mixed-use development is in the works for 1140 Broadway St. in Ann Arbor.

Developer Ron Mucha of Morningside USA has plans to redevelop the vacant 6.4-acre site along Broadway and Maiden Lane with a mix of residential and retail uses in three buildings ranging from one to seven stories. The project is expected to include both apartments and condos.

Two public meetings are planned this week to discuss the development, including a citizen participation meeting from 6-8 p.m. Wednesday, Feb. 8, at the Holiday Inn at 3600 Plymouth Road. Residents who attend will have a chance to learn more about the

conceptual plans and ask questions.

Because the developer is proposing to use a portion of the new property taxes from the development to fund cleanup of contamination on the site, the project will go through the city's Brownfield Plan Review Committee.

The committee is meeting at 6 p.m. Monday, Feb. 6, inside city hall, 301 E. Huron St., for a preview discussion of the parcels at 915, 923, 943 and 959 Maiden Lane and 1120, 1140, 1156 and 1160 Broadway.

The project includes rezoning the site from PUD (Planned Unit Development) to C1A/R (Campus Business Residential).

A chain-link fence has surrounded the vacant Lower Town property at the corner of Maiden Lane and Broadway for several years. The property is just north of the Huron River, not far from the University of Michigan's medical campus.

The site was once planned for the ambitious \$172 million Broadway Village redevelopment, but that project stalled several years ago.

No activity has occurred on the site since existing buildings, including an old Kroger store, were demolished by the Strathmore Development Co., which had plans to build 185 upscale apartments, 138,275 square feet of retail space, 152,689 square feet of office space and a 760-space parking structure.

Following the citizen participation meeting for the new development proposal, the new developer is expected to finalize a site plan and submit it to the city for review and approval by city staff, Planning Commission and City Council.

A company called Morningside Lower Town LLC, with an address in Chicago, has been formed for the project.

ADVERTISING

Questions or comments about the project can be directed to Ron Mucha at rmucha@morningsideusa.com or 312-280-7770 ext. 118.

Registration on or use of this site constitutes acceptance of our **User Agreement** and **Privacy Policy**

© 2016 MLive Media Group. All rights reserved (**About Us**).

The material on this site may not be reproduced, distributed, transmitted, cached or otherwise used, except with the prior written permission of MLive Media Group.

Community Rules apply to all content you upload or otherwise submit to this site.

 **Ad Choices**

