

December 6, 2007

To: Ann Arbor City Council

Re: Support for "42 North" Development

Dear Council Members.

I'm writing today on behalf of the Grace Bible Church congregation to voice our support for the proposed development project "42 North" on South Maple Road. Obviously we have a vested interest in this project since we are the current owners of this fifteen acre parcel (part of our thirty eight acre site). We have been working with this developer for over a year now and want to urge you to approve this development.

Upon receiving many offers to purchase this property we exercised significant due diligence and researched both the firms and the intended type of development. We did not accept the highest offer because the amount of the offer was never our ultimate priority. While several different types of housing options were proposed to us we carefully considered their potential impact on us, our immediate neighbors, and the community at large. Because we will be immediate neighbors for many years this decision was taken with the appropriate level of seriousness. Investigations were made into other projects this developer has undertaken and we are confident that this will be a welcomed addition to our immediate community and that they will be good neighbors.

I have personally interacted with key representatives of this developer (including multiple meetings with the Planning Staff) and have appreciated their sensitivity to our community, patience in working through the issues, flexibility in complying with local ordinances/guidelines, and graciousness in meetings with neighbors to respond to their questions and concerns (which included emotional criticism that often lacked substance). Based on our experience and interaction we are confident that this will be a successful project resulting in significant benefits to our community.

Included with this letter are some additional letters (which are only a representation of many that I have) that highlight different perspectives and viewpoints. We look forward to seeing this project approved and constructed for the enhancement of our city.

Sincerely.

Pastor Jack Glupker

Senior Pastor

## Long time Dicken Woods resident.

November 16, 2007

To The Ann Arbor Planning Commission,

I have been A resident and homeowner in the Dicken school area for 35 years. Recently I was surprised to learn that some of the people living in my area were opposed to the proposed building of U of M student apartments on Maple Rd.

I can understand why some would have concerns, but in reading how these concerns have all been addressed by the Planning Dept. staff and the project owners, I have no problems with the construction and I support it. After all, there have been other housing projects completed along Maple Rd in the past, and I am not aware of any problems in the Dicken area from them.

I don't believe the traffic along Maple Rd will increase to any extent. Those who have cars will not all be leaving or coming back at the same time. Their classes and other activities will be at different times. I use Maple Rd frequently, and it is my observation that most of the traffic is not from people living in the area, but from people using it to get to the Maple Stadium area or Scio Church Rd. Oak Valley, The Kroger store, Westgate and Maple Village probably account for most of this traffic.

As for the behavior of the student residents to be, the on-site supervision and threat of eviction in the lease should take care of any problem should it arise.

I support the project and the much needed jobs it will supply as well as the additional revenue for our city.

Sincerely, Mary Strange 1765 Sanford Pl. Ann Arbor

# Person who works full-time with collège students.

#### Ann Arbor Planning Commission:

I am writing to ask you to approve the proposed development called "42 North". In light of the difficulties in the local economy and the housing situation surrounding campus this would be a helpful project to the city. As a resident of Ann Arbor and as one who works with college students every day at the University of Michigan I would love to see this development built.

The construction will bring a significant investment of investment to the area through the construction, increased tax revenue, and employment opportunities within the development. It will take an area that is currently inaccessible and in poor condition due to illegal dumping and transform it into a valuable housing development. It will also bring more housing to the city of Ann Arbor, reducing the pressure for development outside the city that would threaten existing greenbelt areas.

However, the bigger issue to me is the necessity of creating high quality housing for university students. There is not enough housing for students and the housing that does exist is often very poor quality and puts students in dangerous living situations. Many students do not want to live in the "slum" areas near campus, but they have little choice because of a lack of desirable housing outside the immediate campus area. This development will give discerning students a better option. It will also increase pressure on local slum-lord property owners near campus to improve their property, helping to create a better overall city.

I have heard some concerns from local residents near the proposed development. I feel their concerns are misguided and are not in the interests of all the residents of Ann Arbor. Traffic will not be greatly affected by the development because the majority of students will take the bus (which is free to all university students). Some have stated that there is not a market for student housing, but they clearly are not aware of the situation around campus. Even the university realizes the desperate need for additional housing and is building the first new residence halls in almost 50 years. Some look at college students as a threat to their safe neighborhood, but they fail to realize that this development will draw the very best student residents from one of the best universities in the country.

Please put aside the misguided concerns of a few residents and approve this development that will be an asset for the city and all of its residents!

Sincerely,

Nathan Ardle

current student. Would appreciate this Kind of housing option.

November 18, 2007

Dear Ann Arbor Planning Commission,

I am a twenty-year-old female student at the University of Michigan and I have become aware of the proposed development, 42 North. I understand that the proposed development is within current zoning regulations and guidelines. I feel that this project will benefit the city of Ann Arbor and the state of Michigan in many ways. First off, in the next two years this project will invest a minimum of \$20 million dollars into the Ann Arbor/Michigan economy. The project will provide at least 150 construction jobs, additional revenue to AATA and salaries for 6 to 7 full time employees. The annual property taxes will be approximately \$550, 000 per year. With the current status of Michigan's economy I see this project as one of many ways to take small steps towards rebuilding our economy. Along the construction a new development comes many environmental issues. However, with this project I believe there are many possibilities for improving the natural areas surrounding the property. The project will contribute nearly \$100,000 dollars to the local parks, high quality wetlands will be created to replace low/marginal existing wetlands, construction debris buried on the site will be removed, invasive species will be removed and storm water runoff will be reduced in flow, helping downstream flooding.

The most important issue facing me as a student is a new, highly sought after type of student housing. Although this plot of land is a bit far from campus, I believe that it will provide a great option for students to escape the aged, over-priced, low quality student housing that is provided closer to campus. The project will pay for an enhancement in the areas AATA bus schedule, allowing student to easily commute to campus for free and only increasing traffic flow by less than a dozen trips per peak travel period. The project owner's have done extensive market research that convinces them that they will be leased to 90% the first year of operation. There is no concern for the new development to be left empty. The new student housing that has been proposed would also draw many graduate and upper classman undergraduate students, who are more likely to live off campus, which would most likely lead to a mature living environment (i.e. less partying, controlled noise level, cleanliness). Neighbors have shown concern that their new neighbors will be less safe, but traffic will not cut through the Dicken/Mushroom Park neighborhoods. As a student myself I

baby sit for two families who live very close to campus and they have had great experiences living close to students. In fact, they have said they feel safer knowing there are always students around when their older kids are outside playing alone because they help patrol the area. Neighbor's have also said they fear students will be unruly and debaucherous. However, their fears are based on the behavior of predominantly freshman/sophomore underclassman living in converted single-family homes near campus with no active on-site management. This project will have active on-site management to police on-site activities. Unruly and debaucherous behavior is not permitted by conditions of the lease and those who break these conditions are evicted. As a student I believe that the on-site management will be very effective in climinating unruly and debaucherous behavior. It will also draw students who are looking for a safe living environment that is quiet. The proposed student housing will be apartments run like the dormitories on campus. This is good news for students who are looking for safe, quality, inexpensive student housing out side of the dorms and I think that students will have a positive impact on the area. As I previously stated, there are many benefits from project 42 North and this could be a great way to improve Michigan's economy, the natural environment of the surrounding area and it would give U of M students another option for off campus housing. Thank you for you time.

Sincerely,

Katelynn Seibel

1320 S. University Appt. 6

Ann Arbor, MI 48104

Dear Ann Arbor Planning Commission,

My name is Kate Miller and I am a current student the University of Michigan writing on behalf of the proposed development, "42 North". I believe this project not only to be beneficial to the city of Ann Arbor, but also to students who may otherwise not have proper housing.

I was pleasantly surprised to learn that this project will invest at least \$20 million dollars to the Ann Arbor or Michigan economy over the next couple of years. In a time when our economy is struggling, I think we could use a project like this that creates 150 more construction jobs, annual spending to local media sources, and additional revenue to AATA. Further, the projects is expected to bring about \$100,000 to local parks in Ann Arbor. These are only a couple of the benefits that the project will bring to our city and state, not to mention the benefits this housing will bring to students.

As a 5<sup>th</sup> year senior at the University of Michigan, <u>I think that it would be very nice to have student housing in the planned location</u>. As a freshman I would not have lived here, just because most incoming freshman live in dormitories. However, if I were sticking around for graduate school, this type of a living area would be very appealing.

I would also like to address some of the concerns of residents living in the area of the proposed project. From my experience, it is not usually students who create a less safe environment around campus, but older residents of the city. This year, I live off campus in Woodbury Gardens. I have received more reports of theft and crime living here than I did when surrounded by student housing on campus. Further, the stereotypes of youth being "unruly" are often unfounded. While I know that many students do party, there are many students who do not. Since this project will have on-site management that does not allow partying in apartments, I do not envision this being a problem. If anything, I believe that bringing students to this area would create a more energized but safer environment.

I hope that you take my thoughts into consideration and I pray that the right decision is made in this matter.

Thank you for your time.

Sincerely,

Kate Miller

# Dicken Woods resident. General contractor and professional Dear Ann Arbor City Planning Commission, engineer. Confidence in planning Staff

I am writing regarding the 42 North student housing apartment project proposed on Maple Road south of the existing Grace Bible Church.

We've lived at 1920 Coronada in the Dicken neighborhood for 15 years. All three of our children attended Dicken Elementary where we've been active volunteers in the school, PTO, Cub and Girl Scouts, and Rec and Ed programs. We've also volunteered in Dicken Woods several times over the years. In our opinion, this project would have little - if any - impact on Dicken Elementary School.

Like many of our neighbors we are concerned with several aspects of the proposed project. However, as a general contractor and professional engineer, we have first-hand knowledge of staff's ability to ensure issues like area water pressure, storm water run-off, sanitary sewer capacity, traffic, and natural features are adequately addressed. The developers of this project should be required to meet all city requirements in these areas to assure that the proposed development will not negatively impact our neighborhood. Assuming staff is satisfied those requirements have been met, we have no objection to the project.

We further think that infill development in general should be more strongly encouraged, including maximizing allowable densities within the existing zoning ordinances. As Ann Arbor continues to be a growth real estate market (relative to the state), we need to either grow up or grow out to prevent housing costs from getting out of reach of the average household. Since "growing out" is not consistent with walkable schools or efficient use of infrastructure (public and franchised utilities, public transportation, fire and police coverage, etc.), increased density within the freeway ring is the preferable option.

Please feel free to contact us further and thanks for your time.

Sincerely, Greg and Mary Beth Copp 1920 Coronada Resident in an off-campus complex. Personal experience regarding student behavior.

3548 Green Brier Blvd #441B
Ann Arbor, MI 48105

Support for AATA USage..

November 19, 2007

To the Ann Arbor Planning Commission:

Dear Commission Members,

As a **concerned resident of the city of Ann Arbor**, I am writing to express my support for the proposed private development known as "42 North" on the site currently owned by Grace Bible Church of Ann Arbor.

From the **economic** perspective, the project will bring in a minimum of \$20 million dollars in investment, a much-needed boost to the Ann Arbor economy and help bring the Michigan economy out of the doldrums.

From the **revenue** perspective, the project will bring in over half a million dollars in annual property taxes to the city of Ann Arbor.

From the **environmental** perspective, the project will improve the natural environment by creating high quality wetlands within the site to replace the existing condition.

In response to some of the concerns raised by objectors to the project, I wish to state that:

High quality student housing with condominium facilities are sought after by graduate students and upperclassmen, who prefer a conducive environment for living and studying. Partying in individual apartments is prohibited in many off-campus apartment leasing agreements, which this project also intends to do. As a current resident in a large off-campus housing complex that has strict conditions in its leasing agreement, I can attest to the fact that unruly and debaucherous behavior is not seen or heard in my 500-apartment complex.

**Students' use of AATA bus transportation has surged** ever since all University of Michigan students were allowed free AATA rides using their M-Cards. AATA routes between off-campus housing areas and the University campus has seen a huge increase (for example, Route #2 from the Northeast Ann Arbor apartment communities where many graduate students live.)

Therefore I strongly support the proposed "42 North" project without reservation.

Thank you, Rosalind Kam A resident in the city of Ann Arbor

Name	Address
1. James U. Hendee	2845 Oakdalo Dr. Annlesbor, Mi
2. Berit. Wolf	3610 Golfside Rd. Ypsilant, M. 48108
3. Michael Ernof	7124 N. Meadows Trail, Dexter, Mi, 48130
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5. Rosa Lee	1927 Brookview Drive Saline, M148176
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14. Linda P. Powers	807 Russett, ann arbor, mi 48103
15. Steven Lo Engel	1453 Hilltop Prive Ypsilanti 48197
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We urge the Ann Arbor City Council to approve this proposed development project as recommended by the Planning Commission. We believe that this unique type of housing would be good for our community, provide a much needed investment into our economy, result in additional employment, and create additional support for the AATA. Name

Address

3717 Ryan Dr. Dexter, M1 48130 3717 Ryan Dr. Dexter M1 48130 5989 E. Silo Ridge Dr. Ann Arbor ME 48108 5662 Prairie Rd. Saline Mi 48176 2112 Fair, Ann Albor, M1 48103 2112 FAIRST AZ 48/03 5974 W. RAIHTREE CT YPSILAHTI, 48187 1437 Ardmoor Ave. Am Arbor MI 48103 1437 Ardmoor the Ann Arbor MI 48103 5662 Prairie Rd Saline, MI 48176 12.\_\_\_\_ 15.\_\_\_\_ 18. 19.\_\_\_\_ 20.\_\_\_\_

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We urge the Ann Arbor City Council to approve this proposed development project as recommended by the Planning Commission. We believe that this unique type of housing would be good for our community, provide a much needed investment into our economy, result in additional employment, and create additional support for the AATA.

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