

Dear Ann Arbor Planning Commission

December 14th, 2018

I am writing with regard to Prentice Partners of Ann Arbor's eleven townhouse development project currently being evaluated by the CPC. While I own a home in a section of Lower Burns Park that is not in the immediate Henry Project area, I do have some relevant experience with Prentice Partners and I would like to share that with you.

A couple of years ago Prentice Partners made application to the ZBA for a proposed renovation/addition project right across the street from my home on Brookwood. I attended the ZBA meeting and encouraged that board not to approve the application because I was worried about the impact that the project would have on my neighborhood. The Prentice Partners application was denied and they ended up constructing an alternate renovation/addition instead of the original proposal. What I came to learn over the following months is that this group is thoughtful about where they are building, that they truly care about the people that their projects impact and that they do things the right way.

Bear with me while I give you an example. At the height of the summer many of the area lawns become fried because of the clay soil and the effects of strong sun. Heidi, the woman who owns Prentice Partners, didn't like how the landscaping company they use cut the grass, making things even worse. Instead of leaving things in that kind of bad shape, she personally fixed the problem. For a couple weeks she was over there every morning before 7 digging out clay and creating beds for plants, working on aerating and watering the grass, cutting out bad sections and replacing them with sod. That showed me that the willingness to be a good neighbor starts right at the top.

I don't know if I was wrong to protest the original ZBA application but I will say that I was very pleasantly surprised by the outcome of the final product and the ongoing level of concern about the property and the neighborhood. I would encourage anyone to give this group and their new proposal a chance.

Sincerely,

A handwritten signature in black ink that reads "Charles Nelson". The signature is written in a cursive, flowing style.

Charles Nelson

822 Brookwood Place

Lenart, Brett

From: Pam Kangas <pamkangas18@gmail.com>
Sent: Thursday, December 13, 2018 7:13 PM
To: Planning
Subject: Planned development @ 2805 Burton road

Hi-

I understand the proposed development on Burton road continues to evolve...and that some people are not happy about it. (which is, of course, always the case).

I live in the neighborhood nearby and have a couple of questions about it ;

1) will there be changes to the roads that currently exist in our neighborhood (specifically any of the 'blind ends' such as the one off of Lillian and Eli, the, tail at the end of Terhune, or worst of all one that came off of Margaret Dr or Salem court and bisected Sylvan park)?

Access to a group of units as proposed down Burton road would create a traffic problem, but the people buying or renting the new homes would mostly be the ones affected (or at least the most adversely affected). On the other hand, retroactively making our neighborhood a 'drive through' for an extra 160 homes in such a small area creates a really large traffic problem for all of us who have lived here sometimes for generations. Yost is already a traffic problem. We don't need another two hundred people using it as their shortcut to and from 23. Does this development come with accompanying changes to streets like yost to discourage people from speeding through our neighborhood (more than they already do)?

2) I am told this is being billed as "affordable" housing, yet it is also being built (once again) by out of town developers for out of town owners. It is difficult to understand the motive for folks with no 'skin in the game' (ie investment in our community) to build and/or manage affordable housing if they could make *more* money by building "not-so-affordable-housing".

This is not a matter of NIMBY when it comes to affordable housing. I am all about affordable housing. I have no issue with affordable housing in my backyard. I just want it to actually BE affordable housing, not bait-and-switch affordable housing or wildly optimistic affordable housing or whose definition of affordable is this affordable housing.

I am having a little trouble visualizing what 160 units *and a clubhouse* would look like in that stretch of Burton road. Also I'm not sure if it represents the entire undeveloped part of Burton road, but that sounds like it might be a lot of people.

So I know there is a meeting about it, but could you give me a little more info to start out with please?

Thanks, Pam Kangas, 3655 Oakwood.

Sent from my BlackBerry 10 smartphone.



Ervin Industries, Inc.

3893 Research Park Drive
P.O. Box 1168
Ann Arbor, Michigan 48106-1168
(734) 769-4600
(800) 748-0055
FAX (734) 663-0136

December 13, 2018

City of Ann Arbor
Planning & Development Services-Planning Division
301 East Huron Street
P.O. Box 8647
Ann Arbor, MI 48107-8647

RE: 3935 Research Park Drive Special Exception Use and Site Plan

Dear Planning Board Committee of the City of Ann Arbor,

In regards to the notice of public hearing that is scheduled for Tuesday, December 18th 2018, Ervin Industries would like to submit written feedback about the 3935 Research Park Drive special exception use and site plan to allow a marijuana growing facility.

We have been operating at 3893 Research Park Drive for 38 years, and are opposed to the petition to allow marijuana growing and processing in the zoning district as a special exception use. Below are a list of reasons for our opposition.

1. Will the property values of the marijuana facilities neighbors be negatively impacted?
2. Document shows need for 3 times per week of trash pickup (why) and odor control, how effective is odor control.
3. We have a charter school just up the street is this really compatible with a charter school? In summer those kids do walk around the park.
4. The security of the place already in place now makes it feel like we have a prison in our neighborhood.
5. Will this site attract the wrong people who will come to break into the building and steal the product while under manufacturing?
6. These sites use lot of power, any risk to us of power surges or power outages from their operation.
7. Once this zoning change allowed what else might it trigger next? The building next to Ervin to the south can't seem to find a tenet been empty for many years now.

Ervin Industries would like the Planning Board Committee to consider how the zoning changes could negatively impact our area if it would allow a growing facility.

Sincerely,
Trent Pearson

Heidi Becker

Executive Vice President

Office & Facility Manager

Lenart, Brett

From: Donna Johnston <donnakj@umich.edu>
Sent: Wednesday, December 12, 2018 11:28 AM
To: Planning
Subject: Rezoning for 160-unit development

I am against building a 160-unit building on Burton Road. If you just look at the picture of the proposed building, it looks like h---. Why don't you put it Ann Arbor Hills? See if it will pass then! Or put it in the Barton Hills area? See what happens then.

I wouldn't object to housing if it were similar to the Pittsfield Village apartments or the single low-cost houses scattered throughout the area. Building the 4-story building will only increase the congested traffic that is on Washtenaw and Packard now. Traffic through the neighboring areas will also increase through the neighborhoods. Traffic will more than double on Pinecrest because people use Pinecrest to avoid the speed bumps on Yost. As it is, cars and trucks speed down Pinecrest as it is with little regard for the children in the area.

Ann Arbor already has more than its share of out-of-town owners. Look at all the houses on or adjacent to the campus.

Donna Johnston
2355 Pinecrest

12/12/208

Dear Ann Arbor Planning Commission,

I am writing with regard to Prentice Partners of Ann Arbor's eleven townhouse development project currently being evaluated by the CPC. I have had an opportunity to review the project development plans and to hear about unique project attributes which I believe will have a positive impact on the immediate neighborhood.

Once constructed, the project will aesthetically redefine an important neighborhood corner. The design is well organized, understated and provides a pleasing balance to the diverse appearance of nearby structures. The new grounds and landscaping will replace trees and other foliage that have become overgrown from neglect, and quite frankly are currently in an unsightly state. The project developers have plans to deploy solar panels, battery storage and electric car charging stations. Ride sharing, co-working space and other amenities will help to meet community goals and will bring a new level of vibrancy to this neighborhood. This will benefit all residents equally.

I also have had a positive experience dealing with them while they were building a new property on 1505 White Street, right next to us during early part of this year. The property Manager was forthcoming in updating any progress on the construction as well as removing any logistical roadblocks on the same.

Prentice Partner's objective of in-fill development that improves the neighborhood for current and future residents alike is exactly what is needed. As a neighborhood property owner I strongly support this project and encourage the CPC to approve the development plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Trivedi', with a stylized flourish at the end.

Komal A. Trivedi, Owner
1507 White Street
Ann Arbor, MI 48014.

December 12th, 2018

Dear Ann Arbor Planning Commission,

I am writing with regard to Prentice Partners of Ann Arbor's eleven townhouse development project currently being evaluated by the CPC. I have had an opportunity to review the project development plans and to hear about unique project attributes which I believe will have a positive impact on the immediate neighborhood.

Once constructed, the project will aesthetically redefine an important neighborhood corner. The design is well organized, understated and provides a pleasing balance to the diverse appearance of nearby structures. The new grounds and landscaping will replace trees and other foliage that have become overgrown from neglect, and quite frankly are currently in an unsightly state. The project developers have plans to deploy solar panels, battery storage and electric car charging stations. Ride sharing, co-working space and other amenities will help to meet community goals and will bring a new level of vibrancy to this neighborhood. This will benefit all residents equally.

Prentice Partner's objective of in-fill development that improves the neighborhood for current and future residents alike is exactly what is needed. As a neighborhood property owner I strongly support this project and encourage the CPC to approve the development plan.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Berwald". The ink is dark and the signature is fluid and legible.

Patricia Berwald

1608 White St, 1610 White St, 1601 S State St, 1605 S State St, 1607 S State St, 1609 S State St

Cliff and Susan John
1513 White St
Ann Arbor
MI 48104

December 12, 2018

Dear Ann Arbor Planning Commission,

We are again writing with regard to Prentice Partners of Ann Arbor's eleven townhouse development project currently being evaluated by the CPC. Earlier this week we emailed the City Planning Department to let them know that we support the project and to provide additional perspective on how we view ongoing construction in this part of the City.

Since sending that email we have had an opportunity to speak with Heidi Poscher from Prentice Partners of Ann Arbor. She was able to share with us the ways that the development plan specifically addresses our concerns and that the project will actually reduce impact to neighborhood streets and potential congestion – for example, the car sharing amenity that will be provided to townhouse tenants will reduce tenant costs of residency as well as minimizing the number of added vehicles. This will reduce traffic impact and engine exhaust.

We really appreciated the call from Heidi and the discussion we had with her gave us the information we needed to better understand how this project will impact the neighborhood. This is far from our first experience dealing with Prentice Partners, however. We are familiar with various members of their company team because they are already active in our neighborhood. We are on great terms with their City Manager Adam Hughes and see the hard work they put into maintaining their properties in the area. They are all very approachable and we believe they are motivated to keep everyone as happy as possible.

As we stated in our original correspondence, we are very much in favor of this project. We believe that Prentice Partner's objective of in-fill development that improves the neighborhood for current and future residents alike is exactly what is needed. As a neighborhood that lives very close to the project site I strongly support this project and encourage the CPC to approve the development plan.

Sincerely,



December 11th, 2018

City of Ann Arbor
Planning & Development Services- Planning Division
301 East Huron Street,
P.O. Box 8647,
Ann Arbor, MI 48107-8647

ZOLLER Inc.
3900 Research Park Drive
Ann Arbor, MI 48108 USA
Phone: +1 (734) 332-4851
sales@zoller-usa.com
www.zoller-usa.com

RE: 3935 Research Park Drive Special Exception Use and Site Plan

Dear Planning Board Committee of the City of Ann Arbor,

We received the notice of a public hearing that is scheduled for Tuesday, December 18th, 2018 at 7:00 PM to submit and share feedback on the 3935 Research Park Drive special exception use and site plan petition to allow marijuana growing and processing in the RE (research) zoning district as a special exception use. We wanted to interface with the committee to give our written feedback before the staff report is issued.

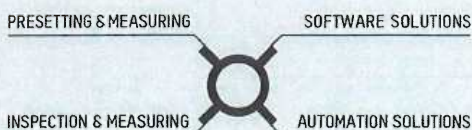
ZOLLER Inc., having made a significant \$\$ million investment for our custom built, 45,000 square foot North American headquarters and Industry 4.0 Technology Center on Research Park Drive which was completed in early 2018, is opposed to the petition to allow marijuana growing and processing in the RE (research) zoning district as a special exception use.

We respectfully ask for no zoning change on this parcel at 3935 Research Park Drive, as we are enthusiastic supporters of well-thought-out, strategically planned development.

Our most compelling reasons include:

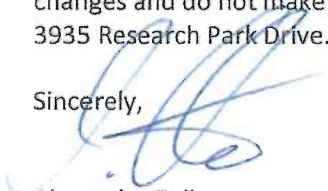
Business Impact: New businesses could be attracted to this research park because a 'cluster effect' of high-tech companies, like ZOLLER Inc., creates an attractive location market. These businesses create high tech jobs. We do not want businesses that are inherent to the 'research' designation to leave because they don't want their businesses to be located next to a marijuana processing facility. When crafting new zoning changes, careful consideration should be given to strategic growth planning, probable nuisance odors, known environmental impacts from processing marijuana and, most importantly, input from neighbors who would likely see a decrease in their real estate investment value.

Health and Environmental Impact: Marijuana growing and processing facilities heavily use harmful pesticides and fungicides, and consume large amounts of water and energy which would greatly impact both the environment and the energy grid, more so than in other industries.



Please think of these and the numerous other potential detrimental effects while contemplating policy changes and do not make any zoning changes that will allow a marijuana growing and processing plant at 3935 Research Park Drive.

Sincerely,



Alexander Zoller
President
ZOLLER Inc.

Lenart, Brett

From: Clifford John <cliffjohn3@gmail.com>
Sent: Saturday, December 08, 2018 10:50 AM
To: Planning
Cc: cliffjohn3@gmail.com; Susan John
Subject: 830 Henry Street Site Plan Comments for consideration

We are a neighbor of the planned 830 Henry Street Plan for an 11 unit townhouse development. We reside at 1513 White St..

In the interest of progress, my wife and I support this development. The upkeep performed by the former owners of these properties was woefully unsatisfactory. The new owner has demonstrated their commitment to keeping the space clean and well maintained. A new townhouse development seems like a good option here as long as the commitment to maintenance is supported moving forward.

However, I would like to comment on 2 concerns we have.

1) When first proposed, I recall this was a 9 unit plan. Now increased to 11 units. Our concern is regarding parking. Today, these 3 present houses have a total of 4 residents/rentals, representing 8 parked vehicles. 5 of the 8 vehicles park on the street, not including guest vehicles. There is enough parking availability today due to the low income housing (NW corner of Henry and White) being shut down at present. However, this site will also be under construction in 2019, and require street parking as well. Previous residents of the low income housing used to park on the street and there was little availability when it was open in conjunction with the residents of the rest of the neighborhood.

Factor in UofM home football, basketball, and Hockey game day parking, and it is a fight for residents to find open parking in this little triangle of a neighborhood.

Given that this new structure will have 11 units, we assume that each may have at least 2 residents with vehicles, totaling a minimum 22 cars that need to be parked + guest vehicles. With 18 parking spaces, that leaves 4 residents and guests to park on the street. Similar to today's situation... until u factor in the low income housing parking requirements.

In addition, a new unit completed this year (corner of White and Stadium) replaced a house requiring no street parked cars. The new unit has 6 rentals, all requiring street parking. A net new total of 6 vehicles that did not park on the street before. Consider this in addition to the 2 new constructions being planned.

We want to understand, and have you plan for, all of the neighborhood street parking needs as you approve this facility and start the low income housing structure and plan their parking needs.

It may require a street permit solution to guarantee the residents have the parking availability they need.

2) My wife and I both work from home. The construction of the Stadium Bridge was very noisy, lasted a year, and constantly disrupted our work days.

We fear that these new structures will require updated infrastructure (including sewage, cable and electrical), which will require shut down of local services (in addition to the constant construction noise) that will disrupt our work days for an undetermined length of construction time.

That is not even considering the noise and clutter that will be required to demolish the houses and low income housing!

What precautions will the city take to assure the present neighborhood residents minimal disruption to our everyday lives during demolition and construction of these 2 projects in this little cutoff neighborhood? What recourse do we have during the demolition and construction process should they adversely effect our lives? I understand there will be a little pain for improvement, but these projects could string together for an 18 month (or longer) time period which will not be easy for the residents that live here now.

Thank you for your consideration.

Regards,

Cliff John +12487055012. Sent from my iPhone. Please excuse spelling or grammar errors.

December 4, 2018

Dear Ann Arbor Planning Commission,

I am writing with regard to Prentice Partners of Ann Arbor's eleven townhouse development project currently being evaluated by the CPC. I have had an opportunity to review the project development plans and to hear about unique project attributes which I believe will have a positive impact on the immediate neighborhood.

Once constructed, the project will aesthetically redefine an important neighborhood corner. The design is at once well organized, understated and provides a pleasing balance to the diverse appearance of nearby structures. The new grounds and landscaping will replace trees and other foliage that have become overgrown from neglect, and quite frankly are currently in an unsightly state. The project developers have plans to deploy solar panels, battery storage and electric car charging stations. Ride sharing, co-working space and other amenities will help to meet community goals and will bring a new level of vibrancy to this neighborhood. This will benefit all residents equally.

Prentice Partner's objective of in-fill development that improves the neighborhood for current and future residents alike is exactly what is needed. As a neighborhood property owner I strongly support this project and encourage the CPC to approve the development plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Ufer', with a long horizontal flourish extending to the right.

David Ufer

1201 Briarwood Circle

The Ufer Building

Ann Arbor, Michigan 48108

Lenart, Brett

From: Cathy Doran-McMillion <cathydm@umich.edu>
Sent: Tuesday, December 04, 2018 10:11 PM
To: Planning
Subject: I am so disappointed in the Commissions Lockwood rezone vote

Our neighborhood has absorbed more habitat homes than any other neighborhood in Ann Arbor with land paid for with taxpayer dollars, more drug rehab group homes than any other neighborhood, I have seen people overdose on the front steps of the house across the street. Chuck Gelman sued this neighborhood in the 80s after he polluted it.

We have been taken advantage of for years. The roads are a disaster. We can't even get individual mail delivery. I've seen Habitat residents in wheel chairs tip over in the snow while trying to retrieve mail. Of course we pick the person up. You do know that the Habitat land was taxpayer funded.

100 apartments on less than 3 acres? \$700 taxes per month for a 50 ft x 120 ft. lot?

Very very disappointed in the vote,

Catherine Doran-McMillion

Catherine Doran-McMillion