

# City Planning Commission - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting

Meeting Time: 10-20-20 19:00

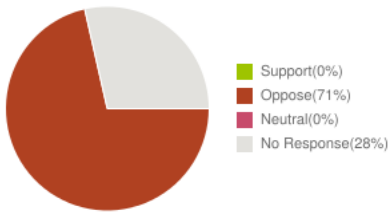
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Planning Commission - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at <a href="http://a2gov.org/watchCTN">a2gov.org/watchCTN</a>  To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting	10-20-20 19:00	26	7	0	5	0

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



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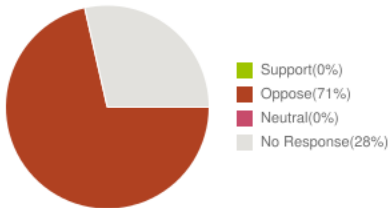
**10-20-20 19:00**

Agenda Name	Comments	Support	Oppose	Neutral
7 PUBLIC PARTICIPATION/COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)	1	0	0	0
10-a 20-1591 Brightdown Site Plan for City Council Approval - This vacant 8-acre site, located at 2805 Burton Road, is currently zoned R4B (Multiple-Family Dwelling District). The petitioner is requesting to construct four, four-story buildings that include 120 units at market rate with parking garages located beneath each building. A community club house is also proposed on the ground floor of Building #2. Staff Recommendation: Approval	6	0	5	0

**Sentiments for All Agenda Items**

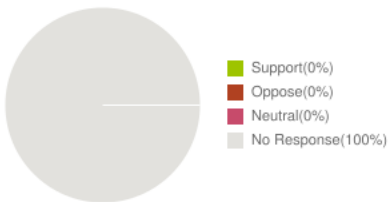
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

**Overall Sentiment**



**Agenda Item: eComments for 7 PUBLIC PARTICIPATION/COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)**

**Overall Sentiment**



**Lillian Sacks-Hubbard**

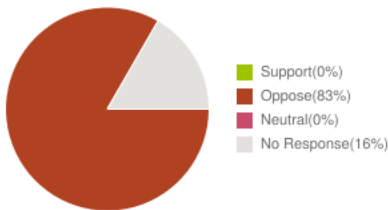
Location:

Submitted At: 5:40pm 10-20-20

My name is Lily Sack-Hubbard. I live at 2818 Lillian 48104. I oppose the Bright Dawn Development moving forward with opening Burton Road onto Eli. A legitimate and current traffic study has not been completed. This study needs to take into account the large number of children who walk to Pittsfield Elementary school (where there are no sidewalks along a busy Yost Blvd, despite speed bumps as a "traffic calming" method), and the presence of Forestbrooke Pool on Eli that contributes lots of pedestrians. Opening another street into a neighborhood does not seem to align with the city's Health Streets initiative, which has significantly benefitted our community. I implore the Committee to not move forward with Bright Dawn until all options have been explored, including opening Burton directly to Washtenaw, which is the end goal of the traffic. Adding more traffic into a residential neighborhood with lots of walkers is unsafe and will have a negative impact on Forestbrooke's community.

Agenda Item: eComments for 10-a 20-1591 Brightdawn Site Plan for City Council Approval - This vacant 8-acre site, located at 2805 Burton Road, is currently zoned R4B (Multiple-Family Dwelling District). The petitioner is requesting to construct four, four-story buildings that include 120 units at market rate with parking garages located beneath each building. A community club house is also proposed on the ground floor of Building #2. Staff Recommendation: Approval

#### Overall Sentiment



#### Jennifer Martin

Location:

Submitted At: 4:24pm 10-20-20

As a child advocate, a steward of Swift Run, and proud member of our diverse, tight knit, pedestrian community I oppose this plan.

The only winner here is the developer, and if they have been clear that they plan to sell this property once developed. We will be destroying what is left of the tree canopy at the border of the city limits. People who live in this new development will be crushed next to US 23 and subject to noise and air pollution. Current residents will lose what is left of the buffer of trees between the interstate and one of the last affordable areas in Ann Arbor.

Our community has enthusiastically participated in the Healthy Streets traffic calming measures and the threat to open up Eli Road to more cut through traffic for commuters flies in the face of what we were led to believe matters to city leaders.

This area should be designated as parkland to connect with Sylvan park rather than disturb wetlands and increase vehicle traffic. We can do better than this.

#### Celia Alcumbrack

Location:

Submitted At: 4:21pm 10-20-20

City council has recommended connecting Eli road to Burton as a cut through for the proposed Brightdawn development. I echo the concerns of my neighbors that a traffic study that involves Eli, Yost, Lillian and Brandywine Roads has NOT been done and those roads would be directly impacted by an opening of Eli to Burton. Those existing roads have already been identified as problematic by the city and calming measures have been put in place. Directing another neighborhood of traffic through this already problematic area could exponentially impact the safety of the neighborhood, including the elementary aged school kids who bike and

walk in the road to get to Pittsfield Elementary for school and play. Please make safer choices for your constituents and citizen, especially the most vulnerable among us.

**Richard Chase**

Location:

Submitted At: 4:21pm 10-20-20

The end of Eli should remain closed to vehicle traffic. It was designed in the early 1960s to accommodate a maximum of 20 dwellings before Smokler decided not to build 12 houses along Burton Road. Letting traffic leave the 120 dwellings of Sylvan Hills with parking for 288 vehicles via Eli would send many more vehicles along narrow residential streets than were envisioned when Forestbrooke was laid out. Traffic coming down Eli past Forestbrooke Pool has three choices: turn left at Yost and exit the subdivision to Packard along Brandywine, turn right on Yost and then right on Washtenaw to access U.S. 23 or Ypsilanti, or take Oakwood to Platt past Pittsfield Elementary School to access downtown Ann Arbor. To do any of these things, vehicles would do it exactly where children are playing most days and are walking to school during the school year or are accessing the pool in early morning to evening from school closing to Labor Day. A sidewalk at Eli, yes. A road, no.

**Megan Avram**

Location:

Submitted At: 3:54pm 10-20-20

As a homeowner in the Forestbrooke neighborhood, I vehemently oppose the proposed Eli to Burton Rd connection for the reasons already mentioned by my neighbors: the lack of a proper traffic study, the hugely detrimental impact another Packard to Washtenaw cut-through would have on our already stressed and poor-quality neighborhood streets, and the direct conflict this influx of cars has with the intent of the "Healthy Streets" initiative.

As a mother of two Pittsfield Elementary School students, I'm also concerned that this connection could have dangerous consequences for all of the young children who walk and bike to school along Yost and other neighborhood streets.

Additionally, I'm concerned that the developers haven't done adequate environmental studies on the soil and water quality of the parcel, as well as not analyzing the amount of noise and air pollution from being located in such close proximity to a busy stretch of US-23 and Washtenaw.

**JJ Martinez**

Location:

Submitted At: 1:52pm 10-20-20

I am in opposition to the planned Eli to Burton Rd connection that is part of this plan. A traffic "study" was completed but as far as I can tell no actual analysis was done. Connecting these roads would bring heavy traffic down Eli to Yost to access Washtenaw and US-23. Yost already gets an extreme amount of traffic with cars cutting through between Packard and Carpenter. Additionally, Yost and Eli have been designated as "Healthy Streets". Bringing additional traffic to these streets would have a negative impact on this initiative.

The city has done a lot of work recently to increase pedestrian and bicyclists safety. This connection is in direct opposition to that work. Please conduct a proper study and share with the affected neighbors.

**Peter Avram**

Location:

Submitted At: 11:52am 10-20-20

I oppose the planned Eli to Burton Rd connection that is part of this plan due to insufficient traffic analysis done on traffic that will cut through the Forestbrooke subdivision to go to Washtenaw. The study was done without any actual analysis or data of vehicular traffic in the subdivision and has only two comments in the entire document that are subjective and full of conjecture.

Additionally, this study was done prior to the city's "Healthy Streets" initiative that completely encapsulate Eli Rd. Given the lack of information, analysis, data collection, and Healthy Streets impact, I Implore that the planning commission reconsider the connector until a proper study has been conducted.

I'll also note that this exact topic was brought up during the previously submitted 160 unit plan and a follow-up study regarding traffic impacts in the Forestbrooke sub was not conducted then. At this point it seems as if this topic is being actively disregarded rather than addressed.