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CIVIL ENGINEERS \* PLANNERS \* SURVEYORS  
TRANSPORTATION ENGINEERS  
LANDSCAPE ARCHITECTS

September 11, 2020

City of Ann Arbor  
Planning & Development Services Unit  
301 E. Huron  
Ann Arbor, MI 48107

Attention: Matt Kowalski

RE: Lockwood Senior Living  
File No. SP20-010 and Z20-027

Mr. Kowalski:

Lockwood of Ann Arbor P.U.D. worked directly with the Forestry Department and Storm-water reviewer to address all concerns regarding existing natural features, site landscape requirements and storm-water management as provided under the Unified Development Code 2018. Four unique existing conditions on-site cause slight deviations from the Code and these are:

- a. Large Landmark trees occupying the north and east property line prohibited C.L.U.B. plantings within their critical root zone.
- b. Transitioning to the existing off-site steep slope of the adjacent property to the west requires a tall structural retaining wall whose placement limits the available planting area of the western C.L.U.B. A Landmark Modification has been submitted to the planning department.
- c. Fire department required hydrant location dictate placement in the landscape islands. The trees to be placed in those effected islands were located just outside these landscape islands to meet a 15' distance from buried lines.
- d. Three existing steep slopes, of low concern, near the interior of the site were eliminated to accommodate construction of the building pad.

Other corrections to the plans include:

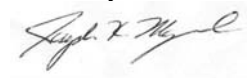
Revision to the Tree Survey mitigation table eliminating Poor quality trees previously listed as Landmark Trees.

Adding a Summary Table of impacted natural features for each conceptual alternative architectural site plan.

A second overflow structure to the Bio-retention has been added east of the trash dumpster and tying into R-12.

If you have any questions please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Maynard". The signature is written in a cursive style with a prominent initial "J".

Joseph K. Maynard, P.E.

**From:** [kengarber@prodigy.net](mailto:kengarber@prodigy.net) <[kengarber@prodigy.net](mailto:kengarber@prodigy.net)>

**Sent:** Monday, September 14, 2020 3:48 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Subject:** Lockwood PUD & site plan public comment

Dear Planning Commission:

I commend Lockwood Senior Living for not giving up after the defeat of its Jackson Road project in 2018, and for coming forward with this Ellsworth Road PUD zoning proposal and site plan. The 65 affordable units are a badly needed public benefit. This is a really good proposal from an excellent company. The sustainability elements are lacking, however. Apart from some conduit for future EV charging stations, the preservation of 21 landmark trees, and the fact that there will only be 154 parking spaces versus the 231 required for a typical multifamily project (thus preserving open space), I see none in the plan. The petitioner especially should be making this development all-electric. The A2Zero plan's Strategy 2, action 1 (home and business electrification), specifies the following goal: "All new residential and commercial buildings are designed and built to operate without the use of natural gas, reducing the increased cost associated with retrofitting existing systems." Such buildings are now technically and economically feasible, as Commission has seen with the Valhalla Glen and Veridian projects. For planned projects especially, full electrification should become the standard for approval. And electrification does not preclude affordability. I am attaching a recent list of fully electrified projects in the Bay Area, including 18 affordable developments. If the petitioner does cite cost as a hardship, it should provide an detailed comparison (gas versus electric) for review by staff, the Commission and the public.

Thanks,

Ken Garber

(734) 741-0134 phone

**Attachment B: Bay Area All-Electric Multi-family and Commercial Development Projects**

Community Name	City	Development Status (year built, if applicable)	Developer/ Builder	Multi-family Type - Market Rate or Affordable (as applicable)	# Stories	# Units
205 Jones St Apartments (Retrofit)	San Francisco	Complete (2018)	Mercy Housing	Affordable	6	50
2437 Eagle Ave	Alameda	Complete (2018)	Housing Authority of the City of Alameda	Affordable	2-3	20
430 Forest Avenue	Palo Alto	Complete (2018)	Prabhas Kejriwal	Market rate	3	14
681 Florida	San Francisco	Design Development	TNDC & MEDA	Affordable	8-9	136
Alameda Landing Waterfront	Alameda	Entitlement	Catellus Alameda Development	Market rate	3-4	300-400
Balboa Upper Yard Family Apts	San Francisco	Design Development	Mission Housing Development & Related California	Affordable	9	120
Bay Meadows	San Mateo	Various	Wilson Meany/Webcore	N/A; Office	4	N/A
Calistoga Family Apartments	Calistoga	Complete (2015)	Integrated Community Development	Affordable	2	48
Casa Adelante	San Francisco	Under Construction	TNDC/CCDC	Affordable	9	127
Cloverdale Family Apts	Cloverdale	Complete (2016)	Integrated Community Development	Affordable	3	32
Coliseum Place	Oakland	Construction Documents	Resources for Community Development Housing	Market rate	6	59
Edwina Benner Plaza	Sunnyvale	Complete (2018)	Mid-Peninsula Housing	Affordable	4	66
Hunters Point Shipyard Block 52	San Francisco	Design Development	McCormack, Baron, Salazar	Mixed (9 affordable)	3-5	136
Hunters Point Shipyard Block 54	San Francisco	Design Development	McCormack, Baron, Salazar	Affordable	3-5	112
Ice House	Oakland	Under Construction	City Venture	Market rate	3	126
Jackson Street	San Jose	Design Development	Habitat for Humanity	Affordable	3	14
Las Juntas	Walnut Creek	Design Development	Habitat for Humanity	Affordable	3	42
Linda Vista	Mountain View	Bidding Phase	Palo Alto Housing	Affordable	5-6	100
Maceo May Veterans Apartments	San Francisco	Permitting	Chinatown Community Development Center & Swords in Plowshares	Affordable	3-6	105
Napa Creek Village	Napa	Complete (2019)	The Healthy Buildings Companies	Mixed (8 affordable)	3	48
Packard Foundation	Los Altos	Complete (2012)	N/A	N/A; Office	2	N/A
Quetzal Gardens	San Jose	In Construction	Resources for Community Development-RCD	Affordable	6	71
Santana Row Lot 11	San Jose	Complete (2019)	Federal Realty Investment Trust	N/A; Office	6	N/A
Saverio	Santa Clara	Occupied (2018)	Pulte Homes	Market rate	3	40
SFO Consolidated Admin Facility	South SF	Complete (2018)	Perkins+Will, Webcor Builders	N/A; Office	4	N/A
Sol Lux Alpha	San Francisco	Occupied	John Sarter (Off The Grid Design)	Market rate	6	4
St Mark Apartments (Retrofit)	Oakland	Complete (2018)	Fairstead Affordable	Affordable	8	102
St. Paul's Commons	Walnut Creek	Under Construction	Resources for Community Development Housing	Affordable	4	45
Station House	Oakland	Occupied (partially, phase 1 completed)	City Venture	Market rate	3	171
Stoddard Housing	Napa	Under Construction	Burbank Housing	Affordable	3-4	50
The Capitol	San Jose	Under Construction	Pulte Homes, City Ventures	Market rate	3	188
Valley Glen Apartments	Dixon	Complete (2013)	The Pacific Companies	Affordable	2	59
Waters Tech	San Mateo	Construction Documents	Strada Investment Group	Mixed (19 affordable)	2-4	190
Winchester Ranch	San Jose	Entitlement	Pulte Homes	Market rate	4	691

**From:** Deborah Fisch <[dfisch@protonmail.com](mailto:dfisch@protonmail.com)>  
**Sent:** Saturday, September 12, 2020 5:34 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Pipho letter re pollution and 2195 Ellsworth

Dear City Planning Commission. I am sending the attached letter on behalf of Aiji K. Pipho, who does not have access to email.

Please communicate with her by phone at 734 223 3102. Her address is 2275 Shadowood, 48108.

Thank you,  
DF

✘ **Deborah Fisch** ✘ she/her ✘ 734 709 4610 ✘ [dfisch@protonmail.com](mailto:dfisch@protonmail.com) ✘

The city of Ann Arbor, when it applied for permission to use the land between Ellsworth, Platt, Stone School and Merrit Roads, for the official city dump, had to gain permission from the DNR for said usage. When the original site of a quarry was tapped out, it became an unofficial and unregulated dump site. The agreement entered into between the DNR and the City of Ann Arbor, included 2 promises from the City: 1) they agreed to clean up the unofficial, unregulated dump site and 2) they agreed to suitably line the site they would use for dumping city refuse so that there would be no pollution of the aquifer. The City did neither, thereby leaving this entire area with a highly toxic plume of Dioxane and Vinyl Chlorides and other pollutants. Our groundwater is completely polluted and unusable to the population that resides here.

The City then proceeded to apply for "phase 3" dump space, which would have allowed the City to continue to dump pollutants and air-borne toxins into our community for years to come. However, the DNR refused permission for further dumping due to the blatant abuse of the original agreement made. The City was also required to dig up and try to remedy the mess under their "phase 2", which they did, though unsuccessfully, nonetheless causing even more air-borne pollutants to be released into the breathing space of our community.

The City, over the course of its dumping, promised the residents of this area, that when all the dumping ceased, they (the City) would build a beautiful park with buildings and amenities, a ski slope, etc., etc., and all of the unpleasanties of having to endure the dump for the residents would be ameliorated. However, the extreme toxicity of not only the site, but the plume that has come out of the site, and spread even into the wetlands on the other side of the expressway, has such extreme toxicity that nothing can ever be built upon it or the areas under which the plume has passed.

The LAST piece of land in this area, that would allow for ANY amenities, activities, services or community based safety and disaster preparedness measures, is 2195 Ellsworth Road. The community of Southeast Ann Arbor is officially requesting that the Planning Commission give the citizens of the Southeast Area time to present their plans for the only amenities they will ever have (check your city demographics, there are NONE on this end of town). Further, the citizens of Southeast Ann Arbor are requesting an investigation into the wrongdoing of the City in regard to this area.

We also feel that the City has some responsibility for funding the benefits to the population of this area. The center that we would like to see developed on this site, would serve the entire area of some 5000 people that reside in this small ½ mile radius. Unlike the Bryant Center, which the City keeps trying to tell us is all we need, when they KNOW its only mandate is to the 250 houses comprising Arbor Oaks subdivision, and which falls woefully short of the actual population in this high density area. Additionally, Bryant Center is called upon for food distribution for the county, further taxing their resources.

We look forward to working with the Planning Commission to resolve this matter.

Respectfully submitted,  
Aiji K. Piphoo  
Southeast Ann Arbor Coalition

**From:** susan baskett <[susanebaskett@gmail.com](mailto:susanebaskett@gmail.com)>

**Sent:** Tuesday, September 01, 2020 8:02 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Cc:** Travis Radina <[travisradina@gmail.com](mailto:travisradina@gmail.com)>; Clara Trent <[Claratrent88@gmail.com](mailto:Claratrent88@gmail.com)>; Mark Wenzel <[mwenzel@a2wenzels.com](mailto:mwenzel@a2wenzels.com)>; [amkrueger2017@outlook.com](mailto:amkrueger2017@outlook.com); [szoumbaris@wccnet.edu](mailto:szoumbaris@wccnet.edu)

**Subject:** Public Comments for tonight's mtg

Dear Planning Commission and staff:

Due to technical glitches I was unable to speak to you at tonight's Planning Commission meeting. In fact, several of us were not able to get in. I have to work at 4am so I was unable to stay tuned in for very much longer after your break. Therefore, I am sending in my comments.

Begin Comments

Good evening everyone,

My name is Susan Baskett. I live in the Arbor Oaks subdivision, a member of the Southeast Coalition of Ann Arbor.

We are a grassroots coalition of diverse neighbors who are committed to maintaining and improving our community on the southeast side of Ann Arbor. Like ourselves, our housing units are diverse. We live in single-family homes; supportive group homes; as well as cooperative townhomes. Some of us are renters. Some of us receive subsidies for our rent. Some of us pay 'carrying charges.' Some of us own our homes. Our neighborhoods include, but is not limited to: Arbor Oaks, Colonial Square, Forest Hills Cooperative, University Townhouses. We are the last affordable place for homeownership in Ann Arbor.

I am one of the Coalition neighbors who come before you to oppose the proposed Lockwood II project.

Lockwood II is a large, for-profit intrusive structure that preys on the city's need for affordable housing. With the bribe of a few units called, "affordable", this company hopes to generously profit by building and operating on an attractive site w/in the city limits so that it may rent the rest of its units at costs of \$3,400 or more.

Among a few of the reasons for my opposition are:

- **No demonstrated need that another senior citizen hi-rise is warranted in this area.**



- American House, Carpenter Place, Cranbrook Towers, Story Point, all within just a few miles.
- **Enables the city to continue disrespecting our needs and desires**
  - We did not ask for this large for-profit company in order to obtain a few housing units. In fact, when asked why they want to be in our community, Mr. Lockwood basically said, well, the property is available.
  - Lockwood II is a revision of Lockwood I that failed in another residential area. While we are not as educated or affluent as them, we are equally committed to our neighborhood. If it wasn't appropriate for them, it should not be approved in ours.
  - Allowing a change in the zoning from a RC1 (which some of us fought for many years ago) to a Planned Unit Development will take away the possibility of what we want and what the Master Plan called for: a communal space like a community center. I noted that this last need has not been met by the expansion of the BCC and the fact that the cooperatives have meeting rooms. Neither the meeting rooms or the BCC expansion of space and programming are large enough to be as recommended in the Master Plan, a community center addressing our wants and needs for everyone.
- **Allowing the zoning change and thus approving this project puts our neighbors at risk of property damage and risk to our physical health**
  - Our properties suffer from a continuous problem of flooding. In the proposal, it is unclear as the size of the proposed retention basins and if this will remedy or mitigate the flooding issues
  - The traffic study does not consider future traffic coming from a future exit from the Bryant School onto Ellsworth
  - Nor could I find in the study if the current traffic lights will be removed or if an additional will be constructed
  - IF this project is allowed to go forward, we will lose the possibility of a viable community center where we can focus on our physical, mental and economic well-being
- Lockwood II is a commercial for-profit entity that does not address the long-term need of affordable housing for low income earning workforce or its retirees. **The few units presented are not forever. With rents of up to \$1,056-\$1,064, they are not within reach of most of our working neighbors, least of all our senior citizens with average social security checks of \$1,400 per month.**

Finally, for now, I want to be very clear, we are opposed to a zoning change and thus to this Lockwood II proposal. We are NOT opposed to affordable housing. We **ARE** affordable housing. Carrying charges at the cooperative housing communities range from \$530-\$548 per month, not \$1,056. Prices of our single-family homes make us the last affordable area to be a homeowner. As residents of affordable housing we welcome the opportunity to work with you on a real viable plan for sustainable affordable housing.

I thank Matt Kowalski for offering his expertise and assistance. I thank you for your time and I welcome any and all future conversations on this Lockwood II proposal. I can be reached via phone at 734.474.8221.