

**Subject:** Owl Creek re-zoning

---

**From:** Dave Friedrichs  
**Sent:** Wednesday, February 21, 2024 1:24 PM  
**To:** 'Jill Thacher' <[jthacher@argov.org](mailto:jthacher@argov.org)>  
**Cc:** Board Barclay; Dave Friedrichs  
**Subject:** Owl Creek Zoning consideration

Dear Planning and Zoning – (cc City Council)  
Thru Jill Thacher, Planner

For upcoming planning and zoning consideration of the additional, 5<sup>th</sup> story in the proposed Owl Creek rental, Barclay Park Association, the owner-occupied neighbor to the south, 291 unit condo community, submits the following request.

First, a general concern that the wetlands and natural habitats of flora and fauna - shared between our site and our neighbors - be properly preserved and protected as part of whatever development is approved. We believe it best to minimize new surface parking spaces in such wetlands AND for parking to always be building-integrated, if possible.

Second, three (3) specific concerns – each a specific REQUEST of Planning and of Council members – hopefully, able to be translated into a requirement for approval of the re-zoning and new construction request.

These three (3) requests of the Owl Creek developer and the City are as follows:

1. Provision for public transportation (AATA) **service and turnaround** at Owl Creek rental apartment site (north end of NIXON RD) as a condition of adding these hundreds of new renters to the area. The long walk to the busy DhuVarren – Green Rd roundabout is seen as impractical for these new renters, as well as hundreds of other existing and new homeowners now living just south of M14.
2. Agreement from the developer to contribute Per Unit or lump sum to investment needs of the City (and Parks Department) to implement - MOVE AHEAD with - the long standing NE Area Plan's **non-vehicular greenway and boardwalk** from this Nixon-M14 area to ARGO Canoe Livery. Note – Owl Creek wetlands donation of 2016-2017 combines with easements and pathway donations of North and South Oaks and OTHERS (including Leslie Woods and former west-easement for Huron Parkway) to allow the boardwalk-pathway to the river to be put on the calendar and built. Thousands of new taxpayers are already LIVING in these “new neighborhoods of north Ann Arbor”. High priority and additional cash must be given to completion BEFORE 2030 of the Nixon-M14 to Argo greenway-walkway.
3. Commitment to an **engineering and infrastructure update of NORTH Nixon Road**, in conjunction with completion of this project (and that of Toll Brothers across the way). As an entry corridor to north A2 now, Nixon Road becomes more heavily traveled. A roundabout at Owl Creek with a pedestrian tunnel for the non-vehicular boardwalk-greenway path from the east (Arbor Hills) would be most timely. Note – the EAST side of Nixon Rd (Owl Creek, Barclay Park and Arbor Hills) now house (or will) close to 2,000, each homeowner – or these renters – will be part of A2's tax base and increase the demand (and need) for connections by greenway as well as roadway.

Our request is to ONLY approve the re-zoning request for additional Owl Creek apartments IF these requests can be provided for on terms acceptable to both Planning and Council.

Thank you.

Most Sincerely,  
BARCLAY PARK ASSOCIATION  
2700 – 3100 Barclay Way

Ann Arbor, Michigan 48105

Fiduciary Agent:  
MeadowManagement, Inc  
Att: D. Friedrichs, CPM®  
248-348-5400