

Subject: 1329 and 1333 Jones Drive

From: Sahba La'al

Sent: Monday, June 17, 2024 8:34 AM

To: Thacher, Jill <JThacher@a2gov.org>

Cc: Tom Stulberg; Susan Wright; Barbara Nagler; Barbara Tucker; Broadwayhood

Subject: Re: 1329 and 1333 Jones Drive

Dear Neighbors,

I have the following comments regarding the development on Jones Drive:

The development has two Fronts, so to speak, one on Jones Dr and the other on Plymouth Rd.

1. If the developer wishes to be considered as part of the Plymouth Rd Corridor(?) it must have vehicular and pedestrian access to Plymouth Rd. If such an access is not provided within the scope of the development, then it cannot be rezoned to whatever the Plymouth Rd corridor zoning allows.
2. Along the North side of Jones Dr most if not all residences are One or One and a Half (1.5) stories. The Brewery is an exception as it is not residential, however mostly One Story. So, any development along this side should conform to this character of the street and have a maximum of 1.5 stories in height. This 1.5 stories shall be kept for at least an average depth of the houses along Jones, before any increasing the height of the complex occurs.
3. A complete Traffic study should be performed for the complex wrt Jones Drive and Plymouth Rd. Pedestrian Traffic study should be included . Jones Dr needs continuous sidewalk along the side of the development.
4. The current traffic frequency on Jones Dr seems to be all Jones Dr can handle, the Traffic study will give us an idea whether Jones Dr can handle any increase.
5. Why wouldn't the developer be inspired by Brookside and build similar structures on the Arbor Spring site? This is simpler, does not need a rezoning and will connect to the existing parking! Isn't the developer the owners of the Brookside Apts or related?
Incidentally, where is the parking associated with the proposed development located?

Regards,

Sahba
1450 Jones Dr.

On Sun, May 5, 2024 at 2:27 PM Anne Bannister wrote:

Many thanks to former Ward 4 CM Elizabeth Nelson for sending this video of the May 1 meeting about 1329/1333 Jones Drive: <https://a2council.com/1329-1333-jones-drive-resident-participation-meeting-may-1-2024/>

On Sun, May 5, 2024 at 2:22 PM Anne Bannister wrote:

We'll know more about how our Ward 1 CMs Harrison and Disch might vote on 1329/1333 Jones Drive, after we see how they vote tomorrow night on the proposal to rezone 711 Church St. This proposal would allow a 212 ft/17-story high rent high-rise for 1,000+ students in a residential district that otherwise limits building height to 30 ft. The plan was not recommended by Planning staff and the

Planning Commission because it is out of scale for the neighborhood and provides insufficient community benefits to qualify for the desired rezoning.

The Planning staff report is here:

<https://a2gov.legistar.com/View.ashx?M=F&ID=12775124&GUID=4FD49039-73B0-4AAD-BDEF-44B1E91EFC5F>

The City Council meeting is taking place on Mon, May 6, at 7:00pm, at Community Television Network (CTN), 2805 S Industrial. The agenda is here:

<https://a2gov.legistar.com/View.ashx?M=A&ID=1141237&GUID=D829935B-65FC-47F0-AF06-05E74B934FCF>.

If you'd like to speak at the public hearing regarding 711 Church, you can appear in-person at the CTN Studio, or call into the meeting at 877-853-5247 and enter meeting ID 942 1273 2148.

Anne

On Sun, May 5, 2024 at 1:13 PM Tom Stulberg wrote:













Sent from my iPhone

The first few pictures were all taken today from the asphalt along Plymouth Road. The last picture was taken from 1420 Traver, where you can see the dome on Jones Drive for perspective.

The proposed development on Jones Drive will be six or seven stories at the rear, which is what will be seen from these views.

Try to picture their proposed building from the same vantage points as these photos. Sure would be helpful if the developer showed us what it would look like from these, and other, vantage points.

On May 5, 2024, at 12:58 PM, Susan Wright wrote:

Completely agree with Barbara that the proposal OBVIOUSLY doesn't fit criteria for siting on a major transit corridor. [Jones? Major transit??!!] I suggest producing a list of criteria the proposed building doesn't fit (besides transit, environmental??) and completely oppose it on that basis--and propose an alternative that fits with the height of other multi-housing structures on Jones--notably the Greenspan apartments--and with a requirement for Green Space and conservation of major trees please!
best,
Susan Wright

On Sat, May 4, 2024 at 1:37 PM Barbara Nagler wrote:

Effective? I don't know. It's a gamble. Someone mentioned testing needed for potential toxic chemicals near the old Foundry. Making sure they really do that might at least slow things down.

Generally keeping a list of important points, and missing none of them when making presentations, participating in discussions, and writing emails and letters- and bringing them up whenever appropriate- can help. (There **have** been successful campaigns before, like preventing the building of condos at the Bluffs- anyone remember that? Big difference in that it was appropriate to buy it as a park, but what really convinced the Commission was the inappropriateness of grading the hill for building, and some other environmental and historic considerations.)

It occurred to me that it's absurd that planning commission members (esp., but also Council members) are expected to make decisions based on maps- flat, even 3-D ones- and apparently not required to visit the area physically, in person. The narrowness and general condition and curve of the street, and the overall quality of the place would be vividly obvious. The street narrowness is a very real concern, and it definitely does not fit the Master Plan definition of a major transit corridor. (Nor should it, ever. Not appropriate!)

And the proximity to historic structures. Nothing "effective" about this, but based on what's been happening in the last several years, I wish there could be an "ancient light" clause to create a buffer next to historic districts so that they would not be overshadowed, as happened with the "Foundry" on Division and Huron (name apparently inspired by our "Foundry")- and Beekman, of course.

One of our neighbors and I spoke in the street today. She mentioned taking Lisa Disch on a tour. I suggest that if possible a few others join into this. I will if the timing is feasible.

Someone mentioned testing needed for potential toxic chemicals near the old Foundry. Making sure they do that might at least slow things down.

On Sat, May 4, 2024 at 2:32 AM Barbara Tucker wrote:

Agree we are all just bleating into the wind.

Can we put some thought into what we could do that would actually be effective?

On Thu, May 2, 2024, 6:33 PM Norm wrote:

Unfortunately, Town Council wants maximum density, and won't care what impact to Jones because they don't live there. So, they will likely rubber stamp it (after "hearing" our feedback).

The developer wants maximum density because they are only doing this to make as much profit as possible, and anything extra (landscaping, features) would only take away from that*

* of course, a developer with imagination and real creativity can see how making something especially beautiful can make it possible to get more for their effort but evidence shows those are few and far between.

On May 2, 2024, at 11:50 AM, Tom Bray wrote:

Very well said. Thank you Laura. I think you should forward this to the City, perhaps Lisa Disch?

Tom Bray
Converging Technologies Consultant
rebrand.ly/Zoom5Tips
Share this link!

On Thu, May 2, 2024 at 10:55 AM Laura Strowe wrote:

To Stephen Wilson:

I was one of the participants in last night's virtual meeting about your company's proposed plan for an apartment complex on Jones Drive.

I woke up this morning, of course, thinking about it all. You showed photos of the center of Brookside Apartments, with the trees and bushes surrounding Traver Creek and its charming foot bridge. These photos were to illustrate, I believe, how beautifully kept it is by Greenspan Brothers, the owners of Brookside, and the hopeful owners of the new building. The proposed apartments, instead, face a small concrete courtyard which has, if I recall, a couple of little

trees and a bush or two. And since this courtyard is on top of the parking garage, not much more is even possible!! I don't recall seeing any landscaping in evidence around the buildings, surrounded in your plans by the two access driveways to the garage and the sidewalk you will be installing on Jones Drive. No landscaping!!! We all referred to the rural feel of Jones Drive, and you have nothing but brick facing the street. And, I believe, a concrete wall facing the creek below. Wow! I guess you don't need any landscape architects on your staff.

And then I was thinking about the parking. It has become fashionable in new proposals to have inadequate parking, with the charming thought that having no parking will encourage people to have no cars. How do you plan to allot the spaces you have? I assume that they will have a cost, and a bit of competition. Which reminds me of another question that comes up. I hope you remember that there is no parking on Jones Drive. Extra cars will go.....on Broadway? Another question we failed to ask: These so-called multi-family apartments, not big enough for a family, with not enough parking for families....How expensive will they be? How big will they be? Actually, you don't have to answer these questions because we all know that these are not, as you describe them, aimed at families. They are aimed at students. Most likely rich students, or soon to be in-debt students.

I suggest you go back to the drawing board for this whole project. It is totally inappropriate for the neighborhood, completely lacking in charm, located between a historic building with lots of character (the old foundry) and a very modest apartment complex that unobtrusively is set back from the road and sits below the street level, has plenty of landscaping and enjoys the natural feature of the creek. As many callers said, it is too big for the site, and will be too impactful on Jones Drive foot and car traffic.

Laura Strowe
1327 Broadway (which backs on Jones Drive)

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Sahba La'al, Architect

1450 Jones Drive
Ann Arbor, Michigan 48105

Registered Architect (RA),
Professional Engineer (PE) &

Registered Builder in Michigan