

## Bowden (King), Anissa

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**From:** Rampson, Wendy  
**Sent:** Thursday, January 16, 2014 9:27 PM  
**To:** Bowden (King), Anissa  
**Subject:** FW: Pizza House plans

Anissa:

Are you able to add this to the Council communications for 1/21? It relates to the 624 Church Street site plan.

Wendy

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**From:** Jane Jansson [<mailto:jjanssonnp@gmail.com>]  
**Sent:** Sunday, December 22, 2013 2:14 PM  
**To:** Rampson, Wendy  
**Subject:** Pizza House plans

I am appalled by the lack of landscaping and setback in front of this planned building. Has Ann Arbor learned nothing about tall apartment buildings in the last few years of mega building? My husband and I have recently returned from a trip to Japan, including Tokyo, Sapporo and Kyoto, all large cities with many tall buildings. We hardly ever saw a building without garden, trees, and decorative space between the sidewalk and the building. In central Tokyo, some of the central business areas make you feel like you are in a forest!

Greenery enhances any walking corridor, improves the appearance of the building and any seating area, muffles street noise, and absorbs pollutants. It makes walking more pleasant. The 'seating area' looks like a pollutant trap to me! Diners with asthma may have breathing problems since there is only ceiling above them and walls to the side. Why couldn't the builders forego the extra apartments above this area in the interest of air circulation and public health?

Also, how long should we expect that one poor little tree to last? Has anyone thought of rain water drainage? Not much is going to seep between the bricks.

I don't usually write to officials about this type of thing. I am not an architect or builder. But the contrast between Ann Arbor and what I see when I travel to other countries and places is startling. We are very mediocre and not very forward thinking. The one tall apartment building in Ann Arbor that I see as a good example of set back and landscaping use, is the condo building next to Campus Inn.

Why isn't there a requirement to place landscaping setbacks in front of every new tall building as a border between street concrete and building concrete??

I enclose a few snapshots of such landscaping we recently saw in Japan. There were many other examples I wish I had photographed. (In the first photo the planter area was 1 yard wide, plus stone retaining wall - pretty minimal.)

Please feel free to share this with the commission &/or your staff.

J Jansson



