

**From:** Reed Fenton [<mailto:Reed@814cre.com>]  
**Sent:** Tuesday, September 19, 2017 9:32 AM  
**To:** Kowalski, Matthew <[MKowalski@a2gov.org](mailto:MKowalski@a2gov.org)>; Amy Labadie <[Amy@814cre.com](mailto:Amy@814cre.com)>  
**Cc:** Alex Orman <[alex@ormanengineering.com](mailto:alex@ormanengineering.com)>  
**Subject:** RE: Questions on 2600 Nixon-Rainbow Child Care re-development

Matt,

Please see below for our response in RED.

Can you please forward this on to James as well? I do not want him to think we did not respond to his concerns.

Thanks,

**Reed Fenton**  
Principal

**EIGHT**

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**From:** Kowalski, Matthew [<mailto:MKowalski@a2gov.org>]  
**Sent:** Friday, September 15, 2017 4:47 PM  
**To:** Amy Labadie <[Amy@814cre.com](mailto:Amy@814cre.com)>; Reed Fenton <[Reed@814cre.com](mailto:Reed@814cre.com)>  
**Cc:** Alex Orman <[alex@ormanengineering.com](mailto:alex@ormanengineering.com)>  
**Subject:** FW: Questions on 2600 Nixon-Rainbow Child Care re-development

Hello All,

Below is a list of concerns from a neighbor. Please look into a response. These concerns will be forwarded to the PC.

I routed the revised plans today.

Thank you,

Matt

**From:** Moon, James [<mailto:moonjj@med.umich.edu>]  
**Sent:** Thursday, September 14, 2017 11:56 PM

**To:** Kowalski, Matthew <[MKowalski@a2gov.org](mailto:MKowalski@a2gov.org)>

**Subject:** Re: Questions on 2600 Nixon-Rainbow Child Care re-development

Hi Matt,

Could you let me know if the public hearing will be anytime soon?

To briefly outline my concerns regarding the re-development:

- Traffic: Nixon/Clague/Logan area is already congested in the morning.

We have completed a very thorough traffic study for this site at the request of the Planner and neighbors from the community meeting. The traffic study has been submit to the city and it demonstrates that our site does not impact the congestion of this intersection. From a logical stand point, our customer base are the same people that are driving to this area already to utilize the services at Gretchen's house, the elementary school, and the middle school. That being said, our impact is very low.

- Too many students: Gretchen House near Logan has a larger foot print but they only have 50 kids. Rainbow Child is requesting to have 130 students, which would be too disruptive for the neighborhood.

Gretchen's House is actually licensed for 117 children and we know for a fact that they have had a waiting list for several years as we looked at purchasing their locations. I have attached the report from LARA for your information. Furthermore, their facility is smaller than our facility but has a higher capacity per square foot. They are allowed this capacity because the school was licensed years ago while there were more lenient rules and regulations. In regards to our location, we believe we will have a licensed capacity of 110-130 but will not know until our childcare licensing is finalized. In addition to that, our schools typically operate at roughly 70% of capacity so we anticipate an occupancy of 90-100 children(worst case).

- Noise and privacy concerns.

The children are only allowed to play outside during certain hours of the day. Those hours are between 10am-2pm when most local residents are out of the house or working. In addition to that, we have consulted with neighbors prior to submitting our site plan and agreed to put in additional landscaping as a buffer to allow them more privacy. Specifically we increased the landscaping per house to eliminate a direct view and noise.

- Height and proximity of the proposed building: Their proposed 1 story building is 25 ft tall, but the current church is on only 10 ft tall. I'd like to request them to consider reducing the height.

The church taller than 10 feet and in western portion of the building it gets much higher, up to I believe 20 feet. Our building is a 1 story prototype that is designed specifically for our use. We have some of our major appliances and utilities located in a mezzanine upstairs so that they do not reside in the playground or common areas. This is a huge safety risk for the children and not something we can compromise on. In addition to that, all homes on Nadia Court are two stories with elevated pitched roofs which are also at least 20-25 feet in height. There are no restrictions in the zoning or code for the height of our building. We would love to accommodate our neighbors but we feel our site will blend in perfectly with the community. This is one issue that we cannot change or modify.

- Moving their proposed playground areas further up north (to the current parking lot area) and covering the parking lot with more grass.

Ann Arbor and the Rainbow Childcare operations have strict parking requirements and we have received complaints about there not being enough parking from other citizens. We are trying the best we can to accommodate all citizens and feel we currently have the appropriate balance of parking and playground. In addition to that, we cannot move the playground do to operational restrictions and the safety of our children. The playground has to be located in close proximity to the building, preferably to the back or side for both ease ingress/egress and for the teachers to appropriately monitor the children.

- Preserving a large tree (I think #18 on the diagram) in the playground area. I'd like to request them to save this big, old tree.

We are preserving and saving as many trees as we can. We value the environment and would like to retain this tree. That being said, we cannot make that decision at the expense of the safety of our children. There are simply too many branches and sharp sticks that could be used by a child to harm oneself or others. We have tried this in the past but have realized it to be an operational hazard. We are replanting dozens of trees and shrubs surrounding the building, playground, and parking. This is in an effort to improve the community and demonstrate our commitment to preserving the environment. In addition to that, I believe it will very much help retain the privacy of our neighbors.

James, I hope you feel these are appropriate responses. As I mentioned at the community meeting which we volunteered to host, you are welcome to call me directly anytime to discuss these matters. We try very hard to make sure our childcare developments can please the city, our neighbors, and our tenant. It is not an easy task but feel we have done a good job with the site plan. Again, if you have further concerns, please feel free to call Amy or I directly.

Thanks,

Reed

Please see my contact information above.

Thanks,  
James

On Aug 23, 2017, at 9:37 PM, Moon, James <[moonjj@med.umich.edu](mailto:moonjj@med.umich.edu)> wrote:

Hi Matt,

Could you let me know if the public hearing will be anytime soon?

To briefly outline my concerns regarding the re-development:

- Traffic: Nixon/Clague/Logan area is already congested in the morning.
- Too many students: Gretchen House near Logan has a larger foot print but they only have 50 kids. Rainbow Child is requesting to have 130 students, which would be too disruptive for the neighborhood.
- Noise and privacy concerns.
- Height and proximity of the proposed building: Their proposed 1 story building is 25 ft tall, but the current church is on only 10 ft tall. I'd like to request them to consider reducing the height.
- Moving their proposed playground areas further up north (to the current parking lot area) and covering the parking lot with more grass.
- Preserving a large tree (I think #18 on the diagram) in the playground area. I'd like to request them to save this big, old tree.

Thanks,  
James

**From:** Moon, James [<mailto:moonjj@med.umich.edu>]  
**Sent:** Tuesday, July 18, 2017 11:39 PM  
**To:** Kowalski, Matthew <[MKowalski@a2gov.org](mailto:MKowalski@a2gov.org)>  
**Subject:** Re: Questions on 2600 Nixon-Rainbow Child Care re-development

Dear Matt,

Many of the neighbors are out of town but a few of us can come next week.  
Are you free anytime between 3-5PM on next Thurs or Friday (27th or 28th)?

Thanks,  
James