

Lenart, Brett

From: Lenart, Brett
Sent: Monday, March 04, 2019 9:18 AM
To: Ackerman, Zach; Alex Milshteyn (alex@alexmi.com); Erica; Julie Weatherbee (juliew@umich.edu); Lisa Sauve; Sarah Mills (sarahbanasmills@gmail.com); Scott Trudeau (scott.trudeau@gmail.com); Shannan Gibb-Randall; Wendy Woods (wwoods@umich.edu)
Cc: Cheng, Christopher
Subject: Area Median Income and Rent Limits

Hello Commissioners-

In response to Commissioner Weatherbee's question below, I'm sharing the following information:

Area Median Income is based on household size, here is the current income limits based on these thresholds:

Household Size/Max Income (\$)

60% of Area Median Income

- 1/39,060
- 2/44,640
- 3/50,220
- 4/55,740
- 5/60,240

80% of Area Median Income

- 1/50,350
- 2/57,550
- 3/64,750
- 4/71,900
- 5/77,700

The Michigan State Housing Development Authority publishes maximum rent based on unit size as follows:

Unit Size (# Bedrooms)/Rent (\$)

60% AMI Maximum Rents

- 0/976
- 1/1,046
- 2/1,255
- 3/1,449

80% AMI Maximum Rents

- 0/1,302
- 1/1,395
- 2/1,674
- 3/1,933

In the Citizen Participation Meeting, the petitioner shared the following projected rents:

- 1/900
- 2/1,250

3/1,450

Sincerely,

Brett Lenart, AICP - Planning Manager
City of Ann Arbor Planning & Development Services

Direct (734) 794-6000 #42606 | General (734) 794-6265

From: Julie Weatherbee <juliew@umich.edu>
Sent: Sunday, March 03, 2019 1:05 PM
To: Lenart, Brett <BLenart@a2gov.org>
Subject: AMI numbers

Hi Brett,

Would it be possible for you to send the CPC the official AMI numbers that would be used to determine 60% and 80% AMI rent in 2019? I just want to make sure I'm working with the correct information!

Thanks!

--Julie

Lenart, Brett

From: Jane Ueda Klingsten <j@coldstripe.com>
Sent: Thursday, February 28, 2019 3:41 PM
To: Planning
Cc: wjcarman@umich.edu; Jack Cederquist; Ramaswami, Praveena (PAC); kgriswol@umich.edu; Bannister, Anne; JeffreyLHayner@gmail.com
Subject: Expansion of medical marihuana dispensary by NCRC

Dear Planning,

I am seeking details and kindly request you consider the following, regarding the special exemption being considered by Planning Commission for the 3,000 sq ft marihuana business at 3375 Plymouth Rd, in the “Starbucks building” at the Plymouth Road Mall. When will the Commission be hearing this?

Also, due to health issues, I was unable to attend the community meetings. As an ADA accommodation, I request that you consider these comments as equivocal feedback.

While a marihuana facility maybe acceptable in another part of the City, it is not permitted in this particular location by city code and is not suitable as it has a reasonable potential to negatively affect public safety and welfare, including school children and customers.

== Scope of Permit and Exemption Proposed ==

The long term scope of the proposed permit and **special exemption should be considered as a large scale marihuana facility for a non-specific use**, medical or recreational. As soon as city zoning laws catch up to the state’s legalization of marihuana, the distinction between medical and recreational sales will vanish. It is highly likely that pre-existing permits will be grandfathered in, and property owners seek to take advantage of this.

== Location Factors ==

This not a suitable location and is not permitted location under city planning codes for a marihuana facility. It is within 1,000ft of an adjoining University of Michigan property with a preschool and facility used for elementary summer education (Camp GoBlue), and a Kumon learning school within the mall on the same lot. Traffic and pedestrian safety are already problematic in this area. Adding a concentrated marihuana consumer base will worsen the pre-existing risks of adverse pedestrian and vehicular events, including to children, and existing and potential customers alike. Unestablished marijuana responsibility laws and regulatory controls, the lack of warnings for drug/alcohol interactions, and missing awareness on the persistence of impaired response, compound the risks to public welfare. In emerging research, drivers who’ve consumed marihuana that same day, are associated with increased risks of adverse vehicular interactions.

== Proximity to Schools ==

On an adjacent property, is the North Campus Children’s Center, an NAEYC accredited preschool, which provides early childhood and pre-K education to children from 3 months to 7 years of age, for up to 10 hours a day, 5 days a week. Children, staff, and families frequently walk and play in the area, exploring the wetlands, complex, and malls nearby. The Northwood Community Center, also located on an adjacent lot, and houses K-5 educational programs continuously throughout the summer. The Kumon Center of Ann Arbor is located in the mall and provides supplemental schooling for K-12 children, and preschool programs. Along with the

preschool, three public schools (Thurston, Logan, and Clague) feed the Kumon Center and are within walking distance and a few public transit stops.

== City Code Disallowing Close Proximity to Schools ==

Beyond the specific exemption requested, the application must still meet the remaining city codes. A **marijuana facility may not be permitted by the City within 1,000 ft of a lot on which a school, such as the U of M North Campus Children's Center, is located.** To approve a marijuana facility permit here, clearly violates the Chapter 55 of the City's Municipal Code, the Unified Development Code, Section 5.16.6, section G, part 3, subpart d states:

No Lot containing a Medical Marijuana Provisioning Center, Grower, or Processor shall be located within 1,000 feet of a Lot on which a Public School or Private School, but excluding dance or art schools, is located.

== Increased Driving Risks For Local Traffic ==

The proposed large scale business will generate a concentration of customers, potentially tens of thousands of customers per week, and a significant portion of which will have used marijuana within the day. **One of the known issues with legalized marijuana use is that state driving laws have not caught up. Response times are slowed and judgement is impaired if marijuana is used that same day.** Along with secondhand smoke, this creates unmitigated exposure risks, while responsible marijuana use laws and associated deterrents lag.

People that are experiencing side effects including from the psychoactive components, may still legally operate vehicles until they are notably affected. In other words, a officer if the law may not be able to stop a driver to prevent a crash fatality, unless they are significantly under the influence of marijuana.

A recent U of M study showed that more than 70% of medical marihuana consumers self-reported driving while impaired. Half drove while "a little high", 20% "very high", and more than half reported driving within two hours of consumption,

<https://ihpi.umich.edu/news/new-study-finds-worrisome-statistics-around-medical-cannabis-users-operating-vehicles>

The rate of crash fatalities are higher in states that have legalized the recreational use of marijuana. (Insurance Institute of Highway Safety.)

<https://www.iihs.org/frontend/iihs/documents/masterfiledocs.ashx?id=2173>

== Lagging Protective Regulation for Marihuana Consumers ==

These adverse risks to consumers and the public are further compounded without medical or public health oversight of marihuana consumption. **Marihuana consumers may not be aware of how affected they are, or associated risks without this oversight.** Since there are still no FDA approved forms of marijuana or its derivatives, there is no regulatory control of its dosing, quality or its composition, and the psychoactive portion which causes euphoria and can cause psychosis. Consumer warnings for drug interactions and alcohol enhancement are not required or regulated. Cannabis physiologically increases blood pressure (despite propaganda), causing acute cardiovascular events, affect blood sugar, and affects other serious health conditions. Physicians can not legally prescribe or limit patient use medically, nor recreationally in Michigan, so consumers may not know a safe limit for its effects, given their health, medications, and alcohol consumption.

== Pre-existing Traffic and Pedestrian Safety Issues ==

As you may know, there are already traffic and pedestrian safety concerns in the area. Mixed with a concentrated population of marihuana consumers affected by recent use, would create high risk for adverse interactions to the public.

Within 1,000 ft of the proposed site, traffic is tenuous, particularly at Plymouth and Nixon during rush hour and other times of heavy traffic (e.g., football, art fair days.) Traffic also regularly backs up on the site from the Starbucks drive-through at the building's site itself and through the connected mall parking. Black ups are known to happen through the Plymouth/Nixon intersection during drop off time at the U of M North Campus Children's Center. In medium to heavy traffic, left turn lanes on both Plymouth and on Nixon often back up, blocking traffic from entering both malls.

This also compromises pedestrian safety nearby. The preschool staff regularly walk the children on the sidewalks in the area, including to the Traverwood Mall across the street. For marihuana customers taking public transit, the city bus arrives at Traverwood Mall and the U of M bus NCRC stop shared by the children's center. Pedestrian safety already compromised at the city bus stop — the frequented mid-block crossing is unmarked and often encounters heavy to congested vehicular cross traffic. (This was missed in the Nixon Corridor Study as the study did not extend this far.) Demographically, medical marijuana is utilized by the student age group, and while it may not be apparent due to a small sidewalk gap, the walking route from the main part of North Campus to the proposed business, runs right past the children's center as well as the building housing the summer Camp GoBlue program. It is also within walking distance (and a few public transit stops) for three Ann Arbor Public schools feeding the Kumon school, Thurston and Logan Elementary Schools and Clague Middle school.

== City Responsibility and Liability ==

The city code exists to protect the public and the Planning Commission exists to support its enforcement. Beyond the protection of public interests, ignoring the code opens the City up to liability, as the City is self-insured and has plenty of assets. The unified development code is clear that a marihuana facility (let alone a 3,000 sq. ft facility) may not be permitted so close to a property housing a school. The financial risks of being sued by a school associated person, party or insurer, offsets the risk of property owner lawsuit over land use. On the regulation of land use, legal precedent and Michigan courts strongly side with government bodies in the protection of public interests (not landowners) especially in proximity of schools, as long as it is properly documented with the Planning Commission's decision.

Please deny this marihuana facility permit and request for special exemptions. Please also retract the city's permit for the existing marihuana facility in violation of the city code. There are plenty of other more suitable (and likely more affordable) locations for marihuana facilities within our City, including in this Ward.

Please bear in mind that this was written in the view of public interest, and without the intent to present a personal position on the consumption of marihuana for medical or recreational use in a setting isolated from the public.

Thank you for your hard work to protect public interests within this city's planning and development.

Sincerely,

Jane Klingsten



February 28, 2019

City of Ann Arbor Planning Commission
Planning and Development Services
301 E. Huron Street
Ann Arbor, MI 48107

Re: 325 E. Summit-The Garnet

Dear Planning Commission,

As you are probably aware, we represent the ownership of a substantial amount of office and retail space in the City of Ann Arbor. This includes Marketplace at 303 Detroit Street in the Kerrytown district, which is a short walk from the above-referenced proposed project.

We have reviewed the project with the developer and fully support it along with the related rezoning of the site. The proposed housing will support Kerrytown and downtown businesses and increase the property tax base without a disproportionate burden to the city's infrastructure. The project will offer minimal traffic impact and will be walking distance to employment, shopping and entertainment areas. Through compliance with the city's storm water management requirements and the addition of a green roof, the project will improve the site's current runoff conditions thereby reducing pollutants to the Huron River watershed.

We consider the project's design attractive and in keeping with the architecture of the surrounding neighborhood. We also believe the scale of the building, both in terms of footprint and height, are appropriate.

We encourage you to support the proposed project and its related rezoning request. Thank you.

Respectfully,

A handwritten signature in blue ink that reads "Robert A. Aldrich". The signature is written in a cursive style.

Robert A. Aldrich
President and CEO

From: Michael Martin mcmartin@firstmartin.com
Subject: The Garnet Site Plan and Rezoning
Date: Oct 29, 2018, 4:29:41 PM

Dear Planning Commission members,

I am writing on behalf of the ownership of 304 and 310 Depot Street, immediately to the West of the above referenced project. We would offer our support and encouragement of both the rezoning and approval of the project as proposed. We have met with the development team and project architect and believe that this high quality project will be a positive for the neighborhood and adjacent property owners. If you have any questions I can be reached via email at mcmartin@firstmartin.com or at my office [734-994-5050](tel:734-994-5050).

Respectfully,
Michael C. Martin

First Martin
Michael C. Martin

115 Depot Street, Ann Arbor, MI 48104

O: [734.994.5050](tel:734.994.5050)

C: [734.355.8483](tel:734.355.8483)

E: mcmartin@firstmartin.com

FIRSTMARTIN.COM

[FACEBOOK](#) | [TWITTER](#)

City of Ann Arbor Planning Commission

301 E. Huron Street

Ann Arbor, MI 48107

Re: 325 E. Summit Street (the Garnet Project)

Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area. The building height is within keeping with a lower density than Downtown Ann Arbor, the green roof will help mitigate any potential storm water issues. The Landscaping, as proposed, will enhance the area along the Broadway Bridge. This is a well thought out project.

Respectfully,



We can be contacted at

134-663-9344

or reached via email

kerrytownencorestudio@gmail.com

Kim Easter
610 N Fifth Ave.
Ann Arbor, MI 48104

Planning Commission
301 E Huron St.
Ann Arbor, MI 48107

March 1, 2019

Dear Planning Commission Officials,

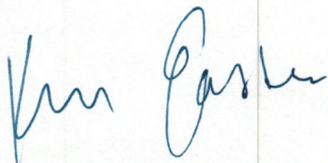
Thank you for your service to the community. I write regarding the proposed project at 325 E. Summit.

I am a lifetime resident of Ann Arbor and a proud graduate of our public schools. I have been a resident and homeowner at 610 N. Fifth Avenue for over twenty years. Since moving on to the northernmost block of N. Fifth Avenue in 1997, I have married, raised children, and watched this neighborhood evolve and change over the two decades. Nearly every day I walk across the Broadway Bridge, walk along the Cascades and the Huron River, and back across the Broadway Bridge. I am a regular at Casey's Tavern for their wonderful quesadilla. We enjoy the shops at Kerrytown. I am looking forward to the continued exciting changes in the near future with the Border to Border Trail, the Treeline, the development proposed for the DTE site, and whatever is to come for Lowertown.

I have talked to 2 of the developers about the proposed condominiums at 325 E. Summit, and believe the project is a perfect fit for the neighborhood. As the City of Ann Arbor is turning our face back toward the extraordinary Huron River, thoughtful residential development close to the River is key. This project is such a thoughtful development. Initial drawings indicate a look that honors the city's historic style with brick exterior but also offers quality living space and access to public amenities that residents of the city value. I understand the project is seeking rezoning to allow for a four-story building. Given the slope of the land in this vicinity, I see no issue whatsoever with this height. Other buildings nearby are similar in height. The residential use for condominiums is consistent with higher density that is characteristic of downtown living where people can walk to work and the farmers' market and other commercial shops in Kerrytown.

In sum, I fully support this proposed development and approval of the rezoning necessary to move the project forward.

Sincerely,

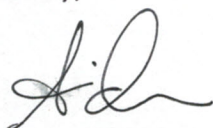


Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area.

We can be contacted at 734)662-0022 or reached via email aidenkristopher@gmail.com

Sincerely,



co-owner Mudpuddles Toy Store


NOMA

REAL ESTATE SERVICES

Dear Planning Commission members,

I am writing on behalf of the owners of 912-944 N. Main St., which is to the west of the the new Garnet Building at Broadway and Summit. We offer our support and encouragement of both the rezoning and approval of the project as proposed. We have met with the development team and project architect and believe that this high quality project that will have a positive impact on our neighborhood. If you have any questions I can be reached via email dla@nomares.com or at my office 734/882.8888.

Sincerely,



Douglas Allen, Owner
NOMA Real Estate Services

Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area.

We can be contacted at

or reached via email Kim@urbanrider.bike

Sincerely,



Kim Mayes, Urban Rider Cargo Bikes
407 Fifth Ave, 2nd Fl.
Ann Arbor, 48104

City of Ann Arbor Planning Commission

301 E. Huron Street

Ann Arbor, MI 48107

Re: 325 E. Summit Street (the Garnet Project)

Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area. The building height is within keeping with a lower density than Downtown Ann Arbor, the green roof will help mitigate any potential storm water issues. The Landscaping, as proposed, will enhance the area along the Broadway Bridge. This is a well thought out project.

Respectfully, *Michael J. Monahan*

We can be contacted at

or reached via email

*Monahan's
seafood market*

Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area. We can be contacted at _____ or reached via email _____

Sincerely,

JILL BAKEWELL

FUSTINI'S OILS & VINEGARS
407 N 5TH AVE.

KERRY TOWN MARKET & SHOP

24 February 2019

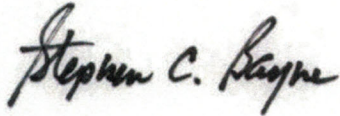
Ann Arbor Planning Commission
Planning & Development Services
301 E. Huron St.
Ann Arbor, MI

RE: Letter of Support for Garnett Site Plan and Rezoning

Dear Planning Commission Members:

I am in full support of the proposed project. I spent substantial time reviewing the proposal with Kelly Anderson. This is a high quality proposal that is thoughtfully planned with respect to existing structures and proposed developments within the same area of Ann Arbor. It is a valuable contribution to the existing neighborhood.

Respectfully,

A handwritten signature in black ink that reads "Stephen C. Bayne". The signature is written in a cursive style with a large initial 'S'.

Stephen C. Bayne, PhD.
641 N 5th Ave
Ann Arbor, MI 48104-1020
734-649-8595
sbayne@umich.edu

February 25, 2019

City of Ann Arbor Planning Commission
Planning and Development Services
301 E. Huron Street
Ann Arbor, MI 48107

Re: 325 E. Summit Street – The Garnet (proposed).

Dear Planning Commission and Staff Members,

As a neighbor and property owner, I have a vested interest in our neighborhood, both emotionally and financially. I've discussed the project with the developer and am in total support of the project.

From my perspective, this is just the sort of development that is right for our neighborhood and Ann Arbor. The building is designed very nicely and the architectural details are attractive and in keeping with the neighborhood; the scale of the building seems proper to me as well (not too tall and not too big); the project will also help to clean up pollutants currently contaminating the Huron River which is important to all of us; the green roof will also help mitigate any potential storm water impacts from the proposed building; more housing near employment centers like the university, the university hospital and downtown will also help reduce car traffic in town and support the local business in Kerrytown and downtown.

Please support the rezoning request by the developer for the proposed project at 325 E. Summit Street (The Garnet).

Respectfully,



Mark Shotwell
544 Detroit Street Unit 2
Ann Arbor, MI 48104
markshotwell@comcast.net

City of Ann Arbor Planning Commission

301 E. Huron Street

Ann Arbor, MI 48107

Re: 325 E. Summit Street (the Garnet Project)

Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area. The building height is within keeping with a lower density than Downtown Ann Arbor, the green roof will help mitigate any potential storm water issues. The Landscaping, as proposed, will enhance the area along the Broadway Bridge. This is a well thought out project.

Respectfully,

Michael J. Whiting - owner

We can be contacted at

or reached via email

*SACON MW
303 Detroit St
Ann Arbor mi
48103*

MichaelWhiting@sbcglobal.net

February 24, 2010

Re: Garnet Project Rezoning Request—Letter of Support

Dear Ann Arbor Planning Commissioners:

As a N. 5th Avenue neighbor, a frequent walker, biker and user of the B-2-B trail I have a keen interest in the esthetics and integrity of the Wheeler Park and E. Summit neighborhood. I met with Kelly Anderson, one of the developers of the Garnet project, to discuss the proposal and the impact of the project on the site and its surroundings. The plan for the Garnet project is solid and the structure will be a lovely enhancement to this area. I offer my unqualified support for the Garnet project and encourage you to approve the rezoning request.

Sharon K. Grayden
Wickliffe Place Condominiums
641 N. 5th Ave
Ann Arbor, MI 48104

Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area.

We can be contacted at

or reached via email

734-662-9887

Sincerely,

Elaine M. Johns Treasure Mart 529 Detroit St. A2 48104

Carl Johns

City of Ann Arbor Planning Commission

301 E. Huron Street

Ann Arbor, MI 48107

Re: 325 E. Summit Street (the Garnet Project)

Dear Planning Commission Members,

We are writing on behalf of the owners of 325 E. Summit, Ann Arbor, MI. and their proposed project called The Garnet Building. We offer our support for the rezoning and approval of the project as proposed. We believe this high quality project will enhance the neighborhood and is designed with comfortable living spaces for permanent residences who could enjoy and support all the facilities offered to people living in the Kerry Town area. The building height is within keeping with a lower density than Downtown Ann Arbor, the green roof will help mitigate any potential storm water issues. The Landscaping, as proposed, will enhance the area along the Broadway Bridge. This is a well thought out project.

Respectfully,



We can be contacted at 734 645 8936 or reached via email maria_k_grupe@gmail.com

Lenart, Brett

From: Zoe Pearson <ilecatsz@gmail.com>
Sent: Tuesday, March 05, 2019 9:15 AM
To: Planning
Subject: Broadway Park

This letter is in support of the proposed Broadway Park development.

I live within 1000 feet of the property and attended the Brownfield meeting on March 4th. The development appears to be well thought out and ecologically sensitive.

Reactivating this property in conjunction with other potential development including the Tree Line, the proposed pedestrian underpass near Barton Dam and the redevelopment of the truck yard on N. Main will add a new dimension to the North side and become a focal point for all Ann Arbor residents.

Thank you for your consideration.

Zoe Pearson
109 E. Summit
Ann Arbor, MI 48104