


December 3, 2018

To: Ann Arbor Planning Commission Members

Fr: Priscilla Cheever, 267 S. Wagner, Ann Arbor, MI. 48103 

Re: Lockwood Rezoning PUD

I am opposed to rezoning this residential area (R1C) adjacent to the Lakewood and Westover Hills subdivisions and Dolph Park for many reasons.

1. The City Master Plan designates this parcel as residential (R1C).
2. Rezoning would do nothing to ameliorate the low income housing problem in Ann Arbor.

The project is being sold as a gain to affordable housing in that 40% of the units would now be studio apartments available to those at 50% of AMI. In Ann Arbor, the AMI is more than \$56,000. Fifty percent of AMI would be \$28,000 per year (\$2333 per month). Affordable housing is defined as no more than 30% of monthly income for rent and utilities. This would be \$700 per month. It would not include the \$500 monthly meal contract.

The average social security income is \$1493 in 2018. Ann Arbor routinely conflates affordable housing with low income housing, which this project is not. Lockwood proposes to underwrite the 40% affordable housing via federal tax credits. Its other units would rent for \$2000-\$3000 per month. The 38 affordable units started out as 12, financed by Lockwood, to 24 and now to 38, financed by the POTENTIAL of obtaining federal tax credits.

Most federal tax credits are aimed at Section 8 low income housing. The QAP application process through MSHDA is competitive. I do not see that projects such as Lockwood have been successful in Michigan. I have spoken with my City Council representative, who has confirmed that it is highly unlikely that federal tax credits would be awarded to Lockwood.

If Lockwood is unsuccessful in obtaining federal tax credits, essentially there is no penalty for not keeping its agreement. It would be "out of compliance." But the gigantic building would be there. Any public benefits would evaporate if Lockwood decided it would not make money with 38 non-subsidized "affordable" units and reverted to market rate.

3. This parcel contains the largest plume of dioxane east of Wagner Road. Paper reviews by DEQ and the City on behalf of Lockwood are inconclusive that the massive mechanized ground water infiltration would not affect the dioxane plume and push it further along to City water supply. Perhaps the clay layer would keep it in place. But neither the DEQ nor the City is looking at or measuring the many, many shallow “finger” channels throughout this parcel. It is completely irresponsible to endanger the water supply of the City for the benefit of a developer.

The DEQ has now been prodded to look at the dioxane found in West Park. Throughout the more than 30 year history of the dioxane contamination, the DEQ has been less than proactive and constantly taken by surprise as the dioxane plume moves throughout the City. There is no good reason, based on past history, to trust the DEQ opinion that the clay layer “probably” won’t be affected by Lockwood’s paving over of 3 acres and mechanically pushing all drainage into the plume area.

4. The City has just spent more than \$500,000 on extensive rain gardens in Lakewood subdivision bordering First Sister Lake. But it seems to be giving a pass to Lockwood developers in that it is minimizing wetland protections along its border with the Lake. The less than aggressive DEQ has recommended setbacks of at least 25-40 feet. Lockwood proposes a mere 15 foot setback and is not being required to obtain a Wetlands Permit. This is unacceptable.

The 3 acre parcel currently filters all rainwater and snow melt through the whole parcel before it gradually enters the Lake. There is no salt or fertilizer runoff. If Lockwood is built, the 3 acres will be mostly impervious surface. Although Lockwood claims that it will use a salt/sand mixture, it is geared to seniors. They and their families will not be satisfied unless the entire vast parking lot is covered in a thick layer of salt at the first sign of ice. All of which will be pushed into the Lake.

The experience of University as it planned its recent medical complex on Parkland Plaza adjacent to Second Sister Lake is instructive. The project had to be scaled way down when it became apparent that storm water infiltration would not be able to drain the original project.

5. I understand that the Planning Commission evaluates each project as a stand-alone. But here, where the potential harm to the City water supply from accelerated dioxane contamination is very real, I think you have a duty to think long term about the whole City as well as the short term benefits to the developer. This project should not be approved.

Thank you for your consideration.

Lockwood Infiltration

hand drawn cross-section

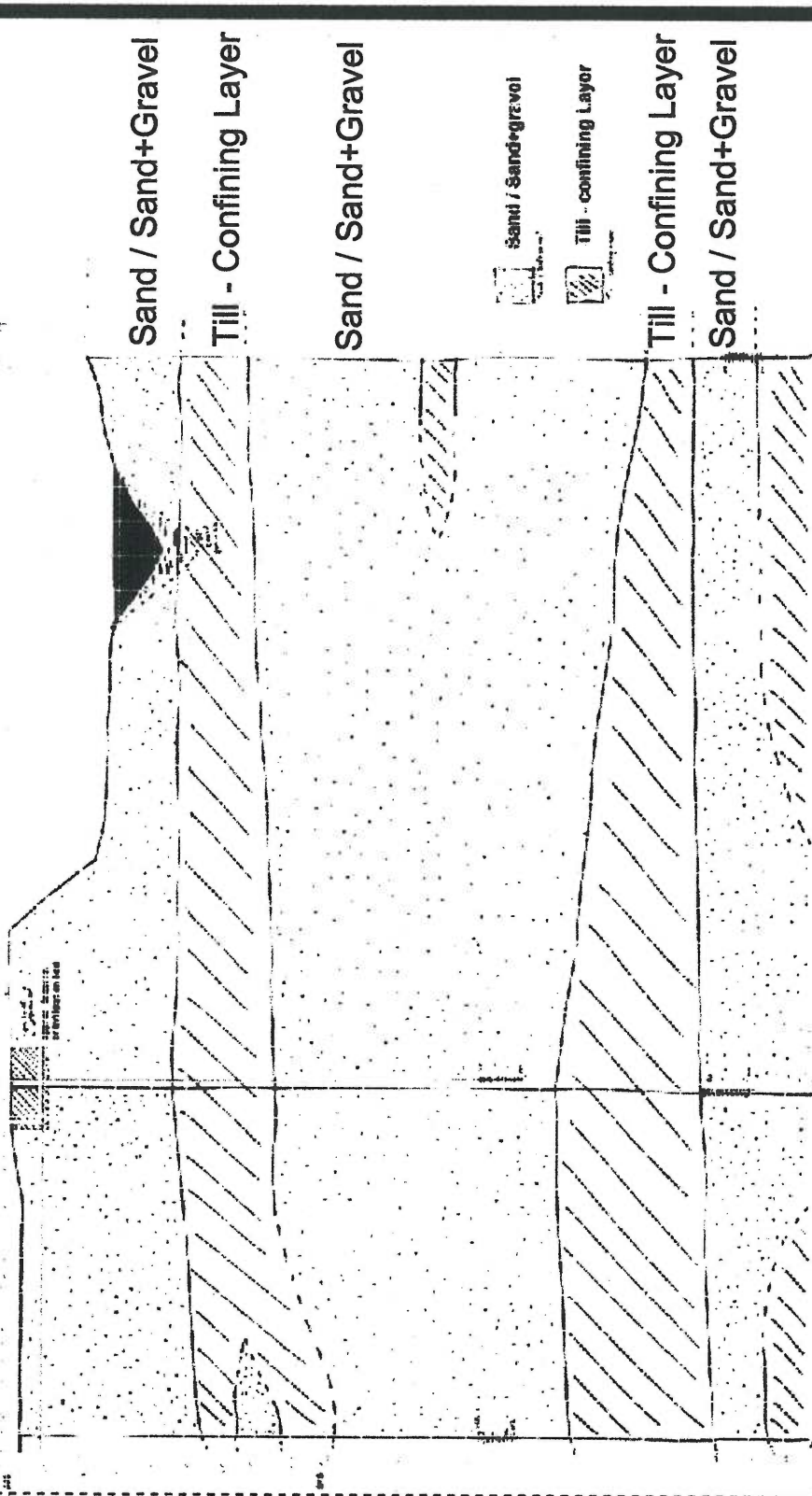
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Gelman cross sections

MW-118

MW-30d & MW-30i

MW-71



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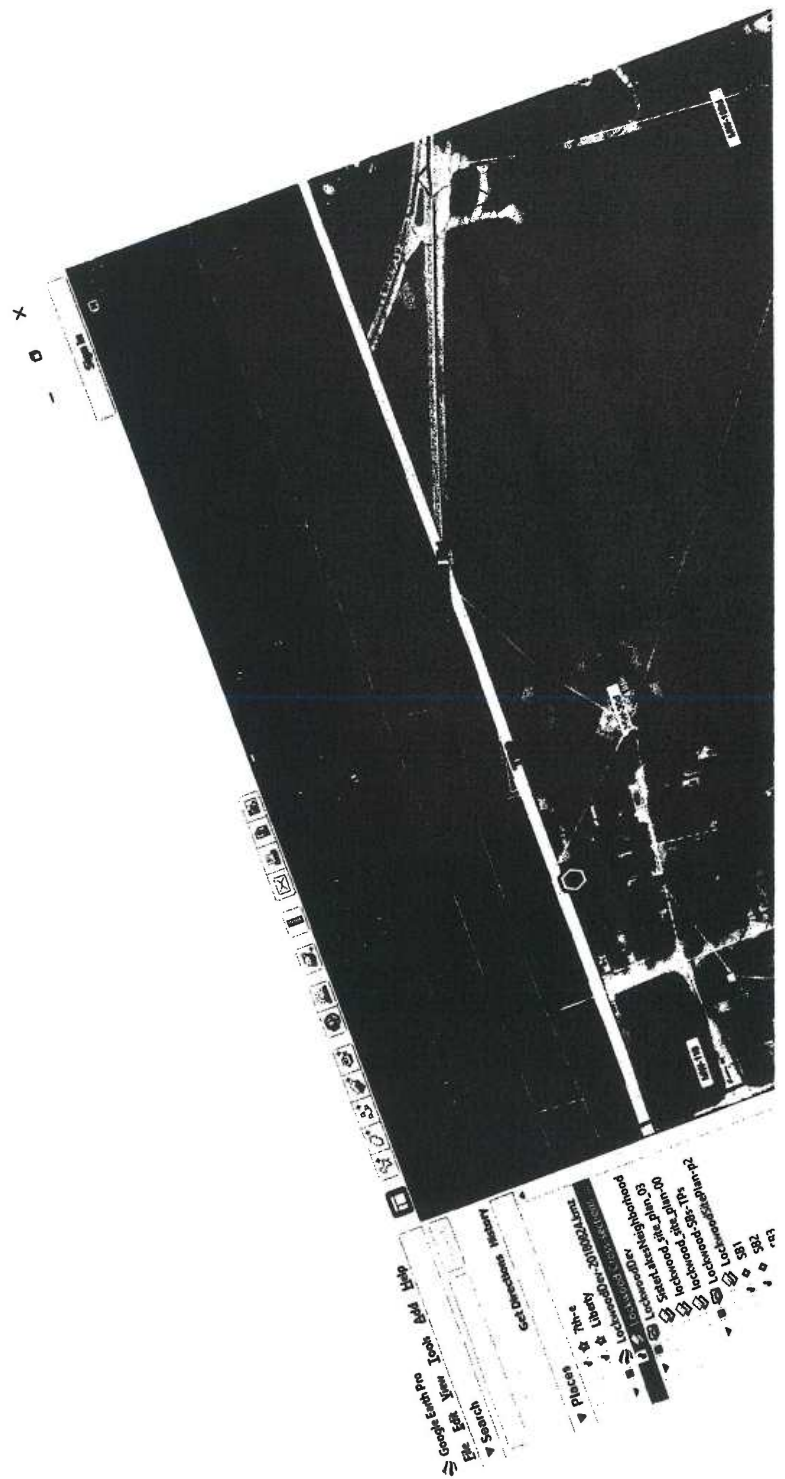
Dioxane Plumes

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- MM-30-Lockwood
- MM-304-Lockwood
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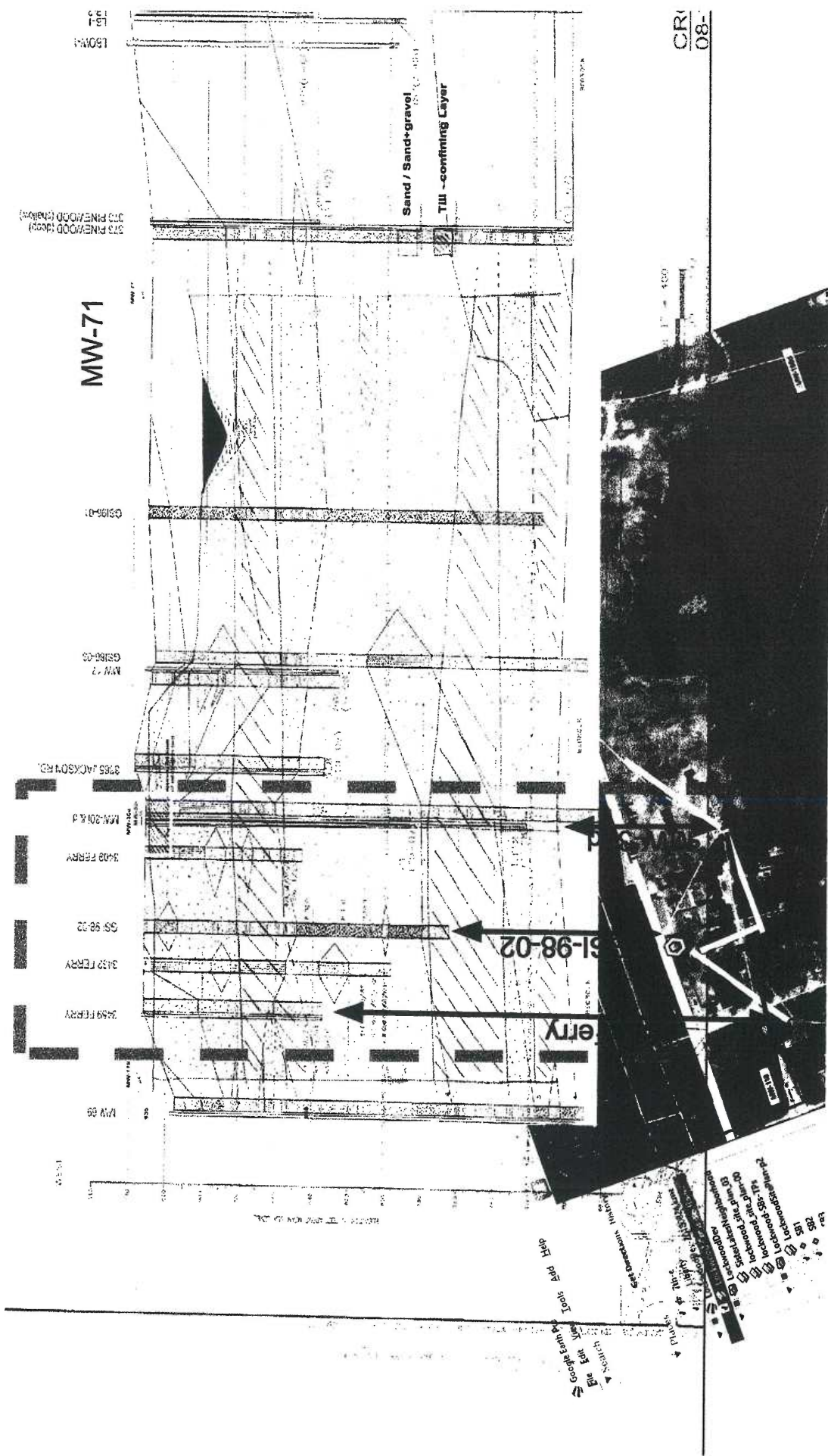


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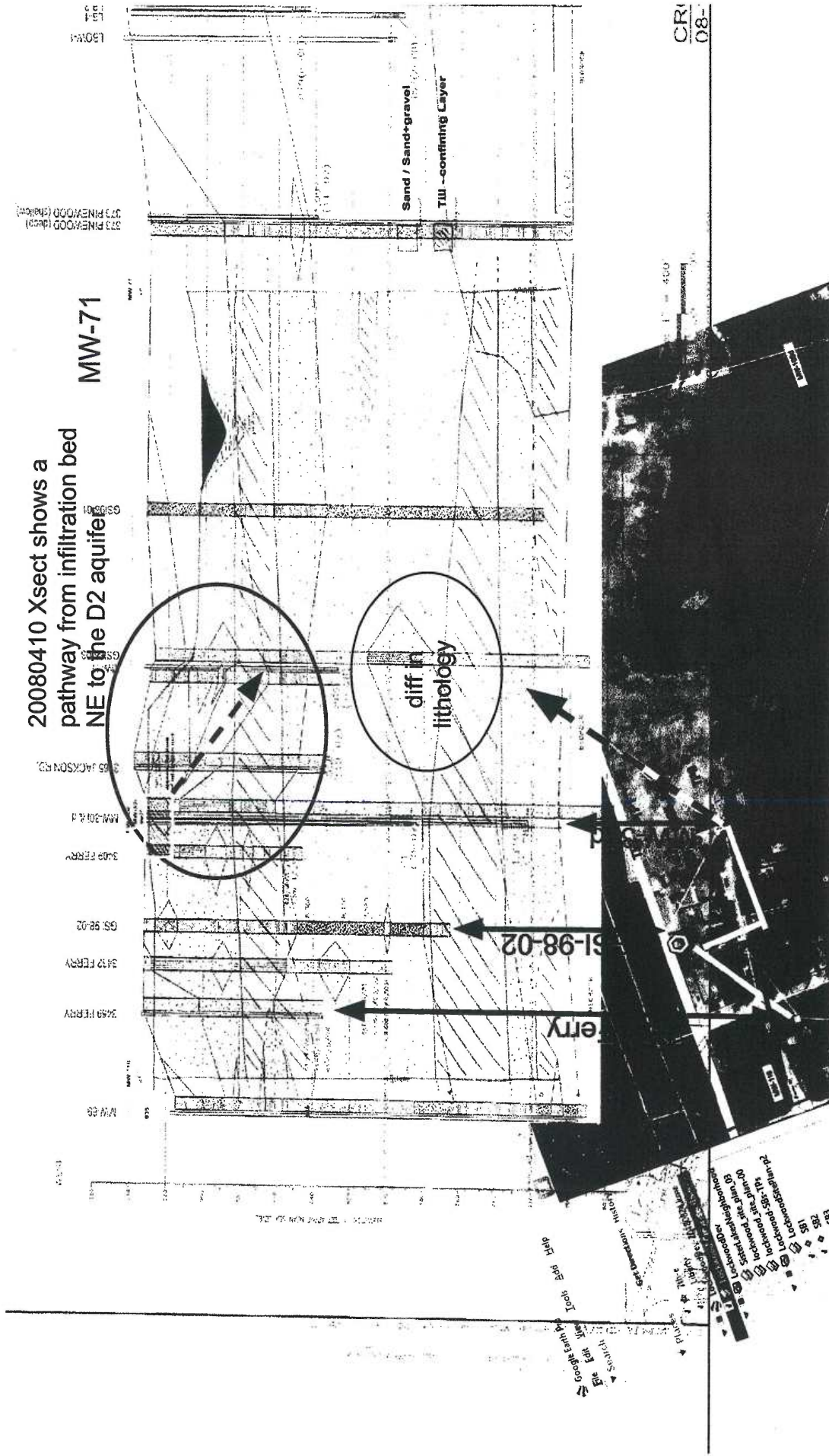
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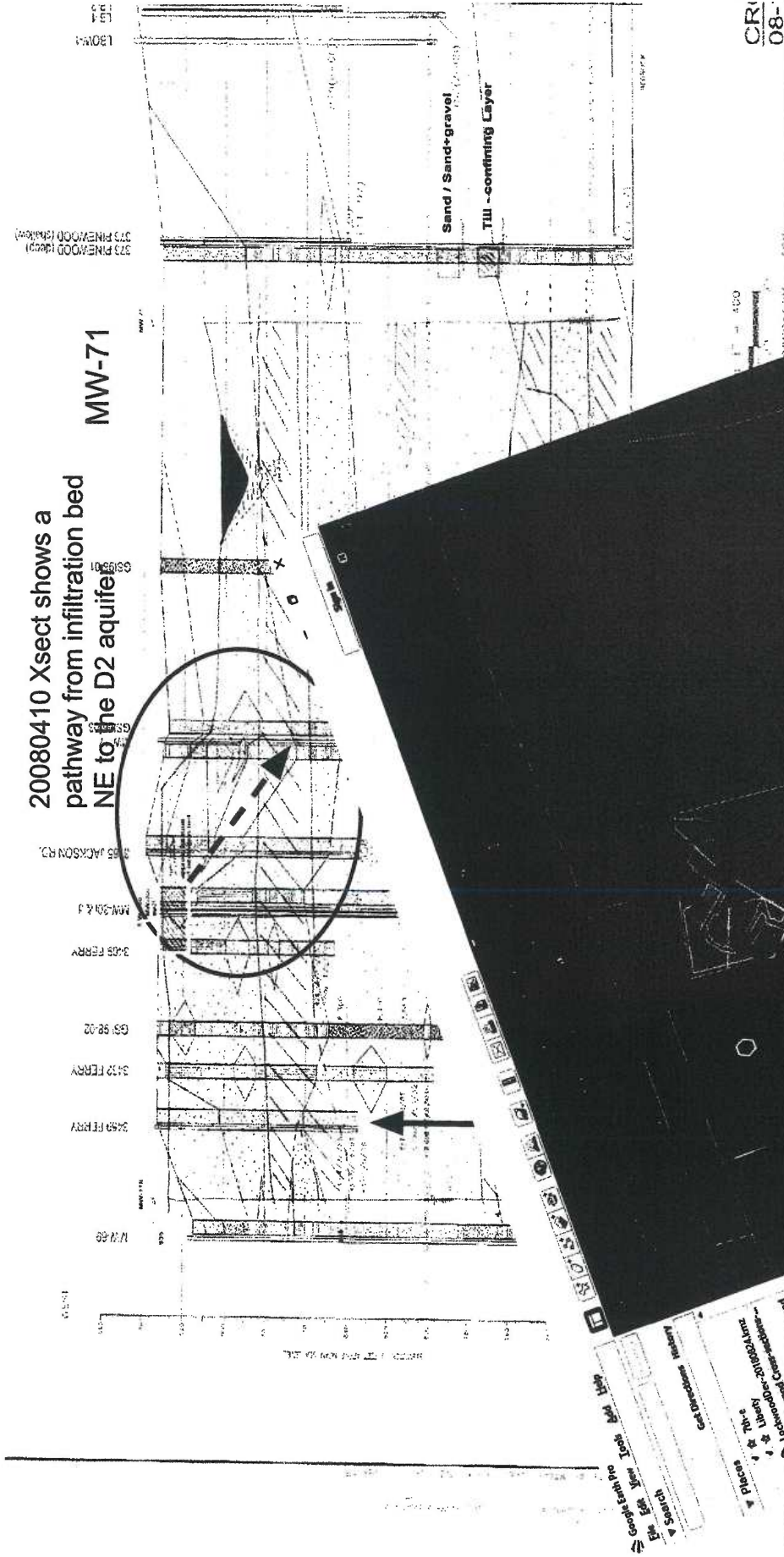
Gelman cross-section 20080410-EG-Xsect-08-11 (3459 Ferry, 3402 Ferry -GSI-98-02-3409 Ferry-Mw 30d+i) overlaid hand drawn Lockwood cross section (MW-118, MW-30d+i, MW-71)



Gelman cross-section 20080410-EG-Xsect-08-11 shows a CLEAR PATHWAY from infiltration bed NE to the D-2 aquifer. The difference in lithology may be a factor too.

20080410 Xsect shows a
 pathway from infiltration bed
 NE to the D2 aquifer

MW-71

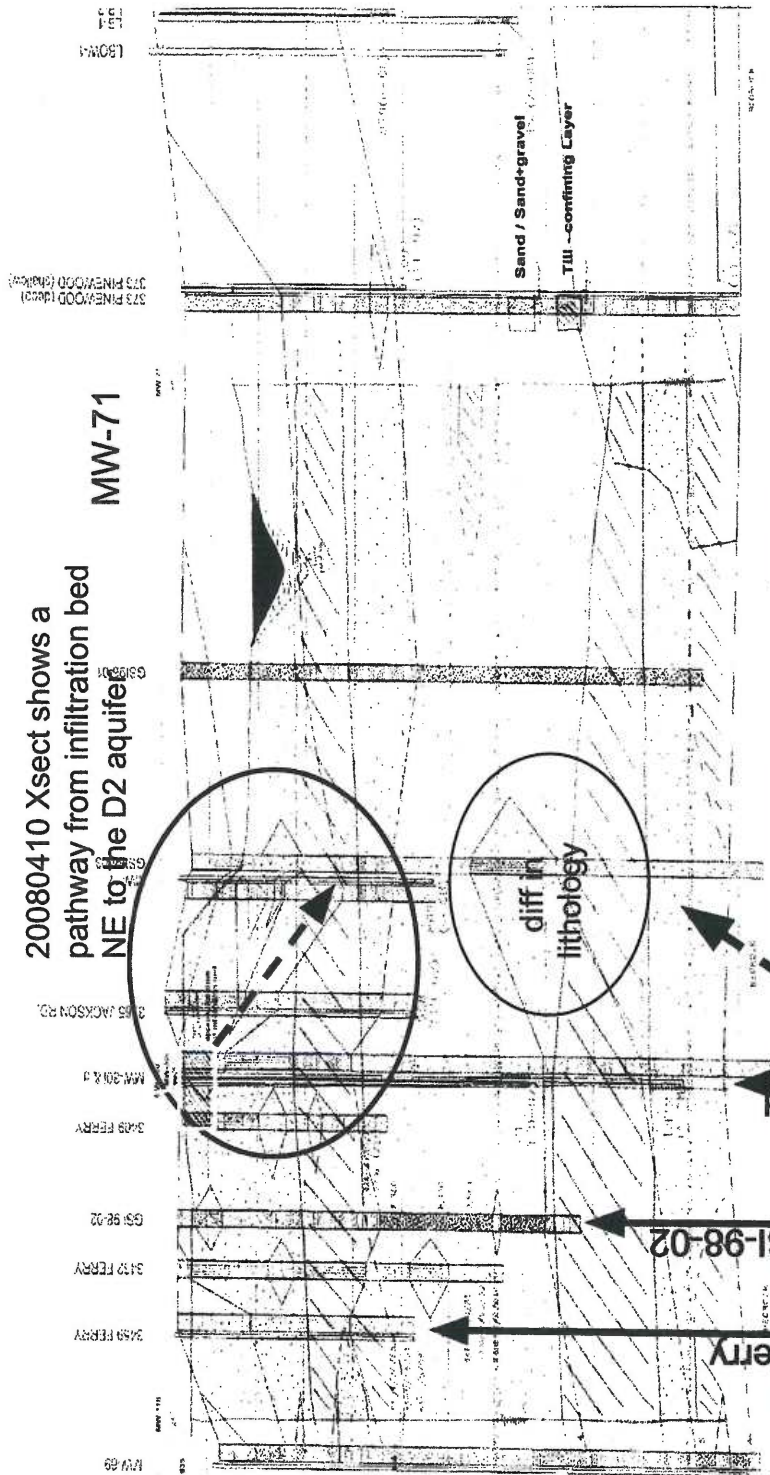


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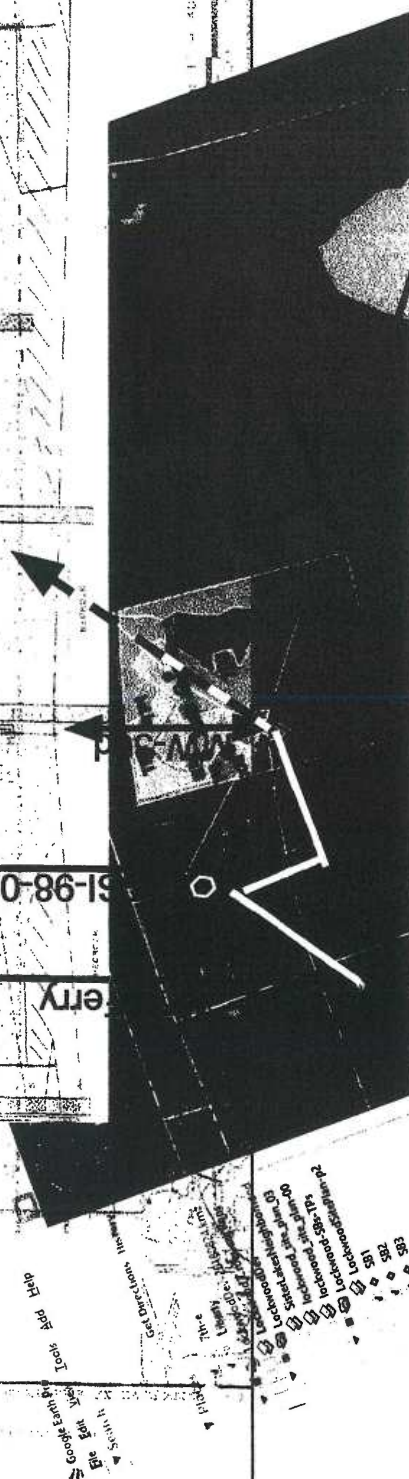
Lockwood proposed parcel overlaid
 on Lockwood cross-sections.

20080410 Xsect shows a
 pathway from infiltration bed
 NE to the D2 aquifer

MW-71



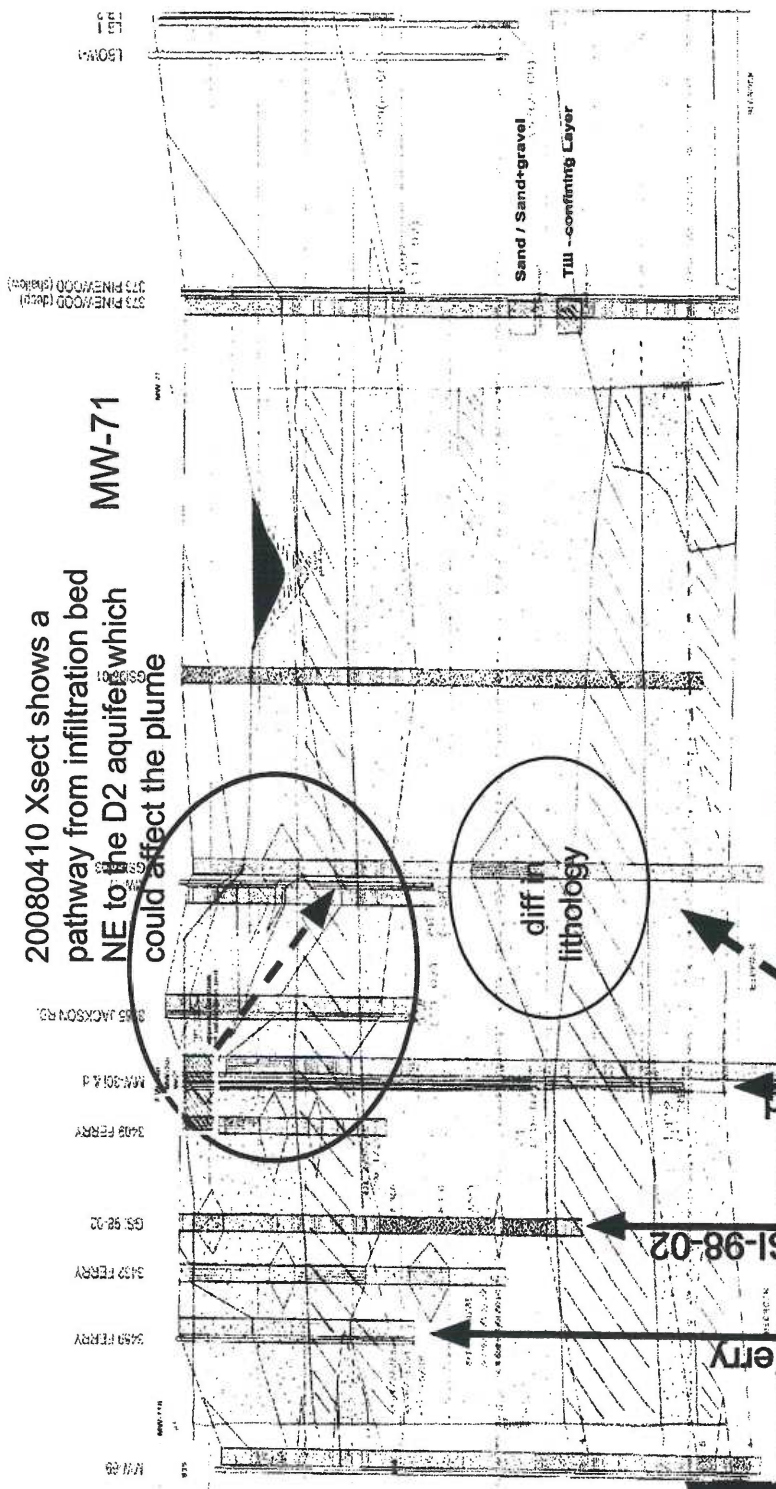
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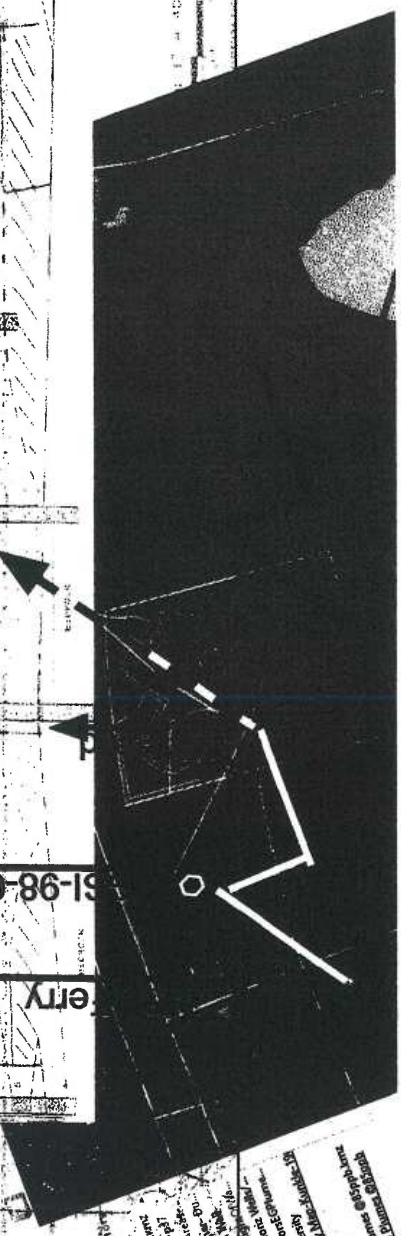
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20080410 Xsect shows a pathway from infiltration bed NE to the D2 aquifer which could affect the plume

MW-71

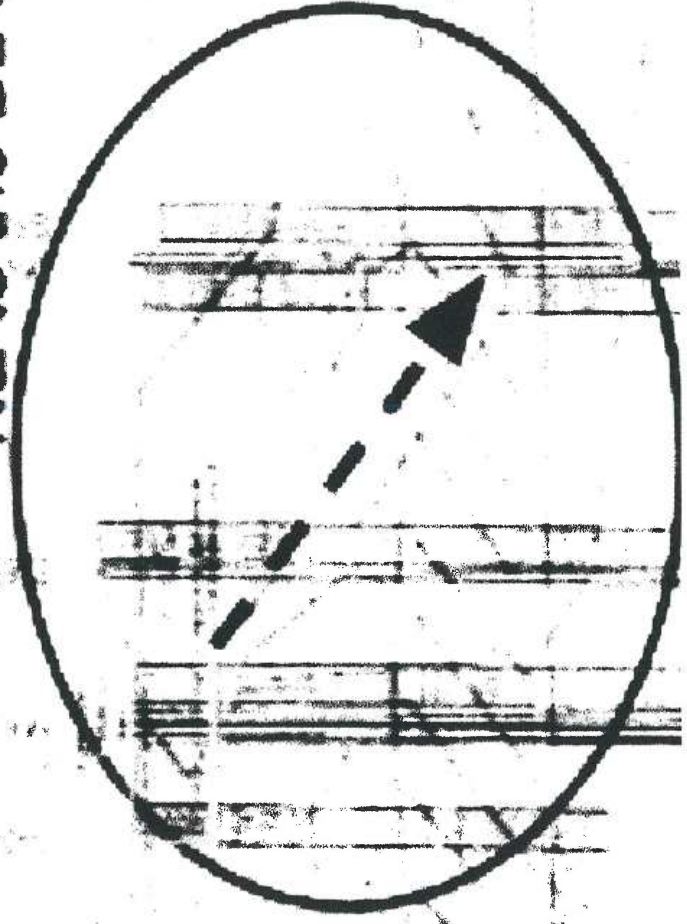


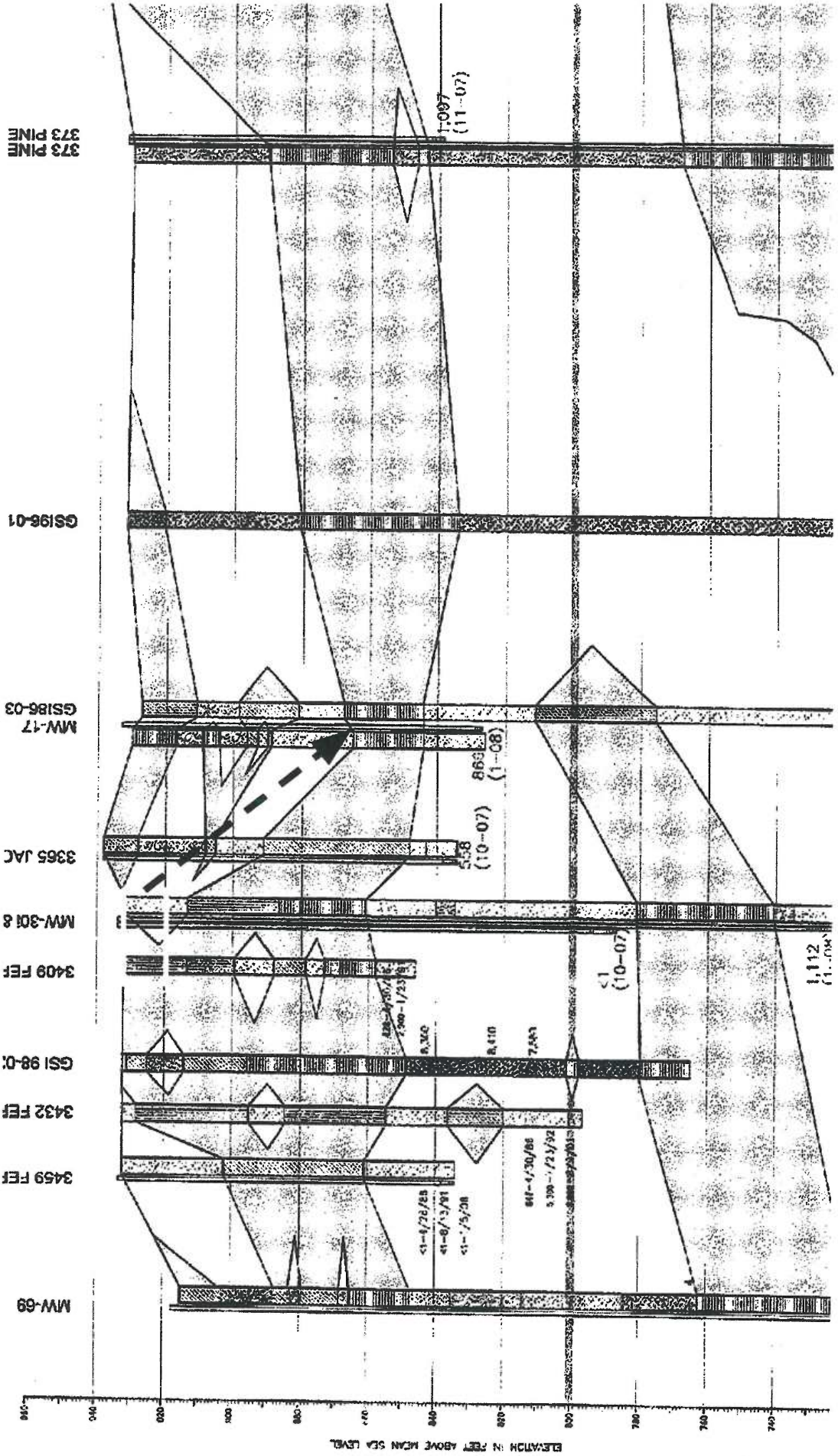
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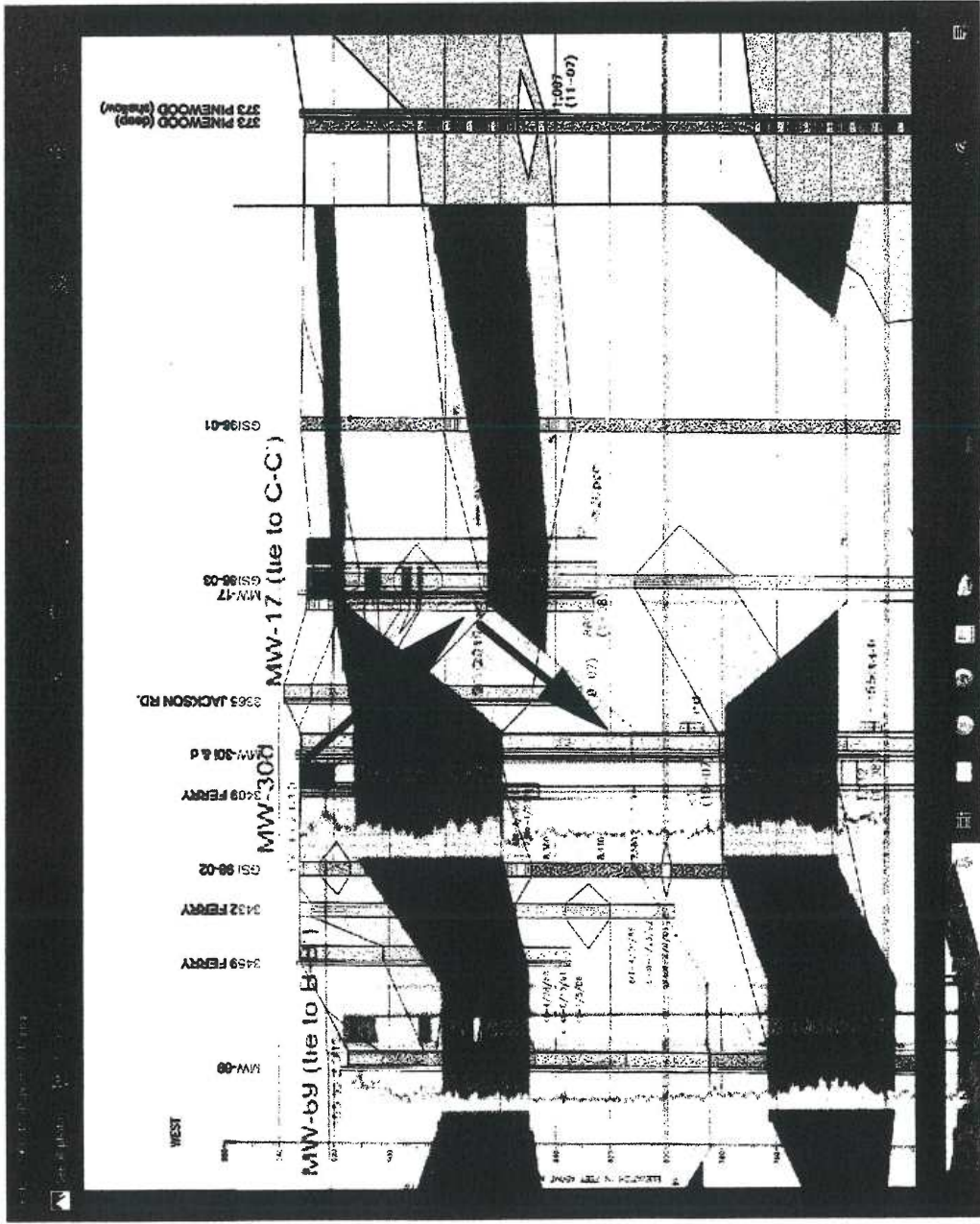
20080410 Xsect shows a
pathway from infiltration bed
NE to the D2 aquifer

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20080410 X-sect shows pathway from INFILTRATION Bed to D-2 region



Combining 20080410 X-sect w/ Frabrum thesis show even MORE direct route from Infiltration bed to D-2 aquifer.

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