

Lenart, Brett

From: Margaret Baker <margaret@bakerstrategy.com>
Sent: Friday, August 10, 2018 6:28 AM
To: Planning
Cc: swift@aaps.k12.mi.us; Lazarus, Howard; Margolis, Liz; McDonald, Kevin; Lenart, Brett; Delacourt, Derek
Subject: RE: Opposition to the Proposed Rainbow Childcare Center at Nixon adjacent to Clague Middle School

To the Planning Commission:

As a northeast Ann Arbor area parent and president of the Clague PTSO, I am writing to express alarm, disappointment, and incredulity about the return to the table of the proposed Rainbow Childcare Center adjacent to Clague property. It is the wrong business for the wrong place. Here are my concerns:

1. Once again, you--together with the Rainbow Childcare Center-- have deviously chosen to push this ill-advised proposal forward when the least number of affected constituents are available to process and respond to the information. Previously, you brought it up just before the winter holidays, and now, in late summer, when many take vacations. This is clearly designed to make a more democratic process difficult. Do you really want to deal with a "Childcare Center" that shows so little concern for the children and families already living in the neighborhood? Are these sly dealings in the spirit of Ann Arbor?
2. Once again, you have not pursued due diligence in fully informing AAPS of these new developments. Mr. Che Carter, current principal at Clague, has not been told. Dr. Swift tried repeatedly to contact Rainbow since the matter was tabled back in February, and was not successful. Is this the kind of business you think will be good for this residential corner of Ann Arbor? According to the trip rate estimates from the *ITE (Institute of Transportation Engineers) Trip Generation Manual*, 90 additional cars will go in and out during weekday morning peak hours (7 am to 9 am), and 95 per afternoon peak hour (4 pm - 6 pm). Ninety cars, in addition to the already overwhelming traffic volume generated by the other three schools in close proximity! How can you claim that, as is stated in criterion #3 of the petitioner's "Special Exception Use" requirement, the proposed center "will be consistent with the general character of the neighborhood considering population, density, design, scale and bulk; and the intensity and character of activity"? This claim is patently false, and you all, as civil servants in this wonderful city, surely recognize that. Why do you continue to proceed as if this were true?
3. This center is not a place "of similar activity" as the church that formerly operated on the property, as the petitioner claimed on the Special Exception Use permit. Really? You consider that a 10,000 square foot childcare center licensed for up to 130 children, full-time, five days a week can be construed as "similar" to the small church it replaces? This is another patently false statement. The church operated only on Sunday mornings. Even in the past, when there was a small preschool on the site-- and some of us in the neighborhood happily sent our children there--the drop-off hours were well after Clague's drop-off had cleared.
4. The AAPS did not previously support access to and from this site via Clague Street, which is essentially a school driveway. Clague is growing, and will continue to grow, as will the other nearby excellent schools, Thurston and Logan. You show little concern for what AAPS thinks with regard to shared use

of the driveway and their opposition to sharing the easement. Clearly, Rainbow does not care, and again, is this the kind of business that will benefit the northeast area AAPS "campus"? Why are you choosing them over AAPS?

5. The petitioner also intends that Clague Street "should act as a stacking area for traffic entering onto Nixon Road minimizing traffic back-up." This is ludicrous. It already is a hazardous "stacking area." Adding 90 more cars is adding danger.

Should this proposed center go through, and shame on all of you if it does, may this letter serve as Exhibit A in the lawsuit that will certainly ensue when a child is hit or worse as a result of this ill-advised, proposed Center. You were duly warned. Do we really need another traffic-related death of a student near an AAPS facility to show you that this proposal is wrong?

With all due respect, and thanks to you for your tireless work on behalf of the city, I hope you will send Rainbow off to find a better location.

Thank you very much!

yours sincerely,

Margaret Baker, Ph.D.
Clague PTSO President (in perpetuity, it seems)

Lenart, Brett

From: Joyce Spiegel <joyina2@sbcglobal.net>
Sent: Tuesday, August 14, 2018 9:19 AM
To: Planning
Cc: swift@aaps.k12.mi.us; Lazarus, Howard; margolis@a2schools.org; Lenart, Brett; Delacourt, Derek; McDonald, Kevin
Subject: Opposition to the Proposed Rainbow childcare Ceter at Nixon Adjacent to Clague Middle School.

I Completely Concur with The Statement Made By Dr. Baker

From: Margaret Baker
Sent: Friday, August 10, 2018 6:28 AM
To: planning@a2gov.org
Cc: swift@aaps.k12.mi.us; HLazarus@a2gov.org; Margolis, Liz; KMcdonald@a2gov.org; blenart@a2gov.org; DDelacourt@a2gov.org
Subject: RE: Opposition to the Proposed Rainbow Childcare Center at Nixon adjacent to Clague Middle School

To the Planning Commission:

As a northeast Ann Arbor area parent and president of the Clague PTSO, I am writing to express alarm, disappointment, and incredulity about the return to the table of the proposed Rainbow Childcare Center adjacent to Clague property. It is the wrong business for the wrong place. Here are my concerns:

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With all due respect, and thanks to you for your tireless work on behalf of the city, I hope you will send Rainbow off to find a better location.

Thank you very much!

yours sincerely,

Margaret Baker, Ph.D.
Clague PTSO President (in perpetuity, it seems)

Michael and Pamela Curtis

2665 Shefman Terrace

Ann Arbor, MI 48105

August 15, 2018

To: Ann Arbor Planning Commission

From: Pamela and Michael Curtis, 2665 Shefman Terrace, Ann Arbor, MI 48105

Re: Concerns regarding proposed SEU for Rainbow Childcare Center on Nixon Rd.

We are writing to express our concerns over the city's proposed Special Use Exemption for the Rainbow Childcare Center on Nixon Rd. We have been kept up to date on the ongoing process for this through our City Council representative, Jane Lumm. She has been diligent in attempting to represent the concerns of her ward regarding this issue to the city. Given her diligence, it is very disappointing that she learned of this issue resurfacing only by very recently seeing it listed on the agenda of the August 21 Planning Commission meeting and had not been notified of this personally. This was despite her multiple requests to the Planning Commission to be kept advised of the status of the SEU request because of its potentially negative impact on residents in her ward living very close to this proposed project. The surrounding residents were also not made aware of this item by being placed on the agenda again by the city, nor was AAPS made aware. This is also disappointing as they certainly are another party which would suffer negative impact from this project. The timing of the meeting was unfortunately scheduled on short notice and at a time of year when many residents take vacations. This is the case with us. We do hope you will consider the contents of this letter as we are not able to attend the upcoming meeting to express our concerns in person, nor will Jane Lumm be able to attend. We appreciate that she was able to learn of the meeting enough in advance to notify us in time to be able to provide written communications to you.

We have lived in our current home for the past 24 years, which is located on the corner of Bluett and Shefman Terrace, directly across from the front of Clague Middle School. The volume of traffic on Bluett has increased dramatically since we first moved into our home and most significantly increased over the past 5 years. In the past, most students at Clague walked to school, or rode the school bus. Now it appears that based on the very significant amount of traffic along the length of Bluett and on our own street at the start and end of the school day, that the majority of students are driven to school. Cars are parked along the entire circle drive of Clague, and along both sides of Bluett for several blocks, leaving only lane of cars able to move between the parked cars. Cars are also routinely parked along our small street which no access other than the one end on to Bluett. We have had our mailbox run down three times in the past year with cars backing into and out of ours and neighbors' driveways as they turn around and then attempt to pull out on to Bluett. The lines of cars attempting to turn from Bluett on to Nixon in the morning and after school can stretch several blocks so that getting into and out of our street and our neighborhood at those times can be nearly impossible. Given

the current school traffic and the increased volumes of traffic on Nixon Rd. due to the surge in building north of us on Nixon Rd. adding the volume of traffic a very large childcare would generate to this already congested area, would pose not only added difficulties for cars and school buses attempting to move in and out of the Clague complex, there are also grave safety concerns for those students attempting to cross Bluett and Nixon on foot. Cars waiting in line to turn south on to Nixon are often so frustrated, that they are attempting U turns on Bluett to travel east to get out of the neighborhood and this is being done as students run across Bluett from their parents cars to get to school. Students are also attempting to cross at the Bluett-Nixon intersection at a crosswalk very near to the turn out from Clague St. which is one of the proposed exits from Rainbow Center. Given that most families dropping children off at the daycare center will be driving their children (not walking with them), hurrying off to work and attempting to turn left on to Nixon, it almost certain that a child will be hit by a car as exiting cars attempt to squeeze into any small spot they can find in the south bound lane. This cross walk does not have a light or a stop sign and is marked only with the reminder signs to stop for pedestrians. Those students attempting to cross most likely will not be easily seen by parents exiting the childcare center.

The development of our area has increased dramatically since the original SEU was granted for the church which sits on the proposed Rainbow Center site. There was significantly less traffic on both Nixon and Bluett at that time and the hours of high volume traffic for the church were over the weekends, did not conflict with high traffic volumes for the school during week days. It is an illogical argument that because a previous SEU was granted for this site for the church many years ago, that another should be granted for a very large childcare center now. There is no comparison between development and traffic of this area between then and now, and no comparison between the high traffic volume times of the church and childcare center and their compatibility with school traffic times.

It often seems the city is so driven to press forward with so much new development that they do not give proper and due consideration to the current tax paying residents and the concerns they have for their neighborhoods. We hope that you will listen to our views as you make your decisions. Given the safety issues this project would present for resident pedestrians and students at Clague, and the complete traffic gridlock that would result in area already very challenged by high volumes of traffic we sincerely hope that you will make the wisest decision and deny Rainbow Childcare Center's request for a Special Exemption Use at the proposed Nixon Rd. site. As a parent myself, I realize that quality childcare is important to communities and the northeast section of Ann Arbor is no exception. However, this site is not a safe, traffic logical, or appropriate one for a childcare facility. We appreciate ongoing information regarding this project be shared in a timely and appropriate way with council woman Lumm, us and the other residents of our impacted neighborhood. Thank you for your consideration.

Sincerely,



Pamela and Michael Curtis
2665 Shefman Terrace
Ann Arbor, Mi 48105
pedtherassoc@gmail.com

Lenart, Brett

From: Dan Salamone <heroncreek67@gmail.com>
Sent: Wednesday, August 15, 2018 9:31 AM
To: Planning
Subject: Clague Street permit for daycare operation

Hello, I'm writing to you as a concerned citizen of the northeast side. The traffic congestion near Clague is already heavy during the morning rush hour, made more so by the proximity of Thurston and Logan elementary schools, plus all the new residents that are morning in to the area due to the new construction north of the Clague area. I side with the AAPS that this is not a good idea, the area is already too congested, and there is surely a better place to put a daycare business than the literal driveway of an already busy middle school.

I'm hoping that this idea will be rejected. Thank you,

Dan Salamone
2939 Sheffield Court
Ann Arbor, MI 48105

Lenart, Brett

From: Bloor, Lindsey <Lindsey.Bloor2@va.gov>
Sent: Friday, August 10, 2018 8:50 AM
To: Planning
Subject: FW: opposition to the proposed Rainbow Childcare Center at Nixon adjacent to Clague Middle School

To the Planning Commission:

As a parent of a Clague Middle School student, I am writing to express my deep concern about the return to the table of the proposed Rainbow Childcare Center adjacent to Clague property. As our Clague PTO President so aptly articulated, "It is the wrong business for the wrong place". Here are our concerns:

1. Once again, you--together with the Rainbow Childcare Center-- have deviously chosen to push this ill-advised proposal forward when the least number of affected constituents are available to process and respond to the information. Previously, you brought it up just before the winter holidays, and now, in late summer, when many take vacations. This is clearly designed to make a more democratic process difficult. Do you really want to deal with a "Childcare Center" that shows so little concern for the children and families already living in the neighborhood? Are these sly dealings in the spirit of Ann Arbor?
2. Once again, you have not pursued due diligence in fully informing AAPS of these new developments. Mr. Che Carter, current principal at Clague, has not been told. Dr. Swift tried repeatedly to contact Rainbow since the matter was tabled back in February, and was not successful. Is this the kind of business you think will be good for this residential corner of Ann Arbor? According to the trip rate estimates from the *ITE (Institute of Transportation Engineers) Trip Generation Manual*, 90 additional cars will go in and out during weekday morning peak hours (7 am to 9 am), and 95 per afternoon peak hour (4 pm - 6 pm). Ninety cars, in addition to the already overwhelming traffic volume generated by the other three schools in close proximity. How can you claim that, as is stated in criterion #3 of the petitioner's "Special Exception Use" requirement, the proposed center "will be consistent with the general character of the neighborhood considering population, density, design, scale and bulk; and the intensity and character of activity"? This claim is patently false, and you all, as civil servants in this wonderful city, surely recognize that. Why do you continue to proceed as if this were true?
3. This Center is not a place "of similar activity" as the church that formerly operated on the property, as the petitioner claimed on the Special Exception Use permit. You consider that a 10,000 square foot childcare center licensed for up to 130 children, full-time, five days a week can be construed as "similar" to the small church it replaces? This is another patently false statement. The church operated only on Sunday mornings. Even in the past, when there was a small preschool on the site-- and some of us in the neighborhood happily sent our children there--the drop-off hours were well after Clague's drop-off had cleared.
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again, is this the kind of business that will benefit the northeast area AAPS "campus"? Why are you choosing them over AAPS?

5. The petitioner also intends that Clague Street "should act as a stacking area for traffic entering onto Nixon Road minimizing traffic back-up." This is ludicrous. It already is a hazardous "stacking area." Adding 90 more cars is adding danger. We do not need another traffic-related death of a student near an AAPS facility to show you that this proposal is wrong.

Please send Rainbow to find a better location.

Respectfully,

Lindsey E. Bloor, PhD, ABPP
Parent

Lenart, Brett

From: Elizabeth Morehead <eliza2cor57@yahoo.com>
Sent: Wednesday, August 15, 2018 10:00 AM
To: Swift, Jeanice; steadc@aaps.k12.us; Natasha York; Lazarus, Howard; Planning; CityCouncil

To my Fellow Ann Arborites,

Each morning I enjoy sitting outside on my front porch to watch the birds and annoying squirrels. The sun rises and peaks through the neighborhood trees and the rest of the world go by. It is a delicious time of the day. Excepting that this year. Even now as I write this traffic and construction noise can be heard amidst the birds and bugs.

When I heard from Jane Lumm about the proposed Rainbow Childcare Facility coming back to the table, rather under the radar, I thought, how sneaky and cunning. They will do whatever necessary to get this into our neighborhood. Our neighborhood. Not their neighborhoods. Why might this be true I ask myself.

For some very simple and obvious reasons. One being traffic. Adding into the mix of the normal traffic will be families of up to 180 children, quickly dropping off their babies and young children. They will then follow suit of hundreds of others making the mad dash to get to work. May I take this moment to remind you that recently three major housing developments were also added into our neighborhood just north of this proposed site? There is no way that traffic is accounted for in current traffic studies. How could it? There is no way to know exactly the ramifications along Nixon, Bluett, or Green. Two, childcare facility noise. Now I realize they will not all be outside at once, but the noise of multiple children can, at times, be enough to drive a parent or neighbor crazy. Any of us who has children know this to be an irrefutable truth. Three, this is a big box office store that has no business being in a neighborhood. If you take just one moment to be objective, you will notice that all other locations for this company are on major thoroughfares in business zones. Not residential, neighborhood communities. The idea that you believe the exceptional use permit for Rainbow is the same as a church that meets on Sunday morning is absolutely ludicrous. How is this even possible? That building, for a maximum of maybe four hours on a Sunday morning housed perhaps 100 people. There is no way you can convince me that Rainbow Childcare is of similar usage. Four, all of the space required. This business is going to be another major construction project, another too large for it's space building, another large parking lot, another large user of electricity and water. It will be a large consumer. The above reasons are purely common sense, does any one need to go into concrete matters where this project from the inception has been subpar?

I have spoken with a council member on this project as well as other items that are affecting this neighborhood and city. We are growing. We will experience growing pains. Just as a mother goes through the intense pains of labor, in the end we must believe it will end well and be worth the arduous journey. As I have previously stated there is a way to go about creating a city that thrives. There are people who create teacher neighborhoods, business centers and the like that appeal to the masses and are truly affordable. I am not naïve to think we do not need child care facilities on this side of town. I truly do understand that in order to afford living here with housing, student loan and credit card debts, many families require both parents must work. Sometimes more than one job. This requires their children go somewhere. We do need more daycare centers on this side of town but not on this scale.

It is disappointing to know that you are all going to approve this, no matter what evidence is presented or what is filed. It is hard to believe that you will give more ear to a communities objections over a bump-out on a side street than a large box top business going into the heart of a community.

So, I appeal to you all once more. To take the information in front of you, not just what you want to see or hear or from the people who want this to go in the most, and be objective, non-biased. For this decision, as it stands, will have major ramifications and just does not make sense.

Sincerely,

Elizabeth Morehead, Ward 2 Resident, Renfrew Street.

Sent from [Mail](#) for Windows 10

Lenart, Brett

From: Rebecca <rkotlow@yahoo.com>
Sent: Wednesday, August 15, 2018 10:28 PM
To: Planning
Subject: Planning Project on Clague Street

Dear Planning Commission,

I am a Ann Arbor community member who resides in OHMHA. I'm writing to provide full support and encouragement for the development of Rainbow Child Care Center off of Clague Street. I recognize that some community members are opposing this proposition. However, we fully support the idea for several reasons.

1. There is a serious shortage of child care centers in Ann Arbor for infants, toddlers, and school age before/after care. As a person with small children ages 4 and 6, I can directly speak to how difficult it is to secure childcare in Ann Arbor. Having Rainbow CCC in our community would provide a valuable and needed service, especially with the expansion of our community from all of the new residents moving into the area from the Toll Brothers North Oaks town homes project.

2. Community and PTO members are citing "traffic concerns" as a reason not to support the Rainbow CCC project. However, the addition of the car traffic from the Toll Brothers North Oaks projects actually poses a much more serious traffic risk to our AAPS Clague students than does a child care center located Clague St. According to Mlive, there will be 472 new residents traveling down Nixon Rd and passing Clague Street/Clague Middle School once the Toll Brothers North Oaks project is complete. This amount of traffic increase is a much bigger problem than the minor traffic that will be brought by Rainbow CCC.

https://www.google.com/amp/s/articles.mlive.com/news/ann-arbor/index.ssf/2016/07/nixon_road_development_1.amp

3. My husband and I were notified on July 3rd in writing that the neighborhood elementary school in the OHMHA area (Thurston Elementary) just eliminated before and aftercare childcare for the 4 year old preschool program. My husband and I were told by the AAPS director of curriculum (Dawn Linden) and the acting executive assistant to Dr. Swift (Amy) that we need to "explore other options" for before and after school childcare for our 4 year old student since the school will not be offering this service any longer. If it is not possible for us to keep all of our children together at Thurston for before and after school care, it would at least be nice to have a childcare resource in our own neighborhood.

4. If the Lutheran Church property is for sale and rezoning is being considered, wouldn't it be great to have a facility there that is open limited hours (closed on evenings and weekends)? In my opinion, a childcare center is a much more desirable option than another housing development, a retail store, a restaurant, or any other facility that exchanges money for goods or services. At least with a childcare center there, we can preserve quiet hours in our neighborhood on weekends and evenings since the center will be closed at those times.

5. Finally, community and PTO members are citing "traffic and safety concerns" as their reason for opposing Rainbow CCC on Clague Street. What actuarial data do these individuals have to validate their stated concerns? Has anyone taken the time to collect data through traffic studies, or safety studies? Has anyone reviewed operational and safety guidelines for roadway facilities around schools, or requested input from a civil engineering firm? Wouldn't it make the most sense to make this important decision using evidenced based approaches that are supported by science, facts, and expert opinions versus relying on fear or personal opinion?

Thank you for your time.

Rebecca and Michael Lusk
3040 Cedarbrook Rd
Ann Arbor, MI 48105

Sent from my iPhone

Lenart, Brett

From: Moon, James <moonjj@med.umich.edu>
Sent: Thursday, August 16, 2018 4:28 PM
To: Planning
Cc: Jeanice Swift; Lazarus, Howard; Liz Margolis; McDonald, Kevin; Lenart, Brett; Margaret Baker; CityCouncil
Subject: Opposition to the Rainbow Child Care Facility

Dear Planning Commission committee,

I am one of the residents of the northeast Ann Arbor area.

I am writing to express my strong opposition to the Rainbow Childcare Center adjacent to the Clague Middle School.

The revised application submitted by the Rainbow Childcare Center has not addressed any of the issues that the City Council and residents raised earlier this year.

The Nixon/Clague/Bluett area in NE Ann Arbor is already a very congested area during the peak hours, and Rainbow has not addressed safety of pedestrians and children. They are proposing to use only the Western side of the property leading to the "Clague" street and block the Eastern site. This means all cars will have to pass through the "Clague" Street. This will make the congestion even worse!

Please note that the old Church had an agreement with AAPS to share the drive way only if their operations do not interfere with each other's. Rainbow has not received permission from AAPS to use the "Clague" Street, as far as I know.

The size of the center and the number of children that they will have remain unchanged. This will severely impact the traffic and make our street extremely dangerous for school children and pedestrians.

Thank you very much for your time and service,
James

James Moon, PhD
John Gideon Searle Associate Professor
University of Michigan
Dept. of Pharmaceutical Sciences and Biomedical Engineering
Biointerfaces Institute
2800 Plymouth Road NCRC B10-A190
Ann Arbor, MI, 48109
Phone: 734-936-2570
<http://www.umich.edu/~moonlab>

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues