

From: Philip McMillion <philmcmill@yahoo.com>
Sent: Monday, April 30, 2018 1:30 PM
To: Planning <Planning@a2gov.org>
Subject: Something smells fishy with the Lockwood project

I just wanted to respond to some last minute documents that were added to the eTrakit site for Lockwood last week by City Housing and City Planners which are very misleading and makes me think there are some financial incentives driving decision making by City Housing and City Planning which are over-riding neighborhood concerns.

Jennifer Hall, executive director of City Housing, submitted a document recommending approval of Lockwood, with some bogus attachments to back up a weak argument. One attachment "Senior Housing Trip Generation and Parking Characteristics" is from **1996** and was about different types facilities in Illinois (apples and oranges a generation ago). A Google search shows this same document has been used by various city planners over the past 22 years to add some numbers and gravitas to proposals. Also, this same document was distributed by Lockwood at the so called "citizen outreach" meeting they held on April 18, 2018 at Webers. It could be a coincidence, but it seems that the city and Lockwood are in cahoots (did the city give Lockwood the document, or did Lockwood give the document to the city?)

Another "Exhibit P2 - Ann Arbor Senior Living Parking Demand". has no author, no timestamp and seem to be cherry picked numbers not based on reality. I went to Brookhaven Manor this morning (11:20 AM) and counted 63 cars. There are 6 large car ports that any Google Earth search for vehicle counts would not see. I also went to American House on Carpenter (11:30 AM). I counted 44 cars (and only 55 non-handicap spaces available). Jennifer Hall really low-balled the counts.

Jennifer Hall in the same document mentions the City adopting a goal of increasing the affordable housing stock in the city by 140 units/year. I don't think it is a coincidence that the Lockwood proposal has 140 units, which includes an affordable housing" component.

Another document submitted by City Planners ("Planning and Development Services Staff Report" by Matt Kowalski and Brett Lenart) don't mention ANY of the major negative impacts to the neighborhood and don't mention how this is not consistent with the City Master Plan, don't mention how the parking doesn't add up, no mention of overflow parking.

I want to know if Jennifer Hall, Brett Lenart, and/or Matt Kowalski have any financial incentives to push this project through (to meet quotas for annual reviews to justify pay raises or get bonuses). This doesn't pass the smell test.

The Planning Commission needs to be a check on this kind of behavior.

Sincerely,

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