From: Priscilla Cheever <cheeverp68@gmail.com>
Date: Wed, Aug 29, 2018, 2:53 PM
Subject: LOCKWOOD REZONING PLANNING COMMISSION AGENDA FOR SEPT 5, 2018
To: <MKoslowski@a2gov.org>
Cc: <BLenart@a2gov.org>, <Planning@a2gov.org>, Chip Smith <ChSmith@a2gov.org>, Chuck Warpehoski <CWarpehoski@a2gov.org>, Eaton, Jack <jeaton@a2gov.org>, beth collins <rdhbeth@gmail.com>, Philip McMillion <philmcmill@yahoo.com>

Mr. Koslowski:
I am writing in opposition to the proposed Lockwood rezoning set once again for the Planning Commission agenda. I must say I am very disappointed that you rejected many proposed dates for Beth Collins, Phil and me to meet with you over the last two months. You kept stating that staff had not had time to review new materials, but then suddenly staff approved the single change and you became available to discuss. This is not citizen input to staff decisions. We have a number of specific concerns which you have not addressed.

At the May Planning Commission meeting many neighbors spoke in opposition to this rezoning and the Commission members also raised a number of concerns before the rezoning was tabled and referred back to city staff for further consideration. The new version addresses none of them.

I oppose this project because the City's own Master Plan designates this parcel as single family residential. It is bounded by Lakewood Sub, Westover sub, and Dolph Park itself. Lakewood and Westover are all single family homes. City staff keep stating that the Master Plan is "old" and may be revised. But it is the Master Plan on the books now. If I raced down City streets and told a cop who pulled me over that "someday" the speed limits might be revised to allow higher speeds, that cop would laugh as I got a ticket.

Residents of Westover and Lakewood chose to live in family neighborhoods. If we had wanted to live in a mixed use commercial area, we would be living elsewhere. This proposal plunks a massive commercial apartment building down in the middle of our neighborhoods and Dolph Park. Dressing it up as "senior housing" does not change the nature of the commercial building massively out of scale with our neighborhood. Nor does adding in a few studio apartments to wave the magic "affordable housing" flag change anything. Our houses are affordable housing for families. The zoning should remain single family.

Nor have you seriously considered that this project would be atop a critical monitoring well (and three others less critical) for the dioxane plume. Originally Lockwood proposed to simply eliminate the monitoring well entirely. Now they plan to put it in a basement. Roger Rayle spoke extensively at the May Planning Commission about the risks to the City water supply to paving over three acres, installing a single stream stormwater drainage system, and the excavation necessary for what is a four story building, counting the peaked roof. The DNR has never protected the citizens of Ann Arbor and Scio Township and will not do so now. They have historically done the minimum cost/hassle for Gelman and its successors in the clean up. Decades later the contamination continues to spread. A quite large rain garden project in

Lakewood sub very near this area has already gone in and its effect on stormwater drainage and the plume has not been considered by City staff in connection with the Lockwood project as far as is known to us.

As noted in May, this 90 plus unit commercial building offers a meal plan ($500) on top of the $2000-$3000 rent. Three meals a day for more than 100 residents will result in many idling semi trucks right on top of our houses unloading daily. Commercial dumpsters were originally planned right next to a house. Now they they have moved 15 feet. This does not solve the problem. In addition, this is senior housing. Any resident requiring assistance with activities of daily living or with medical needs will be required to hire outside providers. This means more cars funneling into the project. Since it will be across from Weber's and just down from the I-94 exit ramp, all this extra traffic will not be easily moving in and out onto Jackson Road. Overflow parking with impact the neighborhood streets. A traffic study discussed in May has not been done, so far as we know.

The impact on Dolph Park and the Sister Lake (a unique glacial lake) will be negative. Dolph is heavily used by residents and birders who come from many areas of the City. Many people assumed the 3 acres Lockwood would build on to have been part of the Park, since it is contiguous with the Park and vacant. Very little consideration has been given to the best use of this land which we understand is the original epicenter of the dioxane plume.

I will attend the Planning Commission meeting, as will other neighbors. We are disappointed that this quite unnecessary rezoning request is still going forward.

Priscilla Cheever
267 S. Wagner, Ann Arbor, 48103

Lenart, Brett

From: Mark Sabor <sabor777@comcast.net>
Sent: Wednesday, August 22, 2018 12:59 PM
To: Lenart, Brett; Lumm, Jane
Subject: Rainbow Childcare

Dear Mr Lenart,

I attended the planning commission meeting last night concerning the Rainbow Child Care plan. I live directly across the street from Claugue at the corner of Shefman and Bluett.

There are some discussion last night with the planning commission about encouraging the AAPS and Rainbow to work together on the entrances. The implied point was that some commissioners want to see the east entrance reopened to alleviate traffic at the Claugue/Nixon intersection. The problem with this is it will push Rainbow traffic through Claugue parking area out onto Bluett where these drivers will head west on Bluett to make a left onto southbound Nixon. The existing traffic study (without all the new approved development) already shows that that intersection has an LOC of "E" and "F". Opening the east entrance will just make this worse. All you would be doing is pushing the left-turn traffic from Claugue/Nixon intersection to the Bluett/Nixon intersection.

One of the keys to the traffic issues for this project is that due to its location, this project will require a lot of left turns in heavy traffic. This is something that all the neighbors are keenly aware that I am not sure the commissioners are.

Lastly, Commissioner Ackerman pointed out last night that the Nixon improvement project was in its infancy; meaning no timeline and no funding. Unless something changes on that plan, the commission cannot count on that to solve these traffic problems.

Regards,

Mark Sabor

Sent from Mail for Windows 10

Lenart, Brett

From:	beth collins <rdhbeth@gmail.com>
Sent:	Monday, August 27, 2018 8:05 AM
To:	Planning
Subject:	for the PROPOSED Lockwood packet PC Sept 5th, 2018
Attachments:	Screen Shot 2018-08-26 at 6.23.45 AM.png; Concerned Citizens - June 2018.pdf; brownfield_infiltration_decision_tool.pdf

Dear Planning Commissioners,

I hope you will read our neighborhood concerns for the Proposed Re-Zone of the Single Family parcel on 3365 Jackson Rd.
I have them attached as well as a form from the EPA about stormwater infiltration systems NOT recommended over contaminated groundwater. Please read pg. 6-7 and the flow chart on pg 13.
We DO NOT care if City Staff and Lockwood's engineers say that their Stormwater Infiltration Bioswales are OK to place on this site. We remember when everyone said Gelman dumping the dioxane was OK. **They were wrong.** The DNR and EPA let them pollute our groundwater for years after it was discovered and a known carcinogen. Gelman was then allowed to continue to push dioxane down into a deep well for years after the clean-up of shallow groundwater was taking place.
I have more information about Stormwater Infiltrations raising the water table, which could flood our basements with dioxane and push it to the surface like it did when Pall tried to infiltrate the dioxane from Porter Rd (my street) to Evergreen and back. We had street flooding with 1,4-dioxane coming to the surface.
This is unacceptable. We, as a city, must tread lightly over the contamination. There are too many unknowns.

There are so many other problems with this Single Family lot being rezoned to commercial / multi family residential.
Attached is a screen shot from 1995 about overdevelopment harming the precious, glacier made First Sister Lake. Our tax dollars were just spent on a $500,000 rain garden from normal street and home run off. This large clear-cutting operation MUST not be done on this parcel of land.
This is AnnArbor, with all the greatness of trees, green space and parks. We value our natural resources and do not want to ruin this lake and bird migration destination for our grandchildren's generation so that you can get your quota of affordable units in this year. We are all for building affordable units, but NOT this way. Not a high-rise, clear cutting operation on a small single family lot, while pushing the dioxane plume faster in unknown directions.

Please consider these concerns from the residents, and read the many, many others. Many which **you all** were concerned about on May 1st at the initial Planning Commission meeting.

Thank you so much for your time and consideration, and your service to our city,
Sincerely,

Beth Collins
Sister Lakes Neighborhood Representative

United States Environmental Protection Agency

EPA Publication Number 905F13001
July 2013

Implementing Stormwater Infiltration Practices at Vacant Parcels and Brownfield Sites

U.S. Environmental Protection Agency
Office of Water
Office of Solid Waste and Emergency Response

Introduction

This document presents information to assist communities, developers, and other stakeholders in determining the appropriateness of implementing stormwater management practices that promote infiltration at vacant parcels and brownfield sites.

A brownfield is a property where redevelopment or reuse may be complicated by the presence (or likely presence) of contamination. Vacant parcels may also be brownfield sites depending upon their prior use. Redevelopment of brownfield properties is often conducted using approaches that are specifically designed to reduce or eliminate the human and ecological health risks associated with these substances. Common risks associated with brownfield sites include:

Risk To...	Resulting From...
Human health	Direct contact, inhalation, or ingestion
Groundwater	Leaching of a contaminant(s)
Nearby surface waters or ecosystems	Runoff from the site which has picked up contaminants due to leaching or erosion

Strategies for reducing or eliminating these risks can include removing contaminated soil or waste materials, treating soils on site, placing a cap or barrier over contaminated areas, bioremediation, or monitored natural attenuation.

Many urban and suburban communities are required to develop municipal stormwater management programs to control the discharge of pollutants from their separate stormwater and sewer systems. These municipal stormwater programs typically require new development and redevelopment projects to implement best management practices (BMPs) that reduce pollutant discharges and control stormwater runoff. The specific requirements for each stormwater program can vary, but many programs require or encourage development projects to address stormwater runoff through controls that either infiltrate stormwater prior to its runoff from a property or provide for the detention and treatment of the stormwater before it is discharged.

Communities seeking to implement sustainable stormwater management frequently use rain gardens, bioswales, permeable pavement and other practices, often referred to as *green infrastructure*, to manage runoff. These stormwater infiltration practices often allow accumulated runoff water to percolate into the subsoil which reduces stormwater runoff. Projects that infiltrate stormwater runoff on-site can provide multiple benefits, including decreased stormwater infrastructure costs, increased groundwater recharge, and decreased pollutant loads in stormwater runoff.

Vacant or under-utilized parcels may appear to be promising places to locate stormwater infiltration practices. However, it is important to reconcile the goal of sustainably managing stormwater with brownfield site considerations. Infiltrating stormwater at sites where there are contaminants present may mobilize the contaminants and increase the potential for groundwater contamination.

This document was developed to assist communities, developers and stakeholders in making decisions about whether to implement green infrastructure infiltration practices at brownfield sites. With careful site analysis and planning, decision-makers can plan for stormwater management practices which promote the infiltration of stormwater while minimizing the potential for mobilizing contaminants.

Stormwater Management Approaches

Stormwater management practices are typically intended to capture, convey (through ditches or sewers) and in some cases treat stormwater which runs off of roads, parking lots, rooftops, and other impervious surfaces or areas of active construction in an urban or suburban area. Stormwater practices may also include storing wet weather flows, for example in a detention basin, to help prevent localized flooding. In addition, stormwater management approaches may include green infrastructure practices to trap pollutants and reduce the amount of stormwater to be conveyed and discharged.

Installation of a subsurface stormwater storage and infiltration gallery.

Successful implementation of stormwater management and infiltration practices at brownfield sites requires careful planning; stormwater management planning and implementation should be integrated with site investigations, state approvals, the selection of clean-up approaches and techniques, and the design and engineering of site improvements. The safe implementation of stormwater infiltration needs to be considered during the early phases of planning for site redevelopment. Locating infiltration practices so that they do not mobilize contaminants requires a collaborative effort by team members responsible for delineating and defining the contamination, remedial engineering, site planning, and site design.

When is a vacant parcel or infill redevelopment site a "brownfield," where contamination issues need to be considered?

There are a number of simple approaches to determine if a property could be characterized as a brownfield site. The history of prior use is a good indicator of brownfield potential. Prior land uses and the types of activities that took place on the site are often good predictors of whether there will be contaminants and/or waste materials in the soil that could complicate the redevelopment and reuse of the site. The following graphic illustrates the general relationship between property use/site history and the associated probability of contamination.

Low Probability of a contaminated site ← → **High Probability of a contaminated site**

Park - Farm - Residential - Retail - Commercial - Service Station/Dry Cleaners - Industrial

Past and Present Property Use

Note that while the graphic shows the relative probability that there will be contamination at a site, each site needs to be considered individually. For example, some land presently used as park space may have had a different land use in the past. Farming areas may have past pesticide use or farm waste management issues. A residential lot may have an old oil tank buried in the yard or area where trash was burned.

Prior uses of a property can and should be identified from a review of records such as current and past zoning requirements, title search results, and deed records. Environmental records related to a specific location (address or area) can be obtained from the interactive EnviroMapper web site (http://www.epa.gov/emefdata/em4ef.home) maintained by the U.S. EPA. The EnviroMapper web site provides access to several U.S. EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States. Maps depicting the locations of environmental events, contamination, or other concerns also can be generated. Many states also have environmental records databases that can provide information regarding potential contamination at particular properties.

A vent for an underground storage tank is an indication that the tank is still present.

A visit to the property can provide information regarding past use and the potential for the property to be impacted by environmental contamination. Certain features at a property may be indicators of potential contamination including the presence of:

- Underground storage tank vents or fill ports.
- Monitoring wells.
- Soil piles covered with plastic sheeting or tarps.
- Staining of soils and/or dead vegetation.
- Excavations that are not backfilled with clean material.

At some properties, contaminated debris may remain from previously demolished buildings. In such cases, it is important to obtain records from the demolition to determine if environmental hazards, such as fuel oil tanks or lead based paint, were removed prior to the building demolition.

The identification of the location and size of the area where compound concentrations represent an unacceptable risk is crucial to the planning of stormwater management practices.

The site factors discussed above are typically considered as part of a site investigation (Phase I and II Environmental Site Assessments) carried out to confirm if the property is impacted from a prior use(s) or otherwise potentially contaminated.

Importance of Site Characterization

Prior to the initiation of any brownfield site reuse or redevelopment, a site investigation will normally be conducted to obtain information regarding the property's potential contamination. Knowledge regarding any potential contamination is needed to plan for any potential remediation, to make the property safe for occupation, and to address environmental and possible ecological concerns in a safe and cost-effective manner. Lenders, insurers and State and federal environmental regulations often require an environmental investigation of a commercial property at the time of property transfer to identify potential contamination and the potential environmental and health impacts from any contamination. Environmental investigations are normally conducted in the following stages:

Phase I Environmental Site Assessment	Commonly includes the identification of environmental concerns through a visual examination of the property, acquisition and review of historic environmental records and property use information, property ownership and lien records, historic aerial photographs, and other records related to the prior use and ownership of the property.
Phase II Environmental Site Assessment	Conducted to determine if the information and potential conditions identified in Phase I are evidence of contamination and if such conditions create an environmental impact. This phase can include soil borings or test pits to collect samples of surface and subsurface soils for laboratory analysis. Monitoring wells can be installed to collect groundwater samples for laboratory analysis. Environmental impacts are characterized by size and depth through sampling of subsurface materials and groundwater.
Supplemental Site Assessment	If contaminant concentrations identified during Phase II represent an unacceptable risk, a supplemental site assessment is needed to identify the horizontal and vertical extent of contamination. Once identified, risks can be further evaluated along with remedial approaches for site construction to reduce risks to an acceptable level.

Environmental conditions at brownfield properties need to be well-understood to ensure any necessary cleanup meets environmental regulatory requirements and to effectively design remedial efforts (if needed). The identification of the location and size of the area where contaminant concentrations represent an unacceptable risk is crucial to the planning of stormwater BMPs. Project stakeholders, regulators and designers need to have access to and

evaluate this information in order to plan which stormwater management practices can be placed at a site.

Is Infiltration Appropriate?

Stormwater management approaches that include infiltration need to be carefully evaluated when being considered for a brownfield site, or potentially contaminated property. The following questions can be used to help determine if infiltration or other stormwater management approaches are appropriate for a specific brownfield property. To summarize key steps in the decision-making process, a decision tree is presented near the end of this document. A detailed environmental site investigation, as described above, should be completed to identify the location, limits and contaminants in soil and groundwater so the questions below can be answered and the decision tree can be used effectively.

1. Is a LNAPL, DNAPL, biodegradable waste, or leachable contaminant source present at the site?

A light non-aqueous phase liquid (LNAPL) is a liquid that has a density less than water, allowing it to float on groundwater (e.g., diesel fuel). A dense non-aqueous phase liquid (DNAPL) is denser than water, allowing it to sink or move downward through the groundwater table (e.g., tetrachloroethylene). LNAPLs and DNAPLs are considered substances that tend to flow though subsurface soils and are often the source of soil or groundwater impacts at a brownfield site. Because LNAPLs and DNAPLs are independently mobile and can produce multiple hazards, the use of infiltration or stormwater management practices in close proximity to LNAPLs or DNAPL contaminated areas should generally not be considered. Areas of the site that do not contain LNAPL or DNAPL can be considered for infiltration only if the proposed infiltration will not move or spread the LNAPL or DNAPL. More information concerning LNAPLs can be found at: http://www.epa.gov/wastes/hazard/correctiveaction/curriculum/download/lnapl.pdf.

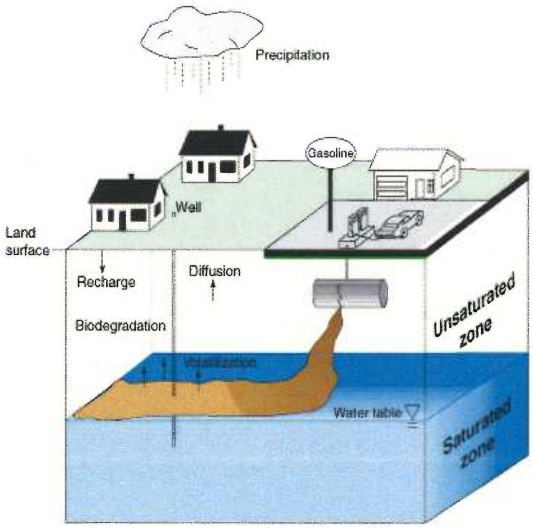


Illustration of a release from a gasoline storage tank with LNAPL floating on the groundwater table.

U.S. EPA has developed a Synthetic Precipitation Leaching Procedure (SPLP) (USEPA Method 1312) to simulate the leaching of compounds from contaminated soil and certain wastes as a result of precipitation infiltrating the ground surface. The SPLP test can be conducted on samples of soil or other materials from a brownfield site (e.g., debris). A defined amount of the material is mixed with laboratory grade water in a rotary agitator for a period of 18 hours. At the end of mixing, the water portion of the mixture is extracted for laboratory analysis to identify the resulting concentration in the leachate. These leachate concentrations or SPLP

results are then compared to groundwater quality, surface water quality or to applicable site specific clean-up standards (compound concentrations that represent acceptable risk). If the SPLP result identifies compound concentrations in the leachate that are less than the clean-up standard, stormwater most likely can be infiltrated through the material as long as there were sufficient SPLP tests to properly characterize the material from a leachability standpoint.

Contaminants that are leachable or water soluble generally present relatively greater risks as compared with some other categories of contaminants, because the contaminants can be mobilized relatively easily through the soil from infiltrating stormwater and impact groundwater. Other contaminants, such as many metals, can bind to the soil and may be less likely to be mobilized by infiltrating stormwater. In considering whether infiltration practices are appropriate at a particular site, the nature of the contaminants present should be evaluated to assess if the contaminants are likely to be mobilized by the water moving through the soil. If there are leachable or water soluble contaminants present on a site, it is usually not advisable to locate infiltration practices over or near the contaminated areas. Volatile organic compounds, phenols, and herbicides are classes of compounds that are often highly water soluble.

Biodegradable waste materials (e.g., garbage) often produce gases and leachates that impact soil and groundwater. The rate in which leachates and gases are produced from biodegradable materials often is increased by the application of water. Therefore, stormwater management practices that promote infiltration are generally not advisable at sites where there are biodegradable materials in the ground.

Remedial measures are often planned at brownfield sites to prevent leachable or water soluble contaminants from spreading and impacting groundwater and/or surface waters. A common approach is to apply an impervious cap over the contaminated area. Other approaches include using the building footprint or impervious areas such as parking lots to prevent infiltration. Also, vertical barriers can be installed to prevent lateral groundwater flow and spreading leachable or water soluble compounds. If these or other remedial measures are planned, infiltration practices should only be considered if they do not negatively impact the operation of remedial measures proposed for the site (see question 5, below).

2. Is groundwater beneath the property impacted or could it become impacted?

Decisions regarding the appropriateness of implementing infiltration practices at a brownfield site must take into account if there are contaminants present on the site (question 1) and whether the groundwater beneath the site is contaminated. In some cases, groundwater under a site can be contaminated, even if those contaminants are not present on the site. This can happen for example when activities or site conditions at an upgradient property caused the groundwater to become contaminated.

Generally speaking, if the groundwater beneath a site is known to be contaminated, it is not a good idea to implement infiltration practices at the site. The movement of contaminants in groundwater can be accelerated by an infiltration practice potentially resulting in

environmental impacts to neighboring properties. However, there could be situations where infiltration practices can be implemented, depending upon the specific circumstances, including the compounds and concentrations present in a groundwater plume. An example might be a situation where natural attenuation has been selected as the appropriate strategy for dealing with a groundwater plume with a low concentration of contaminants where there is little potential for off-site migration. Relatively clean rain water infiltrating down to the groundwater may have the effect of speeding up the natural attenuation process.

Following is a specific example when it could be a good idea to implement stormwater infiltration practices even though there is identified groundwater contamination in the area:

> *Stakeholders from a watershed partnership met with agency and city staff for an update on the cleanup of the Superfund sites, an area-wide groundwater problem that covers many square miles in the watershed. In response to questions about the impacts stormwater infiltration could have on the ongoing Superfund cleanup, Superfund and city staff pointed out that in some areas of the watershed stormwater infiltration and the resulting acceleration of pollutant mobilization would be beneficial for the groundwater cleanup if the pollutants are mobilized within the zone of influence of extraction wells used for groundwater remediation.*

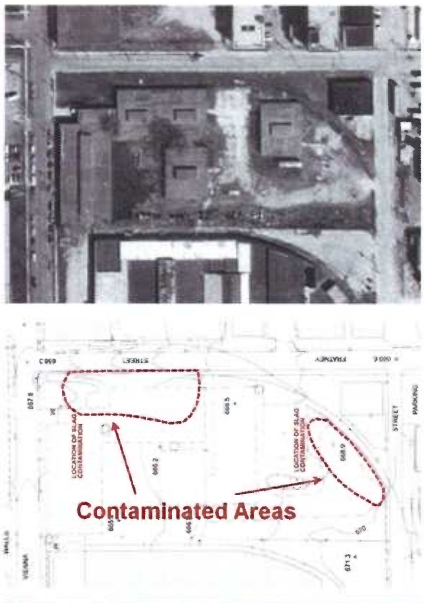
Close coordination between those considering infiltration projects and those managing the groundwater remediation is necessary to determine if/when an infiltration project may be beneficial. Situations where infiltration could aid in the remediation of certain contaminants in some environments should be discussed with EPA and/or the state remediation program.

When evaluating a site to determine if stormwater infiltration practices may be appropriate, it is important to consider whether or not groundwater is contaminated on an adjacent property and whether that property is located upgradient from the parcel where green infrastructure is being considered. Contamination from an upgradient property may eventually travel to the parcel. Decisions about whether to infiltrate stormwater when there is known groundwater contamination in the area should be made carefully on a case-by-case basis, taking into account the type of contaminants and whether infiltrating stormwater will affect environmental or human health risks.

Other appropriate stormwater practices can be designed that provide filtration (treatment) benefits and promote evapotranspiration, but not allow for infiltration. This topic is further discussed in the section below titled, "Stormwater Management without Infiltration."

3. Are areas or parts of the property not impacted?

Often the entire brownfield property is not impacted or problematic material can be relocated to create an area that is not impacted by contamination. In planning to implement stormwater management at a brownfield site, the volume, location and thickness of contaminated areas should be reviewed. If an area of the site is not impacted or can be remediated to remove the contaminants, it may be appropriate to plan infiltration practices in such areas (see example at right). At this case study site, impervious surfaces -- barriers to exposure and to limit downward movement of contaminants in the soil as a result of rainfall and infiltration -- are placed over the areas with contamination and green infrastructure practices are located in other uncontaminated areas of the site.



Example redevelopment plan using green infrastructure while placing barriers over contaminated soils.

4. Are there State standards I can refer to as a guide in making decisions about infiltration practices?

Many states have developed soil concentration standards for various compounds for the soil to groundwater leaching pathway. See for example Tables1 and 2 below. Standards are continuously being updated and vary from state to state. Where soil standards/criteria have been established, such standards can be helpful in evaluating whether infiltration practices may be suitable at a particular site. However, it should be noted that in most cases the standards were developed based on typical rainfall amounts entering the soil profile. The standards as established generally do not take into account the relatively larger amounts of water that would move through the soil if infiltration practices are installed.

Table I: Generic Leach-Based Soil Values for Organic Chemicals
Ohio EPA Derived Leach-Based Soil Values

Chemical (Organics)	Soil Type I (mg/kg)	Soil Type II (mg/kg)	Soil Type III (mg/kg)
Benzene	0.017	0.0090	0.015
Toluene	6.8	4.1	7.7
Ethylbenzene	12	7.9	16
Total Xylenes	156	96	191
Styrene	0.46	0.37	0.62
Naphthalene	0.27	0.28	0.36
n-Hexane	121	111	104

Methyl Ethyl Ketone	1.8	1.8	1.8
Phenol	1.1	1.1	1.2
Carbon Tetrachloride	0.25	0.25	0.28
1,2-Dichloroethane	0.0030	0.0020	0.0030
1,1,1-Trichloroethane	1.2	0.74	1.3
Vinyl Chloride	0.0090	0.0050	0.012
1,1-Dichloroethene	0.28	0.10	0.24
cis-1,2-Dichloroethene	0.12	0.070	0.12
trans-1,2-Dichloroethene	0.41	0.23	0.40
Trichloroethene	0.036	0.023	0.048
Tetrachloroethene	0.15	0.11	0.27

Table 2: Generic Leach-Based Soil Values for Inorganic Chemicals
Ohio EPA Derived Leach-Based Soil Values

Chemical (Inorganics)	**Leach-based Value** for sources ≥ ½ acre (mg/kg)	**Leach-based Value** for sources< ½ acre (mg/kg)
Antimony	3.6	7.2
Arsenic	3	6
Barium	56,000	110,000
Beryllium	57	114
Cadmium	21	42
Chromium	56	113
Lead	89	178
Mercury	12	23
Nickel	182	363
Selenium	2.15	4.3
Silver	3120	6240
Thallium	1.5	3.0
Vanadium	130	65
Zinc	44,000	88,000

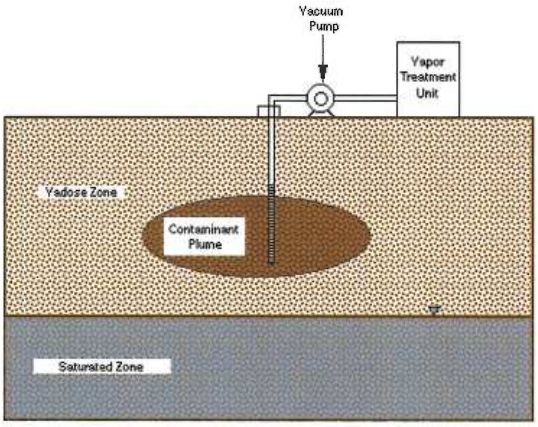
Notes on Tables 1 and 2:

1. Source: http://www.epa.ohio.gov/portals/30/vap/docs/sec-g-att.pdf
2. mg/kg – milligram of compound per kilogram of soil (by dry weight). Soil Type I is clean sand and gravel. Soil Type II is silty sand. Soil Type III is till/clay.
3. Values provided are examples only. Check the applicable requirements and criteria in your State. To learn more about practices in other states, the following website provides links to State brownfield programs: http://www.epa.gov/brownfields/state_tribal/state_map.htm.
4. Risk-based models/calculations can be used in some situations to provide information for decision-making about clean-up and re-use of brownfield sites. See for example http://www.deq.state.ok.us/factsheets/land/SiteCleanUp.pdf and/or http://www.nj.gov/dep/srp/guidance/rs/igw_intro.htm. Appropriate soil concentrations are calculated using standardized equations or models taking into account site-specific information. In certain situations allowable soil concentrations are calculated using computer models designed for modeling vadose zone contaminant migration based on relatively more extensive site-specific information on soil types, site conditions, and local climate. One of the factors normally considered in a risk-based model/analysis is the likelihood that groundwater could become contaminated. A model/analysis will oftentimes use regional rainfall data and site and soil characteristics to evaluate if it is likely contaminants will leach and groundwater could be at risk. It may be possible to adapt these methods to evaluate if implementation of infiltration practices at a brownfield site will pose a significant risk to groundwater resources. In adapting a model/method for this purpose, it will be important to take into account the fact that more stormwater would be draining through the soil if there are engineered infiltration practices, vs. what amounts would be draining through the soil just from precipitation falling on the site.

5. Will infiltration interfere with required remediation?

Decision-making about infiltration practices at a brownfield property should take into account any remedial actions planned for the site. For example, vertical barriers planned to keep contamination from moving laterally could be negatively impacted by installing infiltration practices nearby and increasing the pressure differential on the side where infiltration is increased. Increased hydraulic pressure on a vertical barrier could increase leakage through the barrier and reduce the effectiveness of the barrier over time.

Stormwater infiltration practices could in some situations also interfere with a soil vapor extraction system (SVE, see http://www.epa.gov/oust/cat/sve1.htm or http://www.frtr.gov/matrix2/section4/4-7.html). Such systems are commonly installed to reduce the vapor pressure beneath buildings to evacuate any vapor risk that may be caused by contaminants beneath the building. Increased infiltration can increase the moisture content of the vadose zone, raise the groundwater table, and reduce the size of the vadose zone. These changes can prevent the SVE system from operating properly and may result in high volumes of condensate from the vapor collected, which is commonly contaminated and requires proper handling, treatment and disposal.



Soil vapor extraction system schematic.

The planning and design of infiltration and stormwater management practices needs to be integrated with the overall site design and remediation planning at a brownfield property.

6. How does the site interact with other sites or land uses nearby?

Some brownfield sites are located near sensitive areas such as wellhead (public water supply) protection zones, rivers, lakes, fens, or wetlands. Where a site is near an area that is relatively more sensitive in terms of potential health risks or ecological risk, the need to protect these areas should be considered in making determinations about implementation of infiltration practices. For example, at a site immediately upgradient of a wetland or fen that is dependent on shallow groundwater inputs, an extra margin of safety may be appropriate in deciding whether to implement infiltration practices.

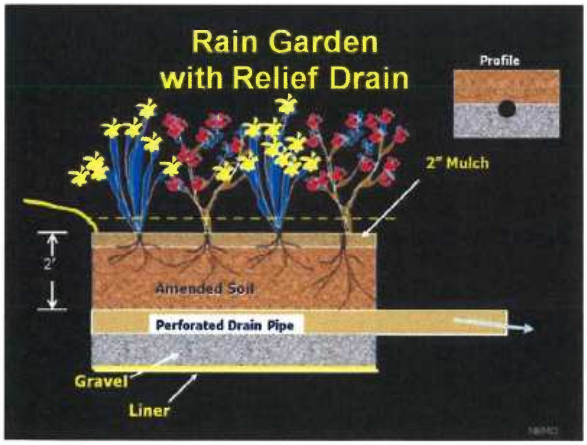
Too much stormwater routed into a forested wetland can harm the trees. Implementing infiltration practices upstream of the wetland may help protect it. (photo credit: Center for Watershed Protection)

Land use and site activities in or near areas where stormwater will drain to infiltration practices also should be evaluated. Some post-redevelopment land uses or site activities may present relatively greater risks than others. For example, if stormwater will be running off from a nearby gas station or industrial loading area and potentially draining to an infiltration practice, implementing the infiltration practice in this situation could present relatively greater risks to groundwater. Runoff from potentially contaminated areas should be routed to appropriate stormwater facilities which may include oil and water separators and other treatment facilities which do not encourage infiltration. Implementing an infiltration practice where the run-on may include dissolved contaminants is not advisable.

Understanding how the site will be redeveloped or reused in the future may affect decision-making regarding when infiltration may be appropriate or where practices should be located. For example, if the site will be used for above-ground petroleum storage tanks and dispensing fuel, this future use of the site should be taken into account in the evaluation of the appropriateness of implementing infiltration practices. For situations where there are above-ground tanks a spill prevention, countermeasure and control (SPCC) plan may be needed. SPCC plans provide for secondary containment and/or operational procedures and precautions to ensure that a spill is prevented and controlled in the event of a release. Installing infiltration practices in areas that could be impacted by a potential release, as identified in a SPCC plan, is generally not recommended.

Stormwater Management without Infiltration

When contaminants are present but at concentrations sufficiently low that they do not adversely affect site re-uses or cause risks to public health, stormwater management approaches that filter or treat stormwater, or which store and reuse stormwater, may be more appropriate vs. infiltration practices. In situations where infiltration would not be advisable, site planning and alternative BMP designs often can be used to achieve stormwater management goals.



Rain Garden with liner and underdrain. Designs such as this allow for filtration and evapotranspiration, but prevent infiltration into subsoils.

There are many methods to incorporate stormwater management at a brownfield site without directly infiltrating stormwater into the underlying soils. Typically a green infrastructure practice with plants, e.g., a rain garden, is used as a bioretention or *bioinfiltration* practice. The stormwater is treated or filtered by the soil and the plants, some water goes back into the air through evapotranspiration, and most of the water infiltrates into the soil. An alternative design that can be used when there is contamination present in subsoils is a rain garden with an impermeable liner and an underdrain or overflow pipe to convey excess water to a

nearby storm sewer or point of discharge. This type of practice can be thought of as *biofiltration*. The plants and soil perform filtration and treatment functions, some evapotranspiration will occur, and the water that is conveyed to the sewer system or receiving water is cleaned. However, the water will not infiltrate through the contaminated soil toward the groundwater.

Green roofs and cisterns for rainwater harvesting can also be used at sites where there are contaminants of concern in the soil. These stormwater management practices help reduce the amount of runoff soaking into the ground or running off site, and can provide corollary benefits. For example, green roofs can help reduce urban heat island effects, and because they serve as an insulation layer can help reduce energy costs for a building. Using a cistern can provide water conservation benefits; stormwater that is collected during rain events can be used during dry weather periods to irrigate lawns and gardens, thereby helping to conserve potable water.

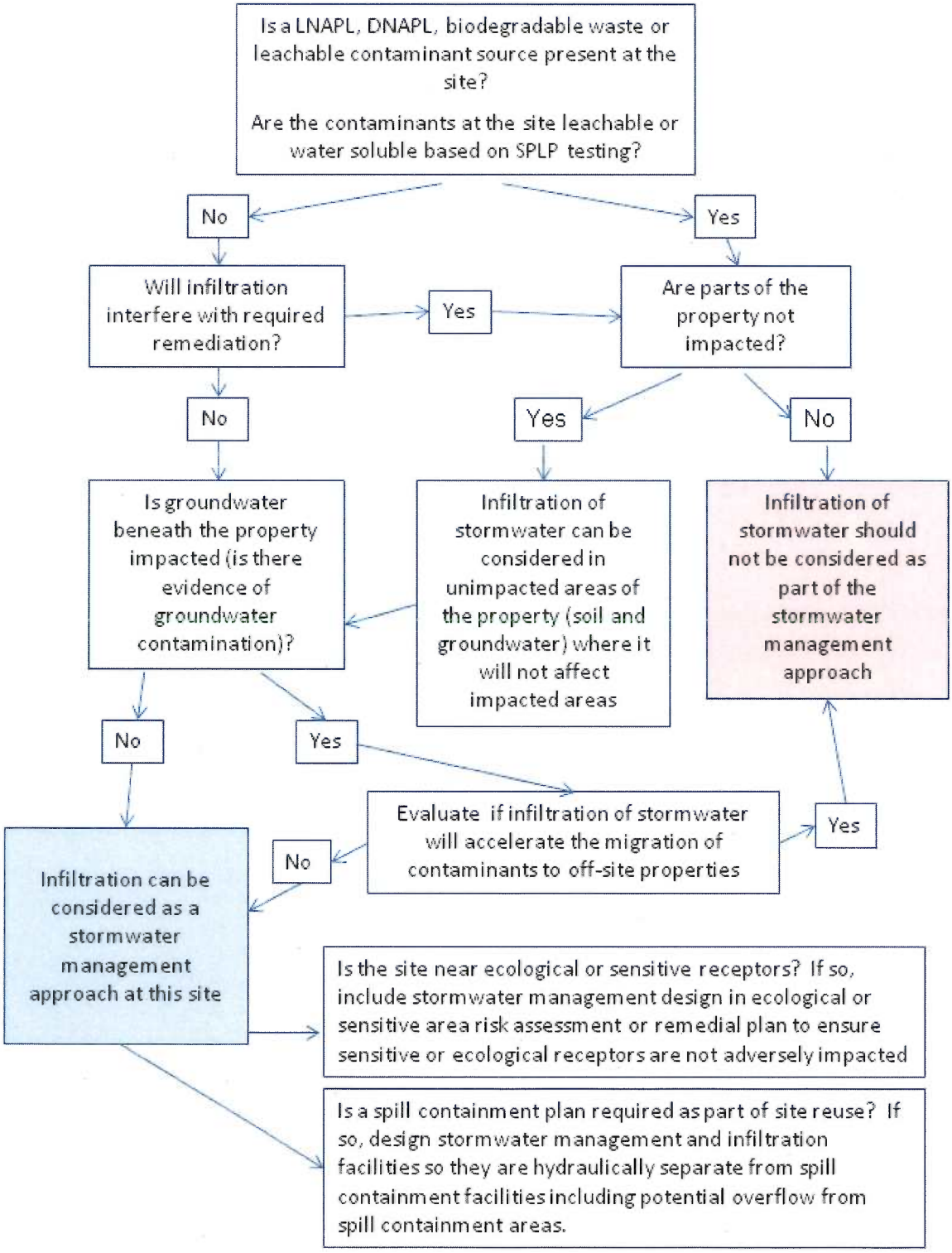
Summary

Stormwater infiltration practices can provide important benefits where implementation of such practices is feasible and environmentally protective. Benefits can include decreased stormwater infrastructure costs, increased groundwater recharge, and decreased stormwater runoff. Infiltration can be considered at infill redevelopment sites, vacant parcels, and brownfield sites, but care must be taken to evaluate the potential for stormwater infiltration to mobilize contaminants and contaminate groundwater. The decision tree presented on the following page is a graphical representation of the process for evaluating the potential to implement infiltration practices at a vacant parcel or brownfield site.

The identification of the location and size of the area where contaminant concentrations represent an unacceptable risk is crucial to the application of stormwater BMPs. The prior uses of a site and other information gathered through site assessments can provide valuable information for making decisions about the site suitability for infiltration practices. Where contaminants were or are present, soil testing can provide another layer of information valuable for decision-making.

Successful implementation of stormwater management and infiltration practices at brownfield sites requires careful planning. Stormwater management planning and implementation should be integrated with site investigation, State approvals, the selection of clean-up approaches and techniques, and the design and engineering of site improvements. Locating infiltration practices so that they do not mobilize contaminants requires a collaborative effort by team members responsible for delineating and defining the contamination, remedial engineering, site planning, and site design. At sites where infiltration practices are not advisable, it may be possible to use green infrastructure practices such as green roofs and biofiltration designs to manage stormwater and also protect groundwater.

Decision Flowchart for the Use of Stormwater Infiltration at Brownfield Sites



Resources

National Resources Conservation Service (NRCS), *"Soil Quality Indicators: Infiltration,"* USDA Natural Resources Conservation Service. January 1998.

Natural Resources Conservation Service (NRCS), *"Soil Quality Indicators,"* USDA Natural Resources Conservation Service. June 2008.

Southeast Michigan Council of Governments and Michigan Department of Environmental Quality, *"Low Impact Development Manual for Michigan – A Design Guide for Implementers and Reviewers"* (see "Implementing LID in Special Areas"), SEMCOG 2008.

U.S. EPA, Design *Principles for Stormwater Management on Compacted, Contaminated Soils in Dense Urban Areas.* http://www.epa.gov/swerosps/bf/tools/swdp0408.pdf

U.S. EPA, *Case Studies for Stormwater Management on Compacted,Contaminated Soils in Dense Urban Areas.* http://www.epa.gov/swerosps/bf/tools/swcs0408.pdf

U.S. EPA, *When are Stormwater Discharges Regulated as Class V Wells?* http://www.epa.gov/ogwdw/uic/class5/pdf/fs_uic-class5_classvstudy_fs_storm.pdf

U.S. EPA, *Brownfields and Urban Agriculture: Interim Guidelines for Safe Gardening Practices.* http://epa.gov/brownfields/urbanag/pdf/bf_urban_ag.pdf

University of Louisville, Sustainable Water Management on Brownfields Sites. http://louisville.edu/cepm/publications/practice-guides-1/PG32%20-%20Green%20Infrastructure%20on%20Brownfields.pdf/view

EPA Publication Number 905F13001

This document was developed by U.S. EPA staff and Tetra Tech, Inc. working under a contract with U.S. EPA.

Cover Image: Rendering of possible green infrastructure implementation at a vacant land parcel in Milwaukee. *Rendering courtesy of City of Milwaukee and Conservation Design Forum.*

Concerned Citizens of Sister Lakes Neighborhood about Proposed Lockwood Development
June 2018

This project is clearly against the City of Ann Arbor's Land Use Plan for Zoning, in the Master Plan- pg. 117 ***ZONING "SHOULD" MATTER***

* It states that "Residential Uses remain the preferred land use" for this quadrant of Wagner and Jackson Roads.

* This project will bring lights 4 1/2 stories tall 24/7, a commercial loading dock and 2 commercial dumpsters very close to the single family established homes. Noise, beeping trucks in reverse, smells in the air, lights in our windows, and carbon monoxide from semi-trucks idling will be the norm.

* Varsity Ford was denied a second story addition in the summer of 2016, because they could not have 2 stories of lights that close to our neighborhood. But it is OK for this PUD to have 4 1/2 stories adjacent to properties.

* NO public benefit for homeowners, existing taxpayers, and residents. Only 38 units will be affordable ($1000 a month, no meals included. that's another $450 per Lockwood), the rest are very expensive ($2500 - $3500 a month). Our neighborhood has already sacrificed for our great affordable housing neighbors, which was poorly planned (27 bedrooms of Habitat for Humanity homes, with clearcutting all the trees). We now have severe flooding on our dirt road streets. We are not the urban inner city that you wish us to be, we are a small, viable neighborhood who enjoys living and thriving in Tree Town.

* While the population is aging, seniors over 65 are less than 10% of Ann Arbor population (from the Master Plan) and we have facts which show how many available senior houses are in the Ann Arbor area. Many more are going up all over town and in outlying suburbs. This is a lucrative landlord situation which will make them a lot of money. There is also a need for single family homes, or possibly even affordable "tiny homes", which would be sustainable and eco friendly to the precious lake and environment.

* There are plenty of other sites, already zoned for this, within 1/4 mile (Swisher land for sale on Wagner and W Liberty, old Michigan Inn,

part of the Barton Green area, which needs non-driving residents). Lockwood does not own this property ! The sale in contingent upon the re-zone.

* This proposed re-zone will diminish our quality of life significantly. They never tried to work with us, like the PUD states they should. This has been extremely stressful, with them not even caring that we are right here, living here, and this will change our lives.

* Lockwood's "Comprehensive Analyses" in the eTrakit from Jan 2018, are fabrications and lies. I sent an email to all with our rebuttal and the facts. I asked Mr Kowalski to place this in the projects file for Planning Commission and eventually City Council review.

* We are a diverse and blended neighborhood, with all ages, races, and income levels who thrive on our relationships with our neighbors and nature, all while living on a busy commercial corridor. We have more than commercial here also, we have great shopping, wonderful dining , microbreweries, gourmet grocery stores, cafe's, entertainment, spas and churches. We are not only car dealers and hotels. WE are a VIABLE single family neighborhood and should remain so.

This land has VERY high levels of the 1,4-dioxane under it.

* The D2 plume is extremely high here, and there is NOT ENOUGH HISTORY AND MONITORING TO PREDICT WHAT LOCKWOOD'S STORMWATER INFILTRATION SYSTEM WILL DO TO THE PLUME.

* It will have 100% stormwater pushing 15,000 gallons down sub-surface at a rate of 10" an hour. We do not know what this will do to the plume. It could possibly move the plume closer to Barton Pond, or a different direction totally. WE MUST NOT RISK THIS, when this is for a development for profit ON A SINGLE FAMILY LOT. EPA Publication # 905F13001 July 2013, "Implementing Stormwater Infiltration Practices at Vacant Parcels and Brownfield Sites", The EPA states that if there is groundwater contamination present, infiltration systems are NOT recommended.

* Very concerning that the project will be sealing off a "critical" (according to MDEQ Dan Hamel) monitoring well for the 1,4-dioxane plume.

* this is the home and land where the contamination was discovered, at the same time the U of M student was finding it in Saginaw Forest.

* land has been vacant since and is ZONED SINGLE FAMILY RESIDENTIAL.

City of Ann Arbor Mission statement states that "It will be a place where planning decisions are based, in part, on the interconnectedness of natural land use systems. Natural systems, including air and water, natural features, native flora and wildlife habitats will be improved and protected."

* Proposal takes down all trees, except a few around the perimeter. IT IS A CLEAR-CUTTING OPERATION.

* There is a steep slope on the Eastern side, with a bluff going down to First Sister Lake, making run-off an ecological concern for an already compromised lake. The City is installing a $500,000 rain garden on the other side of the lake, due to normal run off from neighborhood streets. This is a commercial build with 3.5 acres of concrete.

* The eTrakit responses between developer and city about run-off into the wetlands is UNACCEPTABLE. according to Soil Erosion and Sediment Control, the eastern side of the project doesn't have stormwater management and will discharge into the steep slope and wetlands, and this is ok?????

* These "kettle lakes" are the only natural Lakes in Ann Arbor or all of southern Michigan, 11,000 years old and formed by glaciers. If they aren't protected NOW, THEY SURE SHOULD BE, just as the Huron River is.

* Not enough set back from homes, bringing this massive building right up to properties on the western side.

* No green space left, except up near Jackson road and the ROW they could not build on.

* The Tot-Lot playscape is up near BUSY Jackson Rd.....**not** very safe.

* Did the city planning or HUD ever do a "post-mortem" on flooding problems they caused by approving excessive Habitat homes (we were told there would be 3, they built 9) with inadequate drainage? They did some kind of drilling to mitigate the problem after the fact which helped a little bit for a little while). And how will proposed Lockwood project impact drainage on our neighborhood? Where is the "great divide" where water either flows west or east? Saying our neighborhood can pay a special assessment to pay for real sewer system doesn't cut it when the

flooding problem is a direct result of decisions the city made. Also, our tax dollars were spent to subsidize the Habitat homes.

* Two neighbor's adjacent to property are "jumping to sell their homes, before this gargantuan building is built, and have had to drop the sales price, due to this prospect actually being built. This WILL and has already decreased our property values.

Not nearly enough parking spaces

* 65 parking spaces for 95 units, 45 are 2 bedroom = 140 bedrooms.

* This is NOT assisted living..... it is senior apartments, people who are NOT medically compromised and independently living. MOST WILL DRIVE. some may have 2 cars and at there will be at least 20-30 staff. Where will they all park?? What about visitors and family ? Two electric charging spaces take away 2, dedicated Park parking may take away 2 more. Handicap is 6, that

* Lockwood stated to me on the phone there would be no more than 7-8 employees on site at any given time, and now they say 10-15 in the eTrakit. I did the math and there will be at least 22 on site during the day. I have it broken down it the latest email to planning (from chapel, to arts and activities, to housekeeping, to maintenance, to at least 7-9 kitchen staff for hot meals for up to 140 tenants, to barber, to shuttle bus driver, to management, to grounds crew). This is a VERY large facility with large amounts of staff in place and TOO FEW PARKING SPACES. This lot is only 3.5 acres of buildable area and they need a much larger parcel. Lets remember the alternate plans which show 10-12 single family homes.

* Webers staff has to park on Hilltop Drive now during busy days, encroaching on the residents.

* Westover Hills had problems with Varisity Ford employees parking in their neighborhood and had to put up no parking signs.

* Now, Lockwood is stating that they may lease spaces at Belmark Lanes bowling alley, and shuttle people over. Adding more traffic on Jackson Rd.

* MS C. REDINGER NEEDS TO DO ANOTHER TRAFFIC STUDY. We now have possible "valet" to Belmark, 14 semi-trucks delivering supplies a week, trash pick up at least every other day, add ambulances and fire trucks emergency vehicles for elderly falling and medical problems

(fhis is non assisted living). UPS and FedEx online shopping deliveries will be daily. Their own shuttle bus or buses (Hillside Terrace has 2, and is much smaller). This sounds like a very congested parking lot on site, and contributing many vehicles and trucks to the already E and F rated roads. Entering and exiting at this site is very busy, fast , and tricky.

Dolph Park and Nature Area is located adjacent to the property and should consider acquiring this parcel of land to have more parking off Jackson Rd, maybe a much needed West Side Dog Park, maybe a playground, benches, and to preserve the precious First Sister Lake and wildlife from development.

* This local hot spot for bird watching has replaced Nichols Arboretum with bird watchers.

* THIS IS THE MIGRATION STOP OVER FOR THE RARE AND ENDANGERED KIRTLAND'S WARBLER, and many other birds. Migrating birds die every year when artificial lights are added and growth and development happens in their migration flyway. We must protect these endangered birds.

* I have a family of 6 or more wild turkeys who live on this site, one is a rare white turkey

* According to 1994 PAC was granted funds from USEPA for preservation of Sister Lakes. <u>There still should be an action plan in place now, as well as a watershed task force.</u>

* 2002 NAP acquired property to the south of Second Sister Lake and in the future they were hoping to acquire additional property to the north of Dolph, which would make it possible to walk completely around First Sister Lake. (Park Focus by Michelle Crowder) This is just that land.

* This property has no precious Burr Oak Tress, but it is precious as a canopy for the animals, birds, and the First Sister Lake. This is Ann Arbor brush, which is just like the brush along Gallup Park and WE LOVE IT. We sit on the benches now overlooking the lakes and don't hear the I-94 traffic because it is so peaceful. It is our neighborhood, and building this will affect our views of the park, views of the lake, and the endangered birds may go to another area or die off if this is built.

Lockwood is a BIG developer from out of the county. They have no

interest in Ann Arbor, except to make money.

* Has the city given any kind of "directive" to it's agencies to pursue either affordable and/or senior housing opportunities that impact decision making ? Are there any targets or quotas involved ??

* Lockwood has poor reviews from staff on "indeed" and "glassdoor" employment sites. They say there is poor pay and poor management again and again.

* they did a bait and switch with the first proposed footprint and drawing (the backwards E), now to make a massive and encroaching (X-shape right on our homes) building towering over the neighboring single family homes. This is not downtown.....why so large?

* Lockwood states they have built 20 of these properties, yet NONE are in the middle of a single family neighborhood, butting up against single family homes. If you Google Maps them, they are all near a Target, and a Home Depot, and a school, in commercial areas. ***Commercial Dumpsters and Semi-trucks shouldn't be on the land at all. It is zoned R1C***

* HUD report for Ann Arbor states there is a great need for single family homes in Ann Arbor, it says nothing about a need for senior apartments.

* The Neighborhood Association requested another Citizen's Participation Meeting in Dec 2017, since the plans have changed so drastically since the last meeting, but Mr Korinek refused a formal meeting again with City and citizens, he did state he would meet informally with residents.

* The residents get NO benefits. I already have a fence. I do not need a wood chip path, I already have many paths to enter the park. The tot-lot is not a benefit, nor is the sidewalk to the bus stop.....*sorry.*

* When we once asked Lockwood, why not build on the Michigan Inn land, they said, "oh no, that would be too loud for our residents" AND YES, LOCKWOOD, YOU WOULD BE TOO LOUD FOR US.

* According to a Washington Post article featuring U of M Director of Environmental Health, Rick Neitzel, which Mlive ran in their Thursday May 17th paper, states that "Noise in our country is the new Second Hand Smoke". The effects of noise cannot be ignored. We are way behind in the policies to control the noise problems.

Development Causing Lakes' Woes

Development causing lakes' woes

■ Study recommends educating watershed residents about impact of their behavior.

By JOHN NIYO
NEWS STAFF REPORTER

The main culprit in the deterioration of water quality of the only two natural lakes in Ann Arbor – First and Second Sister Lakes – is growing urban development near the lakes, a yearlong study has concluded.

Everything from lawn clippings to road salt drains into the lakes, eventually resulting in low levels of dissolved oxygen that hamper fish and other aquatic life, while choking the lakes with algae.

While some of the changes at the lakes are natural aging, a consultant says, much of the increase in nutrients, biological productivity and chloride content can be attributed to public developments in the lakes' watersheds.

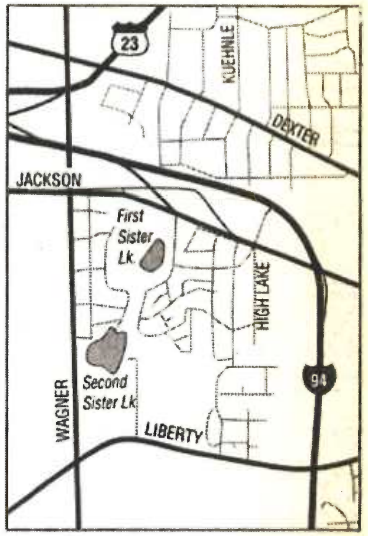
Dean Mericas and Tim Feist of Limno-Tech Inc., an Ann Arbor-based environmental consulting firm hired by the city, told a public meeting Monday night that public awareness can help solve the problems.

"The point is," Mericas said, "that the things we do in the watershed dramatically increase the rate of change. It's not that we're trying to change that process, we're just trying to slow it down."

First Sister Lake has a 250-acre watershed that is almost 70 percent urban. Second Sister Lake has a 600-acre watershed that is about 55 percent urban, but an additional 30 percent is planned for future development with subdivisions and condominiums. Runoff from those urban areas represented 90 percent of the water, phosphorus and sediment loads entering the lakes.

Among the study recommendations presented Monday night at the meeting at Weber's Inn in Ann Arbor were ideas aimed at

See SISTERS, C3



Parent Issue
Ann Arbor News, July 18, 1995
Day: 18
Month: July
Year: 1995

Lenart, Brett

From: Philip McMillion <philmcmill@yahoo.com>
Sent: Tuesday, August 28, 2018 1:03 PM
To: Planning
Subject: for the PROPOSED Lockwood packet PC Sept 5th, 2018

Dear Planning Commissioners,

I am writing ahead of the scheduled Planning Commission meeting of Wednesday September 5, 2018 regarding rezoning of the parcel at 3365 Jackson Rd and approval of the Lockwood project.

While there are still many outstanding issues with the Lockwood project, I will focus on just one – LACK OF ADEQUATE PARKING. I brought up the subject with Planning staff, Lockwood, and the Planning Commission and have not gotten any kind of response.

I used Lockwood's own numbers and estimates to show there is not enough parking for residents and staff on a daily basis. There is no plan for overflow parking. Since there is no parking on Jackson and parking in Lakewood neighborhood is too far with no paved sidewalk, overflow parking would spill into the Westover Hills neighborhood. However, street parking is not allowed for most of the neighborhood (so cars parking there can be ticketed and/or towed).

To recap, there are 65 parking spaces for 95 units. Lockwood's documents show .9 parking spaces per unit are needed to meet peak parking (that would be 86). Lockwood estimates 120 residents with 1/3 having vehicles (so 40 spaces needed for residents). Lockwood estimates 18 full-time employees. There will probably be 4 or more handicap spaces (can anyone provide the exact number?), 2 spaces for charging station, that would be 58 spots needed every day for 59 available spots (it looks like the revised plan eliminated 2 spots for Dolph Park parking). That leaves ONE spot for visitors (and of course the number of resident vehicles is just an estimate – could be higher). So, the developer's own estimates show a major parking problem!

The tweaks that were made to the development plan have not addressed the lack of parking. Planning staff, Planning Commission and Lockwood would create a PARKING NIGHTMARE for both residents of Westover Hills and the planned Lockwood residents.

After the parking fiasco created at the South Main/Madison neighborhood (not enough parking for new residents), one would think that Planning would learn some lessons - apparently not (I asked planning staff if they ever have debriefs or "post-mortem" reviews of projects after they are rolled out, and they do not).

The eTRAKiT site for Lockwood has no review or sign-off for parking – who in Planning is willing to take responsibility for the parking plan?

Since the May 1, 2018 Planning Commission meeting, NOTHING has been done to address the serious parking problem with this project. Having a continuation of the Lockwood project meeting at the Planning Commission on September 5, 2018 is premature – it seems like some folks are trying to ram through this project before the change in city council in November without addressing major problems with the project, and lack of adequate parking and no overflow parking plan are MAJOR PROBLEMS.

Sincerely,
Phil McMillion
133 Westover 48103

Lenart, Brett

From: bb bb <braduofm1998@yahoo.com>
Sent: Tuesday, August 28, 2018 4:33 PM
To: Planning
Cc: Schopieray, Christine; Police
Subject: Review of 3720 Washtenaw Ave.

Planning Commission Members,
I have reviewed the application for a medical marijuana dispensary located at 3720 Washtenaw Ave. I am highly concerned with several parts of the application.
My first concern is the applicant is a retired 84-year-old man. He lives more than 1.5 hours away and that has no business interest. I don't believe for one minute, that I will walk into that store and see Mr. Katoulla behind the counter selling his products, nor will we see him at any community events.
Many of us in the community believe the applicant named is a straw applicant to hide the interest of the real owners. Those persons have significant criminal histories which would not allow them to own this regulated business. Further research has shown this applicant has filed in other cities and has been rejected for the same reason. Our intent is not to ask to increase regulation but to keep Ann Arbor safe.
Additionally, I believe I viewed this correctly, that this gas station is being capped. What happens to us the homeowners if this business closes and those tanks cause an environmental disaster? Who pays for this cleanup? Who is making sure that all the EPA and the State standards for clean-up and disposal are met and exceeded?
I am asking the commission to turn down this application. We already have a pot shop going in down the street. Two in the same area is just too much. As a resident and a voter, I will be watching this meeting with great interest.

Brad

Lenart, Brett

From:	Priscilla Cheever <cheeverp68@gmail.com>
Sent:	Wednesday, August 29, 2018 2:53 PM
To:	MKoslowski@a2gov.org
Cc:	Lenart, Brett; Planning; Smith, Chip; Warpehoski, Chuck; Eaton, Jack; beth collins; Philip McMillion
Subject:	LOCKWOOD REZONING PLANNING COMMISSION AGENDA FOR SEPT 5, 2018

Mr. Koslowski:
I am writing in opposition to the proposed Lockwood rezoning set once again for the Planning Commission agenda. I must say I am very disappointed that you rejected many proposed dates for Beth Collins, Phil and me to meet with you over the last two months. You kept stating that staff had not had time to review new materials, but then suddenly staff approved the single change and you became available to discuss. This is not citizen input to staff decisions. We have a number of specific concerns which you have not addressed.

At the May Planning Commission meeting many neighbors spoke in opposition to this rezoning and the Commission members also raised a number of concerns before the rezoning was tabled and referred back to city staff for further consideration. The new version addresses none of them.

I oppose this project because the City's own Master Plan designates this parcel as single family residential. It is bounded by Lakewood Sub, Westover sub, and Dolph Park itself. Lakewood and Westover are all single family homes. City staff keep stating that the Master Plan is "old" and may be revised. But it is the Master Plan on the books now. If I raced down City streets and told a cop who pulled me over that "someday" the speed limits might be revised to allow higher speeds, that cop would laugh as I got a ticket.

Residents of Westover and Lakewood chose to live in family neighborhoods. If we had wanted to live in a mixed use commercial area, we would be living elsewhere. This proposal plunks a massive commercial apartment building down in the middle of our neighborhoods and Dolph Park. Dressing it up as "senior housing" does not change the nature of the commercial building massively out of scale with our neighborhood. Nor does adding in a few studio apartments to wave the magic "affordable housing" flag change anything. Our houses are affordable housing for families. The zoning should remain single family.

Nor have you seriously considered that this project would be atop a critical monitoring well (and three others less critical) for the dioxane plume. Originally Lockwood proposed to simply eliminate the monitoring well entirely. Now they plan to put it in a basement. Roger Rayle spoke extensively at the May Planning Commission about the risks to the City water supply to paving over three acres, installing a single stream stormwater drainage system, and the excavation necessary for what is a four story building, counting the peaked roof. The DNR has never protected the citizens of Ann Arbor and Scio Township and will not do so now. They have historically done the minimum cost/hassle for Gelman and its successors in the clean up. Decades later the contamination continues to spread. A quite large rain garden project in Lakewood sub very near this area has already gone in and its effect on stormwater drainage and the plume has not been considered by City staff in connection with the Lockwood project as far as is known to us.

As noted in May, this 90 plus unit commercial building offers a meal plan ($500) on top of the $2000-$3000 rent. Three meals a day for more than 100 residents will result in many idling semi trucks right on top of our houses unloading daily. Commercial dumpsters were originally planned right next to a house. Now they they have moved 15 feet. This does not solve the problem. In addition, this is senior housing. Any resident requiring assistance with activities of daily living or with medical needs will be required to hire outside

providers. This means more cars funneling into the project. Since it will be across from Weber's and just down from the I-94 exit ramp, all this extra traffic will not be easily moving in and out onto Jackson Road. Overflow parking with impact the neighborhood streets. A traffic study discussed in May has not been done, so far as we know.

The impact on Dolph Park and the Sister Lake (a unique glacial lake) will be negative. Dolph is heavily used by residents and birders who come from many areas of the City. Many people assumed the 3 acres Lockwood would build on to have been part of the Park, since it is contiguous with the Park and vacant. Very little consideration has been given to the best use of this land which we understand is the original epicenter of the dioxane plume.

I will attend the Planning Commission meeting, as will other neighbors. We are disappointed that this quite unnecessary rezoning request is still going forward.

Priscilla Cheever
267 S. Wagner, Ann Arbor, 48103

Lenart, Brett

From: William Collins <chefwpc@gmail.com>
Sent: Friday, August 31, 2018 8:23 AM
To: Planning; Smith, Chip; Warpehoski, Chuck
Subject: Lockwood on PC for Sept 5th

Dear Commissioners,

Please read my words and listen to the residents and neighbors of this proposed REZONE of a single family lot.

This would be detrimental to the health and welfare of the homes adjacent. This large PUD would be extremely close to us,
I Google Earthed other Lockwood properties and NOT ONE of them butts right up on a single family fence line. Not even close, they are all near Target or Home Depot or a large church or school. The nearest single family home is across a busy street.
I wanted you to know, since you liked that idea of research at the May 1st meeting.

This has effected my families quality of life right now on many different levels and would even more so if continued to go through to be built.
How can City staff make generalized statements like this not affecting us negatively.
Do they have psychiatrists on staff that have evaluated us ? My family is very stressed with HBP and anxiety. Home values have dropped. The adjacent property had to drop to sell. This was my nest egg and forever (modest, affordable) home, even after the Gelman polluting and annexation of our neighborhood into the city.

I hope you will not approve this project.
My families health and welfare pleads with you to NOT.

Thank you,
Bill Collins