From: RRestuccia@aol.com [mailto:RRestuccia@aol.com]
Sent: Tuesday, July 08, 2008 12:11 PM
To: Foondle, Laurie
Subject: Ref: "The 601 Forest Avenue Project"

Letter to the Mayor and Members of Ann Arbor City Council

The decision by the City Planning Commission to support the revised '601 Forest Avenue Project' (formerly 'University Village' located at the corner of S. University and Forest Avenue) was extremely disappointing. Based on comments from those residents in attendance, it appears Commission members were influenced by the presentations of the developers more than the serious concerns raised by the citizens who will be impacted by the project. Issues of height, traffic congestion, safety, adequate parking, etc. were not adequately addressed on an independent basis. As a result, City Council should deny approval of this 25 story luxury dorm with two 20 story wings until proper 'due diligence' is completed.

When zoning for the S. University area was changed making it comparable to the downtown Ann Arbor area (Main Street); it was publicly stated that 6, perhaps 7 story, buildings could be expected. And that has happened. Currently under construction in the general area, are more than 2,000 new living quarters for students. However, in March, 2008 when the developers presented their plans at a public forum, Ann Arborites were surprised to learn that developers were proposing a 26 story complex in the S. Forest Area.. The developer indicated that *"if we met applicable city codes, we could build a 45 story or 100 story building*" implying the City would not be able to stop them." This is contrary to way things are done in Ann Arbor. Subsequently, the Mayor and majority of Council members agreed to have a study done to better understand the ramifications of the zoning requirements with respect to height limitations. I applaud this decision.

Mayor Hieftje is quoted as saying ''*a lot of people think we have more power than we do. When a building meets the zoning (requirements), there is not much we can do about it."* This is a 'stunner! Why then have a City Council that must give final approval to all such projects? Is he suggesting that the Planning Commission's views are final? I always thought the Council's role was to do what's in the best interests of the residents of the community at large. All developers understand there are no guarantees until City Council has approved the project. Nothing has changed.

In summary, there appear to be numerous questions that need to be fully addressed before any actions are taken with respect to the '601 Forest Project". The City Council must do the 'right thing' and seek out a project of less magnitude which compliments the character and environment of the existing S. Forest neighborhoods. This is Ann Arbor; we are not downtown Chicago.

Bernard S. Restuccia (Rusty)
1825 Geddes Avenue

2nd Ward 769-1231

Wind Effects of 601 Forest & References to Chicago, the "Windy City"

Observations by South University Neighborhood Association *SUNA)

Several times, in presentations to the general public, the Planning Commission, and the City Council, the developers have invoked the name of and architecture of Chicago. The supposed intent was to convince Ann Arborites that their building, 601 Forest, was worthy of Chicago's great architecture and would do much to raise Ann Arbor's image as a city able to be compared to Chicago. Whether this is good, or bad, for Ann Arbor citizens is debatable, but the comparison does raise the important "side-result" of "architecture-induced" WIND CURRENTS. This brief paper is intended to help set the tone for consideration of WIND as an unintended consequence of 601 Forest.

A Brief Primer on Wind Effects: "Windy City", Origin of Name (Chicago)

"Geographic conditions in the area (e.g., proximity to Lake Michigan, local prevailing winds, etc.) make Chicago a naturally breezy area. Another contributing factor is how the city was rebuilt after the Great Chicago Fire. Planners modeled new streets on the grid system. ***This resulted in man-made wind tunnels in high density areas, such as the Loop, as the wind could travel down the columns and rows formed by the buildings and pick up speed.*** *" (Freeborn County Standard of Albert Lea, Minnesota, November 20, 1892)*
"But in another sense Chicago is actually earning the title of the "windy" city. ***It is one of the effects of the tall buildings, which engineers and architects apparently did not foresee that the wind is sucked down into the streets.*** *(From Wikipedia)*

The Planning Commission's Lack of "Due Diligence" in Regard to Wind Effect

The following brief exchange, from the "Draft" Minutes of the June 3, 2008 meeting to approve 601 Forest, is the only Planning Commission discussion on record regarding wind effect.

The Developer –" As to the wind question, you can see from the renderings that there are bays projecting from the façade. The cornice sticks out, there are canopies and street ornament. These break up the winds."

Commissioner Eamus – "I took notes on wind tunnel effects. I sent messages to various architects, and didn't get a lot of response, so I did research on my own. The expert recommendation is if it's in a hurricane area -10 stories – otherwise, 22 to 25 stories. You should have a wind tunnel study done for buildings within that height. his doesn't take into account the climate, meteorology or topography of the area. A wind tunnel study on a model of this building and surrounding buildings would be needed for lead certification. You are at the west end of South University – the wind comes from the west, so you're not channeling it any more than it is already channeled. This is another reason I didn't feel it was critical to study.

"Any concentration is immediately dissipated out the east end. It doesn't address the down and backpressures that you'll get, so it's probably a good idea to look for (sic) "lead-certification."

Ronald Hughes, developer with 601 Forest – "They did an extensive wind study which was not required by the city of Ann Arbor. We configured this building in accordance with that. This is why we proposed the comice and the bays."

Commissioner Eamus – Stated that he was very glad to hear that information.

Commisioner Pratt – Concurred with Eamus that this had been an outstanding comment that had not yet been addressed.

South University Neighborhood Association's Comments: Where is the Wind Study for 601 Forest?

Lacking any documentation to the contrary, despite repeated requests, we assume that a credible Wind Study has not been produced by the developers, their architects, or engineers. Before taking the step of "Approval", it is to be expected that "due diligence" on this, and all other matters, would occur.

Such "due diligence" apparently did not occur when the Planning Commission approved the project on June 3 without even seeing, let alone analyzing, interpreting, and rebutting the results of a developer's, or anyone's, Wind Study.

The City Council would be wise to step back and exercise their responsibility to act "with due diligence" until such time that a proper and complete (not just a summary) Wind Study has been submitted, read, debated, and the implications understood by all parties involved, including the citizenry. Put in the negative, City Council would be extremely unwise not to do so!

Other Unanswered Questions posed to the Developers in June and July by SUNA

Attached is a list of questions posed to the developers by SUNA on several occasion, in June and July, which have remained unanswered .

South University Neighborhood Association (SUNA) members have participated in the investigative work and observations contained in the "packet" prepared by North Burns Park Association (NBPA) for the Mayor and City Council, and endorses fully its content, conclusions, and recommendations.

Respectfully,
C. Robert Snyder, President
"Rusty" Restuccia, Vice-President
South University Neighborhood Association (SUNA)

South University Neighborhood Association's Unanswered Questions re: "601 Forest" Project

1) We have not seen any contextualized "skyline" drawings of the proposed three-tower structure (the "Structure"), only aerial views and close-up sidewalk views. To this end, please provide perspective drawings, to scale, of the Structure site in context with its surroundings. Some relevant perspectives are:

- So. University/Washtenaw intersection, looking west
- Observatory/Washtenaw, looking south
- Forest Ct/rear parking lot of First Pres. Church, looking northwest
- South Forest/Forest Court, looking north
- So. University/Church, looking east
- Hill Street/Olivia, looking north

2) Many residents and users are concerned about the Structure's impact on wind patterns. Please provide us with any reports/analyses in your possession that address the current Structure's impact in this area. Please also indicate who created these reports and whether the reports were commissioned and paid for by an entity associated with the "601 Forest" Project or an independent party.

3) Over the course of the planning process, the Structure has changed configuration and size a number of times. The most recent configuration, approved by the Planning Commission, has a stated rental capacity of 1142 residents housed in single occupancy bedrooms in 342 apartments. Please confirm the final total resident capacity, as well as the individual sleeping room dimensions/square footage and whether this single sleeping room size will be the final size?

4) Please describe how Structure-associated underground parking spaces will be allocated among Structure residents and how parking access will be controlled/ monitored. We understand that the "601 Forest" Project plan provides for 235 underground parking spaces for a proposed 1142 residents. Please describe the factual basis for the implied conclusion that the remaining 907 Structure occupants will not have, nor need, on-site cars or on-site parking. Will anyone other than apartment residents of the building be allowed to park in the underground structure? Please indicate the anticipated monthly charge for on-site underground parking

5) Many residents and users are concerned about the impact of service providers and residents on local traffic. Please provide us with any reports/analyses in your possession that address the site's traffic impact, including the impact created by residents, service providers (to the Structure and its residents), and services provides (to the Retail establishments). Please also indicate who created these reports and whether the reports/analyses were commissioned and paid for by an entity associated with the "601 Forest" Project or an independent party.

6) Please describe the Structure's solid waste plan. In particular, where, when and how will solid waste be stored on site and removed? Please confirm that these plans are considered in the traffic report provided pursuant to #5 above.

7) Structure construction would naturally be a complicated endeavor. Please describe the construction impact on the relevant traffic, business, residential, and pedestrian populations. How long will it take to construct this building, and when is the anticipated start and completion time, ready for occupancy?

Submitted to Mr. Daniel Ketelaar June 25, 2008

Tom Ewing

Ewing Investment Corporation

P.O. Box 7728 • Ann Arbor, Michigan 48107-7728 • PH: 734.996.8506 • FX: 734.996.8546

Re: 601 S. Forest
July 24, 2008

Dear City Council Member:

I am in favor of greater housing density in the downtown. I believe that in the future people will want to live where they can walk to work but that change in society is not going to happen overnight, it will take decades.

In the meantime I think we need to plan for the existing society of automobile based transportation.

I think that the amount of parking planned for 601 S. Forest (250 spaces) is woefully inadequate for the number of residents (1,142 beds, 342 units). I have been a landlord for over 30 years and I have seen the requirement for parking increase dramatically over that period of time.

My apartments are all in R4C zoning and I am required to have 1-1/2 parking spaces for each rental unit. That requirement was designed for a good reason and it is still not adequate for the need. The planned high rise at South Univ. and Forest will have less than one parking space for every 4.5 residents or 250 for 342 units.

As I am sure you have noted the $1,000 a bed price range of these units means that they will cater to the "well heeled" student and I guarantee **that those same well heeled students can and will afford to have cars on campus**. I think it would be a very conservative estimate to expect at least 800 cars for every 1,000 of these financially well to do residents. They may no longer be SUVs, Hummers and 4 door sedans but Hondas and Toyotas take the same parking space.

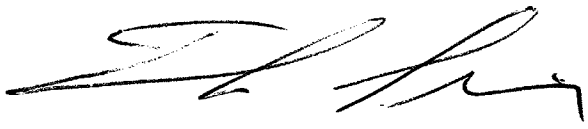
I believe that this development should be required to either provide more parking or be scaled back in size to increase the ratio of parking per resident/unit. I'm fine with thinking creatively about parking: a satellite lot or parking structure elsewhere is fine. 1-1/2 spaces per unit would require 513 spaces if the standards of R4C Multifamily zoning were applied. This is what the City requires elsewhere so why not here?

In the absence of making provisions for the additional parking required the South University shopping area will get even less business from non-student customers as even the employees have to fight for a place to park. The result will be no retailers on South Univ.; it will turn into one big food court catering only to the students whom walk through.

It is your job to make sure this project and everything else you do on City Council works for Ann Arbor. I don't think it is fair or responsible to expect all the citizens of Ann Arbor to pay City taxes to build additional parking structures when this problem can be avoided with proper developmental planning.

I might mention that my wife and I live and work in downtown Ann Arbor only a few blocks from City Hall in The Old Fourth Ward.

Sincerely,



Thomas L. Ewing

11309 N Shore Dr
Whitmore Lake, MI 48189-9123
July 25, 2008

Ann Arbor City Council meeting 8/7/08 regarding the 601 Forest plan

As an owner of nearby Heritage Apts, 829 Tappan, I strongly object to the 601 Forest plan on the following grounds:

1.The building is much too tall for that neighborhood. It is inappropriate to approve it based on comparisons to University Towers or Tower Plaza because those buildings should never have been approved either. My position is that nothing over 5 stories should be allowed in that neighborhood at this time.

2.Since the plan is to attract upscale students, it should be assumed that every student will have a car and that one parking space per student should be required within the project. Anything less will impose a terrible burden on neighborhood parking. Further, I think it will add too much traffic to the existing narrow streets and endanger the pedestrians.

Sincerely,

Carl J. Weber

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Monday, July 28, 2008 10:43 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Kowalski, Matthew
Subject: FW: 601 Forest

For distribution to Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: Carol A. Seidl [mailto:caseidl@myst-technology.com]
Sent: Friday, July 25, 2008 11:10 PM
To: Foondle, Laurie
Subject: 601 Forest

Dear Members of City Council and Mayor Hieftje,

My husband and I live on South University and have been concerned about the proposed development at 601 Forest since learning of it a few months ago. It seems every time consideration of the project was up for public review, we had little advanced notice and were unable to attend meetings. We learned this evening that the city council hearing for approval of the site plan is scheduled for August 7th when we will both be out of town. This time, however, we want to make sure our feelings are known.

First, we can't understand why a 25 story building that is twice the size of any building in downtown Ann Arbor would be built on Forest when recent zoning changes prohibit buildings that exceed 7 stories. The size of this project also ignores guidelines for scale and height that were recommended by two recent urban planning studies commissioned by the city.

We're concerned about increased traffic congestion and inadequate parking. Our kids go to Angell Elementary and we already see daily towing of cars from the bus loading zones and speeding traffic past the school as drivers search for parking throughout the day.

With all the other new student housing in the city, are you sure this building is needed? What will happen to University Towers and surrounding student housing? We're concerned that many current student dwellings will fall into total disrepair as vacancies rise in existing student rentals and landlords fail to obtain enough funds to maintain them.

We personally would hate to see the end of Village Corners. It's perhaps the last full service grocery store in the downtown. Whether one needs duct tape, phyllo dough, a light bulb or saffron threads for a special recipe, VC always seems to have it in stock. Eliminating this store forces students and people in the Angell and Burns Park communities to drive to outlying superstores instead of walking or riding a bike to VC to satisfy a host of needs. With already high fuel costs expected to increase, we should be encouraging more stores like VC to come into the downtown rather than driving them away. The owners say they will not be able to remain in business in the new building.

Lastly, we don't like the sound of the building being marketed to "10% of students at the University of Michigan who have considerable spending power and sophisticated taste and style." It seems the developers are either pandering to local businesses to win their support or they're truly trying to set up an exclusive residence that separates the upper crust from the less affluent portions of the student population. My husband and I attended U of M from 1978 until 1984. Happily, we lived with people from all segments of society and made many dear friends. We shun the thought of an exclusive residence for students. In our minds, college should be a time for meeting people from many backgrounds, socializing, exchanging ideas and working hard. If there's ever a time in life to forget about sophisticated taste and style, it's during college.

Ultimately, we love Ann Arbor. We've been married 26 years, have started three businesses in this city, moved away a couple times and always come back. We want to see S. University flourish and we're not opposed to development but this project seems fraught with problems. We hope you'll reconsider and withhold your approval on the 7th.

Sincerely,
Carol and Andy Seidl
1717 S. University Ave
Ann Arbor, MI 48104
(734) 913-2495

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Monday, July 28, 2008 10:21 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Kowalski, Matthew
Subject: FW: About 601 Forest

For distribution to Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: Kendall L Walton [mailto:klwalton@umich.edu]
Sent: Saturday, July 26, 2008 9:25 AM
To: Foondle, Laurie
Cc: Kendall L Walton
Subject: About 601 Forest

TO THE MAYOR AND CITY COUNCIL,

I was pleased to learn that buildings as high as 7 stories will be allowed on South University. That is a substantial increase, and will cause some traffic problems and have other undesirable consequences, but I am hopeful that, with intelligent planning, the problems will be manageable. And I think that a moderate increase of housing density in the city is a good thing.

But this 20 and 25 story monstrosity is completely out of proportion. Many of the serious problems it would create are obvious, and will have been described by others. Also, as with most sudden and gigantic changes, there are bound to be additional unintended consequences. This alone argues for gradual, incremental increases in density, rather than the sudden explosion this project would involve.

Let me add two specific observations:

As for traffic and parking problems, a large percentage of *high income* students will own cars. We can expect most or all of them to be single, so they are less likely than couples or families to share cars. The increase in traffic on adjacent streets (South U., Forest, Washtenaw) will be absolutely enormous!

Burns Park, 3 or 4 blocks south of 601 Forest, is now a wonderful place for all kinds of people to engage in lots of different activities. It is sometimes crowded, even now. But usually kids can find a part of it to play catch

or frisbee with their parents, or organize games among themselves. With better than 1000 students living nearby, we can expect the park to be overrun on nice weekend days. We should be concerned not only about whether little kids can find a place to play, but also the danger posed by galloping adults using large parts of the park for pick up football or soccer or whatever.

No doubt the consultants who recommended the 7 story limit had reasons for not making it 8 stories, or 10 stories. To go for 20 and 25 is, I should think, utterly unthinkable. Let's encourage a 7 story building on this site!

Sincerely,

Kendall Walton

Kendall L. Walton
1120 Baldwin
Ann Arbor, MI 48104

Web Page: http://sitemaker.umich.edu/klwalton

Email: KLWALTON@UMICH.EDU

[WARNING: My email address contains TWO initials. Omitting the 'L' will send your message to another person.]

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Monday, July 28, 2008 10:21 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Kowalski, Matthew
Subject: FW: South Forest bldg proposal

For distribution to Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: nelviav@gmail.com [mailto:nelviav@gmail.com] **On Behalf Of** Nelvia Van't Hul
Sent: Saturday, July 26, 2008 9:58 AM
To: Foondle, Laurie
Subject: South Forest bldg proposal

To the AA City Council:

I have enjoyed living in the Burns Park area (Olivia Ave.) for 36 years, and I am writing to strongly oppose the construction proposed for the Village Corner area of South University and Forest. It is entirely out of character for this area and would alter, **for the worse**, the entire surrounding area. The proposed building is far too large, and the luxury housing it would provide for affluent students is unnecessary and inappropriate. The traffic congestion that would ensue can only be imagined.

I support development within the city rather than expansion outside, but that can be accomplished with more appropriately sized structures. There is simply no need for the kind of building currently proposed. I hope the City Council will see the folly of this kind of development and will deny approval for the project.

Sincerely,
Nelvia Van't Hul
1103 Olivia Ave.
Ann Arbor, MI 48104
734/663-6608

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Monday, July 28, 2008 10:21 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Kowalski, Matthew
Subject: FW: 601 Forest High-Rise

For distribution to Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: Larry Matthews [mailto:larrym@umich.edu]
Sent: Saturday, July 26, 2008 11:28 AM
To: Foondle, Laurie
Subject: 601 Forest High-Rise

Letter to the Mayor and the City Council of Ann Arbor

Rowena and I would like to declare our strongest opposition to the size and scope of the 601 Forest High Rise project. We live across the street from Angell School. The School and the neighborhood simply cannot tolerate more traffic, speeding student cars, and insufficient parking. In addition, we, ages 70 anf 71, walk to downtown and are frequently endangered by the winds generated by the present high-rise. Please consider our positions in decisions regarding this project.

Larry and Rowena Matthews
1609 S. University
Ann Arbor Michigan, 48104

Larry Matthews
1609 S University
Ann Arbor, MI 48104

7/28/2008

larrym@umich.edu

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Monday, July 28, 2008 10:20 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Kowalski, Matthew
Subject: FW: letter

For distribution to Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: nesta spink [mailto:nestaspink@yahoo.com]
Sent: Sunday, July 27, 2008 3:06 PM
To: Foondle, Laurie
Subject: letter

To the Mayor and members of City Council,

Carefully planned and tasteful redevelopment at the intersection of South University and Forest Avenues would be welcomed by citizens in surrounding residential areas. But an enormous complex of three gigantic towers (one 25 stories with two 20 story towers attached) is incompatable with the neighborhood and totally unacceptable. And what would become of the many small residences on Forest Court?

The developer proposes to market this huge complex to students from high income households. Do upscale income students really need or want to live separately from their less fortunate contemporaries? Currently, several other student residences are under construction. And all of this comes at a time of economic slowdown and crisis in the real estate market.

Those of us who live in neighboring residential areas worry about traffic congestion on South University, parking problems, safety if fire and emergency vehicles are needed, etc. Please realize that this construction would not only cause crowding and major traffic problems while under way, but most importantly consider the fact that it would drastically change this part of the Ann Arbor cityscape. Let's not make a dramatic mistake.

Walter and Nesta Spink
2 Geddes Heights
(734) 665-1178

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Friday, July 25, 2008 12:09 PM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Lloyd, Mark; Pulcipher, Connie; Kowalski, Matthew
Subject: FW: Forest St. project

For distribution to Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: Doug Spaly [mailto:doug@spalygroup.com]
Sent: Friday, July 25, 2008 11:22 AM
To: Foondle, Laurie
Subject: Forest St. project

Hello-

I would like to express my extreme disapproval for the huge tower planned for the corner of Forest and S. University. I am a born and raised in Ann Arbor native who graduated from the U of M. I have lived in AA all of my life and do not like the way the city is going with all the development on campus. For years the city has had a slow growth attitude to downtown and campus which I agree with. Controlled development as needed preserves the small town feel of Ann Arbor. I can not understand why all of the sudden city council has decided to lift the restrictions on height and allow the sudden uncontrolled building. To go from one extreme to the other so quickly makes no sense to me at all. To allow such a large building on campus will drastically change to look and feel of campus. I think the pressure the council is getting from the merchants on campus needs to be balanced with the concerns of the neighbors and landlords around campus. It seems the city wants to smash all the students into a campus ghetto and not have them live in the surrounding neighborhoods. One of the greatest aspects of AA is the diversity of the neighborhoods and that the students live off campus also. The city must feel because of the green belt deal they now have to allow uncontrolled building in town which is not necessary. The University is not adding enrollment and if you allow that many new rooms to be supplied what do you think will happen with the out laying older apartments? They are already struggling to keep filled and new apts. will kill them and lower there values and they will have to pay less taxes and absorb vacancies and blight. All the business people I talk to think that this building is totally unfeasible at the rent they must charge and the first owner will most likely go bankrupt and the city will be stuck with a building similar to the old AA Inn. It is ridicules to allow such a monster building with out knowing how it will affect the balance of the rental market for years to come. If the city opens town up to all developers with unrestricted growth you will most certainly destroy what makes AA unique and economically viable. Please reconsider the zoning and building restrictions that were changed and go back to sensible and reasonable growth.

Thank you for your time,

Doug Spaly

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Friday, July 25, 2008 9:06 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Lloyd, Mark; Pulcipher, Connie; Kowalski, Matthew
Subject: FW:

For distribution to the Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: David Butz [mailto:dabutz@mdcontent.com]
Sent: Thursday, July 24, 2008 4:37 PM
To: Foondle, Laurie
Subject:

I write to express my opposition to the structures proposed at (and perhaps around) 610 Forest Street. I own and occupy a residence at 1615 Wells Street, several blocks away. I welcome reasonable development in my neighborhood. This is simply not reasonable.

I would be grateful if my message could be relayed to City Council members who are considering this proposal.

Thank you,
David Butz

Bowden (King), Anissa

From: Foondle, Laurie
Sent: Friday, July 25, 2008 9:06 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: Lloyd, Mark; Pulcipher, Connie; Kowalski, Matthew
Subject: FW: 601 Forest 25-story complex

For distribution to the Mayor and City Council.

Laurie Foondle
Management Assistant
City FOIA Coordinator
Community Services Area
734-994-4890 -- phone
734-994-8312 -- fax
lfoondle@a2gov.org

From: maryhthieme@aol.com [mailto:maryhthieme@aol.com]
Sent: Friday, July 25, 2008 8:52 AM
To: Foondle, Laurie
Subject: 601 Forest 25-story complex

Dear Ms Foondle,
Please present this to the City Council and Mayor. I am firmly opposed to the 601 Forest 25-story complex, but would support a development that would be more inline with the neighborhood and of a much smaller magnitude.

For many years I have walked past the dilapidated, abandoned Bagel Factory on South University and wished for a new business or restaurant. Initially I was delighted to learn that developers were considering the site for a mixed retail and housing complex that would be comparable to those in height and style as on Main Street. Imagine my shock when I learned of the proposed 25-story dorm with two, 20-story wings to house approximately 1142 students making this building twice the size of any other buildings in downtown. This behemoth is completely out of character for the neighborhood and South University businesses. It would bring severe traffic congestion, inadequate parking and overwhelm adjacent homes, churches, and businesses. Several years ago, in an effort to beautify and maintain a "small town," atmosphere, several trees and small sitting areas were added to South University.&nb sp; This proposed enormous complex is simply incompatible. While some information regarding the 601 Forest 25-story high-rise has appeared in the Ann Arbor News, I don't believe you have adequately informed your readers of the severe consequences, a project of this magnitude will have on the surrounding areas. It goes before the City Council on August 7, 2008 and I implore that Ann Arbor News to present a detailed article on the development. Residents need to be informed and our City Council must be accountable to provide Ann Arbor with a development that is in harmony with the surrounding character and environment of its neighborhoods.

The Famous, the Infamous, the Lame - in your browser. Get the TMZ Toolbar Now!

11309 N Shore Dr
Whitmore Lake, MI 48189-9123
July 25, 2008

Ann Arbor City Council meeting 8/7/08 regarding the 601 Forest plan

As an owner of nearby Heritage Apts, 829 Tappan, I strongly object to the 601 Forest plan on the following grounds:

1.The building is much too tall for that neighborhood. It is inappropriate to approve it based on comparisons to University Towers or Tower Plaza because those buildings should never have been approved either. My position is that nothing over 5 stories should be allowed in that neighborhood at this time.

2.Since the plan is to attract upscale students, it should be assumed that ever student will have a car and that one parking space per student should be required within the project. Anything less will impose a terrible burden on neighborhood parking. Further, I think it will add too much traffic to the existing narrow streets and endanger the pedestrians.

Sincerely,

Carl J. Weber

South University Neighborhood Association

Wind Effects of 601 Forest & References to Chicago, the "Windy City"

Several times, in presentations to the general public, the Planning Commission, and the City Council, the developers have invoked the name of and architecture of Chicago. The supposed intent was to convince Ann Arborites that 601 Forest, was worthy of Chicago's great architecture and would do much to raise Ann Arbor's image as a city able to be compared to Chicago. Whether this is good, or bad, for Ann Arbor citizens is debatable, but the comparison does raise the important "side-result" of "architecture-induced" WIND CURRENTS. This brief paper is intended to help set the tone for consideration of WIND as an unintended consequence of 601 Forest.

A Brief Primer on Wind Effects: "Windy City" (Chicago)

"Geographic conditions in the area (e.g., proximity to Lake Michigan, local prevailing winds, etc.) make Chicago a naturally breezy area. Another contributing factor is how the city was rebuilt after the Great Chicago Fire. Planners modeled new streets on the grid system. ***This resulted in man-made wind tunnels in high density areas, such as the Loop, as the wind could travel down the columns and rows formed by the buildings and pick up speed.*** *" (Freeborn County Standard of Albert Lea, Minnesota, November 20, 1892)*

"But in another sense Chicago is actually earning the title of the "windy" city. ***It is one of the effects of the tall buildings, which engineers and architects apparently did not foresee that the wind is sucked down into the streets.*** *(From Wikipedia)*

The Planning Commission's Lack of "Due Diligence" in Regard to Wind Effect

The following brief exchange, from the "Draft" Minutes of the June 3, 2008 meeting to approve 601 Forest, is the only Planning Commission discussion on record regarding wind effect.

The Developer – " As to the wind question, you can see from the renderings that there are bays projecting from the façade. The cornice sticks out; there are canopies and street ornament. These break up the winds."

Commissioner Eamus – "I took notes on wind tunnel effects. I sent messages to various architects, and didn't get a lot of response, so I did research on my own. The expert recommendation is if it's in a hurricane area -10 stories – otherwise, 22 to 25 stories. You should have a wind tunnel study done for buildings within that height. his doesn't take into account the climate, meteorology or topography of the area. A wind tunnel study on a model of this building and surrounding buildings would be needed for lead certification. You are at the west end of South University – the wind comes from the west, so you're not channeling it any more than it is already channeled. This is another reason I didn't feel it was critical to study.

"Any concentration is immediately dissipated out the east end. It doesn't address the down and backpressures that you'll get, so it's probably a good idea to look for (sic) "lead-certification."

Ronald Hughes, Co-developer of 601 Forest – "They did an extensive wind study which was not required by the city of Ann Arbor. We configured this building in accordance with that. This is why we proposed the cornice and the bays."

Commissioner Eamus – Stated that he was very glad to hear that information.

Commisioner Pratt – Concurred with Eamus that this had been an outstanding comment that had not yet been addressed.

Where is the Wind Study for 601 Forest?

Lacking any documentation to the contrary, despite repeated requests, we assume that the developers, their architects, or engineers have not produced a credible Wind Study. Before taking the step of "Approval", it is to be expected that "due diligence" on this, and all other matters, would occur.

Such "due diligence" apparently did not occur when the Planning Commission approved the project on June 3 without even seeing, let alone analyzing, interpreting, and rebutting the results of a developer's, or anyone's, Wind Study.

The City Council would be wise to step back and exercise their responsibility to act "with due diligence" until such time that a proper and complete (not just a summary) Wind Study has been submitted, read, debated, and the implications understood by all parties involved, including the citizenry. Put in the negative, City Council would be extremely unwise not to do so!

Unanswered Questions Posed to the Developers in June and July by SUNA

Attached is a list of questions submitted to the developers by SUNA on several occasions, in June and July, which have remained unanswered.

South University Neighborhood Association (SUNA) members have participated in the investigative work and observations contained in the "packet" prepared by North Burns Park Association (NBPA) for the Mayor and City Council, and we endorse fully its content, conclusions, and recommendations.

Respectfully,
C. Robert Snyder, President
Bernard S. ("Rusty") Restuccia, Vice-President
South University Neighborhood Association (SUNA)

South University Neighborhood Association

Unanswered Questions re: "601 Forest" Project

1) We have not seen any contextualized "skyline" drawings of the proposed three-tower structure (the "Structure"), only aerial views and close-up sidewalk views. To this end, please provide perspective drawings, to scale, of the Structure site in context with its surroundings. Some relevant perspectives are:

- So. University/Washtenaw intersection, looking west
- Observatory/Washtenaw, looking south
- Forest Ct/rear parking lot of First Pres. Church, looking northwest
- South Forest/Forest Court, looking north
- So. University/Church, looking east
- Hill Street/Olivia, looking north

2) Many residents and users are concerned about the Structure's impact on wind patterns. Please provide us with any reports/analyses in your possession that address the current Structure's impact in this area. Please also indicate who created these reports and whether the reports were commissioned and paid for by an entity associated with the "601 Forest" Project or an independent party.

3) Over the course of the planning process, the Structure has changed configuration and size a number of times. The most recent configuration, approved by the Planning Commission, has a stated rental capacity of 1142 residents housed in single occupancy bedrooms in 342 apartments. Please confirm the final total resident capacity, as well as the individual sleeping room dimensions/square footage and whether this single sleeping room size will be the final size?

4) Please describe how Structure-associated underground parking spaces will be allocated among Structure residents and how parking access will be controlled/ monitored. We understand that the "601 Forest" Project plan provides for 235 underground parking spaces for a proposed 1142 residents. Please describe the factual basis for the implied conclusion that the remaining 907 Structure occupants will not have, nor need, on-site cars or on-site parking. Will anyone other than apartment residents of the building be allowed to park in the underground structure? Please indicate the anticipated monthly charge for on-site underground parking

5) Many residents and users are concerned about the impact of service providers and residents on local traffic. Please provide us with any reports/analyses in your possession that address the site's traffic impact, including the impact created by residents, service providers (to the Structure and its residents), and services provides (to the Retail establishments). Please also indicate who created these reports and whether the reports/analyses were commissioned and paid for by an entity associated with the "601 Forest" Project or an independent party.

6) Please describe the Structure's solid waste plan. In particular, where, when and how will solid waste be stored on site and removed? Please confirm that these plans are considered in the traffic report provided pursuant to #5 above.

7) Structure construction would naturally be a complicated endeavor. Please describe the construction impact on the relevant traffic, business, residential, and pedestrian populations. How long will it take to construct this building, and when is the anticipated start and completion time, ready for occupancy?

Submitted by SUNA to Mr. Daniel Ketelaar on June 25, 2008

South University Neighborhood Association

July 30, 2008

To: Members of the Ann Arbor City Council
Cc: Mayor John Hieftje

Reference: 601 Forest Avenue Development Proposal

The decision by the City Planning Commission to support the revised '601 Forest Avenue Project' was extremely disappointing. Based on comments from those residents in attendance, it appears that Commission members were influenced by the "visual" presentations of the developers. As a consequence, issues of height, traffic congestion, safety, adequate parking, etc. were not adequately addressed on an independent basis. As a result, the City Council should deny approval of this proposal until proper 'due diligence' is completed.

There are several issues/points of reference that must be addressed.

Building Height: The Planning Commission Chair (Pratt) stated publicly that '*the Board was pleased that the '601 Forest's developers took into consideration the public comments made at the first hearing held on the project and made several changes.*" This is misleading. One of the primary concerns of the initial proposal by those in opposition is the height of the proposed buildings. The first formal proposal included a 22 story tower with two 15 story wings. Now we have a revised project with a 25 story tower building and two 20 story wings. While having a different configuration, the project remains too tall and contrary to the desires of the local residents.

I applaud the Council for its willingness to revisit the height restrictions issue.. When the zoning requirements were changed to allow higher buildings, providing greater density and enabling developers the opportunity to realize reasonable returns, the majority of Council members and Ann Arbor residents did not object to the proposed changes.. I recall that it was publicly stated that we could expect new buildings, in the 10 to 12 story high range, in the C2A zoning areas. And this has occurred. And more buildings, up to 10 story high, are in progress or being considered.

However, the more one understands the implications of what has, and is, transpiring, one wonders whether the elimination of height restrictions was properly thought out. When an outside developer can come to Ann Arbor and state publicly (March meeting) that '*under present zoning, we can build 45 or even 100 story buildings*", the red flags were raised. This "*in your face attitude*' is not welcome in Ann Arbor.

Building Impact Study: An impact study of the additional 1,142 units to the S. University area needs to be evaluated. The '601 Project" can be considered high risk and creates an affluent residency of high income students. Does it meet university and city affordable housing requirements ? And if not successful, what is Plan B. ? It is my understanding that the

University Towers is not fully occupied and presently up for sale. Does this impact the feasibility of '601'?

You will note that two new student housing units were recently constructed at the corner of Forest Avenue and Hill Street, each five stories or less. Currently, there are four new apartment style student housing complexes (with an estimated 2000 beds) approved and under construction in the campus area. They range from five to ten stories high. One can conclude that change is happening compatible with the local environments is taking place.

It should be also noted that the Forest Avenue/S. University area is not comparable to the downtown Ann Arbor Main Street area which was, and is the primary focus for such actions. The Forest Avenue area is dominated by residential homes, much student housing, sorority and fraternity housing, numerous churches, small businesses, and University facilities – this can not be said of the general down town (Main Street) Ann Arbor area.

Traffic and Safety Concerns: Many traffic and safety issues were not fully discussed or resolved as noted at the recent Commission meeting. One thing is certain – the construction of the 601 Project as presented will produce a highly congested area and will further burden adjacent streets which have limited parking and already flowing with traffic.

Role of City Council: In the Michigan Daily coverage of the meeting, Mayor Hieftje, who is opposed to the project, is quoted as saying *"a lot of people think we have more power than we do. When a building meets the zoning (requirements), there is not much we can do about it."* This is a 'stunner ! Why then have a City Council that must give final approval to all such projects.? Is he suggesting that the Planning Commission's views are final? I always thought the Council's role was to do what's in the best interests of the residents and the community at large. If the Planning Commission's decisions, even if 'legal', are not considered appropriate, City Council must act accordingly. All developers understand that there are no guarantees until the Council has approved the project. Nothing has changed.

Lastly, in summary, there appear to be numerous questions that need to be fully addressed before any actions are taken. And the reviews must be objective and independent. The City Council MUST do the 'right thing' and seek out a project of less magnitude which compliments the character of the existing neighborhoods. When the Mayor was asked about his views on new building developments, he stated, *"I vote for the ones that make sense and don't vote for the one's which don't make sense."* I submit the '601 Project" falls in the latter category and the City must seek out a proposal of less magnitude which meets, and maintains, the character of the existing neighborhoods...

Thank you for listening.

Bernard S. Restuccia (Rusty)
Vice President, South University Neighborhood Association

1825 Geddes Avenue
2nd Ward 734-769-1231

CAN ANN ARBOR AFFORD ANOTHER WHITE ELEPHANT AT THE CROSSROADS OF FOREST AND SOUTH UNIVERSITY?

How can this proposed residential monolith expect to be an economic success when it plans to provide an average of fewer than one parking space per apartment, and charge rents projected to be at least 50% higher than other student rental units in the vicinity?

My husband and I have owned student rental property in Ann Arbor for many years as a full-time business. Based on our 35-plus years of rental experience, we find that premium rental rates now REQUIRE the following, at minimum: one parking space for every 2-3 students if they live in a 4-6 bedroom house or apartment, and one parking space per apartment in 1-3 bedroom-sized units. This is actually a low figure for the market the developers say they are targeting—the wealthiest 10% of U of M students.

Considering the growing trend of student car ownership over the last 20 years, if we were to build such a building today, we wouldn't think of providing less than one space per residential bedroom. (This does not even take into account the parking needed for the commercial businesses in such a building.)

According to the "possible" typical floor plan the developer submitted to the Ann Arbor Planning Department, each floor will have the following:
1 5B apts; 13 4B apts; 3 2B apts; and 1 1B apt totaling 64 apartments per floor

Based on the MINIMUM parking space per student ratio that we have experienced, that would translate into 32 parking spaces per residential floor for this project. If there are 20 residential floors like this, that equals 640 parking spaces. One must also add 100-200 parking spaces to accommodate the commercial establishments. That brings the minimum requirement to at least 740.

The developer is proposing to provide 235 parking spaces on 2 underground levels. At about 120 spaces per level, this building would need 6 levels of parking.

If the developer does not provide this minimum amount of parking (740 spaces) he can be assured NOT TO RENT the units at a rate of $1,000 per bedroom per month. To achieve full occupancy of the building, he would probably have to drop rents to $600-$700 per bedroom per month or lower.

Our worry is this: How can the developer honestly expect this project to succeed economically with these numbers?

University Towers, located diagonally across the street from the proposed site of 601 Forest, was built 40 years ago with no parking, at a time when very few students had cars. It is now on the market, waiting for a buyer.

In contrast, our properties all have sufficient parking, are kept in good repair, and are on average 80 years old. We have no vacancies for the coming school year.

You, the Council Members, and Mayor of our fine City of Ann Arbor cannot allow another white elephant to sit at the corners of Forest and South University, a few short years from now. Certainly, if this project is approved as it is currently proposed, we WILL HAVE another EVEN BIGGER white elephant at that corner.

Sincerely,

Barbara and David Copi

-----Original Message-----
From: katarina@mail.umich.edu [mailto:katarina@mail.umich.edu] On Behalf Of katarina@umich.edu
Sent: Thursday, July 31, 2008 8:31 AM
To: Foondle, Laurie
Cc: katarina@umich.edu
Subject: RE: 601 Forrest

This message is for mayor Heeftje and members of the city council:

I have lived in Ann Arbor since 1971 at 1724 South University Avenue. I understand that changes in the city landscape have to occur in response to population changes and urban planning needs. However, I am appalled at the plans for construction of a monstrous-size apartment building at 601 Forest. It is out of scale with the Forest Parking structure across the street and University Towers building at the opposite corner of South University. Providing 342 apartments and 1142 bedrooms to between 350 and 1000 potential tenants and only 235 metered parking spaces is irresponsible. It will lead to glut of cars in the nearby limited parking areas and street parking necessary for business.

Even though this building, that was conceived on a monstrous scale with respect to the surrounding, mostly caters to the greed of potential landlords, I would have no problem with the building plan if the building height was scaled down to somewhere between 7 stories (Forest Parking structure height) and 18 stories (University Towers building).

I hope that city council will consider this request and the interests of citizens living on surrounding streets.

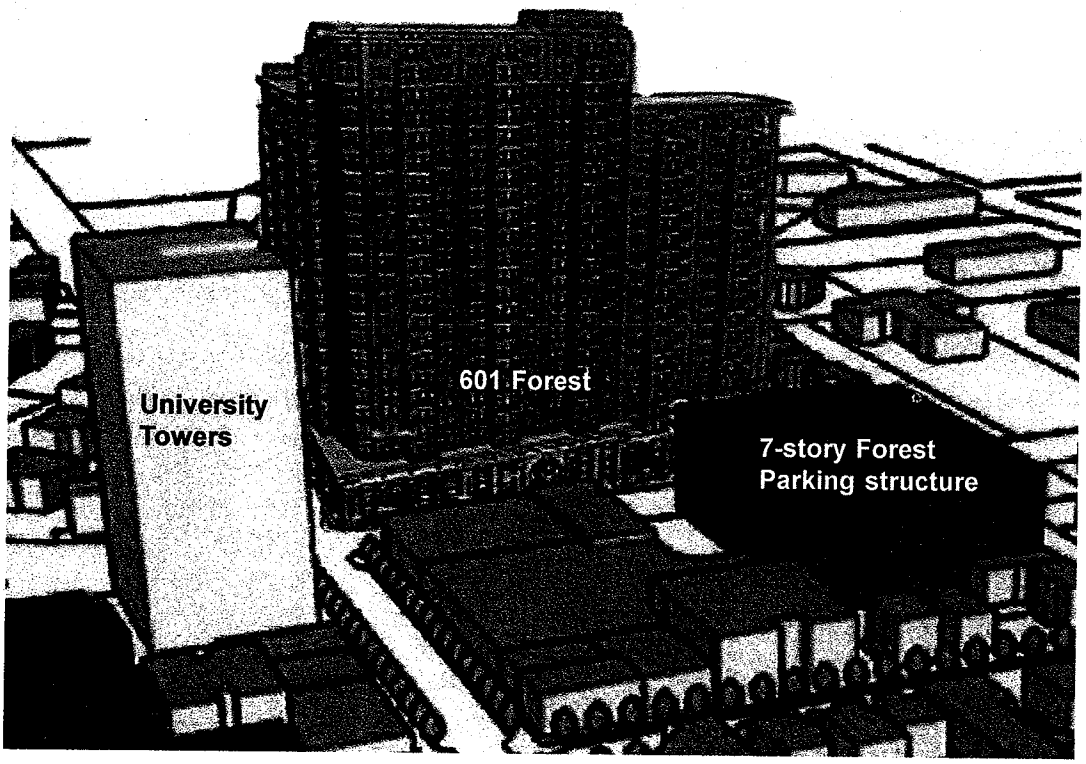
Thank you.

Katarina T. Borer, Ph.D.
Professor
Division of Kinesiology
University of Michigan
401 Washtenaw Avenue
Ann Arbor, MI 48109-2214
Tel. (734) 647-2703
FAX (734) 936-1925
http://www.umich.edu/~katarina

UNINTENDED CONSEQUENCES

On October 17, 2006, the Ann Arbor News reported "New buildings in the South University Avenue area will be allowed to rise up to as much as seven stories under a zoning change unanimously approved by the Ann Arbor City Council Monday night.. . . ."

That's what we all expected, but this is what we may get. The 2006 rezoning did not anticipate a development of the size and scale of this high-rise, 601 Forest, and did not provide guidelines to assure that buildings be compatible with, and safe for, surrounding neighborhoods. This project is scheduled to go before City Council on Thursday, August 7, 2008.



Part of the developer's description to Planning Department, June 2, 2008:

" 601 Forest will market to and attract students from high income households who have disposable income. 601 Forest student residents will represent the top 10% of students, at the University of Michigan, who have considerable spending power and sophisticated taste and style."

It all adds up to a HUGE building. . .

- **25 story tower with two 20 story wings**
- **342 apartments, 1142 bedrooms**
- **7 stories taller than University Towers**
- **6 retail stores**
- **18 stories taller than Forest Parking Garage**
- **22 stories taller than adjacent residences**
- **3 ½ times as tall as the new University of Michigan stadium**
- **Roughly the same height as Tower Plaza, but twice as large**
- **Requires removal of the Village Corner, the Bagel Shop, Park Plaza 36 unit apartment & 39 parking spaces up to the Mud Bowl on S. University, and the Village Corner, the Student Bike Shop, Champion Party Store & Laundromat, and 2 large houses on South Forest.**

We strongly support redevelopment along South University, but are opposed to projects that will have a detrimental effect on the South University neighborhood. We welcome a development that would be in the context of this retail area and adjacent residential neighborhoods; development that would present an inviting entrance to Ann Arbor from Washtenaw Avenue.

July 28, 2008

Dear City Council members,

We have spent several months studying the 601 Forest (formerly "University Village") proposal, and how it will impact our community—now and for years to come. After carefully examining all the materials the developer has provided, attending Planning Commission and Zoning Board meetings, gathering supplementary information and raising many questions, we strongly encourage you to reject the 601 Forest proposal. We believe it is not only detrimental to citizens' health, safety and welfare, but also is a potential liability to our community.

If you are not ready to reject this proposal outright, we have outlined a number of significant issues that we believe necessitate Council's tabling of the proposal. We urge the Planning Department to review missing or inadequate design plans, and re-analyze the proposal based on its many potential outcomes beyond those promised by the developer.

This packet contains pertinent data and our major concerns about the project. We encourage you to continue to demand answers to your questions from the developer and scrutinize this proposal as we have.

Thank you for devoting the time and attention to this very important issue.

Sincerely,

Gwen Nystuen, Peter Nagourney, Betsy Price, Ellen Ramsburgh, Kate West, Andrea Van Houweling, and many other concerned neighbors.

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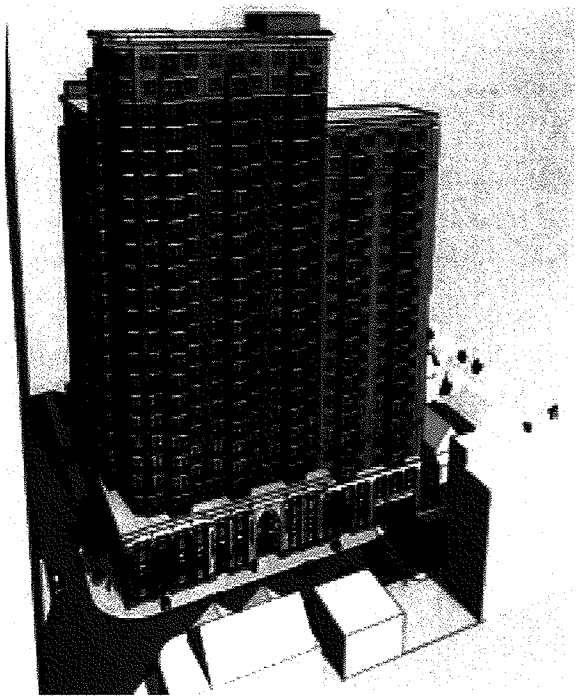
Impact of Size, Density, and Location

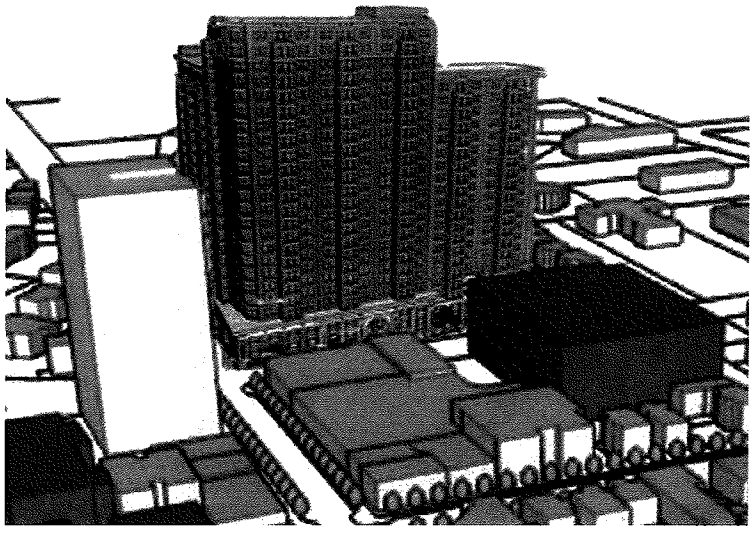
If approved, 601 Forest will be the largest building ever built in Ann Arbor, rising 25 stories, with the potential to house as many as 2,000 people.



current mall & apartment building

- 25 story tower (267 feet tall) with two 20 story wings
- Site covers 1.6 acres at the corner of South University and South Forest
- 342 apartments, 1142 bedrooms
- 6 retail stores, 16,140 square feet of retail space on the ground level
- 18 stores taller than Forest Parking Garage
- 22 stories taller than adjacent residences
- 7 stories taller than University Towers
- 3 ½ times as tall as the new U of M stadium
- Roughly the same height as Tower Plaza, but twice as large
- Requires removal of the Village Corner, Park Plaza 36 unit apartment & 39 parking spaces up to the Mud Bowl on S. University, and the Student Bike Shop, Champion Party Store & Laundromat, and 2 large houses on S. Forest

We strongly support redevelopment along South University, but are opposed to projects that will have a detrimental effect on the South University neighborhood. We think this building is grossly out of scale for the location, and the population density is too high for this congested area. This building dwarfs the neighboring buildings. It signals a disproportionate relationship to surrounding housing, radically skewing the stated objective of balanced growth for downtown Ann Arbor. If built, such a tower will become the symbol of the city, the sole structure visible throughout the city. Is this what we want for Ann Arbor's "signature"? (See Appendix: Comparative Height and Density Charts.)



Occupancy Profile

601 Forest is effectively a residential apartment building, not a student dormitory.

- The developer's presentation misrepresents what could legally and realistically occur.
- The developer cannot prevent non-students from renting within the building.
- The presence of even limited numbers of non-student residents creates a different dynamic for the building than the one described by the developers.
- Because the developer will lease individual rooms, not entire apartments, students may be placed in an apartment with incompatible or non-student residents, creating problems.
- The "private student dormitory" concept reflects intentions, not legally binding terms. Therefore, Council must consider all potential residential apartment issues before approving this plan.

The potential exists for significantly more occupants in 601 Forest than the developer projects.

- Ann Arbor zoning allows 6 non-related individuals in a rental unit, which, if applied, would significantly increase the number of residents. Council must consider both best- and worst-case scenarios. The best case comes from the developer.
- The worst-case scenario is what is legally allowable (i.e., 6 unrelated adults per unit) leading to an occupancy potential of as many as 2,000 residents.

Projections and conclusions based on student-only occupancy must be re-evaluated to factor in possible future residential occupancy.

- Relevant issues needing to be considered include: congestion, parking, traffic, delivery and pick up, noise, fire and police safety concerns. (For example, the potential of 1,000 cars competing for 235 spaces.)
- All issues such as traffic studies, fire safety study, and parking adequacy were based on the developer's vision of occupancy by 1142 students. These crucial factors should be reevaluated based on the potential maximum project capacity of as many as 2,000 residents.

Plenty of Similar Housing Already Under Way

Four other upscale student housing projects will be completed before 601 Forest's proposed delivery date of 2011.

- Unlike 601 Forest, the other four projects are five to ten stories, do not dwarf their surroundings, and feature designs that are integrated into the fabric of the community.

  - This trend increases the likelihood that 601 Forest may need to accept non-student tenants to fill the building, thus changing current assumptions concerning parking, traffic, density, etc.

  - There are already empty storefronts on South University, and the developer of 601 Forest needs to fill 16,140 square feet of retail (six storefronts).

  - To date the developer has not obtained anchor retail tenants. Would they compete with existing businesses? Without confirmed retail tenants, the financial future of the project itself is tenuous, and the impact on the economic health of South University is uncertain. Likewise, the projections for traffic—pedestrian, truck delivery, customer parking—are unknown.

The Courtyards
Hubbard Road and Murfin Avenue (next to NCRB-North Campus Rec. Bldg.)
Size & Capacity: 5 stories; 580 residents for the first phase, eventually totaling 896
Prices: $697-$1,350 per bedroom (depending on unit size)
Available: Fall 2008

4 Eleven Lofts
corner of Washington and Division streets
Size & Capacity: 10 stories; 106 apartments
Prices: TBD
Available: May 2009

Zaragon Place
619 E. University Ave.
Size & Capacity: 10 stories; 248 beds
Prices: TBD
Ready: Fall 2009

North Quad
Bounded by State, Huron and Washington streets
Size & Capacity: 10 stories; 460 beds
Prices: TBD
Ready: 2010

Health, Safety and Welfare Issues: Wind Hazards & Emergency Evacuation

The city has an obligation to thoroughly evaluate potential wind hazards caused by this 25-story structure, particularly considering its proximity to University Towers.

- Approval of the project before appropriate wind studies have been conducted and evaluated may create future liabilities for the City of Ann Arbor.

- Expert consultant(s) must ensure the accuracy and acceptability of the wind study.

- The developers did not submit a wind study before Planning Department approved their design. As of July 25 no plan had been submitted.

- A project this size, on this east-west corridor, should have both wind tunnel studies and computational fluid dynamics simulations before it is approved. The proximity to University Towers makes it especially important to evaluate potential wind hazards along South University caused by this 25-story structure.

- Changing the design and materials of the facades to roughen the surfaces is insufficient to mitigate wind effects.

Health, Safety and Welfare Issues: Traffic Safety & Inadequate Parking

Traffic safety and congestion will become an even greater problem in the area.

- The South Forest / South University corner is already a congested area, containing:
  - a 700-plus car parking structure that is currently full from 9 – 4 every day when U of M is in session, with cars waiting to enter lined up in both directions
  - an expanding day care center serving 140 children
  - a post office and driveway
  - an 18-story apartment tower (University Towers) that has no tenant driveway or parking

- The ingress and egress of the two driveways pose serious safety concerns:
  - Both driveways are blind exists – vehicles will exit directly from the building onto the sidewalk. Cars will not be able to see pedestrians and cyclists, and pedestrians and cyclists will not be able to see cars.
  - Drivers exiting the underground driveway on South University will be driving uphill to the exit, compounding the problem that the building has no setback from the sidewalk.
  - Drivers going in and out of the building from both driveways will have to block the sidewalk in order to gain visibility to make their next move.
  - The increased pedestrian traffic will necessitate frequent crossings of these driveways.

- Projected move-in estimates of 5 minutes per student are unrealistic:
  - The University of Michigan, with decades of experience, does not meet the move-in efficiency that the developers promise.
  - Hundreds of vehicles will clog the streets as residents wait their turn to unload.

There will be inadequate parking for residents, customers, employees and visitors.

- 235 parking spots for 1,142 residents is less than one car for every five residents—on average less than one per apartment—which is a standard minimum requirement in many cities.

- The developer projects that only 10% of students who live off campus own cars. Local landlords report that this percentage is much higher.

- The absence of local grocery shopping facilities alone raises the likelihood that the number of residents who will require and desire cars is much higher than that projected by the developer.

- Where will overflow parking go? Likely into adjacent neighborhoods such as South University Neighborhood and others far beyond North Burns Park and Oxbridge that both have resident parking, causing myriad community problems. 601 Forest resident overflow parking will trickle down to affect rental housing residents.

- Safety is at risk when residents park a long way from their building at night.

- Is there designated parking for building employees or retail employees?

- The 24 metered spaces in the courtyard will be inadequate to serve:

    - customers of offices annd six retail shops
    - friends and guests of the residents
    - drop-offs and pick-ups
    - truck deliveries to six retail stores and 342 apartments
    - frequent food deliveries
    - service and repair vehicles
    - employees of building and retail stores

- In which spaces will the Zip cars, alluded to by the developer, park? Will Zip car spaces mean fewer available parking spaces in the facility for other uses?

- Will the limited underground parking spaces be exclusively for residents, or will they also be available for vehicles of retail staff, management, office employees, or other non-building residents?

Health, Safety and Welfare Issues: Retail Delivery Needs

Retail delivery access is not realistically addressed by the plan, and will add to traffic problems.

- The ground level of 601 Forest essentially constitutes a strip mall, with only 24 metered spaces for customers and residents. (It is unlikely employees will feed meters all day while at work.)

- The plan for the parking garage shows no delivery bays or loading dock to accommodate the constant truck deliveries stores require. A survey of local businesses indicates anywhere from 2 to 5 deliveries per day for each retail establishment. This could translate into 12 to 30 trucks per day, and far more for a grocery tenant.

- Will trucks simply stop in the interior circular driveway? Will tall trucks be able to drive through the building to the courtyard, or be able to make the turn once inside?

- Currently, delivery drivers who cannot find a place to park simply double-park in the street while they are waiting for a pick-up, delivering goods, etc. Drivers and bikers are forced to swerve blindly around them. More retail deliveries, with fewer driveways and alleys than currently exist, will have a ripple effect on normal flow, creating even more congestion and dangerous traffic situations.

- The lack of delivery truck parking may also force trucks to block access to fire hydrants on the streets.

- Trash generated by 1,142 residents will be considerable, even if the developer's optimistic views about recycling compliance are fulfilled. Pick-up and replacement of trash/recycling dumpsters will add to traffic congestion and block public sidewalks however often they take place. Extra trash left behind when residents move out every spring will require special consideration and street blockage.

Health, Safety and Welfare Issues: Fire Safety & Police, & Construction Nuisance

Police and Fire Departments must review this plan to provide a secure and safe environment.

- Does the Ann Arbor Fire Department have adequate equipment and manpower to protect and defend a 25 story building?

- A high rise building is inherently more difficult to protect than a lower structure. The time needed to evacuate a building is determined by the time it takes residents to leave via the number and width of exits.

- Did the initial fire study take into account the maximum of number of residents potentially exiting the structure?

- The city currently has one ladder truck that will reach 100 feet, roughly 7 stories. Residents on floors above the seventh are entirely dependent on firefighters carrying heavy high-rise hose packs up stairwells to upper levels. The higher the building, the longer the time required for firefighters to suppress fire and rescue victims.

- Several years ago, the Insurance Service Office rated Ann Arbor's current Public Protection Classification (PPC) at 4, based on the city's water supply, equipment and staffing. A score of 1 is exemplary. A score of 10 indicates that a community does not meet ISO's minimum criteria.

- Since then, cuts in fire department staffing and the closing of one station combined with the growing number of buildings of increasing height and density in Ann Arbor challenge the fire department's ability to suppress fires, increasing the risk to all.

- The cost of a new ladder truck is approximately $800,000.00 to $1,000,000.00, yet it is only more firefighters who can reach anything above the seventh floor.

- Does the Ann Arbor fire department have the physical capability to man apparatus in the event of a fire or other hazardous event at structures of this height?

Construction of a building this size will create a public and neighborhood nuisance.

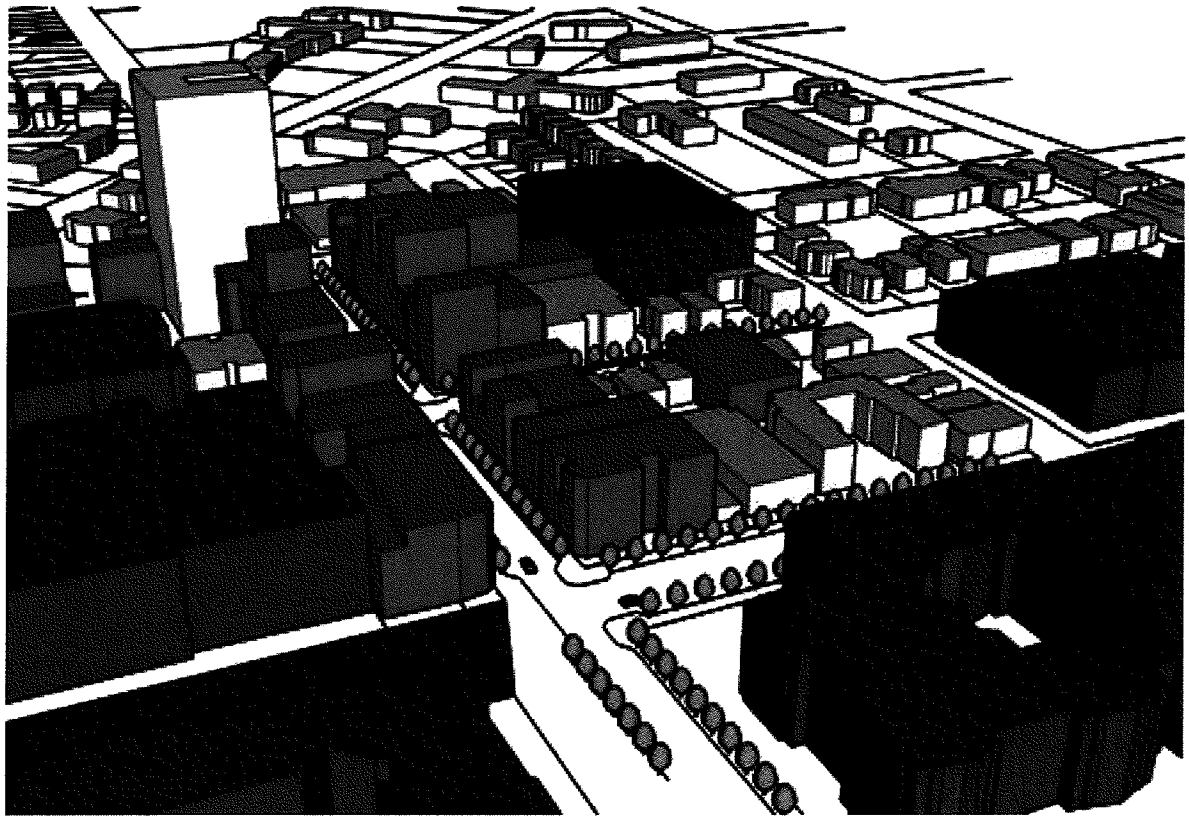
- The building will likely take 2 ½ to 3 years to construct, continually impacting existing retail business health, campus ingress and egress, and traffic flow for vehicles and pedestrians.

- Dirt and noise will impact residents living in a wide radius around the project, not just South University.

- The sidewalk space will be reduced, limiting the capacity for trees—a hallmark of Ann Arbor.

What Do Neighbors Want?

Something Similar to What Calthrope Envisioned



South University – Illustrative Vision

- Buildings no higher than the expectation of City Council when it approved the new zoning in 2006—up to 6-7 stories

- Building heights like Calthorpe envisioned in 2005--no higher than the 7-story Forest Parking Structure

- Buildings that consider the unique characteristics of the South University neighborhood and their impact on the surrounding residential neighborhoods

- Buildings that step down to the surrounding residential neighborhoods—See Appendices: "South University Character Area" from Downtown Ann Arbor Design Guidelines, 2007, and Ann Arbor News article 2006.

APPENDIX: Comments Regarding Wind Studies

By Professor Werner J.A. Dahm
Head, Laboratory for Turbulence & Combustion (LTC), The University of Michigan

Purpose of These Comments

I am providing the following technical comments to the Ann Arbor City Council and other associated governing bodies on building wind effects in relation to the proposed 601 Forest project. Please note that I take no position either supporting or opposing the proposed 601 Forest project. Instead, my purpose is to provide information on health and safety issues associated with wind effects from buildings in urban spaces, and information on how wind effects can be assessed to determine their ground-level impacts on pedestrian comfort and safety, as well as their mid- to upper-level impacts on such factors as effluent dispersal from building exhausts and re-ingestion of pollutants that affect building indoor air quality.

Issues With Large and Tall Buildings

Buildings can dramatically alter the wind flow patterns around them, far more so than is commonly appreciated. High bulk wind speeds are not needed for buildings to produce very high local wind speeds in their vicinity, as discussed below. The extent of the resulting wind impacts of a building in an urban environment depend greatly on the height and footprint of the subject building, the massing of other structures around the building, and on local wind conditions. In general, wind effects become more significant – and can even rise to the level of significant health and safety concerns – as building height increases, as building frontal area and total blockage area (footprint) increases, and in the presence of increasing density of surrounding buildings.

In high-rise developments, the aerodynamic effects of a building and the resulting wind flow patterns can be very complex and potentially very strong. Their effect is not nearly as simple as the direct "channeling" of the wind that occurs if it blows down an urban street between buildings. While this "wind tunnel effect" can certainly occur under some combinations of wind direction and speed, the far larger and far more important wind effects created by a building instead result from the large and strong vortices that are formed by edges and corners of buildings at essentially all wind directions and speeds. Such strong vortices can form even under otherwise moderate or mild wind conditions.

These vortices are strong localized swirling wind motions that are formed naturally as a result of flow separation from exterior features of a building, including horizontal and vertical corners and edges of the building itself, as well as similar corners and edges of various exterior features such as cornices, awnings, and other embellishments found on buildings. Their scale is typically comparable to the building feature from which they are generated, and thus can range from a few feet in diameter to a hundred feet or more. Larger-scale vortices typically survive the longest, and since they typically have the greatest circulation (i.e., strength) they are of primary concern.

The vortices resulting from wind flow over and around a building can produce highly counter-intuitive and unexpected wind flow patterns, with wind speeds that can easily be a factor of twenty or more higher than the nominal bulk wind speed that generated the vortices. Moreover, these vortices can maintain their form while propagating over distances

many times their own scale and much larger than the building's exterior length, due to their interactions with building exterior surfaces and with the ground for great lengths. Building-generated vortices can often become trapped in urban "canyons" formed between buildings on opposing sides of a street, and in such cases their axial extent can be very long.

Concerns About Pedestrian Comfort and Safety

It is these building-generated vortices that are of primary concern for pedestrian comfort and safety. The locally high wind speeds they generate can readily blow dust, sand, dirt, and debris into the eyes of pedestrians. They can make walking in certain areas around a building so uncomfortable, unpleasant, and even dangerous that these areas may be routinely avoided by pedestrians. They can also blow snow into accumulations so deep as to make pedestrian traffic difficult or impossible, especially near corners between sidewalks and building exterior walls. Secondary flow patterns produced by these vortices can trap blown matter such as dirt, debris, snow, and papers along sidewalks, where they are further blown by vortex-generated winds.

Concerns About Structural Damage

Beyond such pedestrian-level wind effects of building-generated vortices, the high wind speeds produced by vortices at mid- and upper-level heights above ground can damage or destroy features of the building itself. Awnings, cornices, and many other features protruding from buildings can be torn, broken off, or bent by the resulting locally high winds. Snow and ice can be forced to accumulate at large heights on building exteriors by secondary winds from these vortices. Accumulations of snow and ice can also be torn loose by these localized vortex-induced winds and fall onto sidewalks. In some cases, exterior building materials such as tiles and structural materials have even been torn off from buildings by these strong local air flow patterns and fallen onto sidewalks.

Concerns About Effluent Dispersion

In addition to building damage and the attendant safety impacts on pedestrians noted above, unanticipated wind flow patterns associated with the locally strong swirling motions produced by vortex-generated winds can also affect effluent dispersion from buildings. Effluents such as warm air and steam from heating and air conditioning systems can be driven to ground level despite being released from roof-top equipment. In some cases, re-ingestion of effluents by air intakes located substantially far from the emission site can prevent satisfactory operation of such systems. Offensive odors from dumpsters, garbage chutes, and other building systems can be carried by vortex-induced winds far from where they are generated and where they might otherwise not be expected to be found.

Currently, there are no widely accepted standards constituting specific thresholds for avoiding detrimental or otherwise dangerous wind effects and for maintaining adequate levels of pedestrian comfort and safety. Due to the close coupling between the building size and shape, the exterior features and embellishments on the building surface, and the proximity and size of surrounding buildings and streets, wind effects of buildings must be determined on a case-by-case basis. A standard sometimes used in the past is that a building produces a significant wind-related impact if it results in the occurrence at least one

time per year of winds at ground-level, or at mid- and upper-levels, of greater than 36 miles per hour (mph).

Governing Authorities Require Architectural Wind Studies

In recent years, architectural wind studies are being increasingly demanded by local governing authorities to anticipate and mitigate problems of the sort described above. It has been common for some time now to require developers proposing large and/or tall buildings in urban areas to conduct credible technical assessments of likely wind effects and to present these to the local governing authority. Demands for such assessments are generally regarded as falling well within scope of a typical local governing authority's charter to ensure the health, safety, and well being of the public they serve.

For reasons noted above, simple comparative studies or "back-of-the-envelop" analyses are grossly insufficient to provide realistic estimates of the complex vortex-generated wind flow patterns produced by a building for various bulk wind speeds and directions. Such simplistic assessments are being increasingly rejected as urban areas become increasingly built up, and as the attendant wind effects on public health, safety and well being are consequently increasing. Similarly, claims that various "seat-of-the-pants" modifications have been made to a building exterior to mitigate wind effects are also being increasingly rejected. There are far more accurate and readily accessible methods available today to developers, at reasonable costs, to provide far more realistic assessments of the wind impacts of the projects they propose.

The Need for Wind Tunnel and Computer-Based Simulations

Specifically, modern building wind assessments are based on either or both of two key methods. The first is based on conducting wind tunnel measurements of the building effect in the local urban environment. A small-scale model is constructed of the local urban area including the proposed development and placed in a wind tunnel. The tunnel is operated at various speeds and the model is rotated at various angles relative to the oncoming air stream, and measurements are made of wind speeds at dozens or even hundreds of locations around the area. Standard scaling methods are used to scale up the wind tunnel measurement results to full-scale conditions. The model size must be large enough (typically 3-5 ft.) that the viscous effects of the air flow are representative of the actual full-scale conditions.

Numerous wind tunnels exist for such purposes and are available to the developer or to engineering firms acting on their behalf to conduct such measurements. The University of Michigan's Department of Aerospace Engineering, for example, has such a wind tunnel with a 5-ft. x 7-ft. test section that has been used for architectural wind studies in the past. The wind impacts produced by the Ford headquarters building, for example, were determined in this manner in the UM 5-ft x 7-ft wind tunnel. Other universities, national laboratories, and commercial entities also have wind tunnels that are typically available on a user-fee basis for such building wind studies.

The second method uses computer-based simulations of the local urban environment to determine the wind effects that a building will produce. A computer model is generated of the urban area, and the fundamental differential equations of physics that govern air flow are simulated on the computer for various bulk wind speeds and directions to determine the

resulting wind flow patterns at pedestrian-level as well as at mid- and upper-levels. Numerous consulting firms with access to the required technical expertise and facilities exist to provide such simulation capabilities to developers, and such simulations are being increasingly required for architectural wind studies.

These computer simulations must use various sub-models to account for the physics of key aspects of the wind flow, such as the viscous boundary layers that form on all exterior surfaces and features of the building and the separation of these layers to form into building-generated vortices. Since these models can introduce uncertainties in the accuracy of the computer-generated results, the most reliable method for assessing building wind effects is to use computer simulations for most of the combinations of bulk wind speeds and directions, and then augment these with wind tunnel measurements for a few key cases to provide validation of the computer predictions. This combined approach is generally the most cost-effective and reliable method.

The Value of Unbiased Wind Tunnel and Computer-Based Simulations

Based on the results from such wind tunnel measurements and computer simulations, the local governing authority can objectively understand the wind effects that will be produced by a proposed building. This approach allows otherwise biased claims either for or against a development to be replaced with objective technical information that allows the governing authority, the developer, the citizenry, and surrounding businesses to quantitatively understand the effects that a building will produce. It also allows the governing authority to make judgments based on solid technical information that are far less likely to be subjected to legal challenges by those for or against the development.

Moreover, using the results from such wind tunnel measurements and computer simulations, the developer and the local governing authority can develop mitigation solutions to address objectionable wind effects that are revealed by the wind tunnel measurements and computer simulations. Here too, demands by the governing authority for modifications to the proposed development are far less likely to be subjected to legal challenges by the developer, and are far more likely to alleviate concerns over wind effects by the local citizenry.

This approach allows objectionable and potentially dangerous wind effects from a proposed development to be assessed and addressed in a technically accurate way that is fair to the developer, to the citizenry, and to the local governing authority.

Respectfully,

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CREDENTIALS

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Education

I have a Ph.D. degree from Caltech in Aeronautics, where I specialized in the fluid dynamics of turbulent mixing and where I was the Donald Wills Douglas Fellow and received the William F. Ballhaus Dissertation Prize. I also have an M.S. degree in Mechanical Engineering from The University of Tennessee Space Institute (UTSI), and a B.S.E. degree in Engineering with a Mechanical Engineering concentration from The University of Alabama in Huntsville (UAH).

Work Experience

I am a Professor of Aerospace Engineering in the College of Engineering at The University of Michigan, where I also serve as Head of the Laboratory for Turbulence & Combustion (LTC). My area of technical specialization is fluid dynamics in general and turbulent mixing in particular. I have extensive experience in analyzing the mixing properties of fluid flows in general, and turbulent flows and turbulent reacting flows in particular. In the 23 years that I have served on the faculty at Michigan, I have performed extensive teaching, research, and consulting on these and other matters related to turbulent flows. I have taught various aspects of fluid dynamics to nearly two thousand engineering students, ranging from undergraduates and Master's students to Ph.D. candidates, and I have supervised the doctoral dissertations of numerous Ph.D. students in various aspects of advanced fluid dynamics in general and turbulent mixing in particular.

During this time I have continuously conducted research on various aspects of fluid dynamics and turbulent mixing, and have published widely in the leading national and international archival technical journals on matters of fluid dynamics, turbulent flows, turbulent mixing, and related areas. I have also served as an Associate Editor for one of the leading archival technical journals in this field, and as a Member of both the Publications Committee and the Executive Committee of the Division of Fluid Dynamics (DFD) of the American Physical Society (APS). I have also served extensively as a reviewer of technical papers and books related to fluid dynamics, turbulent mixing and related areas, as an organizer and advisor for national and international conferences in my area of specialization, as an invited and plenary speaker at numerous technical conferences, and as an invited speaker in the area of fluid dynamics at the leading universities and research organizations in my field throughout the world.

I have been made a Fellow of the Division of Fluid Dynamics of the American Physical Society (APS) in recognition of exceptional scientific achievements in the field of fluid dynamics in general and turbulent flows in particular. This is an honor bestowed on no more than one-half of one-percent of the active membership of APS, which is itself composed of leading researchers in physics and engineering sciences, and represents the foremost professional technical society in the field of fluid dynamics. I have also been made a Fellow

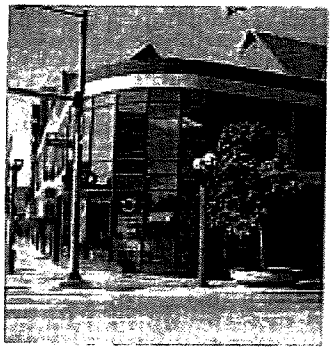
of the American Institute of Aeronautics & Astronautics (AIAA) in recognition of scientific achievement in the field of fluid dynamics and turbulent flows; this honor is bestowed on no more than one-quarter of one percent of the active membership of AIAA, which is composed of leading researchers in aeronautics and closely related fields, including fluid dynamics and turbulent flows. I am also a member of the American Society of Mechanical Engineers (ASME), the Combustion Institute, and the European Mechanics Society.

Prior to joining the faculty at Michigan I worked as a Research Assistant in fluid dynamics and turbulent mixing at Caltech, where my doctoral research and dissertation dealt with experiments on mixing in turbulent flows. Prior to that I worked in industry as a Research Engineer in fluid dynamics at the U.S.A.F. Arnold Engineering Development Center (AEDC), as a Research Assistant in fluid dynamics at UTSI, and as a Research Assistant in fluid dynamics at UAH.

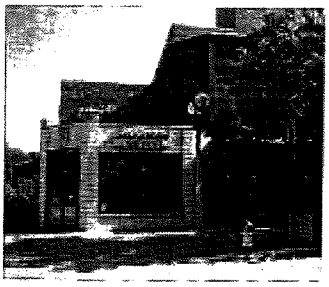
I have also served extensively as a scientific advisor for the U.S. government on matters related to my field of expertise. I currently serve as a Member of the Air Force Scientific Advisory Board (AF SAB) for the Office of the Secretary of the Air Force (SecAF) and the Air Force Chief of Staff (AF/CS), and have previously served as a consultant to the Defense Science Board (DSB) for the Office of the Undersecretary of Defense for Acquisitions and Technology (OUSD A&T), as a Member of the Defense Science Study Group (DSSG) for the Defense Advanced Research Projects Agency (DARPA), and as a consultant for the Institute for Defense Analyses (IDA).

Publications Within the Last Ten Years

I am an author or coauthor of over 170 journal articles, conference papers, technical publications, and book chapters, a holder of several U.S. patents, and have given over 220 technical presentations and over 100 invited and plenary lectures worldwide, in areas related to fluid dynamics, turbulence and turbulent mixing.



A clearly defined street edge should be maintained in the commercial core of the South University Character Area



Active street corners with storefronts are encouraged in the commercial core of the South University Character Area

In areas of the South University Character Area that transition to residential uses, it is important that new development incorporate some green space that will continue the tradition of front yard character seen in single family neighborhoods

South University Character Area

The South University Character Area lies along the southeastern edge of the central campus of the University of Michigan, which separates it from the other commercially zoned areas of downtown. South University Avenue forms the central spine of the character area, running from Washtenaw Avenue on the east to a little beyond Church Street on the west.

This is an area with a mix of building types and sizes. Historically, many of them have had shops at the street level, with relatively narrow widths. This small scale contributes to a fine-grained character that makes the place an interesting walking experience.

A moderate increase in density can be accommodated here, because many parcels abut the institutional scale of the university and others face onto Washtenaw Avenue. For this reason, taller buildings can fit in, including some that would exceed by-right floor area ratio limits.

There are some sensitive edges in the area, however, where properties abut established single family and low scale multifamily buildings. In these locations, it is important that new development incorporate some green space that will continue the tradition of front yard character seen in single family neighborhoods. Setting taller buildings back from abutting property lines, in order to minimize impacts, or stepping down the height of the structure will be important as well.

From an economic development standpoint, the city seeks to encourage new investment in the South University area. With an increase in density, more commercial uses, including retail and services may be accommodated, such that the area becomes more of a destination in its own right. This will reinforce the South University Character Area's identity as a mixed-use neighborhood that includes off-campus retail, restaurant and commercial services destination.

Overall, the vision is that development maintains a variety in scale, with height levels at the street edge ranging between two stories and four stories. This variety should help to reflect the small-scale widths and heights of traditional buildings in the area. Taller portions of buildings may be located more to the interior of properties.

Outdoor uses also are encouraged. This includes plazas, courtyards, and dining terraces. These may occur at the ground level, but there are also opportunities to introduce such spaces at the second floor level. Therefore, while most buildings should be built at or near the sidewalk edge, some variation in the front wall setbacks is to be encouraged, when this will result in active outdoor use areas that will help to animate the street.

The following guidelines apply to this specific character area, in addition to those found in the General Guidelines section.

Site Planning Guidelines for South University Character Area.

SU1. Street edges should vary in response to the changing context.

- Maintain a clearly defined street edge in the commercial core of the area.
- In the commercial center of the area, align the most of the front of a new building with existing storefronts, at the sidewalk edge. Some portions may be set back to create positive open space.
- Near the edges of the area, where a residential character is established, maintain a front yard space in new construction. In these areas, set back a building front and provide a landscaped front yard.

SU2. Develop street corners to activate the place.

- Use storefronts, plazas and courtyards that accommodate outdoor uses at corner locations.

SU3. Develop landscaped areas that invite use and contribute to continuity of the street.

- Provide a simple, uncluttered streetscape design along public sidewalks to better accommodate pedestrians.
- Near residential edges, provide extensive landscaping in front setbacks and streetscape designs.
- Use shielded, context-sensitive lighting, especially in areas adjoining residential uses.

The South University Character Area includes a mix of building types and sizes

THE ANN ARBOR NEWS

TUESDAY OCTOBER 17, 2006

Higher buildings OK'd for South U

New structures in area could rise up to 7 stories

BY TRACY DAVIS
News Staff Reporter

New buildings in the South University Avenue area will be allowed to rise up to as much as seven stories under a zoning change unanimously approved by the Ann Arbor City Council Monday night.

The change, from a variety of zoning classifications to C2A, or Central Business District, would allow building heights in the area to double to six stories from the current three-story limit. Buildings could also potentially add one more story if they included community benefits such as affordable housing or underground parking.

The city uses a floor-area ratio formula to determine how high a building can go. The ratio is a measure of the total floor area to the lot size area. Previously, that ratio allowed building to be as tall as three stories, but now they can reach heights of six and possibly seven stories.

City Council Member Jean Carlberg, D-3rd Ward, said that the rezoning had faced little opposition.

"In general, we see very high support from land owners and business owners in the area ... terms of the benefits to this part of the community," she said.

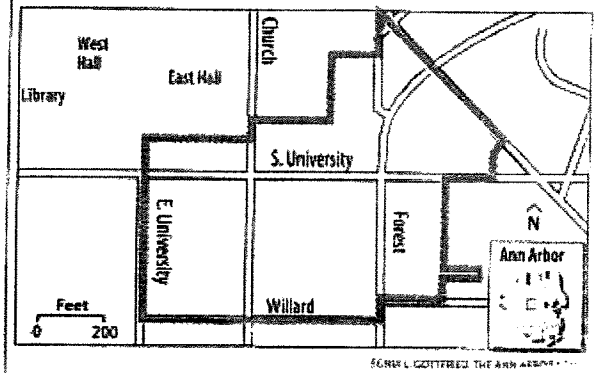
No one spoke for or against the rezoning at the public hearing before the council vote Monday night.

The South Area University Association petitioned the city to have the zoning changed

SEE ZONING, B3

South University Avenue new zoning

This new zoning will allow building heights to double, from three to six stories in the area.



SONIA L. GOTTFRIED, THE ANN ARBOR

ZONING FROM B1

Move will change look for U-M's South University area

in 2004. The change was also recommended by a number of plans and reports.

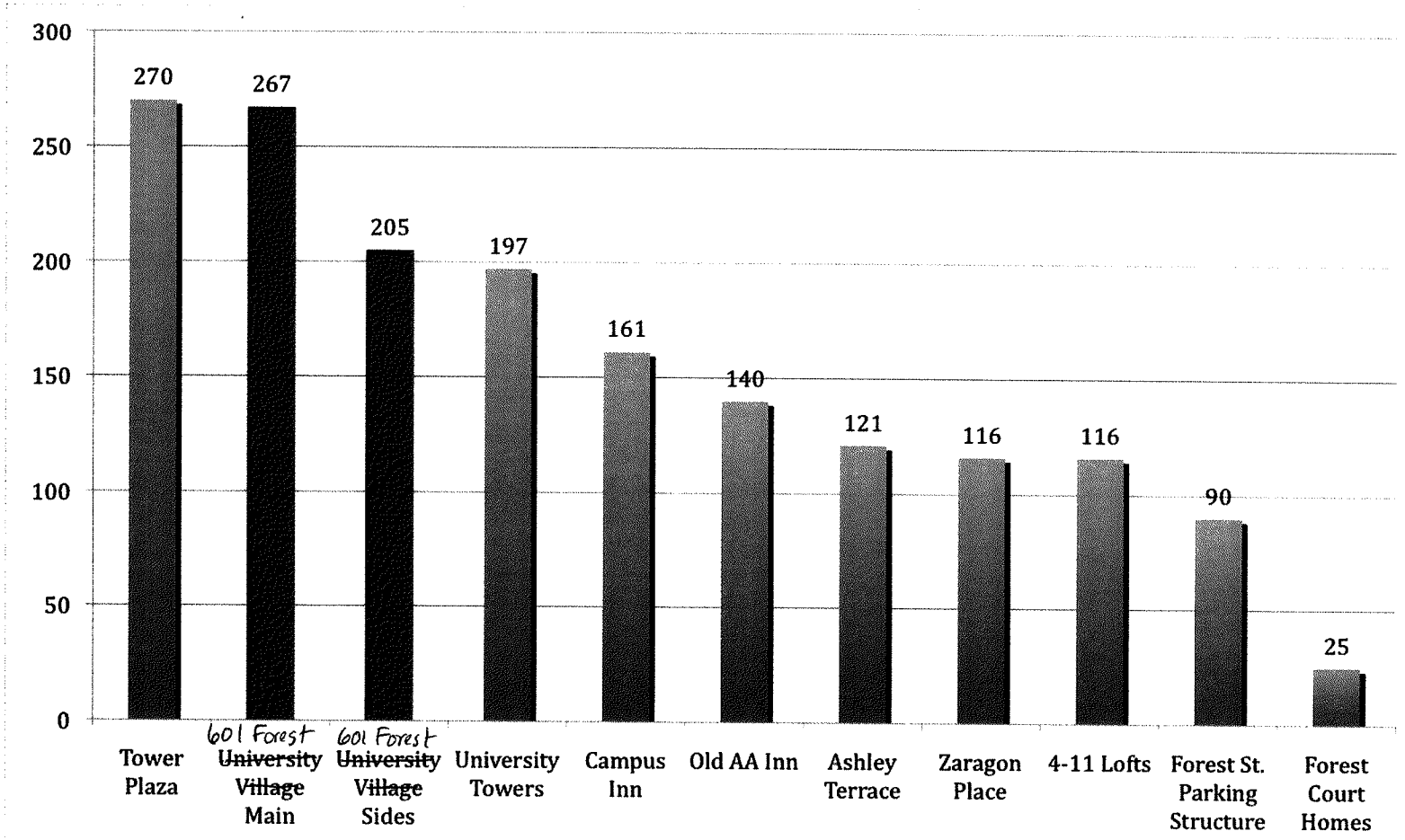
The move will change the look of the South University area and will also allow for more mixed-use buildings. City officials say that would include housing options not only for students, but for young professionals.

East University to the west and Woodmere Court to the east.

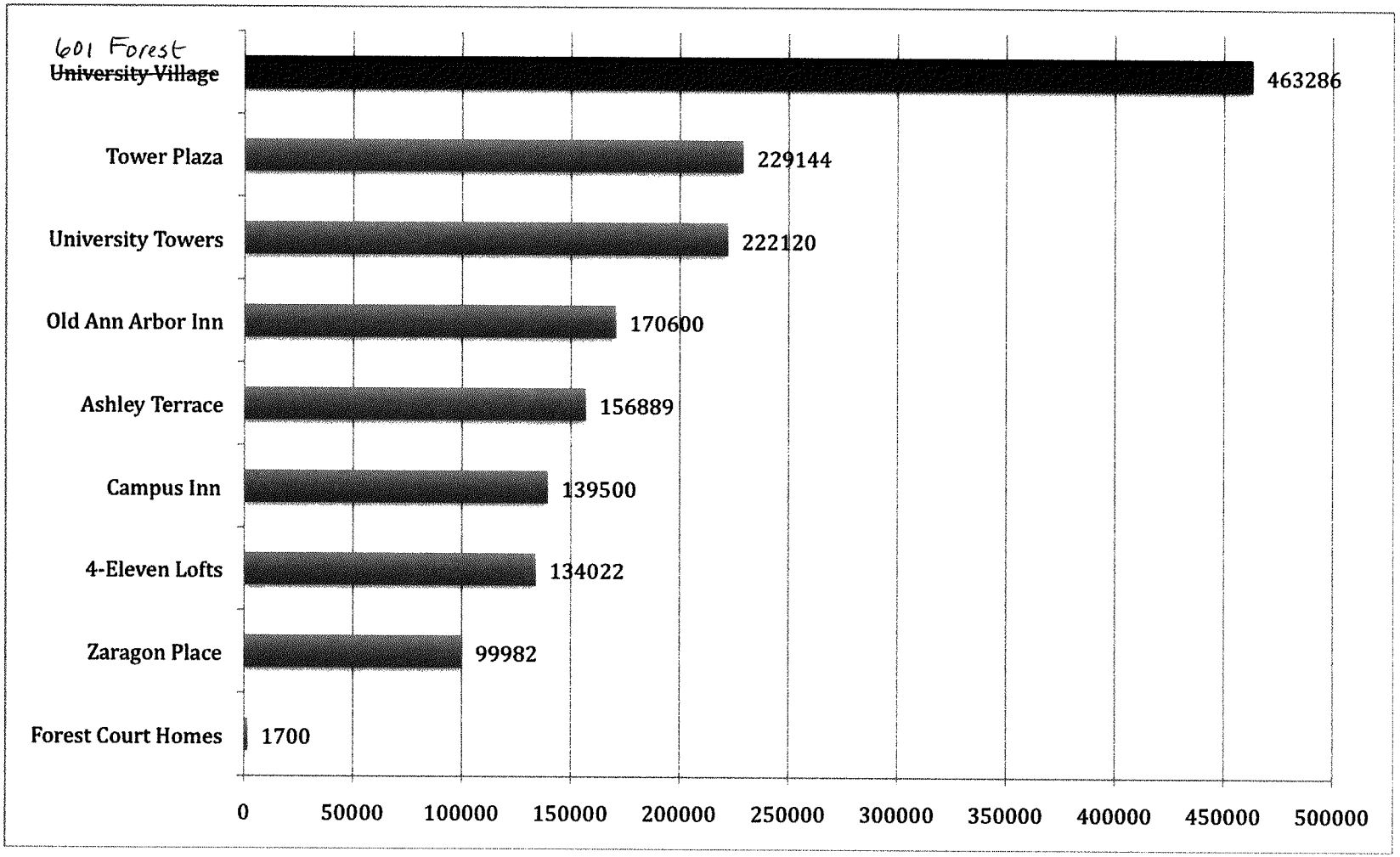
The hope is to reinvigorate the business district in the area. Some council members have said they expect more development proposals for the area

Tracy Davis can be reached at tdavis@annarbornews.com or 734-994-6856.

Comparative Heights of Tallest Commercial Buildings in Central Ann Arbor



Total Square Footage of Commercial Buildings in Central Ann Arbor



-----Original Message-----
From: Marc Ross [mailto:mhross@umich.edu]
Sent: Sunday, August 03, 2008 11:32 AM
To: Foondle, Laurie; Nystuen, Gwen (PAC); noagourney@gmail.com
Subject: 601 Forest

to the Mayor and City Council of Ann Arbor

This letter concerns the proposed building at 601 Forest, and S. University. I am generally in favor of urban development in Ann Arbor, having enjoyed living in Manhattan (central New York City) as a 4-year college student; but as a transportation safety specialist I find the 601 Forest proposal poor:

- The density is too high for Ann Arbor.
- The space for public transport, bicycling and walking next to and near the building is too small. And wide sidewalks will be needed for class change hours.
- The "top 10% of higher income students" will be especially demanding of access and services. They will need to wait temporarily in cars next to the building. They will use delivery services heavily. Passengers will need to get in and out of cars at the building.
- Driving and walking in Ann Arbor are relatively safe because there are well-marked turn lanes in many congested places. They are needed next to the building.
- The space for moving cars in and out of parking at 601 Forest, is too small.

I suggest the proposers rethink the concept. What is the need for such a huge building? What is the need in Ann Arbor for a project with such minimal spatial access per unit?

Marc Ross (emeritus prof. of physics)

Dept. of Physics, 2477 Randall Lab., 450 Church St Ann Arbor Michigan 48109-1040 Personal phone (Marc Ross): 734 764-4459 Department phone: 734 764-4437; Fax 763-9694 mhross@umich.edu

To the Mayor Hieftje and all members of Ann Arbor City Council,

We are strongly opposed to the building proposed for 601 Forest. It is significantly out of scale for the neighborhood. Its footprint is too big and it's too tall and oversize for the chosen location. The project as proposed will seriously impact the parking situation in the South University and Church St. location, overcrowding an already crowded area. It will significantly increase traffic congestion and turn South University into a wind tunnel adversely affecting both pedestrians and bikers.

We are not opposed to change and development in Ann Arbor, but we strongly object to projects such as this one which seems so inappropriate in size and scale to the neighborhood as well as being so oblivious to the convenience and needs of Ann Arbor residents.

Sincerely, Elizabeth and Robert Oneal

501 Onondaga St.
Ann Arbor, MI 48104