

From: Rob Cleveland
Sent: Tuesday, March 15, 2016 1:32 PM
To: Planning; CityCouncil
Cc: DiLeo, Alexis; Carlisle, Ben
Subject: 221 Felch Street Redevelopment

All,

I'm writing you to support the proposed development plans at 221 Felch St. I am the property owner across the street at 220 Felch, and I've had a chance to see some of the preliminary ideas Fred Beal has put forward.

I understand there are some concerns regarding the site density, but on balance I believe the benefits far outweigh any exceedance to master plans and other long-term strategies for the City of Ann Arbor. Specifically:

JC Beal proposes to eliminate a property that can best be described as an aging, unaesthetic box. Its bland architectural footprint and unimaginative design aren't contributing in a positive way to the area.

The property currently provides tenancy to several companies that operate heavy-duty equipment, frequently entering and existing Felch St. alongside vehicle and pedestrian traffic from the neighborhood.

JC Beal proposes to remediate the property, removing a battery of 20th century detritus including ground contaminants, lead and asbestos.

JC Beal further proposes to install a storm water system in an area that consistently and quickly floods during large storm events.

The division between the current, allowed residential zoning for this lot and the one requested doesn't seem to be such a fantastic leap and, reasonably speaking, the rest of the northwestern side of Ann Arbor has seen, and will continue to see, noticeable additions contributing to density, including more condominiums and two-lot duplexes that seem to be fashionable in this area.

I would further suggest that the proposed Beal urban density is far more welcome than suburban sprawl that continues to eat away at our open spaces on the periphery of the City. Downtown businesses, including my own, would much rather see an urban solution to housing versus, say, 472 homes unceremoniously dropped down on the periphery of town where farmland and open spaces once stood.

Again, the value inherent in replacing an aging, unsightly property that carries a legacy of negative environmental impact, with a modern, well-thought-out development that uses the best of 21st century building technology should be motivation enough to approve this plan. I would suggest that keeping so zealously to the City's master plan in this case would be penny wise and pound foolish.

Please reconsider.

Best Regards,

Rob Cleveland

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