

From: chevy chevy <chevy@umich.edu>
Sent: Sunday, October 30, 2022 11:45 AM
To: Planning <Planning@a2gov.org>
Subject: Calvin / Woodrow Petition

Please review the attached document. Thank you.

[United Neighbors For Responsible Development](#) started this petition to Planning Commission City of Ann Arbor, Michigan

We, the undersigned, Calvin / Woodrow Street resident property owners, respectfully petition that the City *not* approve the proposal of North Maple Apartments, to construct a 4-story, 79-unit apartment building at 1815, 1855, 1875 N. Maple Road and 1921 Calvin Street. This site plan includes a separate Community Building and provide parking for only 63 cars and the sight plan is inconsistent with the neighborhood scale-and-character guide lines set forth in Single-Family / Multi-Family Housing, for the following reasons: Residential (R) Zones R-1-A, the purposes of the R-1-A zone is to: Protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purpose. The proposed building is overly large. It will replace three single-family homes with 79 new residences, a net gain of 75 additional residences, by utilizing the inclusion of fifteen percent “affordable housing” units to justify the oversized design and insufficient parking.

1. Placing this 4-story building (less than 100 feet) from the very congested entrance and exit drives onto M-14, with the subsequent challenging double roundabouts, and its close proximity to Skyline High School, will irreparably diminish the reputation as a city seriously dedicated to effective urban planning. Especially when the plans violate its own legal guidelines which state, “If not properly designed, higher density developments can decrease the aesthetic quality of current neighborhoods.” The proposal at hand will do exactly that.
2. The North Maple Project current building and site plan is far too tall, exceeding the height of the tallest existing buildings on the street. None should be taller than a three-story building.
3. The North Maple Project (lots) currently sustains a wetland, several mature trees, including endangered oaks, that should be preserved because their loss would take several decades to mitigate.
4. Street traffic is extremely heavy and parking tight. Adding a building with potentially 66 or more cars than currently on the street will unreasonably worsen traffic. Demand for parking by visitors, including guests and vendors to more families will make the parking situation even worse too. There is only one curb cut planned, this alone will make exiting the site almost impossible, if not extremely dangerous.
5. The Maple Cove Project at 1649 N. Maple Road already has 2 buildings, each 3 stories high each supporting 18 units. The site plan also includes 7 single family homes. This project was started in 2017 and to date only 5 of the 7 homes have been completed. How long will the residents of Calvin Street be subjected to the constant sound of construction and buildings going up.

6. The Maple Cove (Dynasty Development) now plans to add three additional 3-story apartments just to the south of Miller. With two multi-family units under development, the impact of the two projects combined cannot be ignored. If both projects are built as submitted, there will be a net gain of 95 residences on one side of the block and potentially 54 additional residents along Miller Road. Adding additional autos making trips daily on Miller and Maple to the detriment of the neighborhood.
7. Calvin / Woodrow Streets are not plated and are legally considered a "Shared Driveway." Maple Cove has set a precedence and recognize that Calvin Street is a private drive. They made 2 curb cuts off of Maple Road and do not access the Calvin Street neighborhood. The North Maple Apartment residents will also not be allowed access to Calvin Street.
8. The proposals do not appear to take into account the strain so many more homes and vehicles will place on expensive City resources, especially emergency services. This project, will cause financial damage to our properties, and will cause us unreasonable disturbances during construction. We have the right to "quiet use and enjoyment" of our property by common law. Anyone who infringes on that right, is liable civilly for any harm, this includes the city or the developers.
9. The residents living on this parcel of land have never received any of the benefits the city provides to other township parcels surrounding the Ann Arbor area. No municipal support or free services (from both township and city) has ever been a "free ride" from the city. We can't even get our Street sign replaced for our neighborhood from the city.
10. We have maintained our properties and have made substantial improvements to our homes, all requiring considerable time, economic cost commitments and sweat equity. Most of the residents are living out their golden years in their retirement homes. Moving at this age of life, with disabilities, and on fixed incomes is unfeasible, and creates great stress but also a financial burden for the elderly.
11. We have all adapted to and even welcomed many of the changes required by a rapidly growing community. From the addition of Abbott elementary school way back in 1962 and the housing developments built then, right on through history to the construction of Skyline High School, Walnut Ridge community and, Maple Cove a neighborhood within a neighborhood.
12. Ann Arbor enjoys a reputation of considering development with foresight and some sensitivity to the current environment. There are a few examples that caused regret from hasty decisions in the past. Ann Arbor enjoys a reputation of considering development with foresight and some sensitivity to the current residents.

13. The R-1-A zoning is intended to provide areas predominantly developed with detached houses on large lots. The current single-family homes existing on Calvin and Woodrow Streets fit this zoning profile. We seek to prevent urban renewal from destroying our community. This housing dates back to the 1940's. We live in legacy affordable housing, which the city claims to support. There are still a few people living here who experienced the dislocations caused by the construction of M-14.

14. We are located within minutes of major freeways, M-14, US-23 and I-94. We are minutes away from the Michigan Medicine. Everything you praise the proposal current developer for, we are currently doing. It is extremely important that our council members realize we are community as well.

15. Let be known that the Calvin / Woodrow remaining residents have no intention of selling, moving, nor do we want to be approached by anyone; including private buyers and future developers. Further "piecemeal annexation" will not be tolerated by the under signed residents.

The City of Ann Arbor is not required to approve an application because it meets technical requirements when it is demonstrated that its fulfillment will unreasonably diminish the quality of life in the currently existing neighborhood. The "lower-income housing" loophole should not be utilized to profit developers to the detriment of established residents. Any development should enhance residents' lives, not merely the developer's wallet. The North Maple Apartment building PUD plan falls far too short and proposes a hardship to the existing long-term single-family homes and its residents.

For all these reasons, please reconsider pushing / approving this site plan as environmentally sustainable, "affordable" housing; while overlooking our currently affordable housing community.

Respectfully,

Lance Brown & Cheryl Shavalia
1761 Calvin Street

Dave Salinas & Colleen Presswood
1733 Calvin Street

Paul Gunther & Jennifer Ripple
1719 Calvin Street

Minda Hart
1691 Calvin Street

Trent & Deaunna Dresch
1661 Calvin Street

Site Plan 22-1504

Abel & Kari Neito
1651 Calvin Street

Jim & Carol Starnes
1732 Calvin Street

Randi & Gladys Ash
1840 Calvin Street

Pete & Joan Miller
1844 Calvin Street

Joan Chin
1848 Calvin Street

Brian & Patty Biggs
2661 Woodrow Street

Ray & Shelia Biggs
2665 Woodrow Street

Dated: 10/20/2022