

EMAIL TO PC 1-25-18

We, the homeowners and residents of SisterLakes neighborhood, would like the planning staff and planning commission to have the facts about our neighborhood and dispute some of Lockwood's comments on the eTrakit, which are fabrications about our neighborhood.

In Lockwood's Comprehensive Analysis dated Jan. 2018, Benefits of the PUD, it states that 20% affordable housing offers a component that does NOT currently exist in the area. We DO currently have 27 bedrooms or 9 homes of affordable housing in Westover Hills, our wonderful Habitat for Humanity neighbors. Please correct this error.

They also state that the PUD is compatible with existing uses in the surrounding area. This is false. This development will be 3 stories of very commercial features, with a commercial dumpster and commercial semi-trucks doing deliveries and backing up beeping right on the west/southwest quadrant, adjacent to the existing homes.

This 4th story pitched roof is NOT similar to surrounding homes and will be towering over the existing homes with lights 5 feet from our single family homes on the west border.

Regarding transportation issues - while study states that traffic will not impact the area, we believe the parking is grossly under-estimated. With 65 spaces, 95 units and 140 bedrooms of independent living (NOT assisted), there are not enough parking spaces. Everyone I know, who is over 65 and independent, DOES drive. I have reached out to C. Redinger numerous times to discuss this and have not been emailed back.

Regarding enviromental considerations - we are still very concerned about this oversized building and run-off onto the wetlands and steep slope towards the 10,000 yr old First Sister Lake. Lockwood states that 100% of site generated storm water is disposed of on site via infiltration beds, but We have read in other eTrakit responses that the eastern side of the project all drains to the Wetlands. Please correct this.

Regarding harmonious transition - This word Harmonious Transition is defined as things that go well together and which are in proportion to each other. There is NO harmonious transition onto our backyards with commercial semi-trucks, loading zone and commercial dumpsters. There also will be a commercial grease- trap dumpster, not discussed in the plan. Please correct this and let our comments be heard.

In the Planner review letter #1 revised 1-22-18, Lockwood's Master Plan comments and responses are not at all what the Master Plan states. The R1/R2 recommendation was not revised since 1995 due to the City feeling that it did not need to be revised.

Lockwood states "seemingly single family and 2 family is least suited to this site given the movement towards larger developments along Jackson Rd." This is false and NOT AT ALL what the Master Plan states. Maybe we should show Lockwood what the actual Master Plan says :

Site 7 - Located at the southeast corner of Jackson and Wagner Roads, and bounded by Ferry Street on the south, this site is part of the Westover Hills neighborhood. Until recently, these two square blocks contained three single-family housing units which have been either relocated or demolished. Ferry Street, which is parallel with and south of Jackson Road, is a neighborhood street, and residential structures face this street, as well as Westover Street. The remaining three corners of this intersection contain intense commercial businesses: Automobile dealers.

In Scio Township, to the west along Jackson Road, the evolution of an intense commercial corridor continues, encouraged by the Township's Downtown Development Authority via the installation of a boulevard and infrastructure improvements. The Varsity Ford Dealership is located to the immediate north of the subject site, and further east are several hotels and a small strip center. The south side of Jackson Road easterly past the site is primarily residential, with the exception of an auto service station.

The conditions along Jackson Road at the Wagner Road intersection have changed so significantly over the last several years such that the negative impacts of the existing automobile dealers have encroached upon the Westover Hills neighborhood. Light and noise from these adjacent businesses have diminished the quality of life within this subdivision. While commercial development continues along Jackson Road, to allow additional commercial uses adjacent to this neighborhood would not benefit the area. Further, this corner of the intersection is different from the other three in that it contains a neighborhood, and viable single-family neighborhoods continue to the east.

While it is acknowledged that the character of Jackson Road has changed significantly since the development of the Westover Hills neighborhood in the 1920s, this does not preclude a continuation of residential uses on Jackson Avenue. Although the negative impacts of increased traffic and commercialization of surrounding properties may reduce the quality of life for residences fronting Jackson Road, residential uses remain the preferred land use.

Residential uses, particularly if oriented toward Ferry Street rather than Jackson Road, can provide alternative housing options as well as better neighborhood integration and should be considered the most desirable use for the sites. However the changed conditions also support low intensity uses other than residential, at least on the west portion of the site which directly faces the three auto dealerships. Here, office uses are also considered appropriate on the corner block (bounded by Westover, Ferry, Jackson and Wagner) to shield the neighborhood from the impacts such as light, noise and traffic, from the auto dealers. Further, an office building could provide needed neighborhood services such as small medical complex.

When Lockwood discusses employees on site and parking, and looking at the plans, there is NO WAY they will only have 10 employees BUT more like 22-27. Where will they

all park ??

How does this add up

Commercial kitchen with 2-3 hot meals a day

1 - dishwasher

1 - prep cook

2 - line cooks

1 - kitchen manager

4 - servers/ bussers

1-3 - clinic on site for minor medical

1 - fitness center

1 - chapel

1-2 - landscaping crew/ groundskeeper

1 - barber

1 - maintenance employee

1 - front desk

1 - manager of property

1 - arts and activities

1 - shuttle bus driver

2 or more- housekeeping/ linen/ laundry

1 - office / accounting

THIS DOESN'T ADD UP !!!!!!!

..... Lockwood has poor reviews from employees on Indeed and Glassdoor.

Lockwood and the City of Ann Arbor need to know that this project WILL effect and diminish the residents quality of life. We are a viable neighborhood since 1920, with nice homes and residents who contribute to the community. This quadrant of Wagner and Jackson should remain single family, as stated in the Master Plan.

This PUD is very commercial with many semi-trucks beeping and beeping in reverse due to the small site for such a large building. Lights in our windows always from a 4th story peering into our bedrooms.

This should not be RE-ZONED. There is a need in Ann Arbor for single family homes, build them on this site.

Please let our comments be heard and please remember that Lockwood did a bait and switch of plans from the Citizen's Participation Meeting over a year ago. We residents have requested another Citizen's Participation Meeting since the plans were so grossly changed and Lockwood refused.

Sincerely,

Elizabeth Collins

representative of Sister Lakes neighborhood