

**From:** Barb & Lenny <[barblenny@sbcglobal.net](mailto:barblenny@sbcglobal.net)>  
**Sent:** Sunday, April 29, 2018 6:36 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Beth Collins <[rdhbeth@gmail.com](mailto:rdhbeth@gmail.com)>; Philip McMillion <[philmcmill@yahoo.com](mailto:philmcmill@yahoo.com)>  
**Subject:** Lockwood Development

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I read with interest the Planning And Development Services Staff Report proposed for the Lockwood Development on Jackson Road. It states that "Staff recommends that the Lockwood of Ann Arbor PUD Zoning District and Supplemental Regulations be approved because the uses, physical characteristics, design features, and amenities proposed provide a beneficial effect for the City, could not be achieved under any other zoning classification, will not have a detrimental effect on public utilities or surrounding properties, provide adequate justification for deviation from the master plan, provide sufficient analysis and justification in the supplemental regulations, and provide acceptable vehicular and pedestrian circulation".

There are multiple points made in the recommendation that do not jive with the view on the ground, so to speak. 'Beneficial to the City'? Whose city? Not the vast majority of neighbors in the Lakewood and Westover areas. What benefits do the people living in those neighborhoods get?

There are 95 units with up to 140 bedrooms competing for a 65 space parking lot. This does not include spaces for workers, transportation, or maintenance vehicles. There are just a few access streets for those vehicles. That is not a benefit.

As far as natural features, there does not appear to be anything negative Staff could find with the development. This seems strange considering where the development is slated to be situated. Dolph Park which borders the parcel is defined as a nature preserve as well as a Conservation Area and Wildlife Sanctuary. This according to a City resolution, 'Resolution to Establish Preserve Areas Within the City Park System' passed in 2007. The 2006-2010 PROS plan states "the Nature Preserve designation signifies that these are the highest quality natural areas within the City and thus deserve the highest level of protection." One of the features of a 'preserve' is "...an opportunity to experience an environment where non-human forces define the landscape as a valued respite from everyday life and a recreational and VISUAL resource." The overall intent of the Resolution and the PROS plan is to retain a wilderness feel, physically as well as visually for Dolph Park. Lockwood will be situated near the shore of First Sister Lake in Dolph Park, which, by the way, is known State wide as a birding paradise. A five story, 41 ½ foot high, 95 unit silhouette on the shore of the lake does not fit into the vision of a preserve as a visual resource. It is definitely not a benefit to the City or the neighborhood.

The Staff Report appears to be very one sided in favor of the development with absolutely no negative points raised and nothing relating to the concerns of the people living in the Lakewood and Westover neighborhoods. There are many reasons the Lockwood Development should not be approved. Please listen to the comments by neighbors you will be hearing on the May 1<sup>st</sup> Planning Commission meeting.

Thank you,  
Lenny Kafka