

Lenart, Brett

From: Brian Smith <bmsmith8014@yahoo.com>
Sent: Wednesday, January 23, 2019 12:47 PM
To: Cheng, Christopher; Lenart, Brett
Cc: Angie Smith; Peter Avram; Megan Avram; Juliet Pressel; Gloria Jones; Rosemary Bogdan
Subject: Fw: Mtg with Brightdawn Developer and Midwestern Consulting

Dear Chris & Bret,

I wanted to send you a quick note to let you know that a group of neighbors from Forestbrooke met with the developer of proposed Brightdawn Village project last night, as well as their consultant, Midwestern Consulting. The meeting was not productive, in fact I think it is fair to say we were all frustrated by the tone and outcome. The developer (the Schwartz family) did not even give us the courtesy of showing up to the meeting in person, instead deciding to phone in.

We were eager to engage in dialogue and discussion around solutions to the issues the neighbors raised in the PC meeting. Instead, the members of the developer's family who phoned in hostilely argued with us saying "you just don't understand" when we tried to explain our concerns over the density of the project. They charged neighbors to explain why we won't support rezoning for additional density at the site, instead of coming in with solutions to the concerns they heard us all voice at the December Planning Commission meeting, and accused us of being against "those people" when we were questioning the affordable housing aspects of the project. We are not sure exactly what they meant by the phrase, but they made inference that the 40 additional units they are bargaining for are to be earmarked for affordable or workforce housing, and therefore (because we were not supporting the additional density) we are 'against' lower wage earners. This is the furthest from the truth if you know the history of the site. The developer has used both "affordable housing" or "workforce housing" but looking at the economics (as we pointed out at the last PC mtg and Chairman Milshteyn acknowledged) they will really be charging what is more akin to market rate or above for all of these units as compared to other apartments and rental homes available in the area.

As you may remember, this site was originally zoned R1C (single family) but was changed to R4B approx 10 yrs ago when the initial developer (Simpson Housing) was looking to build an affordable housing project on the site. And we welcomed the development. The neighbors feel we and the city have already made a significant concession to consent to the zoning change of 10 years ago. Frankly many neighbors are interested in potential development on Burton Road via new ownership (as we have had many problems with trash dumping, etc on the site) but do not feel rezoning to a higher density allowance is in the best interest of the city or the community. It is important to note as you did at the last PC mtg, part of the City Master Plan **currently** envisions this property to be single family housing. It is striking to me that you have recommended that Planning Commission **deny** the rezoning request and they are not following your recommendations.

As clearly communicated to the developer, we are significantly concerned with the proposed additional density for a variety of reasons, primary of which is its unreasonable impact on pedestrian & traffic safety (with hundreds of new cars cutting through Forestbrooke to avoid traffic on Packard/Carpenter/Washtenaw Ave, as well as the impact on neighborhood schools and the larger Ann Arbor community. We noted to the developer last night, that even though their current plan does not call for the opening of Eli / Burton Road, several city services have called for this (which we **strongly** oppose and City Council supported us on 10 years ago) but regardless the developer has not (at all) studied the potential traffic impact **in the Forestbrooke neighborhood** from this development when we all know drivers are not going to turn left on Packard and left on Carpenter to get to Washtenaw/US23 but instead they are going to turn right on Packard and Right on Brandywine and cut through the the neighborhood. Brandywine has already become a cut through for those trying to avoid the Carpenter/Washtenaw intersection as well as the neighborhoods to the South of Packard. In particular, we are concerned that the area school, streets, parks and natural environment will be over burdened, and that the location -- so close to the highway and so inaccessible to main roadways, is unfit for such a large project to be developed.

Tom Covert, from Midwestern, said he would be sending in responses to the questions PC asked at the last mtg and I assume they will seek to get this on the Planning Commission agenda for Feb 5 (they all but said so). I wanted to make sure that you accurately heard our (the neighbor's) impression of the meeting from last night.

Thank you

All the best, Brian Smith, 2803 Lillian Rd.

----- Forwarded Message -----

From: Brian Smith <bmsmith8014@yahoo.com>

To: Brian Smith' via Forestbrooke Brightdawn Development <forestbrooke-brightdawn-development@googlegroups.com>

Cc:

Sent: Wednesday, January 23, 2019, 9:36:59 AM EST

Subject: Mtg with Brightdawn Developer and Midwestern Consulting

Good morning all. I wanted to briefly update you on our meeting last night with the developer of the Brightdawn Project (the Schwartz family) and their consultant (Midwestern Consulting). The meeting was attended by the following neighbors: Peter Avram, Juliet & Jim Pressel, Rosemary Bogdan, Gloria Jones and myself. The meeting was "interesting" to say the least. The developer was combative and just could not understand why the neighborhood would not support the project as proposed. We, as a neighborhood group, were unified that our single biggest concern for the project as proposed, and the requested rezoning, was the density of the project and its many ancillary effects on the existing neighborhood. When the developer finally realized he was not going to bully us into agreeing with him, he took a rather condescending position and the meeting was effectively over from there. I want to thank all of the neighbors who came last night, as they spoke eloquently on our issues!

We were clear (crystal I would say) with both the developer and the Consultant that in no uncertain terms our single biggest issue is density (and its ancillary effects on a lot of other issues). As we all know there are really two key issues for us: density and opening of Burton Road to Eli. However, the discussion of opening Burton is not relevant (IMHO) with the developer as it gives him an item to trade to get his density (e.g., I will try to keep Burton closed if you agree to the density). He tried to bring it up, and we didn't fall for it. And frankly, the argument over Burton is not even really with the Planning Commission. The PC (and City Departments providing input into the Project Plan) are bent on opening Burton (as they were the last time) so our best chance of keeping it closed is with City Council (as they [City Council] has previously committed to keeping it closed in an open mtg).

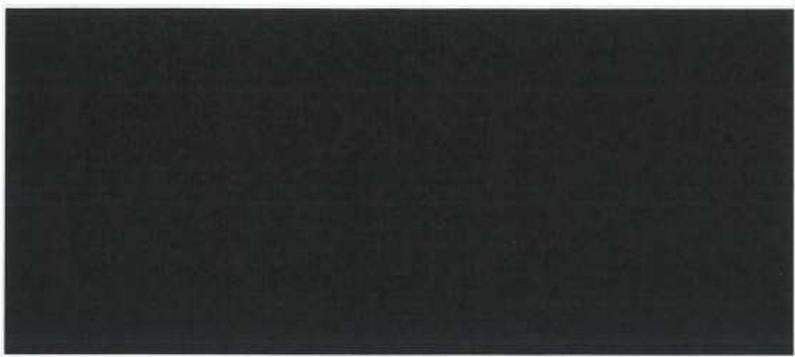
Therefore, I think our best strategy at the next PC mtg is to remain united on fighting against the proposed density increase. We should think about how to best approach that at the next PC mtg. **The one piece of useful information I got from last night's meeting is the developer is trying to get on the February 5 Planning Commission agenda. We need to be ready for that and come out in force (as we did last time and more).**

We also learned last night (although I think we knew this) whether the PC approved the rezoning request or denies it, the issue will ultimately still go to City Council for decision (PC doesn't make this decision). he only way it does not go to City Council is if PC further tables the conversation (likely to pressure the developer to further engage with the neighbors to try to come up with some compromise).

Below are Gloria's notes of the meeting (thank you Gloria for doing that!). We should discuss how we speak on density at the next PC mtg.

We must keep up the good work we are all doing to make this project fit within the character of our little neighborhood so we can welcome it in as a new part of Forestbrooke without having to give up all we love about our hood or risking the safety of those in it.

Best, Brian



**Jan 22, 2019 Meeting with Brightdawn
Developers and Neighborhood Represe...**

Jan 22, 2019 Meeting with Brightdawn Developers and
Neighborhood Representatives Tom Covert - project
manager a...

Lenart, Brett

From: Ruoyan Sun <ruoyansun@gmail.com>
Sent: Wednesday, January 23, 2019 6:13 PM
To: Planning
Subject: Bristol Ridge Site Plan

Dear Planning Services,

I have some comments with regard to the Bristol Ridge site plan along Pontiac Trail in Ann Arbor, Michigan.

As a resident in the area, I am quite concerned about the potential increase of traffic with 69 additional townhouses. Since Pontiac Trail is a two-lane road with plenty of traffic already during rush hour, plus currently they are building new houses right across from the Bristol Ridge site, the additional houses would be a huge burden to local traffic. I personally think this issue needs to be properly addressed. Currently, I am not positive that this area has the capacity to have more townhouses.

I would love to receive additional information if there's any.

Best Regards,
Ruoyan Sun

Lenart, Brett

From: telegramsamm@gmail.com
Sent: Wednesday, January 23, 2019 6:20 PM
To: Planning
Subject: RE: Bristol Ridge Site Plan for City Council Approval

To Whom it May Concern,

I wish to submit the following comments regarding the above-mentioned proposal to the Planning Commission:

I am a resident of the neighborhood on South Knightsbridge Cir, and I strongly oppose further development, particularly in the (Bristol Ridge) area proposed:

Similar development has taken place across the street (on the other side of Pontiac trail from S. Knightsbridge), and been an undue burden on myself and my neighbors, interrupting the flow of traffic through the area, with regular slowdowns/traffic due to the construction equipment going in and out of the facility during regular business hours. Noise and dirt generated by the construction site was further source of excessive disturbance. Meanwhile, electrical and related work undertaken during the course of the aforementioned construction caused disruptions to power lines and water at deeply inconvenient times throughout the summer. This is a nuisance to all who commute for work and school - the majority of our neighborhood - and to all who live in the area, generally. We strongly oppose another development that would have a similar impact, as this one would. We moved here to be in a peaceful part of Ann Arbor, not to be perpetually aggravated by living in, or adjacent to, a construction site. Please take the appropriate steps to ensure that this project does not move forward.

Thank you.

Lenart, Brett

From: joseph.hubert@ubs.com
Sent: Wednesday, January 30, 2019 9:02 AM
To: Planning
Subject: City Council Resolution R-18-361
Attachments: Legal Disclaimer.txt

Ann Arbor City Planning Commission –

We are home owners Joseph and Nicole Hubert who live at 302 West Hoover. We live within the Ann Arbor Planning Commission's recommended area for rezoning West Davis Avenue, West Hoover Avenue, Edgewood Place, Wilder Place and South Main Street from R4C to R1D and/or R1E. We would like it to be noted for the public record that we are in full support and would like the Planning Commission along with the City Council to go forward with rezoning this neighborhood.

Thank you,

Joseph & Nicole Hubert
302 West Hoover
Ann Arbor, MI 48103

Ann Arbor Amtrak Station Bus and Train Activity

21 buses and trains stop at the Ann Arbor Amtrak Station each day

Origins and destinations throughout the day at the Ann Arbor Station

Intermediate stops not shown

Time	From	To	Carrier
12 15 a	Indianapolis	Detroit	MRT
4 40 a	Chicago	Detroit/Toronto	GL
7 20 a	Pontiac/Detroit	Chicago	AMT
8 55 a	Toronto/Detroit	Chicago	GL
8 40 a	Toledo	East Lansing	AMT
9 10 a	Detroit	Grand Rapids	GL
11 32 a	Pontiac/Detroit	Chicago	AMT
12 30 p	Chicago	Detroit/Toronto	GL
12 48 p	Chicago	Detroit/Pontiac	AMT
1 10 p	Muskegon/Grand Rapids	Detroit	GL
2 45 p	Detroit	Indianapolis	MRT
4 05 p	Cincinnati	Detroit	BSB
4 15 p	Chicago	Detroit	GL
4 45 p	Toronto/Detroit	Chicago	GL
5 10 p	Detroit	Grand Rapids/Muskegon	GL
6 34 p	Chicago	Detroit/Pontiac	AMT
7 06 p	Pontiac/Detroit	Chicago	AMT
8 00 p	Toronto/Detroit	Chicago	GL
8 25 p	East Lansing	Toledo	AMT
10 57 p	Chicago	Detroit/Pontiac	AMT
11 20 p	Chicago	Detroit/Toronto	GL

Abbreviations: AMT Amtrak, BSB Barons Bus Line, GL Greyhound Lines, MRT Miller Transportation

Local AAATA bus service (TheRide) not shown

Compiled by Clark Charnetski 1-14-19

Ann Arbor Amtrak Station Bus and Train Destinations

40 destinations served daily from Ann Arbor Station directly with no transfers

Major cities in bold type

MICHIGAN

Albion
Battle Creek
Benton Harbor
Dearborn
Detroit
East Lansing
Grand Rapids
Jackson
Kalamazoo
Lansing
Muskegon
New Buffalo
Niles
Pontiac
Royal Oak
Southfield
Troy
Ypsilanti

INDIANA

Elkhart
Ft Wayne
Greenfield
Hammond/Whiting
Indianapolis
Kokomo
Liberty
Marion
Michigan City
Peru
Plymouth
Richmond
Rochester
South Bend

ILLINOIS

Chicago

OHIO

Cincinnati
Defiance
Oxford
Toledo

ONTARIO

London
Toronto
Windsor