

From: Stephen Ball <balls@umich.edu>
Sent: Monday, November 16, 2020 12:26 PM
To: Planning <Planning@a2gov.org>
Cc: luke.bonner@bonnerag.com
Subject: Public Hearing -- 2111 Packard (Nov. 17 agenda)

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

I have shared these ideas with Luke Bonner during community meetings, and plan to attend the meeting tomorrow. Prior to the meeting, I wanted to send these along in case it is useful for the Commission to have them ahead of time.

- Attention needed at the corner of Packard/Crestland to provide adequate sight-lines for drivers on Crestland turning left (south) onto Packard. The SW building corner, and/or landscaping in setback, may obstruct views for safe driving.
- Traffic study needs to address larger issue of cut-through traffic, drivers using Crestland as a shortcut between Packard and Stadium.
- Parking lot lighting plan should be dynamic, recognizing the single-family character of the neighborhood. This should include color temperature, i.e., changing to a lower Kelvin (2700-3000K) and reduced lumens after 10 pm.

Thanks,
Steve

--

Stephen R. Ball, Ph.D.
himelhochs.com

-----Original Message-----

From: Brad Gibson <bbgibson@yahoo.com>

Sent: Friday, November 13, 2020 11:38 AM

To: Planning <Planning@a2gov.org>

Subject: Rezoning Proposal 2111 Packard

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

My name is Brad Gibson and I own the duplex at 2144 Packard directly across the street from the proposed new development at 2111 Packard.

Generally speaking I support the project however I believe the parking allotment is entirely insufficient. My property is at the corner of Rosewood and Packard. With a corner lot you would assume my tenants have ample parking but that is not the case. The business immediately to the east, Rochman Design Build at 2204 Packard, typically has 7 vehicles parked most of which occupy the parking spots on Rosewood next to my property. It makes it difficult for my tenants. My concern is the parking situation is only worsen with the proposed development.

The project calls for 84 parking spots with 119 bedrooms. That alone is inadequate but having retail on the ground exasperates the situation. My concern is residents or customers will park in front or along side my building negatively impacting my tenants. Again, I support development on the site but please increase the parking availability.

Respectfully,

Brad Gibson

From: Will Leaf <willleaf@umich.edu>

Sent: Friday, November 13, 2020 9:52 PM

To: Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Song, Linh <LSong@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Radina, Travis <TRadina@a2gov.org>; Grand, Julie <JGrand@a2gov.org>; Eyer, Jen <JEyer@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>

Cc: Jonathan Levine <jnthnlvn@umich.edu>

Subject: T1 Zoning

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hello members of city council and the planning commission,

We are glad the city is considering zoning changes to allow more housing in its commercial corridors. However, we have concerns about some of the provisions of the proposed T1 district, which we discuss in the attached memo.

Thank you for your time,

Will Leaf and Jonathan Levine.

Will Leaf has written about zoning for Real Estate Law Journal and can be reached at willleaf@umich.edu.

Jonathan Levine is a Professor of Urban and Regional Planning at the University of Michigan and can be reached at jnthnlvn@umich.edu.

Summary

The planning commission has proposed a new T1 district that would partially replace the city's commercial and industrial districts. We support the intent of the T1 district, but we think its rules are too restrictive to be useful in all but a few parts of the city, and a more versatile solution is needed. We recommend that City Council ask the planning commission to develop one or more flexible mixed-use districts to fully replace the city's commercial and light industrial districts.

The Need for Change

Currently, the city's commercial corridors are governed by a patchwork of suburban-style zoning districts in which developers are required to provide free parking but are forbidden from building high-density housing. As a result, our commercial areas consist mainly of strip malls, rather than walkable mixed-use neighborhoods.



M1 zoning on the S. State corridor.



Mixed-use buildings, forbidden in M1 zones.

City Council has already committed itself to changing this state of affairs. It has [pledged to promote mixed-use neighborhoods](#) and has endorsed a [plan calling for high-density housing in commercial areas](#). We hope the city will now follow through on its commitments with specific zoning reforms.

The T1 Proposal

Recently, the planning commission proposed a [new T1 district](#) designed to promote mixed-use development outside of downtown. The T1 district has several positive features, like its flexible density controls and lack of parking minimums, but it also has restrictions that could act as barriers to housing construction and development generally.

The T1 district bans all light industry, all single story buildings, and all developments that are not exactly 50-66% residential. If T1 zoning were applied widely to our commercial corridors, many

common and benign developments like apartment buildings or stores without housing would be forbidden.



None of these developments would be permitted in the T1 district. All of them violate the 50-66% residential rule, and Washtenaw Dairy (lower left) violates the two story height minimum and transparency requirement.

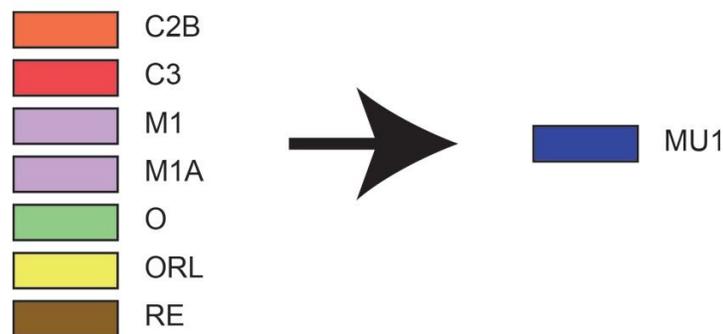
Since the city is committed to large-scale reform, but widely applying the T1 district is impractical, we suggest that city council fully replace our commercial and light industrial districts with flexible mixed use districts. Our recommendation below shows one possible way to implement this change.

Our Recommendation

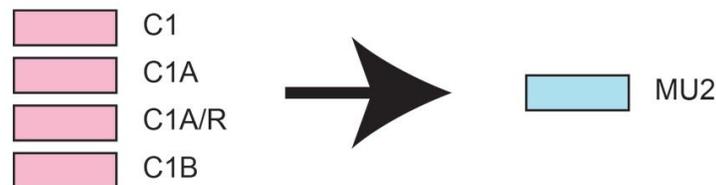
City Council should ask the planning commission to develop two new zoning districts:

1. An MU1 district designed to replace our C2, C3, O, ORL, M1, and RE districts, which would have the same rules as the proposed T1 zone, with the following changes:
 - a. Permit all of the uses allowed in the districts being replaced, including light industrial uses, which are permitted within mixed-use districts [in many cities](#).

- b. Remove the minimum and maximum housing percentages. We believe that along the broad stretch of commercial corridors, mixed use can be achieved through diversity in nearby buildings and does not need to be mandated within each individual development.
- c. Remove the 25% open space requirement. Currently, the city's commercial districts have no such requirement, and adding one contradicts the city's goals of allowing more density in its commercial corridors.
- d. Remove the two story height minimum. We worry that this requirement could end up discouraging medium-density single-story developments.
- e. Remove the parking maximums. If only 0.5 parking spaces are allowed per dwelling unit, developers might not build any residential units at all.
- f. Remove the transparency requirement for housing, and provide flexibility for commercial and industrial uses whose functioning might be impaired by transparent walls.
- g. The T1 district could be used as a character overlay for certain sections of the MU1 district, much like the city's existing overlays in the downtown.



2. An MU2 district designed to replace our C1 districts, which often border residential zones. The MU2 district would be the same as the MU1 district, but with stricter rules concerning noisy and potentially disruptive uses.



Will Leaf has written about zoning for Real Estate Law Journal and can be reached at willeaf@umich.edu.

Jonathan Levine is a Professor of Urban and Regional Planning at the University of Michigan and can be reached at jnthnlvn@umich.edu.

From: Chris Walling <chris.walling@industriestar.com>
Sent: Monday, November 16, 2020 8:53 AM
To: Planning <Planning@a2gov.org>
Cc: ericaforA2@gmail.com; Emily Franzblau <emilyfranzblau@gmail.com>
Subject: RE: Proposed Public Storage Building @ 2060 W. Stadium Blvd
Importance: High

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Good morning,

In addition to my comments below I would like to add the following:

- How many local jobs will this development create per square foot?
- How much value will this type of building generate for Ann Arbor (city tax revenue + local community revenue)?

Looking at the plans this development proposes to take the value of a very profitable piece of land and move it to Glendale, CA, where Public Storage is headquartered. I do not see how this development will create value for Ann Arbor and its residents. The Public Storage development will not create a significant number of jobs, and it will not provide a service for the local community that can't be met by placing this building at a different location. A public storage facility of this size and stature can be located in another location in and around Ann Arbor that will not sacrifice a highly valuable, useful and visible piece of property. It is my opinion that this piece of property should be reserved for development that will create jobs, provide needed services that better fit this parcel location, city revenue, and can serve multiple uses over the lifetime of the development.

I am hoping these concerns are dutifully responded to by the property development team during AA Planning Commission meeting on 11/17 @ 7pm.

Thank you,

Chris Walling

1801 Ivywood Dr
Ann Arbor, MI
Ward 5

Chris Walling
Director, Supply Chain Solutions



Supply Chain Services & Software for Tomorrow's Technology, *find out more at*
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LinkedIn: www.linkedin.com/in/christopherwalling/

Webinar: Explore How Digitizing Offline Supply Chain Data Can Drive Supply Performance [Register Here](#)

Podcast: Listen to the latest insights from top industry change makers [Listen Here](#)

From: Chris Walling

Sent: Sunday, August 2, 2020 4:11 PM

To: planning@a2gov.org

Subject: Proposed Public Storage Building @ 2060 W. Stadium Blvd

Greetings,

I would like to be notified when the proposed Public Storage development is placed on a City Planning Commission agenda.

I am very concerned about developing a site into a building that only has one use for its lifetime and does not generate jobs for the area it resides in. Furthermore, this building will most likely negatively effect property values in the area. I am looking forward to making this opinion heard to the City Planning Commission.

Chris Walling
1801 Ivywood Dr
Ann, Arbor

Chris Walling

Director, Supply Chain Solutions

IndustryStar 

Supply Chain Services & Software for Tomorrow's Technology, find out more at

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m: (231) 670-5557

LinkedIn: www.linkedin.com/in/christopherwalling/

From: laura wolf <handywolf35@gmail.com>

Sent: Friday, November 13, 2020 7:42 PM

To: Planning <Planning@a2gov.org>

Subject: 2111 packard rezone/siteplan

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

I live three houses up from this site and am very much in favor of this development. The current building and parking lot are not taken care of and do not use the space well. The proposed building is a great improvement in land use, drainage, landscaping and many other categories. I am looking forward to a well taken care of building and new residents. Also no more junk dumped in the parking lot, grafitti and general ugliness. People have brought up extra traffic through the neighborhood but I don't believe that will turn out to be much. Right now most traffic is school traffic, Pattengill, st Francis and Tappan, so this year has been really quiet. I don't think a better designed and thought out project will come along if this one is shot down and we could get stuck with the current building for a long time, or a boring, thoughtless new structure. Thanks for reading.

From: Ruth Wollin <ruthwollin@gmail.com>
Sent: Monday, November 16, 2020 1:12 PM
To: Planning <Planning@a2gov.org>
Subject: Comments on 2060 W Stadium Blvd site plan

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

To: Ann Arbor development Council, city Council

I wish to comment on the proposed development at the site of the old Naylor dealership on Stadium Boulevard.

A tall, large building with 10 foot easement is completely out of place at that site. **Please do not approve the request of zoning.**

It will negatively impact my neighborhood home values.

Construction may expose environmental hazards under the surface of the lot.

The proposed construction will shrink the buffer between the homes and the new buildings.

The tall building will loom over our homes and be visible from our yards.

It will increase traffic and noise.

It will change the views and atmosphere of our tree-lined neighborhood.

Sincerely,

Ruth Wollin

1909 Ivywood Dr, Ann Arbor, MI 48103

734 395 5270

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Sent from Gmail Mobile