

Dear Members of the Planning Commission,

Please do not approve the South Pond Village development until substantive improvements are made in its design.

First and most important, are the traffic concerns. An alternative access route needs to be found to avoid adding to the congestion on Chalmers. Rush hour traffic on Washtenaw is staggering, sometimes taking ten minutes even to turn right from Chalmers onto Washtenaw. Adding vehicles from 75 more homes to the mix is untenable. Routing traffic through Woodcreek subdivision's Algebe Way and Meadowside Drive creates a further safety hazard; the neighborhood streets were not designed for through traffic, and cars are often parked on both sides of the street. A doubling of the number of cars, with many hurrying to get somewhere else, endangers children, walkers, and cyclists. Additional and faster traffic impacts very negatively on the quality of life in the Woodcreek area.

Second, just one acre designated for a park is inadequate for the proposed subdivision. Apparently the city's guidelines call for a park of 5 or 6 acres for the current population of Chalmers Road and Woodcreek residents; that would indicate a need for at least 10 acres of parkland with the addition of South Pond Village. Please require that an area of 10 to 12 acres is set aside for a city park in the proposed development.

Third, the visual and sound barriers along the east and south edges of Woodcreek subdivision need to be effective and attractive. They need to be completed early in the project to minimize impact on neighbors during construction.

Sincerely,

Mylan and Betty VanNewkirk, owners, 1441 Creekbend Court in Woodcreek