

From: [Greg Hebert](#)
Sent: Monday, December 01, 2014 1:45 PM
To: 'Ken Timmer'
Subject: RE: 2250 Ann Arbor-Saline Rd Project - SP14-023

Tim,

Chris Taylor indicated that this stream of email should be sent to the Planning Commission. Would you please do that? Thanks.

Respectfully,

Greg

Gregory J. Hebert
2058 Ascot
Ann Arbor, MI 48103
(734) 355-6619
greg@gjhebert.com

From: Ken Timmer [<mailto:ktimmer@comcast.net>]
Sent: Sunday, November 30, 2014 9:00 PM
To: Greg Hebert
Subject: Fw: 2250 Ann Arbor-Saline Rd Project - SP14-023

Greg,

Following is the string of emails between me and the Traffic Safety engineer for the city. Please read thru them all....starting from the earliest. As you can see, he initially assumed the access was for emergency purposes only and stated no analysis is required. He has maintained this posture even though subsequent discussions (and the current site plan) provides obvious evidence that the developer all along considered this a resident access. I asked the city planner to forward this string to the Planning Commission, but I don't think he did.

My comment regarding the master plan for this area, calling for it all to be residential, is from city documents that are part of the etrkit file. I will try to excerpt that piece and forward it.

Thanks for any help you can provide through your connections. Hope to see you at the Planning Commission meeting Tuesday evening.

From: [Ken Timmer](#)
Sent: Wednesday, July 02, 2014 4:48 PM
To: [Cawley, Patrick](#)
Cc: [Kowalski, Matthew](#) ; [Rampson, Wendy](#) ; [Lumm, Jane](#) ; [JB Moore](#) ; [Margie Teall](#) ; [Jack Eaton](#)
Subject: Re: 2250 Ann Arbor-Saline Rd Project - SP14-023

Pat Cawley,

Thank you for your response. Having lived on Ascot since 1975, I am well aware of the history you describe for the few traffic incidents in this area. And it is for this reason that we are very concerned about the impact that a high density development with a significant increase in traffic will have. Yes, there have been very few accidents in the past. It is because this is a residential area, with especially Ascot and Lambeth designed for and carrying only the traffic from the homes that are built here. There are 20 homes on Ascot and Lambeth. Adding the traffic from an additional 75 residential units to these streets WILL have a detrimental safety impact. The past has very little to do with this request. We are concerned about the FUTURE !!! Putting the traffic from this high density development onto streets that were not designed for it and, as your response indicates have been a safe residential area for over 40 years, is pure nonsense.

Matt Kowalski,

Please include Pat's notes and my responses in the packet for review by the Planning Commission. Although he apparently refuses to make the analysis requested, I believe his response further justifies the request of the residents of this neighborhood to have the Lambeth access removed from the project.

Ken Timmer

From: [Cawley, Patrick](#)
Sent: Wednesday, July 02, 2014 3:08 PM
To: [Ken Timmer](#)
Cc: [Kowalski, Matthew](#) ; [Rampson, Wendy](#) ; [Lumm, Jane](#)
Subject: RE: 2250 Ann Arbor-Saline Rd Project - SP14-023

Mr. Timmer

As I stated previously, there is no further analysis required for the project. The expected traffic generated by the development is well below that needed to trigger an impact statement.

In general safety concerns on residential streets with low operating speeds and low volumes are non-existent. The residential streets of Chaucer, Ascot and Lambeth experienced a total of three (3) recorded crashes, all non injury crashes for the past three years. Furthermore there were a total of five crashes over the previous 10 year period. As such there is no abnormal frequency of crashes and no pattern of crashes to suggest a safety issue is present.

Thank you
Pat Cawley

From: Ken Timmer [<mailto:ktimmer@comcast.net>]
Sent: Wednesday, July 02, 2014 2:14 PM
To: Cawley, Patrick
Cc: Kowalski, Matthew; Rampson, Wendy; Lumm, Jane
Subject: Re: 2250 Ann Arbor-Saline Rd Project - SP14-023

Patrick Cawley,

Is the traffic safety analysis requested now in place? I would assume that no Planning Commission meeting could be scheduled until this has been done. Please let me know status and content. Thank you.

Ken Timmer

From: [Ken Timmer](#)
Sent: Wednesday, June 04, 2014 8:21 PM
To: pcawley@a2gov.org
Cc: [Matt Kowalski](#) ; [Wendy Rampson](#)
Subject: Re: 2250 Ann Arbor-Saline Rd Project - SP14-023

Patrick Cawley,

Please let me know whether there has been any further updates to the traffic safety analysis of the project, per my request below. Thanks.

Ken Timmer

From: [Ken Timmer](#)
Sent: Friday, May 30, 2014 9:15 AM
To: [Matt Kowalski](#) ; pcawley@a2gov.org
Subject: Fw: 2250 Ann Arbor-Saline Rd Project - SP14-023

Matt and Patrick,

Matt, could you give me a status of this project is it pertains to the accumulation of the necessary city responses and its planned schedule for further review by the Planning Commission.?

Patrick, has there been any further action on my request for a thorough traffic safety analysis of the project, including the Lambeth access piece of it?

Thank you both for your assistance.

Ken Timmer

From: [Ken Timmer](#)
Sent: Wednesday, May 21, 2014 5:47 PM
To: [Cawley, Patrick](#) ; [Hieftje, John](#) ; [Kailasapathy, Sumi](#) ; [Briere, Sabra](#) ; [Lumm, Jane](#) ; [Petersen, Sally](#) ; [Taylor, Christopher \(Council\)](#) ; [Kunselman, Stephen](#) ; [Eaton, Jack](#) ; [Teall, Margie](#) ; [Warpehoski, Chuck](#) ; [Anglin, Mike](#)
Cc: [Kowalski, Matthew](#)
Subject: Re: 2250 Ann Arbor-Saline Rd Project - SP14-023

Mr. Cawley,

Thank you for your response. A few things deserve some further explanation or clarification.

First, You are correct that the first page of the site plan does speak to the Lambeth access being for emergency usage, but there is and has been no further mention of that fact in the plan or subsequent meetings that I know of. Also, the Fire Prevention report provided at the ADC meeting clearly stated that “developments with less than 100 units do not require two separate fire apparatus access roads”. I do not believe that either you or I should be so naïve to think that the developer would spend tens of thousands of dollars to create a road way over a wet land with landscaping and an “executive community” gate for an emergency access that is not required unless they had plans to use it, either from the start or sometime in the future, as a general access. Not addressing the traffic and safety issues of this access now and getting the Lambeth Dr access removed from the plan is a grave mistake.

Second, You state that if an access were proposed you would support it. The reasons you give for this support appear to be general and theoretical statements that would apply to any hypothetical project. They do NOT apply to this specific project. I worked as an automotive engineer for over 30 years and we were constantly developing ways to improve the fuel economy and efficiency of our vehicles. I find it impossible to believe that having vehicles meander through a subdivision, stopping and starting several times (there would be at least 3 stops signs) , going around curves, avoiding bikers, parked cars and children crossing the street, rather than going directly to a main thoroughfare (AA-Saline Rd) would be more fuel economy or emissions efficient. It is also difficult to believe an emergency vehicle could take this same meandering route through this residential area (even if he could make it around the corners) in less time than coming directly off AA-Saline Rd. Your reasoning, although perhaps applicable in theory, simply does not pertain to the Lambeth Dr access.

Third, I would request that you readdress THIS project, examine the details as they pertain to Lambeth, Ascot and Chaucer being used as a thoroughfare for a 75 unit development and provide a complete and accurate traffic safety assessment. Given, the safety conscious track record that has been clearly evident from the city in the past few years, I am confident that you will agree that the Lambeth access has no place being in the project.

Regards,

Ken Timmer
2112 Ascot Rd

From: [Cawley, Patrick](#)

Sent: Friday, May 16, 2014 12:18 PM

To: [Ken Timmer](#) ; [Hieftje, John](#) ; [Kailasapathy, Sumi](#) ; [Briere, Sabra](#) ; [Lumm, Jane](#) ; [Petersen, Sally](#) ; [Taylor, Christopher \(Council\)](#) ; [Kunselman, Stephen](#) ; [Eaton, Jack](#) ; [Teall, Margie](#) ; [Warpehoski, Chuck](#) ; [Anglin, Mike](#)

Cc: [Kowalski, Matthew](#)

Subject: RE: 2250 Ann Arbor-Saline Rd Project - SP14-023

Mr. Timmer

Thank you for your interest in the project and sharing your observations of traffic issues in your neighborhood.

The City's threshold for the requirement of a traffic impact study is a peak hour trip generation of 50 trips. Additionally, the threshold the City uses is more stringent than other communities might use as atypical value is 100 peak hour trips. The developer did not provide the projected number of trips, but the proposed development will likely generate around 25 peak hour trips, well below our threshold.

The site plan as submitted does NOT have general purpose connection to Lambeth, only a gated emergency access. As such I did comment on that aspect. I would support a connection if one were proposed as it would benefit the public in many ways. Improved connectivity, a reduction in vehicle-miles travelled, reduced fuel consumption and emissions, improved emergency response times, and improved routing for snow plowing and trash pickup would all be benefits.

I have copied Matt Kowalski with Planning to distribute your comments with the project when it goes forward for consideration Planning commission and City Council.

Thank you

Patrick Cawley, PE, PTOE
Sr. Project Manager
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI 48107

734-794-6410 ext. 43632

From: Ken Timmer [<mailto:ktimmer@comcast.net>]

Sent: Wednesday, May 14, 2014 5:11 PM

To: Hieftje, John; Kailasapathy, Sumi; Briere, Sabra; Lumm, Jane; Petersen, Sally; Taylor, Christopher (Council); Kunselman, Stephen; Eaton, Jack; Teall, Margie; Warpehoski, Chuck; Anglin, Mike; Cawley, Patrick

Subject: 2250 Ann Arbor-Saline Rd Project - SP14-023

Dear Patrick Cawley,

I was at the Advisory Development Committee meeting regarding the subject project held on Friday, May 9. I heard your report and have since printed out the written version. Your report requests revisions to the entrance from Ann Arbor-Saline Rd and sidewalk along this street, but it make no mention of the traffic impact that would be created by the access entrance/exit to Lambeth Dr. I would sincerely request that you further review this aspect of the project. As I stated at the meeting, placing an R4B zoned project adjacent and connected to a long standing residential area is of significant concern. The route that residents of this project would need to take is Lambeth to Ascot to Chaucer to Scio Church. Lambeth, Ascot and Chaucer are all residential streets with considerable on street parking and corners and curves obstructing good traffic vision. They are also streets that are full of children, bikers, and walkers that use and

cross these streets. It is totally unacceptable to consider 75-150 additional vehicles traveling these streets on a regular basis. The project is described as being targeted for “active adults and seniors”. This would likely mean that there would be a large proportion of active retirees, who would make not just one trip a day to work, but multiple trips per day. Ascot has 20 homes and the street was designed (with its width and curvature) to handle these people. Using this street as a thorough fare to and from a high density condominium project should be a significant safety concern. Please review this project further in this light. Thank you.

Regard,

Ken Timmer
2112 Ascot Rd