



June 20, 2016

| To: Wendy Woods, Chair
City Planning Commission
Planning & Development Services
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI 48104

Dear Ms. Woods:

The Sierra Club, Huron Valley Group is a 2,300 member organization representing individuals throughout Washtenaw, Monroe, and Lenawee Counties dedicated to the protection and enjoyment of the wonders of the natural environment of the land for future generations to explore, enjoy and protect the wild places of the earth; to practice and promote the responsible use of the earth's ecosystems and resources; to educate and enlist humanity to protect and restore the quality of the natural and human environment and to use all lawful means to carry out these objectives.

We write to urge the Planning Commission to once again deny the Ann Arbor Manchester LLC South Pond Village Proposal as it will damage an existing wetland that is the site of an important nature area designated by the City of Ann Arbor that is in close proximity to the Huron River.

We note that the current proposal is very similar to one that was rejected last year by the Planning Commission and City Council.

We concur and share with the Woodcreek Neighborhood Association their concerns that this project as proposed has terrible localized impacts they would sustain. We will maintain, as we had before that there are additional reasons to look at this project as a detriment, and a public and private nuisance to the health, safety, and welfare of not only the adjoining neighborhoods but also having a severe detrimental effect to the natural features there, impacting the water quality of the Huron River and the South Pond Nature Area.

In particular, we have great concern over the construction of a retention basin abutting and on top of steep slopes that fall toward South Pond Nature Area, and state recognized land abutting South Pond, as well as the Huron River.

We also note the removal of several woodland and landmark trees that currently help prevent erosion during rain events.

We are here again. The message is clear. Despite the City Master's Plan, this type of development is too massive and too impactful on the important existing natural systems, the South Pond Nature Area, and the Huron River. Be it with an access road emptying northbound unto Huron River Drive, and having

built a road within a wetland, creating additional harm, or building access through an existing neighborhood, you are creating harm.

NONE of the options that have been proposed are acceptable and the commission should reject the current petition as you have done before with BOTH prior iterations. The developer DOES NOT “by right” have the right to do this type of harm both to the natural environment nor an existing neighborhood.

This project must be denied for all the reasons mentioned above.

Furthermore, we note on your published agenda, you will be reviewing the City’s Master Plan.

We suggest instead of adopting the Master Plan via staff recommendation, you should instead strike out the former NE Area Plan and place it for further review within your work plan, and plan on revising it to include refinements to natural systems protections, and revised assumptions on density recommendations in outlying areas.

Thanks for considering our comments.

Sincerely,

James D’Amour
Vice-Chair, Executive Committee
Sierra Club, Huron Valley Group, Michigan Chapter