

From: [John Mattiello](#)
To: [Planning](#)
Subject: FW: email from Richard Mazzari to Ann Arbor City Planning
Date: Friday, June 17, 2016 9:45:17 AM
Attachments: [image001.png](#)
[image014.png](#)

From: John Mattiello
Sent: Tuesday, June 14, 2016 2:36 PM
To: 'Kymberlie London'
Cc: Richard Mazzari
Subject: email from Richard Mazzari

The Woodcreek subdivision was designed as an oval with only one entrance way that also acts as the solo exit for the entire subdivision of 85 single family homes. Currently the subdivision is in violation of the city's own street design standard. A 28-foot wide road can only be a local road or a minor local road (a minor local road has a 24-foot minimum width).

The sole function of these streets is to provide access to immediately adjacent properties. These streets shall carry maximum average daily traffic (ADT) of 1,000 trips/day and in residential areas shall serve a maximum of 75 dwelling units. Accessing the proposed South Pond Village through Woodcreek violates the city's own street design standards in that the streets in Woodcreek would be used to access properties not immediately adjacent and would also exceed the maximum number of dwelling units. Pursuant to the City's own standards, a residential collector road is required for this purpose and capacity.

Algebe Way was not designed as a general purpose connection road. The entire subdivision roads are secondary connection roads and are not designed to handle the traffic from 160 homes. The use of Woodcreek subdivision will not reduce vehicle miles since the subdivision only has one entrance and exit.

The combination of the South Pond and Woodcreek subdivision roadways create a public nuisance and would have a detrimental effect on the public health and safety/welfare for the children of the families who currently reside in the subdivision. A truck and car cannot pass each other when a vehicle is parked along the curb. This places the drivers in an unsafe position and also jeopardizes the safety of approximately 125 children who play within the subdivision without access to a public playground in our area.

The city already owns the right of way that connects Pittsfield Blvd. into the South Pond subdivision. Why can't the traffic from South Pond avoid Chalmers and the stress that the additional traffic puts on the Woodcreek subdivision and utilize the Pittsfield Blvd right of way access? The public's health and safety/welfare of Woodcreek is being put into jeopardy by the traffic from South Pond. The single access/egress point at Chalmers and Woodcreek puts the residents of Woodcreek in danger in the event of an emergency in the area.

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