

From: [Mary Cronin](#)
To: [Thacher, Jill](#); [Anglin, Mike](#); [Warpehoski, Chuck](#)
Subject: 312 Glendale Project
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Since my husband is having eye surgery on Tuesday, I may not be able to make the planning commission meeting. In the event we can't attend, here is a list of our concerns:

1. **Stormwater/sewage drainage.** Our neighborhood is constantly dealing with water/sewage backups and flooding during heavy rains. All our homes sit downstream from 312 Glendale. How can we be assured that a development on this site wouldn't add to our already costly water issues? Will the city step in and upgrade our drains/sewers? How much extra would that cost to the city and to us?

2. **Traffic.** We live on Charlton, four houses from Glendale. We already have people racing down Charlton as a cut through to Jackson Rd. If the access to this development becomes an extension of Charlton, I can see the traffic increasing. Our neighborhood has a lot of children and seniors. One neighbor already had road bumps added to Glendale because of a special needs child. Despite this development being targeted to "empty nesters" they all will have at least one car. And just because they are "empty nesters" that doesn't mean they won't go anywhere. So this development would add more traffic to a predominantly quiet family neighborhood. Then what happens if Jackson goes to two lanes? We already often have a long wait to turn left onto Jackson from Glendale if there is heavy traffic on Jackson. We'll end up with a long line of cars on Glendale waiting to get onto Jackson.

3. **Change to the neighborhood.** As I said, this is a quiet neighborhood. Some have lived here for over 40 years. Although there are apartments and condos surrounding this property, they have been there for years. New homeowners bought into the neighborhood thinking it had a certain look and was a nice place to retire or to raise children as it is close to Eberwhite and Slauson. This development will forever change the character of it. The issues above may make people move and then you'll end up seeing more and more rental homes, which mostly aren't that well maintained. The developer already is in the rental property business. If these condos don't sell, how can we be assured they won't revert to rentals? He hasn't maintained the two homes on the property now.

Finally, why do we need more condos anyway? I'm not against progress, I like the new condos at Montgomery/Bemiji as they replaced some old not so great looking ones. But can't we keep some parts of Ann Arbor the way they are? The orchard is a nice respite in a busy world. I imagine the senior citizens at Hillside Terrace enjoy looking out at it. Now they're going to look at the backs of condos? Why can't the city buy the property and make it into a pocket park and sell the two houses to someone who would like to fix them up and own them and not turn them into rentals?

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