

Date: November 30, 2014

To: Ann Arbor Planning Commission, City Council and Staff

Subject: Objection to aspect of 2250 Ann Arbor-Saline Rd.(200 Lambeth Rd.) property development.

This letter is submitted to the Ann Arbor City Planning Commission as comments to be considered by the planning commission and city council before approval of the development proposed for 2250 Ann Arbor-Saline Rd.

My name is Eric Macks, and my wife, Suzette Lavigne, and our two children, Jacob Macks and Evan Macks live at 2155 Ascot Road. We live three houses from Lambeth Drive. We view the land that is proposed to be developed from our backyard.

I object to the inclusion of a connection from the proposed 2250 Ann Arbor-Saline Road development to Lambeth Road, Ascot Road, and consequently Lansdowne neighborhood.

This connection, allowing vehicles to travel onto Ascot Road and into Lansdowne neighborhood from this large development, a development with nearly 4 times the number of homes than currently exist on Ascot and Lambeth drives combined, will decrease the quality of life in our neighborhood and lower our property values.

This proposed connection into Lansdowne neighborhood serves only to increase the property values of the units in this condo development by allowing residents of this new development to save time and money, and avoid traffic by cutting through Lansdowne neighborhood.

The construction of the 75 unit building with the proposed connection to Lambeth Road will essentially be a transfer of wealth to the owners of the new building, who gain higher property values with the inclusion of the this connection, and from existing property owners on Lambeth, Ascot, and beyond who will see lowered property values due to increased traffic and noise in this currently very low traffic and very peaceful neighborhood.

For nearly 50 years the residents of Lansdowne neighborhood have understood and accepted that no cut through traffic is allowed from or to Ann Arbor-Saline Road, and this minor inconvenience of only exiting the neighborhood onto Scio-Church Road was an acceptable trade-off for the quiet and peaceful neighborhood that this lack of an Ann Arbor Saline Road exit provided.

This proposed development should not be allowed to change a convention that 100's of home owners have come to expect over a 50 year period of time.

Currently the following conditions exist that make the addition of more motorized vehicle traffic from 2250 Ann Arbor-Saline unacceptable.

- 1) Ascot Road is a curved street with a very limited line of sight and most of the time has vehicles parked on both sides of the street along the curve. All of the vehicles traveling from the 75 unit building and 154 proposed parking places when using the Lambeth connection will need to travel on Ascot Road. The line of visibility when traveling down Ascot requires very slow speeds(10-15mph max?) to verify no obstructions are ahead and that nobody is hit; kids, adults, or pets.
- 2) In addition, the conditions in number 1 above are much worse, much shorter line of sight exist, on U of M home football days when both sides for the length of Ascot street are lined with vehicles of people who are parking while attending the football game.
- 3) Excessive speeds are common on neighborhood streets in this area of town. For example vehicles on Chaucer Road regularly pass by my house exceeding the speed limit. Chaucer has a down hill slope that make it easy for drivers to build speed and exceed speed limits. In addition the larger width of streets through out Lansdowne and particularly on South Seventh St. encourage speeding.
- 4) Frequently there are near misses at pedestrian crossings as parents and kids walk to and from Lawton School in the morning and afternoon. The Lawton principal requests Ann Arbor Police to monitoring the these crossings multiple times a school year to try to slow traffic down.
- 5) Vehicles traveling through Lansdowne neighborhood often do not use the shortest route to exit the neighborhood but drive through the neighborhood greater distances to avoid and by pass traffic on Scio-Church Road. For example vehicle entering the neighborhood at Lambeth Road, to avoid a traffic backup at Chaucer and Scio-Church, would travel through the neighborhood to the Seventh Street traffic light, or the full length of Delaware Road to exist out of the neighborhood to avoid waiting to make a left turn onto Scio-Church at Chaucer Street, or avoid long backups on Scio-Church at the Maple Road intersection.

For the above five described reasons allowing vehicles to exit 2205 Ann Arbor-Saline through Lambeth Road and into Lansdowne neighborhood, decreases safety on Lambeth, Ascot, and the streets of Lansdowne, and in addition increases noise and reduces the peacefulness of the neighborhood.

Please eliminate the connection to Lambeth Road from the proposed development on 2250 Ann Arbor-Saline Road.

Respectively,
Eric Macks, PE
2155 Ascot Rd.