

DATE: July 13, 2013

TO: Ann Arbor Planning Commission

FROM: Lynn M. Borset, on behalf of residents of Virginia Park and Glendale-Fair Neighborhoods

RE: Traffic Impact and Safety Concerns, 312 Glendale Dr. condo development site plan

Residents of Glendale Dr., Charlton, Abbott, and Orchard Streets, and Virginia Ave. have serious concerns that the condo development proposed for 312 Glendale Dr. will increase vehicle traffic and create safety issues for our neighborhood.

We think the concerns described below warrant a Traffic Impact Analysis before the proposed site plan for 312 Glendale Dr. is approved. We ask that you postpone a decision on the site plan until this analysis is completed.

We are a quiet residential neighborhood with many young children, pedestrians, and bicyclists. Slauson Middle School is just a few blocks away on Washington St. and many children walk to school. Our neighborhood is an east-west cross-through for pedestrians and bicyclists between downtown Ann Arbor and Stadium Blvd. We also have considerable vehicle traffic cutting through our neighborhood between Liberty and Jackson Ave.

Another significant safety concern is the additional vehicle traffic the proposed condo development will generate at the intersection of Glendale Dr. and Jackson Ave., just a few hundred **feet** to the north.

This is a difficult intersection due to the volume of traffic on Jackson Ave. (the I-94 business loop through Ann Arbor) and the steep uphill slope of Glendale Dr. approaching that intersection.

Some data from a Traffic Volume study conducted by MDOT in February 2013 are presented in the table below. Turning right or left from Glendale Dr. onto Jackson Ave. is difficult because vehicles must cross, and merge into, a very high volume of traffic.

This causes impatient drivers to seek alternate routes via our neighborhood streets. More traffic on our residential streets poses a danger to pedestrians and bicyclists, especially our children.

Data from February 2013 MDOT Traffic Volume Study, intersection of Glendale Dr. and Jackson Ave.

Traffic Volume Data

	Hour(s)	Glendale Drive	Jackson East-bound	Jackson West-bound	Jackson Ave. Total Traffic
Total Traffic, Tuesday 2/12/13	12:01 a.m. -				
	12:00 p.m.	455	8,010	7,570	15,580
Peak Hour Traffic, Tues., 2/12/13	8-9:00 a.m.	28	716	384	1,100
	12-1:00 p.m.	41	514	514	1,028
	5-6:00 p.m.	54	581	789	1,370
	6-7:00 p.m.	40	547	577	1,124

Left Turns from Glendale Dr. onto Jackson Ave (heading west)

Wednesday, 2/13/13, selected peak hours	Hour	Glendale Drive	Jackson East-bound traffic	Jackson West-bound
	8-9:00 a.m.	17	across 692	to merge into 351
	12-1:00 p.m.	9	across 482	to merge into 521
	2-3:00 p.m.	16	across 460	to merge into 490
	5-6:00 p.m.	13	across 588	to merge into 790