

**From:** Michael Kirchner Architect  
**Sent:** Tuesday, December 06, 2016 11:53 AM  
**To:** Kowalski, Matthew  
**Cc:** John Ramsburgh  
**Subject:** RE: Hillside Memory Care

Mr. Kowalski,

I am writing in regard to the proposed Hillside Memory Care facility that is being planned at the end of my street. I have many reasons to state - but will keep it simple. As an architect with a planning and development background, I find the proposal to be sufficiently lacking of ANY redeeming qualities that would do nothing more than ERODE our neighborhood.

People move to the neighborhoods of Ann Arbor for many reasons. While we have a lovely park to the South, Virginia Park - the existing Orchard to the West of us creates a natural "buffer" zone from the existing Care Facility and large, higher density apartment buildings. It is crucial that whatever goes in this location not only respects the existing surroundings but more importantly, that it does not impede it's footprint, potential lack of aesthetic and scale/massing upon our neighborhood. There will be increased parking surfaces, density and parking lot light pollution shining down our streets. In addition, a check with DTE would show that this area is very prone to power failures and black/brown-outs at a rate much higher than the rest of the city (based on living here for nearly 5 years). A development of this size may make matters worse given the current rate of interruption.

Other potential issues have been discussed already in regard to storm water management. This development is clearly a part of the neighboring facility. Any side-skirting of an overall "campus" water retention plan is wholly void of playing fair and this development should take BOTH parcels into consideration and follow the City of Ann Arbor rules and regulations that ALL other new developments must follow. When I design a new addition for a client, we have to adhere to the up-to-date codes for the building, along with doing impervious area calculations that take into account our WHOLE project. This project should be NO different.

On the opposite ends of the spectrum are two things; An existing open space/buffer or an Ann Arbor Park vs. The Proposed Development. I would love for this space to remain open, however I am aware that property owners may be entitled to develop and "improve" lots under the zoning and building codes. I just feel that there is too much of an impact by this proposal on our neighborhood.

I am firmly against this project as proposed and currently presented.

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