

From: Michael Evangelist
Sent: Wednesday, June 08, 2016 9:45 PM
To: Planning
Subject: Comments on Proposed Balfour Senior Housing Facility

Dear City Planning Commission:

I recently received notice of a public hearing on June 21, 2016 regarding the proposed Balfour Senior Housing Facility on South Main. Because I will be unable to attend the hearing, I appreciate the opportunity to comment on the proposal.

As a resident of Briarcrest condominiums on S. Main I am concerned about the construction of a new building directly across the street from my residence. Given that many current residents in Briarcrest and nearby apartment complexes are renters, I am doubtful that you will receive much pushback on the proposal. However, I would not mistake the absence of protest for approval. The following are a few of my objections against the proposal.

1. **Traffic:** The traffic on S. Main and Eisenhower is already heavy. I am frequently startled by the sound of squealing tires and blasting horns as residents of Briarcrest and the adjacent Harbor House Apartments dodge fast-moving traffic to make a left turn onto S. Main. The new senior center would only create additional traffic during the construction phase and in the long-run upon completion.
2. **Construction-related pollution and damage:** In addition to traffic, I am also concerned about the noise and general pollution associated with any construction project. In Ann Arbor, it is frequently the case that during the building phase, developers create wear and tear on local roads that then goes unrepaired. The last thing Ann Arbor needs are more potholes.
3. **Environmental impact:** I am troubled by the potential environmental impact of building on wetlands and losing what little green space there is in this part of town. The sewer systems in this area are not well equipped to handle storm runoff. Last spring, my section of Briarcrest was covered in three feet of water after a day of heavy rain. My guess is that none of the existing condos, apartments, senior centers, or the mall should have been built here. I cannot imagine that replacing what little wetlands are left and the current grassy field will do anything to improve runoff.
4. **Property values:** I cannot see how the replacement of greenspace with a senior center will improve property values. If there is an impact on property values, it seems more likely that it will be in a negative direction.

Thank you for considering these comments.

Best,
Michael Evangelist