



FOREST HILLS COOPERATIVE

2351 Shadowood Drive

Ann Arbor, Michigan 48108

Telephone (734) 971-9270 • Fax (734) 971-9485

June 18, 2012

YOUR VOICE AND/OR SUPPORT THROUGH YOUR PRESENCE IS REQUESTED
PUBLIC HEARING SCHEDULED BY THE ANN ARBOR PLANNING COMMISSION
TOMORROW, TUESDAY, JUNE 19, 2012 AT 7:00 pm – SECOND FLOOR CITY HALL

PROPOSAL TO BUILD ADDITIONAL
MULTI-FAMILY HOUSING NEXT TO FOREST HILLS

VERY IMPORTANT – PLEASE READ

Dear Members:

As residents/members in the area of the proposed new housing development you may have received notices from the City of Ann Arbor pertaining to the proposed new housing development- "Summit Townhomes." Please allow me to provide you with more information on this matter and why the Board's official position is to oppose any further multifamily housing in our area.

The proposal is to build 24 units of multifamily housing directly west of our community on Ellsworth Road. The official address is 2801 East Ellsworth. The proposed development would sit on approximately 3 acres of land. While the size of the proposed development at this stage is limited to 24 units, ***our concern is that there is an additional 6-1/2 acre parcel that borders the rear of our units located on the west side of Shadowood Drive that is prime land for further development and just may be what the developer intends to do.***

Currently the additional 6-1/2 acre parcel is zoned single family; however, it has been my experience that normally, developers may take steps necessary to have a parcel rezoned and annexed into the City of Ann Arbor (which is the exact action that has been taken on the Summit Townhomes parcel) to get a feel for the requirements the city will impose (water hook up, parking space requirements, setbacks, road construction, etc.) which, of course is costly and may not provide the financial outcome the developer may be seeking. If, however, it does, it has been my experience that the developer may seek to purchase, annex and re-zone the remaining 6-1/2 acres which, of course, means more multifamily housing in an area that is already way too dense.

SOME OF OUR MAJOR CONCERNS FOR OPPOSING THIS DEVELOPMENT ARE AS FOLLOWS:

1. There are already over ***two thousand five hundred and fifty-seven (2,557) units of multifamily housing in a five mile radius of Forest Hills.***

Over please →

2. The density of multifamily housing in our area lacks the services to support the number of families that reside here. There is no place for kids to play, with the exception of the featureless park on the corner of Ellsworth and Platt. We fought long and hard to have a pool or some type of water feature in this park and we were told over 10 years ago that the City would look into it but that no funds were ever available.
3. Traffic, as I know you are aware, is horrendous on Ellsworth, traveling both East and West at peak hours of the day. With the new Costco about to open, it is only going to get much, much worse.
4. Many long standing members know firsthand that for years we have lived across the street from the "dump" and were forced to deal with the noise, stench, unsightly trash blown all over, dust storms when they put in the slurry wall, etc. Then, the City purchased the parcel of land directly across from Forest Hills and built the unsightly City Service Center which houses all of their large equipment, etc. That too has caused a major traffic problem for many of our residents attempting to exit and enter Forest Hills. Although we strongly opposed the use of the land for this purpose, we lost out in the end. Why did we oppose? Because we wanted an interactive park to be put in that space, complete with a pool, nature areas, etc. In fact, Pittsfield Township refused to allow the City of Ann Arbor to use the entrance on the Southeast side of Stone School (which would have been less of an impact on the City's own residents) because Pittsfield did not want the noise or traffic interrupting their residents who live in the new development further down on the South side of Stone School Drive. The City of Ann Arbor, as part of their agreement with Pittsfield Township, was forced to pave that side of Stone School Road, at a cost, I am sure of well over \$200,000. What did Forest Hills get? Berms along Shadowood Drive and Jonathan to lessen the noise impact.
5. While everyone agrees that affordable housing within the City of Ann Arbor is extremely limited, our position is that over 2,557 units of multifamily housing within a five mile radius is already too heavily populated. It also creates the potential of more crime and vandalism (multifamily housing is hit more frequently with this type of illegal activity) and also strains on city services such as water, sewer, etc.

Please consider attending the public hearing tomorrow evening. I will be there addressing the commission opposing this development. You may speak as well by simply stating you are a resident of Forest Hills Cooperative and siting some of the issues I have just outlined, or, if you may not wish to speak, when I speak I will ask for a show of hands from those members who do attend so the city knows I have your support and your opposition as well.

Thank you for your attention. Hope to see you tomorrow evening at 7 pm, City Council Chambers, Second Floor, Guy Larcom, Jr. Municipal Building (City Hall), 301 East Huron Street.

Now is the time to stand up and be counted before it is too late!

Claudia J. Myszke
Managing Agent
Forest Hills Cooperative