

**SURREY PARK APARTMENTS
30160 ORCHARD LAKE ROAD, SUITE 110
FARMINGTON HILLS, MI 48334
(248) 855-4848 * FAX (248) 855-0241**

January 10, 2008

City of Ann Arbor
Attn: City Council
P.O. Box 8647
Ann Arbor, MI 48107

Dear Members:

The purpose of this communication is to advise the Ann Arbor City Council of our feeling regarding the proposed 42 NORTH Student Housing project.. As the adjacent property owner to the development plan, we are registering our vehements objection to the development plan, as proposed on the site plan, for approval. The reasons for our objection are as follows:

(1) HEIGHT – The proposed 4-story buildings appear to be within 150' of our one-story buildings and would overwhelmingly tower over our buildings making our residents very uncomfortable. Wouldn't you be uncomfortable under the same conditions?

(2) PARKING – The plan puts hundreds of car spaces immediately adjacent to our residents and no doubt will cause much noise at ungodly hours and, even with a 6' high impervious fence, will greatly disrupt normal and reasonable living conditions.

(3) CONGESTION – With over 600 people and over 600 automobiles next door, the commotion of people coming and going all the time will make our now quiet homes an impossible place to live and, I fear, our tenants will leave and cause us irreparable harm and substantial loss of income and investment value. The proposed is more than double the density of our adjacent development on a similar size parcel of land.

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(4) STORM WATER DRAINAGE – There are currently unresolved drainage issues in the general care of our own area. The proposed development is way too intense for this site.

While we have no objection to the concept of developing the adjacent as normal 2-story apartments or condominiums (taking neighboring property into consideration), extreme high density student housing miles from campus seems to us to be a totally inappropriate use of the adjacent property and a detriment to the neighborhood. We request the plan be rejected.

Yours truly,

David A. Gumenick

Dag/ag

Cc: John E. Eaton