

August 2, 2022

Ann Arbor City Planning Commission

RE: Public Hearing for 2502 Packard Street

The George Site Plan

The proposal to convert the promised retail space at the George to 42 additional residential units is untenable. This will add approximately 84 additional residents along with 84 additional cars, further increasing the density and noise level of a previously quiet 2 story residential neighborhood.

My home, 1553 King George Blvd, is one of eight homes which back up to the south drive and parking lot. I have lived here since 1975, enjoying a sense of community, personal privacy and security until the construction of the George began. My backyard is landscaped for maximum privacy which now does little to protect against the intrusion of a six story, high density, apartment complex.

The original brown, six foot high, rotting fence currently separates the backyards of the eight homes stretching from Packard to Paige along the south drive and parking lot of the George. As part of the original site plan, this fence was to be replaced. Because the site was raised some 30 feet from Packard to Paige, the existing fence no longer blocks cars or people from sight. Headlights shine over the top of the fence and I see people walking by from the waist up. I can clearly hear entire cell phone and personal conversations as residents sit on their balconies or walk by. If I can hear and see residents, they can easily hear and see me in my yard. I have even had a George resident come into my yard through a hole in the fence! This was very disconcerting and frightening.

Additionally, the south side solid waste area backs up directly to the fence affecting all eight homes. From 5:30 to 7 am multiple mornings per week and multiple times a day. The beep, beep of the garbage truck, the growl of the conveyer belt and the slam of the metal containers startles us all awake. Adding to this cacophony is the frequent fire alarms blasting at all hours, followed by the arrival of ambulance and fire truck.

The condition of King George and Page is deplorable. The many years of heavy construction traffic and now increased usage has destroyed both streets.....except for a small area on Page that the George was required to repair.

In my opinion, the job of the planning commission is to consider all factors and ramifications involved in a proposed project. Unfortunately, the George already exists, but now could be an opportunity to improve some situations.

I would like to offer these suggestions for the commission's consideration.

1. Require the George to remove and replace the original rotting fence along the south drive with an 8 to 10 foot high, sound absorbing, secure fence as originally promised. This would improve privacy, security and reduce some noise.
2. Relocate the existing south side solid waste bins to the north side next to the office building and parking lot. Or, next to the dog park.
3. If that's not feasible, require the George to change the garbage company's pick up schedule to after 9 am. This needs to be enforceable.
4. Properly repair King George and Page.
5. Market the space as offices: business, dental or medical.

Thank you for thoughtfully considering these issues.

Sincerely,

Virginia Jordan

1553 King George Blvd.