

Mr. Kowalski, please convey the following to the Ann Arbor Planning Commission for their consideration at their upcoming meeting on December 2.

Dear Planning Commission,

I am writing you to express my concern about, and opposition to, the Lambeth drive cut-through proposed as part of the 2250 Ann Arbor-Saline Road Condominium project.

I am a homeowner on Ascot Rd who will experience a significant increase in traffic in front of my home should the project be allowed to connect to my street and the rest of Lansdowne through Lambeth Dr.

As best I can tell, the cut-through is not essential to the initial success nor the long term functioning of the Condo project; it merely serves as a minor convenience to the project residents. It is not required by code. The Fire Department has indicated that it is not essential that they have access to the project through Lambeth; they can do what they must with just access to the complex from Ann Arbor-Saline Road. Nor does it appear that the denial of the cut-through would require any other alterations in the existing project plans.

The only reason I can see to allow that cut-through is to give those project residents a convenient (for them) short cut into and out of the project via Lambeth. Those with underground parking could avoid a drive through the surface parking lot and the need to turn left onto Ann Arbor-Saline Road when they want to head north or west from the project (or vice versa when returning to the project). The occupants of the project are unlikely to want to convey children from their condos to Lawton school or to the neighborhood, and so there's no benefit to giving them quick access to the neighborhood via Lambeth other than as a cut-through to Scio Church Rd or South Seventh. And that is a very small benefit, at best, to the success of the project.

Additionally, the cut-through won't provide much benefit to the project unless it is used by its occupants in significant numbers. I am sure you know that when streets are used as cut-throughs there are significant increases in traffic to the surrounding neighborhood. A significant increase in traffic can only lead to a decrease in the safety (perceived and actual) of all the residents of the Lansdowne neighborhood but especially to a decrease in the safety of all the children who use the adjoining streets to get to school, to get to the nearby park, to connect with friends, and to play in front of their own or their friends' homes. A decrease in safety (perceived and actual) in the neighborhood will then lead to the neighborhood being a less desirable place to live, which then leads to decreases in property values in the neighborhood in addition to decreases in neighborhood safety.

I have been trying to conceive of what benefits the Lambeth cut-through provides to me and to any other residents of the Lansdowne neighborhood that would offset the inevitable decreases in safety and property values but I can't think of any. If there is a benefit to our neighborhood I haven't seen it in any of the documents relating to the project, nor heard it in any discussions I have had with my neighbors. I hope you can take some time at the meeting on December 2 to tell us how the proposed Lambeth cut-through benefits the Lansdowne residents.

If the cut-through doesn't provide significant benefits for the Lansdowne neighborhood to offset the safety risks that concern the neighborhood then I urgently request that you deny the Condo Project use of Lambeth Drive as a vehicle cut-through to Ascot Rd and the rest of the Lansdowne neighborhood.

Most respectfully,
Bob Parnes