



Condominium Association c/o Meadow Management Inc. 27780 Novi Road, Suite 110, Novi, MI 48377

July 8, 2016

City of Ann Arbor  
Planning and Development Services  
305 East Huron Street  
Ann Arbor  
c/o Ben Carlisle  
Interim Manager

Planning Commission Members:

On behalf of the only immediate neighbors to the proposed Woodbury Club Apartments (WCA) Planned Project, Barclay Park Condominium Association (BPCA) writes to request denial by Planning Commission of the rezoning and site plan approval of WCA as submitted and requested.

As site planned, we believe the development is inappropriate, likely to lower unit values in the neighborhood and NOT in the community's best interest. The loss of arable farm land to impervious building and paved surfaces is excessive and will negatively impact the surrounding wetlands, shared with Barclay Park. Building placements and footprints are also detrimental, and, on a comparative scale basis, too close to adjoining neighbors for their size (extra height allowance being requested). Moreover, the timing of the development is adverse in that a major traffic study of the Nixon Road corridor is incomplete – while hundreds of new homes are being started directly across the street (Toll Brothers projects).

Without a site plan that assures that negative impact on neighbors and the neighborhood can be avoided, the two hundred and ninety one (291) neighbors and condominium owners at Barclay Park **oppose** the WCA development as proposed.

Barclay Park's experience with development on the wetlands adjacent and shared by WCA has been costly and frustrating. We have seen the oxygen deprived and frequently saturated soils fail to support trees of virtually any size, many of which eventually die or fail to establish themselves. Paul Bairley, retired Ann Arbor City Forester, offers his professional analysis to Planning Commission in a separate letter. As a 25-year city employee of high regard, Mr Bairley's concerns deserve serious consideration.

In order to prevent property damage and flooding, Barclay Park runs a large pump for extensive periods to move "Wetlands D" water on its acreage uphill to a retention basin. With the developer's planned removal of nearly 200 trees that are natural reservoirs for storm water, Barclay co-owners are concerned about ANY increase in run-off to wetlands. Additionally, future storm events may be more frequent and intense than in the past. It is critically important to "measure twice" and to plan with great care related to adjacent development, especially on shared wetlands and at residential density that is at the top-end of the requested zoning, ie, potentially **over-built** @ 10/acre.

Another letter offering professional expertise and multi-year work experience at Barclay Park is tendered to Planning Commission by Bill Schneider, owner of Wild Type Designs and plant-services company – also a former employee of the City of Ann Arbor.

To affirm that the essential wetlands delineation study done in 2012 and “passed” by DEQ remains accurate, some 6-months ago Barclay Park offered to engage and pay for verification by a qualified and independent third party. BPCA was denied access to the adjacent property. As part of a larger group of neighbors, Nixon Area Alliance, summary information was gathered; and that report, also available, supports what we as neighbors have been and are asking for.

As Commissioners, we ask that you read and study with care these concerns – and recommendations. It may very well be that areas of wetlands are missing on the Woodbury delineation as site planned in 2012. As area residents, we believe the wetlands have changed in recent years. Confirmation or refutation is justified, for the site will only be developed ONCE.

With the large amount of new impervious surfaces in the current Woodbury Club proposal AND given the dimensions and angles of the proposed roofs, the volume of water that will be released, its retention and subsequent flow are all critically important. Without success to date, we have asked the developer to consider green roofs, building-integrated parking, permeable surfaces and for a reconfiguration of the southern retention pond (closest to Barclay).

By engaging an independent architect who will be on-hand at the 7-12 meeting to show Commissioners what we mean, Barclay Park has offered the developer design revisions that include these features and improve the views of the buildings as proposed. These designs move the large, south-most Phase I building adjacent to Barclay farther north and avoid the (shared) wetlands mitigation currently proposed in the site plan submitted to Planning for approval.

It is more than unwise to develop and build without full and accurate accounting for the express concerns of the adjacent neighbors, especially when environmental, wetlands impact, water issues and the welfare and value of existing housing may be jeopardized. Labels such as uncaring and irresponsible could apply; and the legacy could be planning not at its best but at its worst.

**We respectfully request that Planning and Development Services intervene to deny approval of this planned project for the time being.** If this is not possible, then we ask Planning to withhold approval of the current plan until such changes are made consistent with the professional advice contained in our submittals. Doing so will ensure protection of the environment and of the property of residents in this vital and growing Nixon Corridor.

We ask that the developer be required to verify its 2012 data and to adhere to the most current rules for wetlands protection. As for re-zoning of the eastern of the two parcels in the Woodbury Club proposal, we ask Planning Commission to recommend to City Council that this **eastern parcel never be given for residential zoning due to its nature as virtually 100% high quality wetlands (and already adjacent to City parkland).**

Respectfully,  
Barclay Park Condominium Association (BPCA)

***William Quinn***  
William Quinn, President  
Board of Directors

***Dave Friedrichs***  
David R Friedrichs, CPM / PCAM  
Managing Agent and Licensed Builder