

Lenart, Brett

From: Kristin Hannahs <kristin.hannahs@ymail.com>
Sent: Tuesday, September 03, 2019 6:10 PM
To: Planning
Subject: Hideaway Lane Development: File number 19-1676

As a property owner at 1793 Hideaway Lane, I wish to comment on the proposed development by Trowbridge on the 4-acre site south of our condominium. The developer wishes to increase the density of new construction by twice the number of housing units that were in the original plan. I would prefer to see no development on this site at all, but realize that's probably unrealistic. Nonetheless, Trowbridge's proposal for increased density on this small piece of property would have a profoundly adverse effect on the current residents and the surrounding neighborhood for several reasons.

First, Hideaway Lane is located across from Leslie Golf Course, a beloved public institution, which lies on both sides of Traver Road. Much of this golf course's appeal is its rural and natural character, despite its proximity to downtown Ann Arbor. It's enjoyed by countless golfers, and tobogganers and skiers in winter, and also sustains a large variety of plant and animal species. The golf course abuts Leslie Science Center and Black Pond Woods, making it a large oasis in north Ann Arbor. Trowbridge's proposal for increased density at Hideaway, which is the only residential area adjacent to Leslie Golf Course, would adversely affect the serenity and peacefulness of this lovely public space.

Second, there is only one access onto Traver Road for Trowbridge's proposed development, which brings up issues of congestion as well as safety/emergency concerns for the Hideaway Lane residences. Furthermore, to travel East from Hideaway Lane, Traver is unpaved, and the road is already almost impassable in rainy or icy weather, despite the limited amount of traffic. Currently, pedestrians and cyclists are more common than vehicles on that part of Traver. Just past Leslie Golf Course, the road makes a sharp turn and narrows significantly, causing a potentially hazardous vehicle-pedestrian situation. Currently, there are so few cars on the road, it hasn't been an issue. However, with a 1,000 percent increase of vehicles at Hideaway Lane, traffic on Traver Road will be significantly increased.

Within the past year, massive development on Ann Arbor's north side, along Pontiac Trail and along Nixon Road, has added hundreds and hundreds of new dwellings, and thousands more vehicles to an already congested city. As we all know, once something is built, restoring the surrounding natural area becomes impossible. Because of its small size and unique location in the heart of Ann Arbor, Hideaway Lane is a poor choice for Trowbridge's proposed high-density project.

Thank you,
Kristin Hannahs

Lenart, Brett

From: Huttinger, Zachary <zmhutt@med.umich.edu>
Sent: Wednesday, September 04, 2019 12:19 PM
To: Planning
Subject: Comments re: Public Hearing for Hideaway Lane Planned Project Site at 2000 Traver Rd

To Whom It May Concern,

My name is Zachary Huttinger and I currently live in one of the Hideaway Lane Condominiums in close proximity to the Hideaway Lane Planned Project Site at 2000 Traver Road to be discussed this evening, September 4, 2019. Unfortunately, due to work conflicts, I will be unable to attending the meeting, but I wish I express my concerns regarding this project.

I am opposed to this project for several reasons:

1. The developers have not demonstrated themselves to be responsible nor respectful neighbors. Currently, there is one house half-constructed on the lot and two open foundations. These foundations have been open, without any safety precautions such as a fence or rail, for over three years. I have expressed my concern regarding the safety of having these open foundations in our neighborhood with children and pets, but have received no response.
2. The developers turned our once beautiful backyard area with trees and a picnic area into a unkempt wetland that they refuse to maintain. When I expressed concerned regarding this area, specifically the amount of standing water and subsequent mosquitos, they told me I should get used to it as that is how the land will remain.
3. Our association of 9 condos and 1 house is already experiencing with parking. Increasing the total number of dwellings from 29 to 45 would put undue stress on our already stretched parking. The developers have stated they plan to add garages to the units, but as the partially constructed house demonstrates, only one unit within these proposed duplex developments would have access to the garage.
4. An increase in the number of total dwellings would lead to traffic problems as there is currently only driveway from Traver Rd with access to the development. The develops stated at a meeting in 2013 they planned to resurface this road, they have yet to do so.
5. As stated by a member at a previous planning commission meeting with these developers, an increase in construction equipment poses a safety risk to the children in the neighborhood. The developers stated they shared this concern and would meet with parents to ensure safety, such a meeting never took place and no measures to ensure the safety of the neighborhood children were taken. What will be different this time?

Thank you for your time and consideration.

Zachary Huttinger
1795 Hideaway Lane Dr, Ann Arbor, MI 48105

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