

April 21, 2020

Mr. Jeff Kahan
City of Ann Arbor
Planning Services
301 E. Huron St.

Dear Mr. Kahan;

I appreciated receiving your email response on April 13th and the web link for the Greenhills School Track and Field Site Plan and Landscape Modification.

On the site plan in the Existing Conditions/Community Analysis section, it states: "Adjacent to the property on the west side is an apartment complex. There are existing canopy trees sporadically along the western property line buffering the two properties."

This existing area described as an apartment complex is the Earhart Homes Association, a condominium association consisting of 174 townhouses, one of which is my home. My neighbors and I have enjoyed a harmonious and neighborly relationship with Greenhills School for decades and are always happy to learn of their success and improvements. Nonetheless, we do have some concerns about the buffer landscaping, traffic impacts, and environmental impacts of this project.

The buffer landscaping was to be improved and increased when the school constructed their tennis courts, as outlined on the site plans for that project. However, the school never completed those promised improvements. The existing canopy trees are becoming more sporadic as they have suffered from and not recovered from previous drought conditions. Several large pine trees have been removed and not replaced. Those remaining are distressed. The other mature vegetation noted on the site plan has recently died out, exposing the parking lot. Condominium homeowners are now subject to increased vehicle noise and light pollution. Furthermore, as the trees and mature vegetation have died out, more runoff from the parking lot has caused land erosion, often leading to the pooling of water on the condominium property. My neighbors and I would like the school to improve these deteriorating conditions during this project.

There are currently concerns about safety and road access primarily during drop-off and pick-up hours at the school. Greenhills becomes very congested due to increasing amounts of student vehicles parked on Greenhills Dr. and additional vehicles during the drop-off and pick-up times. Condominium residents experience difficulty with both entering and exiting their cul-de-sacs due to the congestion on Greenhills Dr. More importantly, pedestrians, especially students walking to the Ann Arbor Public School bus stop located on the corner of Earhart and Greenhills Road encounter increasingly dangerous conditions. There is concern that these safety issues will increase during the construction phase. Therefore, homeowners need assurances that construction vehicles and traffic on Greenhills Dr. will not be further encumbered.

Additionally, because the school's parking lot shares a property line with the townhouses, there is concern about environmental pollution, more specifically the fumes, odors, and noise caused by

construction vehicles. After homeowners experienced noxious fumes from the school's idling buses, the school has agreed to park their buses away from the property line. Homeowners would like assurances that the construction vehicles will not be parked or idling along this property line, also, that the construction activity does not exceed the permissible sound levels of the city ordinance.

Please do share these concerns during the approval process with the Planning Commission and Greenhills School. Thank you and if you have any questions, please do not hesitate to contact me.

Sincerely yours,

Rita Ross

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