

From: Malini Raghavan [<mailto:maliniraghavan.aa@gmail.com>]

Sent: Sunday, October 18, 2015 4:50 PM

To: Kowalski, Matthew

Subject: Re: 2250 Ann Arbor-Saline Road (Project:SP14-023) Planning Commission - TUESDAY, October 20th at 7:00 p.m.

Please use this version with better formatting. Thank you.

Dear Mr. Kowlaski and City Planning Commission Members

Our family resides at 2122 Ascot Road, and while we are glad to note that the road access to Lambeth has been removed from the recent modification of the proposed plan, we continue to have significant concerns about the proposed development. These relate to

- 1) Destruction of the existing natural buffer zone between the proposed development and the Landsdowne neighbourhood at Lambeth: Trees 5356-5354 are large Cottonwood Trees at near the entrance to Lambeth are marked for removal. A big clump of trees, 5341-5353, are also marked for removal, and many more younger but significant-sized untagged trees will be removed. These include mature Cottonwoods and Black Willows. Preserving this buffer zone has been brought up multiple times by multiple members of the community-and there continues to be a lack of attention to these concerns. We want to preserve existing trees, and we want to keep the existing buffer zone (including trees 5341-5356) between the Landsdowne neighbourhood and the proposed R4 zoning. We do not want to view a denuded landscape during the construction period, and during the decades that it will take for the regrowth of the proposed replacement trees into mature trees. We want to keep the view of natural woodland as a buffer zone, rather than manicured lawns in a barren landscape and a full view of a four-story building.
- 2) Water Drainage and Detention Ponds: Whatever design is implemented to redirect the water flow towards the detention must be designed such that the majority of the trees within the natural "buffer zone" as noted above are salvaged. Furthermore, the design should ensure that the proposed detention pond will address existing drainage problems, but not create new ones.
- 3) Sewage: Do the existing sewage lines (with a history of prior problems for the neighborhood) have the capacity to handle sewage coming from 75 additional units?
- 4) Overall scale of this project: Many members of our community have indicated that the scale of this proposed development is a significant concern from multiple standpoints, including (i) capacities of the neighborhood sewage lines to handle the proposed project (ii) traffic congestion on Ann Arbor Saline (iii) destruction of the woodlands. Voting of the R4 zoning happened when some members of the planning commission staff were absent. It appears that the zoning itself should be further considered much more carefully in light of all these concerns.

Thank you for your attention.

Malini Raghavan