

February 12, 2016

Dear Planning Commissioners:

I am a City of Ann Arbor resident, live in the Woodcreek Subdivision, and own a home on Chalmers. I am also the current President of the Woodcreek Homeowner's Association. I am writing regarding the South Pond Village Development.

The developer of South Pond Village submitted a new site plan for approval by City Council using the "old farm road" ending at Huron River Drive east of Chalmers as the access/egress point for the development. The new site plan also reconfigures the layout of the homes on the site and eliminates the road south of the Woodcreek Subdivision along Brian Court and Meadowside Drive. City Council referred the site plan to the Planning Commission for review.

I support the new site plan contingent on Algebe Way being used only for emergency access.

The new site plan shows that the egress/access route through the "old farm road" to Huron River Drive impacts only .2 acres of the wetlands. I understand this impact is so minimal that the MDEQ standards do not require mitigation.

The new site plan avoids many of the problems associated with the original site plan which would have increased traffic in the Woodcreek subdivision and used Chalmers as the main egress/access point out of Woodcreek and Chalmers by South Pond Residents.

Chalmers is a poorly maintained and winding dirt road with poor site distance at curves and no street lights. It barely supports current traffic, and it is difficult and dangerous to exit Chalmers onto Washtenaw. Additional traffic from South Pond Village based on the original site plan would only make matters worse.

The intersection at Chalmers and Huron River Drive is also dangerous. For example, there was a traffic fatality at Chalmers and Huron River Drive in August of 2014, and after a thunderstorm this past July, high voltage power lines were downed causing the Ann Arbor Fire Department to close Chalmers at Huron River Drive leaving only one egress point at Chalmers and Washtenaw. More traffic at this intersection based on the original site plan would make matters worse. The new site plan avoids these difficulties and dangers.

Please recall that the Planning Commission denied approval of the South Pond Village Development because it found, among other issues, that the single access/egress point at Chalmers and Woodcreek created a choke point that posed a risk to the health, safety, and welfare of the Woodcreek residents.

Please vote in favor of the new South Pond Village site plan contingent on MDEQ approval and making Algebe Way accessible only as emergency access to avoid the risks associated with diverting traffic from South Pond Village into Woodcreek and onto Chalmers.

Sincerely,

Kym London
City of Ann Arbor Resident