

Fri 10/16/2015 11:00 AM
From: Judith Hanway [judithhanway@gmail.com]
To: Planning; Kowalski, Matthew
CC: Eaton, Jack; Krapohl, Graydon
RE: 2250 Ann Arbor Saline Rd condo project

Dear Planning Commission members,

I am writing once again to express my concerns about the plans submitted by the developer of the 2250 Ann Arbor Saline Road condo project.

To be brief, it is just **too large** a project for the size of this lot. The height will tower over all the other single family homes nearby as well as the commercial buildings along Ann Arbor Saline Road. As mentioned before, it will be comparable to the height of the facade of the Michigan Stadium that faces Main Street! In addition, if this project were not so large, there probably wouldn't be an issue with the 30 foot setbacks on the south side of the building. For those homeowners, it will be like looking out at a **giant wall**. That should not be approved.

Along with the size is the **number of units**—75. This is an issue for...

.....**sewage** (which is proposed to be sent through Lansdowne even though only recently were our sewage problems resolved. We certainly don't want to have surcharged sewage pipes again!),

.....**stormwater** (the size of the building and paved parking lots will create a lot of runoff which may or may not end up in the detention pond; those of us who live here certainly don't need any more stormwater problems either as our neighborhood is already surcharged). See the recent Stormwater Model Calibration and Analysis Study and note all the red (red = surcharged) stormwater pipes in this area. And we've been told by city employees that there is not enough funding to fix the stormwater problems that already exist!

.....**removal of nearly every tree and shrub** on the property (although trees and shrubs are to be planted according to the submitted landscaping plan, they will take years to grow. The removal of so much vegetation will negatively impact the natural beauty of the site, will disturb the birds and animals, including deer, that now live here, and will, at least temporarily, create additional runoff as small new roots will not take up as much water as deeper, older roots). There will also be a significant loss of a buffer between 2250 and adjacent properties.

.....**traffic** (I still question the lack of a traffic study for this project; having lived here for 28 years, I have seen a large increase in traffic along Ann Arbor Saline Road. The recently installed pedestrian crossing near the proposed driveway of this project will make left turns out of the 2250 driveway more difficult).

If this project were smaller in size and height, many of the above problems would not exist.

This area needs a **detention pond** but I am very worried that all aspects of its design have not been considered. I'm concerned about the **danger** of a large unfenced pond area and am not convinced that it will be dry most of the time as has been stated by the developer. I'm also concerned that not all potential sources of stormwater draining into this area have been identified. After all, we live in an area where homes were allowed to be built on existing stream beds! I have personally observed rivers of water running between and behind homes on Ascot, running down the street (bypassing the surcharged storm drains) and rushing down Lambeth to the wetland area beyond. Will this proposed detention pond be able to capture all this stormwater and what happens if it overflows? The potential for serious flooding to the homes on Chaucer and Village Oaks would be severe.

I am glad that the developer deleted the **access road** to Lambeth and turned it into a **sidewalk**. I hope that remains in the site plan.

Respectfully,

Judy Hanway
2059 Ascot Rd.