

To: Ann Arbor Planning Commission

Re: Woodcreek Sub division and South Pond Development

Date: February 8, 2016

Dear Planning Commissioners:

As a resident of Woodcreek Subdivision, I support the development of South Pond as long as it has no negative impact on our Subdivision. First some information on our Subdivision:

1. Our Subdivision was designed as a closed loop without any egress point except at the entrance way that terminates onto Chalmers Road.
2. Our Subdivision has 87 houses, with approximately two cars per household i.e. 174 cars. The only exit is Woodcreek Boulevard which terminates onto Chalmers Road. This is a choke point leading out of the Subdivision as all the Subdivision roads are connected to it. Woodcreek Boulevard is only one entrance and exit for the entire Subdivision.
3. The roads in our Subdivision are approximately 28 feet wide. These roads were designed as minor roads to serve a maximum of 75 houses and only provide access to adjacent properties, per City standards.

The proposed South Pond Development with approximately 77 single family homes and an estimated additional 154 vehicles can negatively affect Woodcreek Subdivision as follows:

- A. The additional 154 vehicles far exceed the capabilities of our Subdivision's minor roads, and are in violation of current city standards for traffic on minor roads.
- B. We are a young subdivision with over 100 children. The width of the roads place children in jeopardy, when cars are packed on both sides of the street. Cars can only pass single file. The driver's vision is blocked, and children cannot be seen darting between cars. This places the Woodcreek residents' safety in jeopardy.
- C. Woodcreek Boulevard as the major entrance and exit for South Pond Development will have a detrimental effect on safety for Woodcreek Subdivision.
- D. Algebee way is a secondary road, not meant to be a general purpose connector street. It should only be used as an emergency exit for Police and fire.

Finally, the additional traffic on (from South Pond development) on Chalmers will accelerate the silting of South Pond and Mallets creek

Sincerely  
Richard V Mazzari