

Ann Arbor Design Review Board
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To the Members of the Ann Arbor Design Review Board,

This letter is in reference to the proposed condo project currently addressed as 121 Kingsley West. I understand this project is slated for design review on Wednesday and I wanted to take the opportunity to express our concern regarding the current plans as they have been presented. We welcome the idea of new and appropriate development as our Kingsley/Ashley neighborhood is a wonderful place to live and we were pleasantly surprised when the current plan was an overall reduction from 50 units to 22 units.

We are a pleasant residential neighborhood largely populated with single family homes, where most buildings are older, smaller and include small yards. The plans for the 121 Kingsley West project is in stark contrast to the current neighborhood. Although the developers have described the 121 Kingsley West project as 4 stories, the building plans reflect a 6 story building with parking and a recessed penthouse floor. The current plan would tower over all existing structures even if it was not located near the top of the hill. The current plan is too large for existing surroundings and would be more welcome at a reduced overall height (possibly 1 parking, 2 resident and 1 penthouse).

Although the plans for 121 Kingsley West are potential renderings, and we appreciate the idea of a courtyard, the current plan seems to be for the exclusive benefit of the new residents. Again this does not keep with the attitude of our neighborhood, where a significant amount of time, energy, and funds ensures that our lots are well maintained and enjoyable for the entire community. A neighbor immediately across from the proposed 121 Kingsley West project has such an extensive and open flower garden, we have witnessed wedding photos occurring in her front yard.

The Kingsley/Ashley neighborhood includes mostly older homes, many built in the late 19th century. Each has unique yet classic architecture. The 121 Kingsley West project takes a significant departure from the overall appearance by adding a massive modern, glass, and metal structure. Although the developer can choose a more modern appearance, the current renderings do not reflect continuity of character of the existing neighborhood.

The current one-way Kingsley and two-way Ashley (with stop signs) is a hectic and busy corner during rush hour and event day traffic. We are concerned about the addition of at least 29, possibly as many as 39 resident cars (with more traffic from visitors, vendors, etc.) to this intersection. Currently Ashley traffic will either not stop or briefly pause before rushing across Kingsley and near miss traffic accidents are a daily occurrence. The current plan could exacerbate the existing traffic issues as a significant number of new vehicles will be exiting onto Kingsley regularly causing safety concerns for residents (both vehicle and pedestrian).

We are also concerned about the negative impact of adding 22 condo/apartments to a largely single family home neighborhood. With the addition of 22 individual decks, multiple roof decks, courtyard, cars, and residents the 121 Kingsley West project will significantly increase noise. Our neighborhood is currently peaceful even on the busiest of days.

None of the current renderings describe the developers plan for signage, as some signage will be necessary to identify 121 Kingsley West, we are curious about the developers plan.

Lastly we have concerns about potential flooding of yards and basements, as the 121 Kingsley West project is up the hill from most of the neighborhood; the addition of parking and condos/apartments and changing of the surrounding grade could cause a significant negative impact on existing homes.

Thank you for taking the time to review our concerns. We hope that our concerns will aid in your review process of the 121 Kingsley West project.

Sincerely,

Tim and Trina O'Boyle