

From: Bob Parnes [<mailto:bob@bparnes.com>]

Sent: Tuesday, October 20, 2015 1:49 PM

To: Kowalski, Matthew

Cc: Gale, Mia; 'Ken Timmer'; 'Mark Creekmore'; 'Archer Neal'; 'Frank Petrock'; 'Patricia Marten'; 'Kate'; 'Bill Higgins'; 'Frank Burdick'; 'Prasad'; 'Ruth Dixon'; 'Jeff West'; 'Carolyn Manz'; 'Malini Raghavan'; 'Bob Parnes'; 'Susan Terrible'; 'Ruth Gonzalez'; 'Irv Mermelstein'; 'Greg Hebert'; 'Aram Kalousdian'; 'Ronnalee Kent'; 'Ed Stuenkel'; 'Steve Kennel'; 'Chuck Wilkins'; 'William A. Pollard'; 'Michael Williams'; 'Steve Horler'; 'Diane F. Reynolds'; 'Eric Macks'; 'John Neal'; 'Chuck Cowley'; 'Michael Manz'; 'Justin Bennett'; 'Andres Calvachi'; 'Jennifer Day'

Subject: RE: 2250 Ann Arbor-Saline Road (Project:SP14-023) Planning Commission, TUESDAY, October 20th

Matt,

Attached is a written version of the comments I plan to present to the Commission this evening regarding the 2250 Ann Arbor Saline Road project. Because of time constraints I will have to omit the first part from my spoken comments.

Please forgive the lateness of this submission. The changes to the site plan last week caused me to reconsider what I should talk about in my 3 minutes, and other events in my life caused delays in my being able to compose this response.

Best regards.

(bob)

From: Kowalski, Matthew [<mailto:MKowalski@a2gov.org>]

Sent: Wednesday, October 14, 2015 5:25 PM

To: Kowalski, Matthew

Cc: Gale, Mia

Subject: 2250 Ann Arbor-Saline Road (Project:SP14-023) Planning Commission, TUESDAY, October 20th

Hello,

The 2250 Ann Arbor-Saline Road project is scheduled for the October 20th PC meeting. The developer has removed the emergency access drive and provided additional landscaping along the southern property line and adjacent to the Lambeth street stub. I have attached a copy of the proposed landscape plan.

If you would like to submit comments for inclusion in the PC packet, please submit to me by NOON, FRIDAY, October 16th. Comments received after that time will still be given to the Planning Commission, but will be distributed at meeting.

Thank you,

Matt

Matthew J. Kowalski AICP

City Planner

City of Ann Arbor, MI

734.794.6265 General

ext 42612 Direct

Remarks to Planning Commission

October 20, 2015

*Dr. Bob Parnes
2067 Ascot Rd.
Ann Arbor, MI 48103*

Before I focus on one specific piece of the revised plan to develop 2250 Ann Arbor Saline Road, let me make it clear that I am opposed to the current plan for several reasons, among which are:

1. concerns about the inappropriate massiveness of the proposed building and the impact of such a large structure on the 2250 property and the surrounding neighborhoods.
2. uncertainties about the impact of the development on sanitary sewage and storm water issues and whether the existing and proposed infrastructure will be able to handle the extra strain that will be placed on that infrastructure by this massive development.
3. concerns about the safety of the huge detention area that is designed to hold a very large volume of water for what could be multiple days after a severe storm.
4. concerns about parking and whether the number of on-site parking spaces is appropriate for the number of vehicles belonging to occupants and guests who are likely to put demands on more parking once there is full occupancy of the proposed 75 units.

Now I'd like to focus on the appropriateness of clear cutting the northwestern area of the property and destroying the natural wooded area that is there

In the current plan the developer has replaced a proposed 20 foot wide cement emergency access road with a 5 foot wide cement sidewalk. What has not been replaced is the roadbed that was to support the access road. Instead of having a massive 20 foot wide cement covering, the roadbed will now have a 5 foot wide covering of cement and a 25 foot wide covering of high maintenance lawn grass adjacent to the cement covering

I find this unacceptable.

On page 19 of the City of Ann Arbor Master Plan, there is this expression of the Natural Systems Overall Goal:

To manage, maintain, protect, restore and enhance natural systems to assure biodiversity and provide a sustainable ecological balance between urban and natural systems in the City of Ann Arbor.

Following the goal statement there is this objective related to that goal:

Encourage developers to consider alternative land use designs that provide the best protection for existing natural features.

Shortly thereafter follows this action statement:

Ensure that the placement of buildings, parking lots, driveways, sidewalks, and storm water management systems minimizes the impacts to natural features and encourages storm water infiltration.

The current state of the western third of the 2250 site is an excellent example of a natural system. It deserves the protection mandated by the Master Plan from the kinds of actions that are being proposed by the developer.

For instance, now that there is no access road planned to pass through that natural area, I don't see why there is a need to clear cut all the growth in the area. The result will be most unnatural

I don't understand why the developer wants to make a significant investment in clear cutting the area, and building the roadbed. All that comes to mind is that they either forgot to take that roadbed out or they really want it there to facilitate some future effort to create an access road.

I encourage the Planning Commission to consider whether what is proposed in the current site plan meets the goal, objective and action statement set forth in the Master Plan. I am convinced that once you do you will find the current site plan fails to do so and should not be approved.