

**From:** Greg Hebert [<mailto:greg@gjhebert.com>]

**Sent:** Friday, October 16, 2015 1:19 PM

**To:** Planning; Rampson, Wendy; Krapohl, Graydon; Eaton, Jack; Kowalski, Matthew

**Subject:** 2250 Ann Arbor-Saline Road Condominium Project

Dear Ann Arbor Planning Commission,

At the last Planning Commission meeting about the 2250 Ann Arbor – Saline Road Condo Development, the Developers attorney asked what the neighborhood wanted. I stated that the neighborhood wanted the road connecting to Lambeth gone. I thank the Developer for removing the connecting road.

However, since the road caught the attention of the neighbors, and that attention stayed so long, we realized that there are multiple problems with this development, the greatest being that it is just too large. It will be too tall, too wide, too close to the neighbors to the south, remove too many trees, cause too much traffic, cause Ascot to become a visitor parking lot, destroy the character and home prices of our neighborhood and dump too much sewage into a line that already floods during rains. It will be impossible for the Developer to find any neighbors upstream who will agree to a footing drain disconnect in order to help with this sewage problem. The FDD program is being challenged in Court as an un-Constitutional taking, a flood hazard and a radon hazard and we are all fighting against it.

I suggest that the Developer consider going back to the drawing board for a construction that is more in keeping with the height and look of the neighborhood. He can still have a high density development and still provide an excellent return on investment. I suggest the architect take a look at [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com) as an example of some high-density housing that is more fitting for this size of lot and the buildings in the surrounding area. I'm not advocating that the Developer use exactly these buildings, but it's a start point to get an idea. Something lower and looking more like homes would be more in keeping with surrounding usage, alleviate the crowding of the neighbors, would allow for more trees and better emergency access. Until the Developer does address these issues and come back with a more acceptable plan for the development, I ask you to continue to not approve his plans. Thank you very kindly for listening to our concerns.

Respectfully,

Greg

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