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Sent: Sunday, July 31, 2022 8:19 PM

To: Planning <Planning@a2gov.org>

Subject: Proposed(40 children,10 staff) daycare on corner of Westport/Morningside

For presentation at Aug 3 City planning meeting. Unable to attend due to a medical issue on that date:

I am a 34 year resident of the Westport/Morningside neighborhood and a retired school occupational therapist who has visited many daycares and preschools in the Ann Arbor area in both my professional and personal life. While I clearly recognize the need for more quality day care and preschool settings throughout the city I am greatly concerned about the proposed size of this facility at this location.

The primary entry and exit roads to this site are the curved and winding streets of Morningside Dr, Pinetree and Westport. Most of the nearby children who attend Wines and Forsythe Intermediate and some Skyline High School students are designated walkers and are ineligible for busing. In addition the Westport, Pinetree route is utilized by before and after school busing for Wines and Forsythe to relieve some of the congestion at the Newport/ Miller intersection. It is a neighborhood in which most driving residents must back out onto streets with poor site lines due to the curves and hills. In addition many cars struggle on snow and ice in the winter on these hills until they are plowed, salted or sanded.

The Crescent neighborhood close to these schools was designed to encourage walking to both schools and parks making it a magnet for both young families and empty nester seniors who walk for exercise and/ or rehabilitation. The size of the proposed day care could potentially put 50 additional vehicles on these streets twice per day in/ out for a total of as much as 200 additional vehicles trips per day, greatly increasing the risks of collisions with other cars, bicycles and walkers of all ages.

Also of considerable concern is the current driveway configuration for safe drop off/ pick up of very young children. The current configuration is a double wide driveway which worked well for it's previous fewer group home tenants who had experienced traumatic brain injuries as well as related mobility issues. In my experience most day care operations of this proposed size have enough space for a circular drive drop off/ pick up point, as well as separate parking space for all employees (10 in this proposal) as well as additional spaces for volunteer parents/students or parents or other community members meeting with the director or other staff. And of course additional street parking needs would complicate snow removal and access of emergency vehicles. There is also a short section on the north side of Westport at Morningside where there is no side walk or curb cut. This has become even more problematic since two large dogs charge a fence on Westport forcing many walkers, bikers, runners, and children to cross to the north side of Westport and then recross when trying to do a simple circular recreational walk in the neighborhood without needing to cross a street.

Most of my greatest concerns would be addressed by limiting the number of children/ employees of this daycare similar to the level of this owners other day care on Patricia Ave. (Max 12). Additional improvements could include required entrance or exit to the day care via the straight site line streets of Wines/Hillridge. Speeds are currently also lower on those streets due to their very poor condition. Once the roads are upgraded speed bumps might also be necessary.

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