

**From:** Michael Manz [<mailto:mmanz@umich.edu>]  
**Sent:** Friday, October 16, 2015 8:23 AM  
**To:** Kowalski, Matthew; Rampson, Wendy; Eaton, Jack; Krapohl, Graydon  
**Subject:** 2250 Ann Arbor Saline Rd project

Dear members of the Planning Commission, Planning Commission staff, and representatives

We are happy to see that the access road to Lambeth has been removed from the plan for this project. One of the concerns that had been raised was emergency access after UM football games. I did my own traffic analysis after UM's first home football game. My daughter was able to drive north on Ann Arbor Saline Road right around when the game ended, so they don't start one way traffic until the game is over. I went down to the end of Village Oaks after she got home and watched Ann Arbor Saline Road for about 30 minutes. The right lane was stop and go, the second lane was moving 10-15 miles per hour (those two lanes are people lining up to get on I-94. The two east lanes that would normally go north but go south after football games had somewhat light traffic traveling 30-45 mph. While I watched, an ambulance drove by going south on Ann Arbor Saline mostly in the east lanes and though it had to hesitate a little once or twice, easily got through probably doing 45 mph. There was a police officer posted at the spot that I was watching (end of Village Oaks). I asked him if he had done that duty before. He said yes. I asked him about how long they kept Ann Arbor Saline Road one-way. He said until the traffic pretty much cleared out. I asked him about how long that was. He said about an hour. I told him how they were proposing the new condo development and were worried about emergency vehicles accessing the condo development after a football game. He found that amusing and said fire trucks would have no trouble at all getting to the proposed condo site after a football game. The closest fire station at Briarwood is very close to Main Street at Briarwood, so would likely come up Main and turn left (with traffic) for the half block or so to reach the condos, but could also have pretty easy access coming from the south on Ann Arbor Saline Road with the light traffic in the east lanes easily being able to move out of the way.

The road access to Lambeth has been our biggest concern, but we would still urge the planning commission to carefully evaluate the plans in relation to offsets to houses on Village Oaks, to storm drainage and any potential flooding impacts to houses on Ascot with changes in topography and water drainage, and to impacts of connecting the condos into the Lansdowne sanitary sewer system, which may already be close to capacity, as some houses in the neighborhood have had backup problems.

Thank you for your consideration.

Mike and Carolyn Manz

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Michael C. Manz DDS, DrPH