

From: William Higgins
Sent: Sunday, June 14, 2015 6:13 PM
To: Planning
Cc: Rampson, Wendy
Subject: 2250 Ann Arbor-Saline "Apartment Community"

It will be important to the residents of Lansdowne, Churchill Downs, and other family housing adjacent to and southwest of Scio Church Road and intersection with South Main, for the Commission to consider the following:

* the "drive-thru" problems in other residential areas have been constant as vehicles seek intersection short cuts (as in speed bumps, blockades, etc. as southwest of Stadium-Packard and elsewhere)

* a study of the existing road design in Lansdowne/Churchill would reveal many examples of exclusion for pass-thru.

All the business, assisted living, clinics, and other land uses on the west side of S.Main/A2 Saline have entry-exit access; none have a rear connection past the residences between their property and the east border of Lansdowne. Undeveloped and topographically difficult property exists in between; a portion of which extends north and south- of wet areas. They will remain wet even with a needed surface water detention near the stub road Lambeth. This road was never intended to connect with A2 Saline (almost impossible due to a ravine) but might have been woven north to Scio Church. But a court Mara and stub Vick plus a court Audubon would now be in the way. Lambeth provides service access to sewer manholes, power lines, and the easement, period. Delaware and Chaucer Courts (add-on Lansdowne developments) were deliberately not connected to A2 Saline..... why should Lambeth?

Other non pass-thru roads exist: Churchill, Tilsby, Mershon, Dundee, Worthington, Wembly, Braeside, Morehead, Glenbrook, Picadilly, Newbury, Northbrook, Welch, Winsted a clear pattern to prevent heavy traffic pass thru.

You know and we know that provision for "Emergency Access" with a "locked gate" will not last past the first football game; and it is not necessary given eastern (Apartment) access just like all the other people-density buildings now functioning satisfactorily along A2 Saline.

There are important and unanswered questions about infrastructure, but we are dealing with an elongated strip of wet areas along the sewer and electric utilities easement, between Lansdowne and the proposed "Apartment Community", from Scio south to Chaucer Ct.

This easement and wetlands should become City property and City maintained, with a detention pond to benefit Village Oaks, Chaucer Court, and yes, an Apartment Community.

The Commission should become acquainted with the years-ago City proposal to continue Eisenhower west, paralleling I-94, and extending to S. Maple (at Scio and The I-94 bridge). South Seventh was to be connected to this intended primary

road. The Community responded by collecting over \$70,000 and the plan was correctly abandoned. Thus, even South Seventh is not a pass-thru and has a useful community park at the south end.

I doubt we would object to the depicted "public pathway" from Lambeth to A2 Saline, but who will use it and why? Are we to "invade" the Apartment Community when we walk to the dentist?

There is way to solve this to mutual advantage, and I bet the Architect has one in his back pocket. (he can't tell the property owner) We are glad there is a Planning Commission.

Sincerely,

William Higgins-48 year resident at 2131 Chaucer, with hopeless drainage