

## Kowalski, Matthew

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**From:** Michael Manz [mmanz@umich.edu]  
**Sent:** Friday, September 04, 2015 11:07 AM  
**To:** Kowalski, Matthew; Rampson, Wendy; Eaton, Jack; Krapohl, Graydon; Planning; Taylor, Christopher (Mayor)  
**Subject:** 2250 Ann Arbor - Saline Road project

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

We have a home at 2147 Ascot. We continue to express our concern about the plans to have an entrance to the condominium development connected through Lambeth and Ascot. We also oppose the destruction of the wetland property and trees, and the negative effects on wildlife, regardless of what may be the city's desire to have the retention pond built, but our primary concern is the proposed Lambeth access road. The developer initially planned this entrance as a gated access point for condo residents. After that idea was rejected by the planning commission, the developer has continued to push for a road entrance onto Lambeth, purportedly as an emergency access point (including landscaping?). This represents a very costly addition to the plans, given that as an emergency entrance, it is very unlikely ever to be used. This entrance is not required and was not requested by the police or fire departments. Representatives from the fire department stated at the last meeting that a second entrance would be desirable. I am sure these representatives would also say that three entrances would be better than two, and four entrances would be better than three. But the point remains that the second entrance is not required and un-gated access from Ann Arbor Saline Road would provide much quicker and easier access to the development for emergency vehicles. Our concern is that regardless of the initial designation as an emergency only access, the developer can petition to have that designation changed and it will become a general access point to condo residents. With this road leading directly to the underground parking of the building, and in order to avoid the much busier Ann Arbor Saline Road, it would likely become the primary access point for most of the condo residents. I have to believe that the developer intends to pursue a change in designation of this access after the condominiums are built, and will probably be telling potential buyers that this is indeed his intention. Vehicles from 75 condo units would have a major detrimental impact on Ascot, which is currently a non-through street, and on the Lansdowne neighborhood in general, with major safety concerns, effects on our property values, and negative impacts on our quality of life.

I also wanted to comment about the recommendations at the last planning commission meeting to design and build this access road to support fire trucks, but to look like a sidewalk. In my mind a road is a road, no matter the appearance, and I'm sure the condo residents would have no reservations about using it should the entrance be designated in the future as another resident access point, even if it looks like a sidewalk. In summary, we strongly and urgently oppose an access road onto Lambeth that could at any point in the future be repurposed as a normal condominium resident access road. Please give due consideration to current Ann Arbor residents (as opposed to future residents and developers) and consider what your thinking would be if you lived on Ascot (maybe consider taking a drive down our street and imagine what the impact of this access road could be).

Thank you for your consideration. Please include this in the September 9, 2015 Planning Commission packet.

Michael and Carolyn Manz

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Michael C. Manz DDS, DrPH