

From: William Higgins [<mailto:whiggins27@gmail.com>]
Sent: Sunday, August 23, 2015 2:00 PM
To: Briere, Sabra
Cc: Planning; Powers, Steve; Eaton, Jack; Krapohl, Graydon
Subject: Modifications to the 2250 Plan

Sabra- on September 9 you will see that none of the problems related to the subject Apartment Complex will be addressed and the disputed west entrance will still contain a complete/full width public type road including dual sidewalks- from the stub road (Lambeth). My review of the plan shows not only the removal of 176 trees, but a complete elimination of all vegetation on the site due to the amount of earth relocation, zero provision for a buffer zone, the lack of coordination with adjacent businesses and dwellings, the lack of detail for surface water handling, the safety aspects of the unprotected detention, the inadequate setbacks, the over-paving and excess parking, the minimalist sizing of the principal entry/exiting on Ann Arbor-Saline Road, or the traffic issues related to pedestrian crossings, and many other issues. We have been promised responses from Planning which have not occurred. We have proposed a Fire Lane solution which provides a second "North-South" access which resolves a Fire Marshall concern for Brookdale assisted living immediately to the north.

It is quite obvious that the City believes a 50 year old surface water problem will be resolved in exchange for the developer to use an established neighborhood to accept traffic from 150 or more vehicles eventually entering and exiting from 2250 onto a labyrinthine 60 year old residential area. Perhaps you recall the never-ending City problem of the Iroquois short cut (south west corner of Stadium and Packard) - speed bumps, gates, signs, etc). I am sure this problem exists in other areas of the City. We are not against some business usage for even Township properties annexed and re-zoned or otherwise. But we must preserve the integrity of neighborhoods in spite of a rush for increased tax base (which has seldom worked long term in my observations here since 1966). I urge you and the other Committee members to reject the Sept. 9 2250 Plan until all out concerns are addressed. (we are not allowed to communicate with them, per Commission edict).
William Higgins