

**From:** Stephanie Raupp  
**Sent:** Thursday, December 16, 2021 3:44 PM  
**To:** [jwilkerson@a2collab.com](mailto:jwilkerson@a2collab.com); Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Kenneth A Raupp  
**Subject:** 1855 North Maple Rd project - resident feedback

Hello Jeff and Planning Services Team,

My husband and I are unable to attend the meeting today regarding the proposed project for 1855 North Maple Road. We are both very disappointed to see this property be considered for apartments rather than single family traditional housing units for many reasons. We live directly across the street from Maple Cove Apartments, the newest development in that specific area of town. It has been horrible for us. The multi-story apartments look directly into our front and back yard with full view of our doors, home and windows. We lost all sense of privacy and have pot smoke blown at our yard all the time. Not fun for a family of four with two children. Sometimes they yell at our dog as well.

Our specific feedback is below:

**#1 Traffic is a major issue. This development is NOT appropriate for this neighborhood.** This is a residential neighborhood with lots of schools that already suffers from the heavy heavy high school and downtown commuter traffic. It gets noisier and harder to live on North Maple Road each year. This is NOT the place for a multi-story apartment building.

**#2 Parking is NOT enough. A building with 82 units should have at LEAST 2 units per apartment (164 total plus guest spaces) as there is NOT street parking in this suburban neighborhood for overflow parking.** Also, we are a high rent college town where most people co-house and it is not "downtown" where residents don't have or use cars. It needs to be assumed that two people live in each unit, each with their own car, who possibly work from home, and a place for visitors to park as well.

**#3 Developments over 2-stories are a serious hit to the privacy of neighbors.** A 2-store unit, okay, but the top floors 3 and up directly look into people's homes, yards and lives. It is terrible. You need to consider sight lines and perhaps create some creative privacy screens whether natural or man made to help block views. It's creepy having hundreds of people look directly into your backyard that for decades you were able to use and enjoy with your family.

**#4 Wetland areas need detailed plans for water runoff and flooding events.** This is a low-lying neighborhood that gets pounded during heavy rains or snow melts. All of the extra pavement will lead to additional runoff. This must be addressed in any plans for this site.

Please take this feedback seriously as we have had to live through the pain of a too tall, not enough parking apartment complex already and I do NOT wish that on anyone else in our little neighborhood. Enough is enough. This is a residential neighborhood.

Sincerely,  
Stephanie & Ken Raupp  
734-834-4688  
Residents at 1680 N Maple Rd, Ann Arbor, MI 48103

