

Kowalski, Matthew

From: Ken Timmer [ktimmer@comcast.net]
Sent: Thursday, September 03, 2015 8:20 PM
To: Kowalski, Matthew; wwoods@umich.edu
Cc: Eaton, Jack; Briere, Sabra; Lumm, Jane; Krapohl, Graydon; Judith Hanway; Planning
Subject: 2250 Ann Arbor-Saline Rd Project

To: Ann Arbor City Planning Commission

The subject project has been under review and discussion now for over 17 months. From the outset the Ascot/Lambeth Lansdowne neighborhood that the borders the project has objected to the proposed access to Lambeth Dr. At the first PC meeting the site plan proposed a gated private entrance. The PC agreed with the neighborhood that an access from an R4 high density development to the 50 year old residential streets of Lambeth, Ascot and Chaucer was not appropriate and did not accept the site plan. At the second meeting the site plan proposed no changes except to label this access "emergency only". The PC rightly saw this to be a cosmetic change and did not accept the site plan. The PC members sensed correctly that vehicle access would take place unless the roadway be eliminated. To this end, a sidewalk was proposed. Now we are at the third meeting looking at a 20 foot wide "sidewalk" that is simply ANOTHER cosmetic change to describe what could easily become a vehicle access.

It doesn't take much thought to realize that using the stub road of Lambeth for an alternate vehicle access was at the core of this project from the beginning. It is highly likely that the developer realizes that a condo project fronting on the busy traffic of AA-Saline Rd would not be successful without such an alternate access. Therefore, although there have been cosmetic changes over the last year, every so called site plan revision has maintained a roadway that could be used for vehicle access, because this has always been the developer's ultimate goal. This is NOT right. This access is NOT required, will NOT be used by emergency vehicles since it would take longer than the access from AA-Saline Rd and is NOT acceptable to the adjoining neighborhood. The developer may have rights to develop this property, but he does NOT have the right to trample the rights of a 50 year old residential neighborhood. There is no other area in the city where there is access from a high density development directly to a residential area.

We earnestly ask you AGAIN to reject this site plan and make it clear to the developer that the access to Lambeth must be entirely removed. Thank you.

Ken Timmer
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Sent from my iPad