

From: Rita Mitchell
Sent: Monday, April 06, 2015 4:39 PM
To: Planning; Rampson, Wendy
Subject: Questions Re: South Pond Village

Dear Planning Commissioner and Staff,

Attached are questions regarding the proposed development called South Pond Village, that will be reviewed at the April 7 Planning Commission meeting. I ask that you distribute these questions to both staff and Commissioners, that you respond to the questions, and that the issues raised are reviewed during the discussion of the proposed development.

I am concerned particularly about the potential for the proposed development to affect the water quality in the sensitive area that is adjacent to South Pond Park, and to South Pond itself, as a major feature of Ann Arbor's Huron River park system.

My recommendation is to deny the permit for the development because of the potential to disrupt the river ecosystem, which is already much affected by upstream watershed development. Loss of the ecosystem, home of the endangered Duke's Skipper butterfly, would be a big loss for our city, which prides itself on its green, sustainable systems.

With best regards,

Rita Mitchell

Questions regarding South Pond Village Site Plan
 Ann Arbor Planning Commission Meeting
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Ref- Page/Pages	Question/Comment
StaffReport- 3/43	What is the land division? Who will hold title to the 12.35 acres to the north? How will the quality of the 12.35 acres be monitored?
StaffReport- 3/43	What is the specific location of the nearest active mass transit route and passenger access site?
StaffReport- 4/43	What are the addresses of homes for which footing drain disconnections will be completed? Have arrangements been made with those homeowners? Is the footing drain disconnection plan active or on moratorium status?
StaffReport- 7/43	The developer is responsible for damage to trees for up to three years after completion of the development (Developer Agreement section P-13). What about damage to the water quality of the wetland area that borders the development? How will the developer be made responsible for equipment damage to flora and fauna other than trees, particular in the area of the sensitive wetland?
StaffReport- 8/43	Maintenance of storm water management system: The Developer Agreement indicates that a homeowner association will be responsible for managing the system. What if no homeowners step forward to provide the management required? Will the developer include plans to restrict homeowner use of pesticides or herbicides that could infiltrate into the sensitive wetlands?
StaffReport- 13/43	Site Description: What is the status of the 12.35 acres? I recommend that the city acquire it asap, for park land, and monitor the wetland water quality for silt and chemical contaminants for the duration of any construction and during subsequent time periods. Is the developer planning to hold on to the land until it degrades sufficiently to kill off the endangered Duke's Skipper butterfly, then declare it OK for development?
StaffReport- 14/43	Natural features: How many trees will be removed in the woodland area, most of which will be removed for the purpose of creating the detention basin? Where exactly is the woodland area targeted for tree removal? What is the calculation of the amount of water retained at the site because of the trees that are standing today?
StaffReport-	The storm water detention pond will be located at a "natural low

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14/43	point of the property. How will the property surrounding the detention pond be protected from erosion from above, during construction? Following construction? How will the wetland be maintained as separate from the detention pond? If a berm is to be created between the detention pond bowl and the wetland, how will the developer protect the wetland from equipment damage, sediment, and risk of pollution? Documents indicated some use of sprayed grass seed. Will the developer use native plants instead of shallow-rooted turf grass that will shed water rather than encourage retention of water?
StaffReport-18/43	What is the exact property proposed to be acquired for a road connection to Huron Parkway, listed in the 2015 Capital Improvement Plan? Has the proposal to acquire such land been placed in an active priority (budgeted) category? If yes, at what amount?
StaffReport-18/43	Cul-de-sacs: The staff report indicates that the city's Master Plan recommends against cul-de-sacs, yet the proposed South Pond Village plan includes a cul-de-sac that serves 10/73 (14%) of the properties to be developed. The expense in direct dollars and environmental costs for paving and installing infrastructure for the 10 homes is questionable.
Site Plan-P2	Is the 12.8 acres that is divided from the site plan included in the 36.16 total acres of Vacant Gross Area reported?