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Ann Arbor City Planning Commission
% Planning and Development Services
City of Ann Arbor
301 E. Huron Street
Ann Arbor, Michigan 48107

Dear Chair and Planning Commissioners:

I come before the Planning Commission again, representing Earhart Village Homes Association (EVHA), a community of 174 households adjacent to Greenhills School (850 Greenhills Dr.). Since the meeting on May 19th, I have met with the school's representatives to discuss the issues of concern: student enrollment, parking, and traffic congestion that impact the health and safety of our community. As the Planning Commission reviews the expansion plans, I urge you to implement stringent conditions of approval to address these issues.

The school has already exceeded the previously approved special exemption of 545 students by currently enrolling approximately 719 students. What method or oversight measures will you require to prevent Greenhills School from further increasing enrollment beyond approved limits, especially given its history of exceeding the previous exemption of 545 students?

The already significant traffic and parking congestion will increase with construction-vehicle traffic. We understand that the school will convert its existing softball field into temporary parking for construction vehicles. It also plans to rent a parking facility and provide shuttles for students throughout the construction project. Will these conditions be required, and how will they be enforced?

Also, we understand and appreciate that Greenhills School has met with the City and Traffic Consultants and devised a plan to move the drop-off and standing traffic from Greenhills Drive onto their property. Moving this traffic is critical since the recent Midwest Consulting of Ann Arbor study reports unsafe student-vehicle crossovers during drop-off and a serious risk to pedestrians. The LOS (Level of Service) for pedestrians is rated E, the worst score possible. Additionally, the excessive double-parked cars and the line of vehicles waiting to enter the school parking lot make Greenhills Dr. impassable, blocking traffic flow for emergency vehicles and EVHA residents until the students are dismissed and the 'double-parked' line of cars can move. Therefore, how will the Planning Commission ensure the newly devised plan resolves these issues?

Students' parked cars cram every inch of the road, up to the very edges of the cul-de-sacs' approaches, making it very difficult and dangerous for residents exiting to see both directions of traffic before pulling out onto Greenhills Drive. Greenhills School has not addressed the number of parked vehicles in its expansion plans. Therefore, we ask that the City's traffic department install signage in compliance with Article IV, 10.59, which states: "*No person shall stop or park a vehicle, except when necessary to avoid*

conflict with other traffic or in compliance with law or the directions of a police officer or traffic-control device in any of the following places: (2) In front of a public or private driveway, or within 4 feet of each side of such driveway with a curb cut, measured from the boundaries of said driveway as extended.

Furthermore, if the drop-off plan devised by Greenhills School is not sufficient, EVHA will apply for a Residential Parking District. Our community has already indicated sufficient response. Of course, EVHA would prefer the Planning Commission require a reliable, long-term solution to parking and traffic issues.

I urge the Planning Commission to consider our quality of life and safety. Please require Greenhills School to address these enrollment, traffic and parking deficiencies as a condition of their expansion.

Thank you for your time, service, and consideration.

Sincerely,

Rita Ross