

Subject: concerns about proposed 805 Oxford Rd project

From: Liza Levina

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To: Manor, Courtney <CManor@a2gov.org>; Melin-Corcoran, Mariana <MMelin-Corcoran@a2gov.org>; Planning <Planning@a2gov.org>

Subject: concerns about proposed 805 Oxford Rd project

Hello:

As a homeowner and a neighbor of this property -- we live on the 1900 block of Cambridge Rd -- I am writing to express my grave concerns about the impact of the proposed project at 805 Oxford on its immediate surroundings, the environment, and the neighborhood at large. Ann Arbor has been recently debating the difficult balancing act of increasing housing density for the purpose of improving affordability, which has a number of pros and cons. This project, in contrast, has all the downsides of increasing density without any of the benefits. No aspect of the difficult Ann Arbor housing situation will be improved by building another sorority in a neighborhood where young families already have to contend with distracted and drunk driving, broken glass on sidewalks, and various other consequences of housing large numbers of undergraduates. The environmental impact is substantial: removal of 42 mature trees, and an unusually large 10,000 sq. ft. paved parking lot leading to increasing stormwater runoff and higher risk of flooding in a residential area. The proposed capacity of 75 students is unusually large as well, and the dining hall appearing in the architectural drawings, with room for nearly 240 seated diners, is sized for a commercial banquet venue, not a regular Greek house. Overall, the size of this project is completely out of proportion for the neighborhood and for typical Greek housing, and it will hurt many neighbors' property values and quality of life. Given the current rapid construction of many new units of commercial student housing, with new high-rise apartment buildings going up on every other corner near campus, there are surely other, less disruptive ways to accommodate this small number of privileged students. I urge you to reconsider this recommendation.

Respectfully,

[Liza Levina](#)

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