

From: Eric Macks

Sent: Friday, July 17, 2015 9:43 AM

To: Kowalski, Matthew

Subject: Comments from Eric Macks for proposed 2250 Ann Arbor -Saline Condo development

Mr. Kowalski, please convey the following to the Ann Arbor Planning Commission for their consideration at their upcoming meeting on July 21.

Dear Planning Commission,

My name is Eric Macks and I live at 2155 Ascot Road.

I am writing to express my opposition to both the proposed size(75 units and 152 parking spaces) and connection to my street with a gated emergency entrance. As well, I am questioning the wisdom of adding more impervious surface to a neighborhood that experiences devastating flooding and particularly on this proposed building sight where a torrent of water flows each time a large rain falls.

I am concerned that the occupants in the 20 houses built on Ascot as well as all those on the east end of Lansdowne neighborhood will have a decreased quality of life due to the addition of 75 homes on the edge of our neighborhood with the associated increased noise and tall building towering over our houses.

A building of this size does not fit in this part of Ann Arbor and up against a large currently very low traffic and quiet nearly 50 year old subdivision.

Additionally, it is clear that the "emergency entrance" gated road connecting to Lambeth Road, which is not a required feature of this development proposal, is being put in as a feature to make the condos to be built more appealing to potential buyers.

I am concerned that the gate could be left open without consequences for the condo owners and in the long run that the gate could be eliminated all together which in either case could lead to unacceptable increased traffic and noise on Ascot and in Lansdowne neighborhood. There is a lot of incentives in this area of town to use Lansdowne neighborhood as a cut-through and short-cut to avoid traffic and to short travel distance on Main, Ann Arbor-Saline Road, and Scio-Church Road. Also Lansdowne is a curved street and as a result there is a very short line of sight for drivers and I have concerns about the safety of my children and others in the neighborhood with the potential for increased motorized vehicle traffic on Ascot.

This development is clearly, with its negative impacts on Lansdowne property owners and their property values, a transfer of wealth from current residents to this property owner with their sale of these 75 condos.

Finally, as mentioned above I am concerned about this development adding to the water management problems that our area of town is experiencing on a regularly base with heart breaking results for current property owners. While the promise of a large detention pond for temporary holding and slow release of of water to the storm sewer to be built with this proposed development is a positive feature of the development, it appears it is being used to win over approval of an other wise negative development. For current residents. Rain water management in our neighborhood is an urgent matter but it's solution should not be contingent on this proposed condo development.

Thanks you for considering my comments.

Eric Macks
2155 Ascot Rd.