

## Kowalski, Matthew

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**From:** Thomas Johnson [thomarjo@yahoo.com]  
**Sent:** Thursday, September 03, 2015 10:02 PM  
**To:** Planning; Kowalski, Matthew  
**Cc:** Eaton, Jack; Krapohl, Graydon; Taylor, Christopher (Mayor); Briere, Sabra; Kailasapathy, Sumi; Lumm, Jane; Westphal@a2gov.org; Kunselman, Stephen; Grand, Julie; Anglin, Mike; Warpehoski, Chuck  
**Subject:** 2250 Ann Arbor Saline Road Condo Development

Greetings:

Living near the proposed 2250 Ann Arbor - Saline Road Condominium Development I have a concern regarding its impact on my neighborhood, as expressed at the Planning Commission meeting on July 21.

Specifically, our house being at ground zero for the Footing Drain Disconnect program (FDD) we were disconnected 13 years ago. Since then, we have had to spend at least \$3,500 of our own money to test and maintain in proper working order our sump and backup sump pumps. This was a totally unexpected and unanticipated result of the FDD program, and we are worried that this new development will further stress our sanitary and storm sewer system, with further costs and inconvenience to us.

The developers are required to perform a sanitary sewer mitigation to the tune of 21 homes having their footing drains disconnected via the Developer Offset Mitigation Program (DOM), which is separate from the city funded FDD program. It is my understanding that if this target is not met, then full occupancy of the development cannot occur. We are skeptical that these 21 homes disconnects can be accomplished.

At the July 21 meeting I asked if we could find the track record of another development faced with similar sewer mitigation issues. The 618 S Main building is very close to occupancy, and I would rest easier to know if and how this development has met its mitigation targets of 33 drain disconnects. I understand from Wendy Rampson that as of early August, about half of the drain disconnects were accomplished, allowing the first half of the building to be occupied. With the building virtually complete, and 90% leased, I do not know whether or not the drain disconnect targets have been met. If they have not been met, then we wonder what recourse the developer has to meet these targets via some other method than physically disconnecting all 33 drains.

I believe the best predictor of the future is the past, so if for example 618 S Main can successfully meet its FDD targets, then I have some hope that 2250 Ann Arbor Saline Road can. Whether the FDD calculations reflect reality for sanitary sewer mitigation, I suppose only time will tell.

Sincerely,

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