

From: Bob Parnes
Sent: Friday, July 17, 2015 3:46 AM
To: Kowalski, Matthew
Cc: Eaton, Jack; Krapohl, Graydon
Subject: Concerns about 2250 Ann Arbor-Saline Road Condo Project

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,

I am writing you to express my concern about, and opposition to, the Lambeth Drive emergency entry gate proposed as part of the 2250 Ann Arbor-Saline Road Condominium project.

Late last year I told you about my concern that there would be a significant increase of traffic on my street – Ascot Rd.—should the occupants of the Condo project be given access to and from Lambeth Drive. I told you that the only reason I could see to allow that cut-through is to give those project residents a convenient (for them) short cut into and out of the project via Lambeth. In addition, I told you that there is no requirement that I could find that the project have a second entry way for the Fire Department to gain access to the project.

It appears the developer has decided to retain the gate at Lambeth Dr. and the paved drive connecting Lambeth Drive to the surface parking lot on the north side of the Condo building and to the underground garage. On May 22, 2015 Midwestern Consulting wrote a letter to the city stating “The west gate has been revised to indicate that it will be used for emergency purposes only and will remain locked and equipped with a Knox Lock,” and that “the east gate has been removed.”

Clearly the developer wants to retain the west gate and the paved roadway connecting Lambeth Dr. to the parking facilities. I believe that the proposed emergency need for the gate is just a way to get the project approved with a road connecting it to Lambeth Drive, and I expect that at some future time the gate will be abandoned altogether giving the Condo residents and visitors full vehicle access to Lambeth Dr., Ascot Rd, and the rest of our Landsdowne neighborhood.

Now let me focus on why I believe it is not critical for the 2250 project to have a second emergency vehicle access. (As a postscript to this email I have provided links to two web pages which convinced me that there are Knox-Box issues that you should be aware of.)

With the aid of Google maps I have inspected the area immediately around the 2250 Ann Arbor-Saline Road site and I have observed that there are other developments that have only one access road into them.

Two hundred feet immediately to the north of the 2250 project there is the Brookdale Ann Arbor assisted living facility. It has only one vehicle entrance into it from Ann Arbor-Saline Road. I would expect that the Brookdale facility would have at least as much need for emergency access as would the 2250 project. Yet it has made do with only one vehicle entrance which leads me to believe that the 2250 project can do with just one vehicle entrance as well.

Three hundred feet to the south of the 2250 project is Village Oaks Court with 13 detached units and a single entrance from Ann Arbor-Saline Road. Just north of the Brookdale facility there are the developments on Marra Dr. and Audubon Dr. They each have just a single access into them -- from Scio Church Road. The residents on these three cul-de-sacs would have the same emergency needs as would those at the 2250 project, yet they are doing fine without a second vehicle access for emergencies.

A few hundred feet further south of the 2250 project there is Rolling Meadows Dr, with just one vehicle entrance, in this case from Oak Brook Dr. just east of Ann Arbor-Saline Road. Then heading east through Cranbrook Park toward Main St. there is Kingsbrook/ PondsView, again with just a single vehicle entrance from S. Main St.

Were a second emergency entrance essential for developments in this part of Ann Arbor, I can't imagine why all these other developments were allowed happen without one, and I think we would have heard if there had been adverse consequences from the lack of having a second emergency entrance. These other developments have been safe enough without having a second emergency entrance and the 2250 project will be safe enough without one as well.

Consequently, I implore the planning commission to listen to and address the concerns of those in the Landsdowne area who have come before you , and I ask that you not agree to approve a site plan that provides a second vehicle entrance for the 2250 project.

Thank you for your attention.

Bob Parnes
2067 Ascot Rd.
Ann Arbor, MI 48103
734-769-2852
bob@bparnes.com

p.s. Here are links to two documents detailing security issues that are created by Knox-Boxes. Please read them should you not find my arguments above sufficiently persuasive:

<http://silvaconsultants.com/security-vulnerabilities-created-by-fire-department-key-boxes.html>

http://www.docstoc.com/docs/170083890/_U-FOUO_-Colorado-Information-Analysis-Center-Bulletin--Vulnerabilities-in-Knox-Box-Key-Entry-Systems