

Kowalski, Matthew

From: Pia Bennett [bennettpia@gmail.com]
Sent: Thursday, September 03, 2015 1:00 PM
To: Planning; Kowalski, Matthew; Taylor, Christopher (Mayor); Eaton, Jack; Krapohl, Graydon; Pia Bennett
Subject: 2250 Ann Arbor-Saline Rd building proposal

Hello,
Wendy Woods
Matt Kawalski
Christopher Taylor
Jack Eaton
Graydon Krapohl

Again, I am voicing my strongest opposition to the proposed development off of Ann Arbor-Saline Rd. There are many areas of concerns:

1. Size and type of proposed building, this is an incredibly large 3 to 4 story building, that has no other COMPARABLE similar building past Scio- Church, south of Main Street and Ann Arbor -Saline Rd. It is so grotesque in appearance that it will be sticking out like a sore thumb. Is this the kind of building that the City officials want to approve....just because.... it meets CODE? I absolutely do not think so.
2. The number of trees to be cut is staggering! And we call ourselves Tree City USA! Replacing those trees with small ones does not at all make up for the cut ones. We need less building spaces and more Preservation of land.
3. There is hardly any buffer between the Village Oaks home owners (north side of street) and this monstrosity! The developer is being allowed to "make up" for the narrow buffer somewhere else on the project and this is fine?
4. Road connection to Lambeth, it is very doubtful that this set up will stick as it is being currently proposed. Village Oaks provides a very lovely pedestrian walk to Chaucer St. Why is this project exempt from doing the same? 75 proposed condo units are way too many residences for this lovely small lot that is not ideal for such a high density project.
5. Why is the developer not proposing a quiet home or clustered condo unit building? That would be a better fit to the current aesthetic of the surrounding residences.
6. Proposed storm-water detention pond. Will this cure the flooding issues affecting this area?
7. It has been deemed that no traffic studies need to be made here, this is mind boggling that it is hard to grasp. I have lived in Village Oaks since 1988 and within the last ten years, I have taken to driving thru the nearby apartment complex streets in order to come out south of my street and be able to make a right turn and go north, then make a left onto Village Oaks, I do this because I want to greatly decrease the chance of getting in a car accident when making a left out onto southbound AA-Saline Rd. from the shopping mall. It is very dangerous these days due to increased numbers of cars, NOT counting more cars exiting from the proposed project.

Thank you for your time and please consider all the feedback coming your way.
Pia

It was so fitting to read the quote from Ms. Wendy Rampson as she departs.. and I quote "good growth involves having developers talking to the community before they start drawing up plans".