

From: Judith Hanway
Sent: Friday, September 04, 2015 11:53 AM
To: Planning; Smith, Colin; Kowalski, Matthew; Bahl, Sumedh
Cc: Eaton, Jack; Krapohl, Graydon; Ken Timmer
Subject: 2250 Ann Arbor Saline Rd.

To the Planning Commission members and staff,

Please include this email in the PC packet for distribution on September 9.

Once again I am writing to voice my opposition to the site plan of the condo project on 2250 Ann Arbor Saline Rd.

There are numerous problems with this project.

- As far as I can tell, the developer has shown no respect at all for the opinions of the existing neighborhoods. From the very first meeting, we have opposed the access road through Lambeth. It still exists, only now it is being called a “sidewalk”, a “sidewalk” that is **20 feet wide**. It is obvious that the hidden agenda here is to eventually open up this “sidewalk” for vehicles. Wendy Rampson, the departing Planning Manager, told me that all that would require is a petition from the condo association and Council approval at a later date. A connection from Ann Arbor Saline road through our neighborhood would:

- create safety problems because of the increased traffic.
 - ruin the tranquility of our neighborhood.
 - affect our property values.

- This building is so large, it will tower over existing buildings and residences on adjacent property. It is too big for the size of the lot. Because of the underground parking, there is one area which will be 4 stories tall. In addition, all of the paved surfaces (road, parking spots, underground garage, sidewalks) take up a large portion of the land.

- This site plan calls for over 170 trees and undergrowth to be removed from the property. The disruption to the existing wetlands and wildlife will be severe. There will be a loss of a buffer zone of trees and shrubs to the adjacent properties on Ascot, Lambeth, Chaucer and Village Oaks.

- The variance to the setbacks along the southern edge of the property (and adjacent to homes on Village Oaks) should not be approved. Why should this developer’s plans be given precedence over those of existing homeowners?

- I still don’t understand why a traffic study has not been done. This project will only add to the considerable congestion on Ann Arbor Saline Rd.

Even though our neighborhood is in serious need of stormwater relief, that is no reason to approve this plan. I urge you to veto the 2250 Ann Arbor Saline condo project site plan.

Respectfully,

Judy Hanway
28 year resident
2059 Ascot Rd.