

From: Message4@aol.com [<mailto:Message4@aol.com>]
Sent: Friday, April 01, 2016 3:25 PM
To: Planning
Cc: Thacher, Jill; oboylet@me.com; oboytr@yahoo.com; sabra.briere@gmail.com
Subject: Kingsley Parkside Development: 213 West Kingsley Street

Dear Planning Commission members,

My name is David Rosenberg and I'm the homeowner at 209 West Kingsley Street that adjoins the 213 West Kingsley property, the site of the Kingsley Parkside development.

In the current design of the Kingsley Parkside the three issues that concern me are snow storage, excavation of the property causing damage to the foundation of my property, and safety steps to prevent building materials from falling down on my property and hurting people/damaging property. Moreover, safe removal of asbestos shingles from the existing structure needs to be taken. If reasonable steps can be taken to remediate these issues then go ahead and develop the site.

Issue 1: Snow storage

There is a three lane curb cut into the sidewalk extension, there's a sidewalk on the east edge of the property, and there's a three car garage that converts the front lawn into a driveway. All these surfaces will need to be plowed in the winter time during snowfall. There is a problem of lack of snow storage in winter, there's no room to store the snow. Fortunately, the developers removed the west edge cement sidewalk that would run along my driveway because that would have been even more of a snow storage problem.

Solutions:

- a. Get rid of the driveway by bringing the building closer to the sidewalk, so that there wouldn't be as much hard surface requiring snow removal.
- b. Narrow the 3 lane curb cut into 1 lane - creating more greenspace in the sidewalk extension for snow storage.
- c. Allow the snow to be plowed over to the fish sculpture park adjoining the property – the city needs to give permission.
- d. Require that there be a heating element in the cement driveway, the sidewalk, and the curb cut driveway extension. A heating element would melt the snow - also there needs to be some kind of 10 year service warranty on this heating element to give confidence to the homeowners to use it.

Issue 2: Excavation.

Assurance that the excavation of the site doesn't undermine the foundation footings of my garage that abuts closely to this property potentially creating a garage collapse hazard. Also, will the excavation go deep into the ground and potentially cause damage to the driveway or foundation of my house that adjoins the site? Bill Davis, the developer, said the excavation will only go 3 feet deep, but how could such a tall building not have a deeper excavation?

Issue 3: Safety – Safe Asbestos shingle removal.

Finally, during the demolition and construction phase, there need to be safety steps to prevent building materials from falling onto my house and/or people. This is especially the case, since my driveway is about 1 foot from the Kingsley Parkside property line.

Also, what safety precautions will be used to remove the asbestos shingles from the existing structure to prevent asbestos fibers from being released into the air, onto neighbors' properties, and into the Huron River via the storm water system?

If these issues of concern are reasonably addressed, then go ahead with the development.

Here is an email exchange I had with the developer Bill Davis regarding the concerns and agreements we came to on these issues:

Subject: **Re: Regarding the Kingsley Parkside**
Date: 3/24/2016 5:55:39 P.M. Eastern Daylight Time
From: bdavis@charterltd.com
Reply To:

To:

Message4@aol.com

David,

I forwarded this to Peter and we both agree that it fairly represents our conversation and commitments. We'll keep you informed if anything changes with the schedule we spoke about as well.

Best regards,

Bill Davis
734-657-3437

On 3/24/2016 4:47 PM, Message4@aol.com wrote:
Hello Bill and Peter,

Following up from our meeting this morning I wanted to review what was agreed and put it in writing to make sure all of our expectations are the same.

You mentioned that you would do the following 2 items.

Remove the picket fence that is on the boundary line of our two properties, and replace it with a new one. I would paint it as needed. Growing entwined with that picket fence were a small tree and a grape vine plant which you said you also want to remove.

The picket fence is 12 feet long, by 4 feet tall. So I would want the same length of fencing, and have it placed right on the boundary line as before.

Also you mentioned you would replace the most broken up part of my driveway, about 10 feet long, and you mentioned that you would do this when you were already doing finishing up concrete work on the building that you are putting up at Kingsley Parkside. Here's a picture:

We agreed that you would alert the contractors and subcontractors not to park in my driveway, nor block my driveway, during the demolition/construction.

Also, you would be careful to insure that construction materials didn't fall from the Kingsley Parkside and hit and damage my house or people.

Finally, we talked about how the snow on the sidewalk and 3 car driveways in winter time has to be plowed over to the north western corner of your property. We recognize that there's very little green space in the northeastern corner for snow to be stored in the winter. You mentioned you'd be able to utilize the Park at the corner for snow storage. You mentioned you would put it in the documents for selling the condos to the new owners about the issue of storing snow, such that my driveway is not blocked by snow, nor have snow blown over from snow blowers onto my driveway. Actually, a month ago, someone who was using a snow blower on your sidewalk, blew snow onto my driveway. So I'm really concerned about it.

I realize the Planning Department meeting is scheduled for 7pm on Tuesday April 5th.

Truly,

David Rosenberg
734-662-6282 - landline
734-646-4195 - cell
Ann Arbor: 209 West Kingsley St.