

Subject: 2525 Ann Arbor-Saline Road Comments for 8-5 Planning Commission Mtg
Attachments: PLANNING BOARD MTG 8-5-25.docx

From: Mary Warshefski
Sent: Monday, August 4, 2025 11:10 PM
To: Planning <Planning@a2gov.org>
Subject: 2525 Ann Arbor-Saline Road Comments for 8-5 Planning Commission Mtg

Attached are the written comments for the Planning Commission Mtg. I will be attending the meeting via Zoom and calling in for additional emphasis for opposition or concessions.

Thank you,
Mary Warshefski
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2525 ANN ARBOR-SALINE ROAD REZONING AND SITE PLAN FOR CITY COUNCIL
APPROVAL (SP24-0006)

MARY WARSHEFSKI, 564 GALEN CIRCLE

THANK YOU FOR THE OPPORTUNITY TO ADDRESS THE BOARD ON THIS VERY
IMPORTANT SUBJECT MATTER.

MY HUSBAND AND I RECENTLY MOVED INTO THE OAKBROOK NEIGHBORHOOD
SPECIFICALLY BECAUSE OF THE BEAUTIFUL LANDSCAPE WITH ITS PLUSH GREEN
AREAS, NOT WITH WALL TO WALL HOUSING AND APARTMENTS.

CURB APPEAL

THIS PROJECT IS GOING TO NEGATIVELY IMPACT THE VISUAL APPEAL TO THE
EXISTING NEIGHBORHOOD LANDSCAPE WITH THE HEIGHT AND THE
ENCROACHMENT TO THE STREETS. OAKBROOK CONDOS AND VILLAS, AS WELL AS
WOODLAND MEWS AND THE SENIOR COMPLEXES (CRANBROOK TOWERS,
BROOKHAVEN MANOR, AND CLARENDALE) FURTHER DOWN OAKBROOK DRIVE, IS
A CLOSE-KNIT NEIGHORHOOD WHERE WE ALL LOOK OUT FOR EACH OTHER. THIS
HIGH-RISE DEVELOPMENT IS INCOMPATIBLE WITH THE EXISTING COMMUNITY.
THIS IS NOT A MULTI-FAMILY DWELLING WITH STUDIO AND ONE-BEDROOM
APARTMENTS WITH A ROOFTOP POOL.

PEDESTRIANS' SAFETY

THE OAKBROOK NEIGHBORHOOD IS A WALKER'S PARADISE WITH ACCESS TO
CRANBROOK PARK AND OAKBROOK DRIVE. PROPOSED CHANGES THREATEN THE
PEACEFUL ATMOSPHERE AND THE PEDESTRIAN-FRIENDLY ENVIRONMENT. THE
SAFETY OF THE PEDESTRIAN TRAFFIC WILL BE COMPROMISED, ESPECIALLY FOR
THE SENIOR COMPLEXES ON OAKBROOK DRIVE AS THEY WALK THIS STREET WITH
THEIR WALKERS. WITH THE INCREASED VEHICLE TRAFFIC THAT OAKBROOK DRIVE
WILL ENCOUNTER, AND TO ENSURE THE SAFETY OF OUR PEDESTRIANS, THE CITY

WILL NEED TO INSTALL CROSSWALKS WITH RECTANGULAR RAPID FLASHING BEACONS (RRFB) AS A LOT OF THE RESIDENTS CROSS THE STREET TO ACCESS THE SHOPPING AT CRANBROOK VILLAGE.

TRAFFIC CONCERNS:

I AM CONCERNED ABOUT THE IMPACT THIS PROJECT IS GOING TO HAVE ON THE TRAFFIC ON ANN ARBOR-SALINE ROAD. THIS AREA IS ALREADY STARTING TO GET VERY CONGESTED. THERE IS ALREADY GRIDLOCK AT CERTAIN TIMES OF THE DAY APPROACHING I-94.

THE CITY WILL NEED TO INSTALL TRAFFIC LIGHTS WITH A LEFT-HAND TURN AT THE CRANBROOK VILLAGE ENTRANCE OFF OF ANN ARBOR-SALINE ROAD. RIGHT NOW VEHICLES ARE NOT ALLOWED TO TURN LEFT EXITING, BUT THIS IS OFTEN IGNORED AND EXTREMELY DANGEROUS AS I HAVE PERSONALLY WITNESSED NEAR COLLISIONS IN THIS AREA DUE TO DRIVERS MAKING AN ILLEGAL LEFT-HAND TURN. THESE SAFETY CONCERNS CANNOT BE IGNORED. WITH ALL THE OTHER DEVELOPMENT IN THE SURROUNDING AREA AND THE IMPACT ON THE TRAFFIC CONGESTION, ESPECIALLY ON GAME DAYS, IT WOULD CERTAINLY BE NICE TO KEEP THIS GREEN SPACE FOR SOME TRANQUILITY.

DRAINAGE CONCERNS:

I HAVE HEARD THAT ANDY JACOB FROM SILVERVIEW PARTNERS SAYS THE RETENTION POND THAT IS LOCATED AT THIS PARCEL, 2525 ANN ARBOR-SALINE ROAD, IS CONNECTED TO THE OAKBROOK CONDOS AND VILLAS. THERE ARE SEVERAL UNITS IN THE CONDO COMPLEX THAT EXPERIENCE AN INFLUX OF WATER DURING RAIN AND SNOW FALLS. THERE HAS ALSO BEEN A BACKUP OF SEWAGE AT 443 SUMARK WAY IN 2022-2023. MR. JACOB SAID HE WAS GOING TO HAVE ONE OF HIS ENGINEERS INVESTIGATE THIS DRAINAGE ISSUE AND SEE IF THE WATER HAS NOWHERE TO GO AND/OR IF THE DRAIN TILES ARE PLUGGED. HAS A STUDY BEEN DONE ON THIS ISSUE?

PROXIMITY TO OAKBROOK CONDOS ALONG OAKBROOK DRIVE: NOISE FACTOR

THE PROPOSED PROJECT IS TO BE FIVE STORIES WITH ADDITIONAL HEIGHT FOR ROOFTOP ACCESS. OAKBROOK CONDOS ARE, AT THE TALLEST POINT, THREE STORIES. WE WILL LOSE A LOT OF OUR PRIVACY AND ENJOYMENT OF OUR DECKS BECAUSE OF THE NOISE OF THE ADDITIONAL 500 PLUS RESIDENTS, ESPECIALLY WITH THE ROOFTOP ACCESS. THE RESIDENTS AT OAKBROOK CONDOS PURCHASED HERE BECAUSE OF THE QUIET AND TRANQUIL NEIGHBORHOOD. THERE IS ONE RESIDENT WHO IS DISABLED THAT LIVES ALONG OAKBROOK DRIVE VERY CLOSE TO THIS PROPOSED PROJECT WHO WILL BE DISPLACED IF THERE ARE NO CONCESSIONS.

IT HAS BEEN BROUGHT TO MY ATTENTION RECENTLY THAT THIS NEIGHBORHOOD IS A TRANSITIONAL DISTRICT. WHEN DID THIS HAPPEN? THE RESIDENTS IN THIS AREA CERTAINLY HAVE NOT BEEN INFORMED ABOUT THIS.

ELECTRICAL POWER GRID:

WE HAVE HAD THREE POWER OUTAGES IN THE LAST TWO MONTHS. I HAVE HEARD FROM MY NEIGHBORS THAT THIS HAS INCREASINGLY BEEN MORE OF A PROBLEM LATELY. SOME RESIDENTS HAVE HAD TO PURCHASE WHOLE HOUSE GENERATORS BECAUSE THEY CANNOT BE WITHOUT POWER DUE TO THEIR MEDICAL NEEDS, OXYGEN AND OTHER POWERED MEDICAL DEVICES. A LOT OF OUR NEIGHBORS CAN'T AFFORD TO DO THIS. THE CITY WOULD NEED TO ADDRESS THE CURRENT POWER GRID'S SUFFICIENCY FOR ITS RELIABILITY.

WILDLIFE CONCERNS:

WE DON'T WANT TO SEE THE WILDLIFE DISAPPEAR. TOO MUCH DEVELOPMENT WILL AFFECT THE WILDLIFE IN THE AREA. WE SEE SO MUCH NATURAL BEAUTY WALKING THIS NEIGHBORHOOD, WE NEED TO PRESERVE IT.

OTHER DEVELOPMENT CONCERNS:

THERE ARE MANY OTHER HOUSING DEVELOPMENTS WAITING OR ARE ALREADY UNDER CONSTRUCTION. SCIO CHURCH ROAD AND MAIN STREET, 600 SOME UNITS, AT LEAST ANOTHER 1200 VEHICLES ON THE ROAD. BRIARWOOD PLANS ARE TWO HIGH-RISE APARTMENT COMPLEXES WITH UNKNOWN NUMBER OF HOUSING UNITS, JUST TO NAME A FEW. WOW!!!

SENIOR PLANNER MICHELLE BENNETT'S COMMENTS IN THE ANN ARBOR NEWS IN FEB REGARDING THE BRIARWOOD PLANS, "THIS WOULD BE THOUGHT TO BE ANOTHER CORE, LIKE A DOWNTOWN IN THE SOUTHERN PART OF THE CITY." SAYING, THERE SEEMS TO BE CONSENSUS IT'S AN AREA RIPE FOR DEVELOPMENT. I'M NOT SO SURE THERE IS CONSENSUS FROM THE RESIDENTS IN THIS AREA. IF ALL THIS DEVELOPMENT HAPPENS IN THE NEXT 2 TO 10 YEARS AND BEYOND, WE'LL BE SURPASSING THE POPULATION OF GRAND RAPIDS. WE'LL LOSE THE UNIQUENESS OF WHY EVERYONE LOVES ANN ARBOR.

COMPREHENSIVE PLAN:

THE CITY IS IMPLEMENTING A COMPREHENSIVE PLAN OF AFFORDABILITY, SUSTAINABILITY, AND EQUITABILITY FOR DEVELOPMENT. IF THIS PROJECT GETS BUILT, THE CITY WOULD NOT BE ADHERING TO ITS OWN PLAN THAT IT ENVISIONED. THE HOUSING UNITS THAT ARE BEING PROPOSED AND BUILT ARE **NOT A PLACE WHERE ANYONE CAN AFFORD TO LIVE**, WHICH JAMIE GRANGER, CONSULTANT FROM INTERFACE STUDIO, SAYS IS THE MAIN FOCUS.

THE CITY ALSO HAS ESTABLISHED AN ECOLOGICAL CENTER PUSHING FOR **MORE LIFE, LESS STUFF**. THIS SEEMS CONTRADICTIONARY. THERE WOULD BE A LOT MORE STUFF AND LESS LIFE.

THE PRUDENT THING TO DO BEFORE ADDING MORE HOUSING UNITS TO ANN ARBOR IS TO DO AN IMPACT ASSESSEMENT ON THE ALREADY APPROVED PROJECTS AND SEE IF THERE ARE ANY UNINTENDED CONSEQUENCES BEFORE COMMITTING TO FURTHER DEVELOPMENT.

ANN ARBOR IS GOING TO LOSE ITS CHARM IF WE DON'T START SAYING NO TO DEVELOPMENT THAT DOESN'T FIT WITH THE ALREADY EXISTING ZONING AND LANDSCAPE. **THIS PROJECT DOES NOT FIT THE EXISTING ZONING AND LANDSCAPE.** ALL ONE NEEDS TO DO IS WALK THIS AREA AND SEE FOR YOURSELVES THAT THIS IS NOT THE PROPER PLACE FOR AN APARTMENT BUILDING OF THIS MAGNITUDE.

I ASK THIS BOARD TO VOTE NO ON REZONING THIS PARCEL OF LAND. DEVELOPMENT IN THIS AREA IS MORE CONDUCIVE FOR OFFICE AND RETAIL.

IF SPACES LIKE THESE GET USED FOR HOUSING, THERE'S LESS SPACE FOR WHAT IT WAS ORIGINALLY ZONED FOR.

CONCESSIONS:

IF THE BOARD SEES THE NEED FOR THIS PROJECT TO MOVE FORWARD, I WOULD LIKE TO FIND SOME COMPROMISES THAT WILL WORK FOR ALL PARTIES INVOLVED. THE NEIGHBORHOOD WOULD LIKE TO SEE THE FOLLOWING CONDITIONS BE IMPOSED: THE SIZE AND HEIGHT BE REDUCED TO NO MORE THAN THREE STORIES SO THE BUILDING WOULD BLEND IN WITH THE ALREADY EXISTING NEIGHBORHOOD, SETBACKS SO IT DOES NOT ABUTT TOO CLOSE TO THE SIDEWALKS AND STREET, REQUIRED LANDSCAPING FOR BUFFERING, BIG EVERGREEN TREES OR PRIVACY WALLS ALONG OAKBROOK DRIVE FOR SOUND BARRIERS FOR PRIVACY FOR OUR RESIDENTS ALONG OAKBROOK DRIVE. THIS CAN BE ACCOMPLISHED BY RE-DESIGNING THE OPEN AREA IN THE MIDDLE. THIS DESIGN IS MORE OF A LUXURY HOTEL THAN AN APARTMENT COMPLEX THAT WILL BE SITUATED AROUND A LONG-TERM RESIDENTIAL AREA.

THE CITY WOULD ALSO NEED TO MAKE SURE ALL THE INFRASTRUCTURE IS IN PLACE, TRAFFIC LIGHTS, CROSSWALKS WITH RECTANGULAR RAPID FLASHING BEACONS FOR DRIVERS TO BE ALERTED WHEN PEDESTRIANS ARE CROSSING, POWER GRID AND DRAINAGE ISSUES CORRECTED.

LET'S COMMIT TO OPEN COMMUNICATION, LISTEN TO EACH OTHER, AND SEEKING SOLUTIONS WHERE WE CAN ALL FEEL GOOD ABOUT THIS OUTCOME.

WHY THE HURRY? LET'S WORK TOGETHER SO WE ALL CAN LIVE COMFORTABLY IN THIS BEAUTIFUL CITY THAT WE ALL LOVE.

CONCLUSION:

IN CONCLUSION, IF COMPROMISE IS NOT POSSIBLE, THIS BOARD AND THE CITY OF ANN ARBOR SHOULD TAKE THE STEPS TO KEEP THE INTEGRITY OF THE OAKBROOK NEIGHBORHOOD AS CURRENTLY ZONED AND VOTE NO TO ZBA25-0013; 2525 ANN ARBOR-SALINE ROAD, KEEP OUR NEIGHBORHOOD SAFE, HELP WITH NOT ADDING ADDITIONAL STRAIN ON THE ROADS. THANK YOU FOR YOUR TIME AND CONSIDERATION.