

From: Judith Hanway
Sent: Monday, July 13, 2015 7:59 PM
To: Kowalski, Matthew; Rampson, Wendy
Cc: Eaton, Jack; Krapohl, Graydon
Subject: 2250 Ann Arbor Saline Rd. Condo Project

To the Members of the Planning Commission and the 4th Ward Council Reps,

I am writing to voice my objection to the paved roadway connection from the proposed condo development (2250 Ann Arbor Saline Rd) to Lambeth, a short stub street in my neighborhood. I do not believe this will be of any value to the Lansdowne neighborhood at all. In fact, there will be safety issues from the additional traffic, as well as an impact on the tranquility of our neighborhood.

Ascot Rd. is a half circle road. The only people who drive down it are the people who live on Ascot and Lambeth. This numbers about 21 houses. The condo development is proposed to be 3 stories tall with 75 units. This is more than 3 times the number of houses on our street.

The developer has said the access from Lambeth will be for emergency use only; what constitutes an emergency? How long before this designation is lifted and the gates are open 24/7? Why should we have to look at massive gates and deal with a massive increase in traffic?

I understand that the architect of this development has stated that the 2nd "back-door" access will be a selling point for the condos. None of the other businesses/developments on Ann Arbor Saline Rd. have cut throughs to our neighborhood—not the church, not the assisted-living facility, and not the Village Oaks condo development. The Fire Department does not require the additional entrance.

This summer I have visited numerous condo projects around town. I have seen sidewalks or pathways that connected to adjacent neighborhoods but I have yet to see one with a connecting road that acts as a cut-through. I haven't seen any massive gates. We already have 2 neighborhood sidewalks that connect Lansdowne to Ann Arbor Saline Road—one from Delaware Court and one from Chaucer Court/Village Oaks.

I have heard the developer and/or architect of 2250 mention the problem of Gameday traffic on Ann Arbor Saline Road (this has been mentioned as a reason for the access road to Lambeth). Residents of this new condo project can do what the rest of us have done on gamedays—plan our trips and errands around the football schedule. We avoid going anywhere before or after the game. That is what living near the UM Stadium is all about.

New developments should not negatively affect an established neighborhood. Lansdowne was developed in the 1960s. Many of us have lived here for 20+ years.

My other concerns are with the proposed retention pond, the sanitary sewer connection to Lansdowne, and the FDD requirements. The neighborhood needs assurance from the city that they will build and adequately maintain this pond so that there will be no flooding problems resulting from its construction. The last big rainstorm we had, a river of fast-moving water was flowing down Ascot to Lambeth and into the wetland area beyond. There is a LOT of water in this neighborhood and, as of yet, nothing has been done to mitigate it. As far as the sanitary sewer line is concerned, I don't see why the Planning Commission would be OK with hooking up 75 more units to an area that has had problems in the past with sanitary sewer backups. I'm aware of the recent OHM study that said there were no more problems in our neighborhood, but have they modeled this line through Delaware with an additional 75 units? Seems very risky to me. I'm not sure of the exact number of FDDs this development will be required to do, but I will do my very best to dissuade anyone in this area from having one done. I have seen too many problem installations (that have yet to be fixed), not to mention the radon risk that installing a poorly sealed and unmitigated sump pump creates.

Respectfully,

Judith Hanway
2059 Ascot Rd.
resident 28 years