

June 16, 2026

To: Ann Arbor Planning Commission

From: Rita Ross, President, Earhart Village Homes

RE: SP25-0022 Greenhills School Expansion

The Planning Services Staff Report does not adequately address parking on Greenhills Drive.

When was the Supplemental Transportation Report and its drone footage taken? If it was after the previous May 19th Planning Commission Meeting, it does not represent the situation because the senior class, which includes the most student drivers, was not included. Seniors' last day of school was May 1st.

Although if fully implemented, staggering drop-off and pick-up times and directing traffic one-way into the school parking lot may alleviate some double parking on Greenhills Drive, they do not address excessive parking on Greenhills Drive, which creates a dangerous driving situation.

Part 1: The Required Parking Spaces (The Demand)

Based on typical independent school tracking and national student driving rates, the permanent parking demand during the school day breaks down as follows:

- Faculty & Staff: 140 spaces (assuming a ~93% daily attendance rate for the 150 faculty/staff members).
 - Student Drivers: 180 spaces
 - *The Math:* Greenhills spans grades 6–12 (7 grades). The 719-student enrollment averages roughly 102 students per grade. Only juniors and seniors drive. Accounting for age gaps, roughly 200 students are of legal driving age, with about 85-90% driving themselves or carpooling with siblings.
 - Total Daily Parking Demand: 320 spaces
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Part 2: Street Capacity of Greenhills Drive (The Supply)

Greenhills Drive is a crescent-shaped road roughly 0.6 miles (3,168 feet) long, looping between its two intersections with Earhart Road.

To determine the street's maximum legal parking capacity, we must look at parallel parking geometry and structural roadblocks:

- The Baseline Footprint: A single parallel parking space requires 22 linear feet.
- The Theoretical Max: If you could park along the entire 3,168-foot length on *one side* of the street, it would hold 144 cars.
- The Real-World Obstructions: You cannot park across driveways, within 30 feet of the main school entrance, near fire hydrants, or directly within intersection sightlines.

Subtracting these restricted zones leaves roughly 2,200 feet of legally switchable curb space along the permissible side of the street.

Part 3: The Deficit and the Staggering Impact

The total math reveals a massive structural gap:

Metric	Calculation / Values
Total Parking Demand	320 vehicles (Faculty + Students)
On-Campus Lot Capacity	~200 to 220 spaces
Spillover Need	100 to 120 vehicles
Greenhills Drive Legal Capacity	100 vehicles

The school already operates at 100% capacity every single day, completely exhausting both the internal lot and every legal inch of Greenhills Drive. The Planning Commission should require Greenhills School to install additional parking spaces or permanently implement a shuttle-based parking system.

Longer Term Improvements:

The report also recommends longer-term improvements, including installing sidewalks along Greenhills Drive in front of Earhart Village. Earhart Village already has sidewalks throughout its community, which it installed and maintains, including through snow removal. The City recently installed sidewalks along Earhart Road and placed the cost and liability for shoveling them in the winter on Earhart Village. Installing additional sidewalks would place an unfair burden on Earhart Village to accommodate Greenhills School, especially since very few, if any, students walk to school. Greenhills School is a regional school with students driving from not only Ann Arbor but also from Canton, Plymouth, Northville, and surrounding cities. This issue is not sidewalks; it is the lack of parking spaces at Greenhills School to accommodate their increased and potentially increasing student enrollment.