

**From:** [kalousdian@comcast.net](mailto:kalousdian@comcast.net)

**Sent:** Wednesday, July 15, 2015 8:43 PM

**To:** Planning

**Cc:** Pat Marten; Kate; Bill Higgins; Frank Burdick; Prasad; Ruth Dixon; Jeff West; Carolyn Manz; Malini Raghavan; Bob Parnes; Susan Torrible; Ruth Gonzalez; Irv Mermelstein; Greg Hebert; Randy & Ronnalee Kent; Ed Stuenkel; Steve Kennel; Chuck Wilkins; Michael Williams; Steve Horler; Diane F. Reynolds; Eric Macks; John Neal; Judy Hanway; Charles Cowley; Michael Manz; [a2guy@hotmail.com](mailto:a2guy@hotmail.com); [ktimmer@comcast.net](mailto:ktimmer@comcast.net); Eaton, Jack; Krapohl, Graydon; Kowalski, Matthew; Rampson, Wendy

**Subject:** 2250 Ann Arbor-Saline Road Condominium Project

Dear Ann Arbor Planning Commission and Staff:

My mother lives at 521 Lambeth Drive in Lansdowne. The 2250 Ann Arbor-Saline Road condominium project that is under consideration directly affects her and other neighbors. I will not repeat comments that I made about the project in my previous e-mail to you. I continue to standby those comments. I am still opposed to the project with the Lambeth Drive access and the storm water detention pond. The Lambeth access will significantly increase traffic in the Lansdowne subdivision. The developer has said that the access would be confined to emergency vehicles, but the Ann Arbor Fire Department has said that the Lambeth access is not necessary. So why does the developer include it in the project? There is no justifiable reason, other than to sell condominium units. The proposed knock box on the gate will not keep others out---gates are left open all the time. And, how will the gate restriction be enforced? It only creates problems that the people on Lambeth and maybe Ascot will end up dealing with. We don't need that. The detention pond will be very close to my mother's property and other properties along Ascot Road and Chaucer Court. The city cannot guarantee that it will never flood over, no matter how large the pond is---there are always larger storms and with climate change anything is possible. That wetlands and Lansdowne already have a storm water problem and this simply brings more water to the area. Bandage solutions don't serve long-term interests. The correct and long-term solution is to upgrade the sewer system in order to meet demands, as was recommended by a study that the engineering firm Black & Veatch did for the city in 1997. That will need to be done eventually anyway, so it's pay now, or pay a lot more later. Finally, this project can negatively affect property values in Lansdowne. Lansdowne is a subdivision of single family homes. This project does not fit in with that. And, when property values go down, property taxes can go down too, which means less money for government---something you really need to think about.

Sincerely,

Aram Kalousdian