

From: Rita Ross
To: Planning
Cc: Rita Ross
Subject: Greenhills Schools SP25-0022
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Importance: High

Ms. Rita Ross
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Ann Arbor City Planning Commission
% Planning and Development Services
City of Ann Arbor
301 E. Huron Street
Ann Arbor, Michigan 48107

Dear Chair and Planning Commissioners:

As a community of 174 households adjacent to Greenhills School (850 Greenhills Dr.), I am writing to formally express Earhart Village Homes Association's deep concerns regarding the proposed school expansion. While I understand the school's desire to grow, the current campus traffic and parking setup already has a severe, negative impact on our daily lives. Additionally, the school has already exceeded the previously approved special exemption of 545 students by currently enrolling approximately 719 students. As the Planning Commission reviews the expansion plans, I urge you to implement stringent conditions of approval to address the following issues:

There is apparently no mechanism by which the City monitors the number of students enrolled, evidenced by the current enrollment of approximately 719 students. What policies or oversight measures are in place to prevent Greenhills School from further increasing enrollment beyond approved limits, especially given its history of exceeding the previous exemption of 545 students?

Traffic and parking congestion are already significant issues without adding more students and construction-vehicle traffic. We understand that the School will convert its existing softball field into temporary parking for construction vehicles. Additionally, they plan to rent a parking facility and provide shuttles for students throughout the project. However, these plans are neither sufficient nor permanent. Naheedy Cyrus, the City of Ann Arbor Transportation Engineer, said on March 27th, "Looking ahead, the applicant should take care in considering the construction logistics and maintenance of traffic plans associated with this plan ... but would like to share that concern in a proactive manner now." Also, the traffic study conducted by Midwest Consulting of Ann Arbor assesses the impact on the school. Still, it does not address the impact on Earhart Village Homes Association or the community at large. Overall, the study indicates congestion, unsafe student-vehicle crossovers during drop-off, and a serious risk to pedestrians. The LOS (Level of Service) for pedestrians is rated E, the worst

score possible.

The study does not fully address how parking along Greenhills Dr. affects travel on this road and Earhart Road during drop-off and pick-up times. Frequent backups are forming on Earhart Road, with cars lined up waiting to turn onto Greenhills Drive, which affects traffic flow. Access by ambulances and fire trucks is a significant concern in the event of a medical emergency or a fire in our community, the nearby St. Paul and King Elementary Schools, the Glacier Hills Senior Living Community, or Greenhills School, since the line of waiting cars completely blocks the road. Ensuring safe emergency access is vital to our community's safety and well-being.

During pick-up, the double-parked cars and the line of vehicles waiting to enter the school parking lot make Greenhills Dr. impassable, blocking traffic flow until the students are dismissed and the 'double-parked' line of cars can move. Our residents report that exiting our driveways during drop-off and pick-up takes more than 10-15 minutes and compromises sightlines. Attempting to get into our cul-de-sac driveways during these times involves driving on the wrong side of the road and frantically signaling to see if a car will wait to let us in, all the while hoping that oncoming traffic does not appear. Although Greenhills School places signs at the cul-de-sac entrances, they do not prevent cars from blocking the entrances. Students' parked cars cram every inch of the road, up to the very edges of the cul-de-sacs' approaches, making it very difficult for residents exiting to see both directions of traffic before pulling out onto Greenhills Drs. The traffic situation is highly dangerous. Parked cars narrow the road, parents picking up students form a long queue, and people trying to exit are trapped behind them. The situation is regularly worsened by impatient drivers pulling out of line and passing the waiting queue. The school has occasionally used satellite parking with a shuttle, which drastically reduces campus congestion. This shuttle system should be a permanent, mandatory condition of the expansion to keep vehicle volume in our residential area manageable if Greenhills School is unwilling or unable to create additional parking spaces on their property. Implementing a permanent shuttle system will provide residents with a reliable, long-term solution to parking and traffic issues.

Finally, the speed at which many Greenhills parents and students travel on Greenhills Drive is highly unsafe. The expansion will only exacerbate this issue without proper traffic-calming measures built into the new site plan.

I urge the Planning Commission to consider our quality of life and safety. Please require Greenhills School to address these traffic and parking deficiencies as a condition of their expansion.

Thank you for your time, service, and consideration.

Sincerely,
Rita Ross