

**From:** [jerdevig@comcast.net](mailto:jerdevig@comcast.net) <[jerdevig@comcast.net](mailto:jerdevig@comcast.net)>

**Sent:** Friday, December 17, 2021 4:47 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Subject:** request to be notified if a certain project is placed on CPC agenda

Dear Staff, Please notify me regarding any future action regarding 2424 E. Stadium Blvd.

I am:

John Erdevig

2475 Nottingham Rd.

Ann Arbor, MI 48104

Or just email to [jerdevig@comcast.net](mailto:jerdevig@comcast.net), or text to 734-709-6594.

I am pleased in general about the redevelopment of this area with a multi-family residential component, and more compact office space. I interested in seeing how pedestrian, bike and bus traffic can be reconfigured to incentivize and enable less personal car use by the future residents. The initial flyer from Bonner Advisory Group projects parking for 255 vehicles. I would hope that historical requirements for parking spaces might be waived, or the ordinance changed.

The single-occupant vehicle traffic is already fast and challenging where East Stadium and Washtenaw converge, and around Lamppost Plaza shopping center. But that should not prevent increased residential and office density on this vital transportation and commercial corridor, in my opinion. My sense is that this ought to be addressed at the same time as site plan approval: At the stoplight crossing between the redevelopment area and Bear Claw Coffee, across E. Stadium, recently, had I stepped off the curb when the walk sign came on, I would be dead, as a minivan sped past through the red light. I think this is a stoplight that drivers miss among various distractions, or who are keen to run when traffic becomes congested on the two merging thoroughfares. Some further calming or signaling might be required.

About catching inbound buses on Washtenaw, something you'll want to maximize if this development is approved, know that people who live in Ann Arbor Woods Apartments are somewhat similarly situated to the future residents of 2424 E. Stadium. They often risk their lives twice, in order to take the most direct route to the nearest inbound bus stop on the far side of Washtenaw. They are in a hurry, and are loathe to safely but circuitously cross E. Stadium at St. Francis. Jaywalking or not, then they cut through some commercial properties, after which the choice at Washtenaw is to walk well southward to the flashing pedestrian crosswalk that hooks up to the stairway up from the Tappan Middle School ballfields, then cross to the east side of Washtenaw, and then backtrack to the bus stop by the church. They dash across four lanes instead.

Neither do they want to tramp down the north side of East Stadium and Washtenaw, to the Manchester-Sheridan intersection, cross Washtenaw there, and catch the bus near there.

These obstacles and detours should be addressed, to make 2424 E. Stadium work, in my opinion.

Best Regards,

John Erdevig