

From: Ruth Dixon [<mailto:radixon@umich.edu>]

Sent: Thursday, August 27, 2015 8:29 PM

To: Planning; Taylor, Christopher (Mayor); Kowalski, Matthew; Kailasapathy, Sumi; Briere, Sabra; Lumm, Jane; Westphal, Kirk; Grand, Julie; Kunselman, Stephen; Eaton, Jack; Krapohl, Graydon; Warpehoski, Chuck; Anglin, Mike

Subject: 2250 Ann Arbor-Saline Rd development

I have been studying the site plans for 2250 Ann Arbor-Saline Road and I'd like to comment on my findings.

First, I am shocked at the destruction of trees proposed by the developer. Of the 217 trees listed in the index all but 20 trees that are all located on the very edges of the property will be eliminated when the land is scraped of all vegetation. Here's the analysis:

217 trees with diameters 6 inches or more are listed for the property

46 trees are listed as retained but...

26 trees on the list are really located on other properties near 2250

20 trees will remain on the edges of 2250

It is also important to note that 18 trees are currently scheduled to be removed from the east end of Lambeth Drive including the area 90 feet to the north to make way for a proposed roadway and access point that is not mandatory under the current code for a development under 100 units. All of these trees are at least 40-70 feet tall with at the follow diameters:

6@6', 2@8', 1@9', 3@10', 1@11', 1@13', 1@15', 1@16', 1@18', 1@20' with no mitigation assigned

The current trees are happy and healthy because they are species that love the supersaturated soil. This proposed destruction is a very high price to pay to create a roadway that is not required by code, will never be used in an emergency to access the facility, and is not wanted by the neighborhood.

My second comment pertains to the proposed buffer between 2250 and the Lansdowne Subdivision. Lambeth Dr and some east side occupants of Ascot currently have a 50 to 80 foot natural barrier between our houses and Ann Arbor-Saline Road. At my address that barrier will now be replaced with 3 white pines with a height of 7 feet and 7 bushes with a height of 24 inches! I will have a very good view of a massive 4 story structure containing a garage entrance and 3 stories of living units. I find it hard to believe that this falls within the definition of a "conflicting land use buffer".

My third comment concerns ground prep and soil analysis. When I described the ground as being scraped for this development I was not being dramatic. As the soil analysis detailed, this area contains very heavy clay soil that takes decades to heal. As any homeowner in this area knows, hydro seeding without constant and permanent attention will not grow grass in this environment. After 45 years of water, fertilizer, and aeration we only have 2 inches of top soil under our sodded lawn. All our landscaping beds have the clay removed to at least 18 inches and back-filled with black dirt and organic matter.

Water will have no barrier as it rolls down this slick surface to Oak Valley and Chaucer Court. It is also important to note that water run off analysis has always been faulty in this area and every development has added to the downstream flooding problem. As the city's own studies show (see Village Oaks-Chaucer Court Drainage Area Study-7/9/12) the down stream flooding has happened because of gross underestimation of expected water flow, faulty inspection during the construction process, poor detention design, and poor maintenance.

My fourth and deepest concern arises from the clearing and replanting process and how this impacts the proposed request for an access connected to Lambeth Drive. The 20 foot wide "sidewalk" and lack of a vegetation wall will be an open invitation for cars to barrel through the area and around any barrier. A gate and hydro-seeded grasses will offer no visual nor physical defense especially for football fans trying a exit the traffic crush in this subdivision. Delaware and Chaucer neighbors can't even block everyone from illegally cutting over to Ann Arbor-Saline Road using their 6 foot sidewalks bordered by houses so I am expecting chaos if access of any type is allowed at the end of Lambeth Drive.

Submitted by:

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Matt, please confirm that this email comment will be distributed to Commission members in time for the next discussion on 2250 Ann Arbor-Saline Road.

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