

**From:** Ken Timmer  
**Sent:** Wednesday, July 15, 2015 9:11 PM  
**To:** Kowalski, Matthew  
**Cc:** Rampson, Wendy; Eaton, Jack; Krapohl, Graydon  
**Subject:** 2250 Ann Arbor-Saline Rd Project

To: Ann Arbor Planning Commission

My name is Ken Timmer. My wife, Phyllis, and I have lived at 2112 Ascot for 40 years.

The developer/petitioner would like to change the zoning from residential to multi-family on the subject property and build a 75 unit condominium project. The first issue before the commission is whether this type of development is appropriate for this property. Given drainage issues, marshland issues, retention pond needs and fronting on a busy thoroughfare, I personally have serious doubts about the wisdom of this. This parcel was originally intended to be residential housing either by means of a cul-de-sac from Lambeth (ala Delaware, Chaucer Ct, etc.) or a connecting roadway to what is now Marra Dr.

The second issue is the proposal to have a drive from the development that connects to Lambeth. To assess this, one asks the question “**Who benefits from such a drive?**” The drive is not required by the fire or safety departments and as an “emergency only” drive it would rarely if ever be used by Fire or EMS vehicles which would have to traverse the narrow curving streets and parked cars to even get there. They would enter by AA-Saline Rd. Therefore, the safety of the condo residents is **not** a benefit.

The drive would certainly **not** benefit the neighborhood since it would intrude in a way that no other development in the city does, and indeed **create** significant safety concerns.

The only benefactor of such a drive is the developer, who would use it as a marketing tool to sell the condos.....take his money and leave.

So, the question to the commission is whose side do you take ?.....the Developer, who doesn't even live in Ann Arbor, or the Ann Arbor neighborhood residents whose safe residential streets would be seriously affected? Since this drive is NOT at all a requirement for this development, i.e. there is nothing else about the proposal that would need to be changed if the drive connecting to Lambeth were removed, why would the ANN ARBOR Planning Commission side with a choice that has no other benefit than to make an outsider money, rather than upholding the best interests of the residents who have lived and worked in the city for decades?

And if the developer says he cannot sell his condos without a secondary access, then so be it. That is probably a very good reason why such a development on Ann-Arbor Saline road is **not** appropriate. The burden of making this property marketable should and must not be borne by the neighborhood in destroying a residential community that has stood for 50 years.

Ken Timmer  
2112 Ascot Rd