

**Subject:** 2525 Ann Arbor-Saline Road Rezoning and Site Plan for City Council Approval  
SP24-0006

---

**From:** margare goodly  
**Sent:** Monday, August 4, 2025 11:17 PM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** REGARDING: 2525 Ann Arbor-Saline Road Rezoning and Site Plan for City Council Approval (SP24-0006)

Greetings,

This letter is in regards to two outstanding issue regarding the 2525 Ann Arbor-Saline Road Project. Issue #1 is the 2525 Ann Arbor-Saline Road Rezoning from O (Office District) to R4e (Multi-Family Swelling District) and Issue #2 the SITE PLAN to construct 262 residential units.

I also hope that the members of the planning meeting actively read this letter of OPPOSITION and not be as DISMISSIVE of residents opposed to their grand plans of INAPPROPRIATE GROWTH. The disdain and flippant dismissive tone by the Planning/City Council of letters by residents opposing housing projects that don't even align with their goals of affordable housing for families is disrespectful.

## **ISSUE #1: 2525 Ann Arbor-Saline Road Rezoning from O (Office District) to R4E (Multi-Family Swelling District)**

I overwhelmingly REJECT the proposed REZONING from O (Office District) to R4E (Multi-Family Swelling District) for the following reasons.

### **a. Traffic**

1. The continuous and enormous amount of traffic entering and exiting I-94 on a daily basis in the early morning hours and afternoon hours (starting around 3 pm) an during the University of Michigan Football season. **Has there been a traffic study regarding the current traffic issues and an analysis of what this huge SITE PLAN of 262 apartments and 297 parking spaces will bring along Ann Arbor Saline Road.** Deeply concerning is the fact that the Ann Arbor Saline entrance/exit to I-94 is only 1 mile from the entrance/exit to I-94 off the State Road exit when traveling along the Eisenhower Parkway which creates a tremendous amount of traffic jam and a traffic jam during Football season. SADLY, this traffic issue is going to be worsen and exacerbated by the the PLANNING/CITY COUNCIL plan to approve yet another housing at **2900 SOUTH MAIN STREET PROJECT**. This project is seeking to add a 61-unit housing with parking by zoning another green space from O-Office to TC1-Transit Corridor

Furthermore, this change dramatically is adding to the current car traffic visiting the Shell Gas Station and Cranbrook shopping area. The Cranbrook Shopping area consists of 14 to 15 stores. This shopping center frontage is along Eisenhower Parkway. The Shell Gas Station was granted an increase in size to their building which now includes a Burger restaurant, enlarged beer/liquor area

and a drive-in to their Tim Horton restaurant which was closed temporarily but will re-open soon. Currently, drivers can't turn left off Ann Arbor Saline but do so anyway.

## **b. Safety**

The sheer amount of the current traffic issue and what this change in zoning have considerable ramifications for not only the current LONG-TERM residents that live off OAKBROOK ROAD but the current range of housing, which already exist for individuals and families (check google). The village provides a peaceful and convenient living environment for its long-term and apartment living residents who frequent the park which is only accessed by walking. Many of the residents in the Senior

The Planning/City Council and worse our representative Jen Eyer and Dharma Akmon have been dismissive of the impact on the current residents in this area. In 2012 a 70-year-old Ann Arbor woman was killed after being hit by a truck near the intersection of Ann Arbor-Saline Road and Oakbrook Drive. Furthermore, they have been equally dismissive of the fact that the Oakbrook Road is currently occupied by all LONG-TERM residential area. This includes Woodland Mews Condo owner homes directly across, Cranbrook Park, Oakbrook Condos, Oakbrook Villas, and Balmoral Park Condos. We also have Cranbrook towers (City of Ann Arbor Senior Living), Brookhaven Senior Living with its separate Memory Care home and the huge Claradale assisted living facility (new management).

## **c. Confusing Zoning on Opposite sides of the same area**

The owner/builders are requesting a change in Zoning from O (Office District) to R4E (Multi-Family Swelling District) yet the owner/builders at 2900 South Main Street Project requesting a change in zoning from office to a new zoning known as TC1 - Transit Corridor. According to the City of Ann Arbor website the TC1 (Transit Corridor) district is intended along existing transit corridors with regular fixed service provided by AAATA primarily on established commercial and office sites. It was created to facilitate, encourage, and support redevelopment and infill development to realize mixed use projects and achieve affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs.

There are issues of this projects but if we live in a Transitional District, why the differing Rezoning Status?

## **ISSUE #2: SITE PLAN to construct 262 residential units.**

### **a. Overall Site Plan Design DOES NOT SUPPORT THE CITY OF ANN ARBOR OWN GOALS....AFFORDABILITY & MULTI-FAMILY as well as the neighborhood.**

The site plan is TOO BIG, TOO TALL, HAS TOO MANY APARTMENTS, HAS TOO MANY UNAFFORDABLE APARTMENTS, SHORT-TERM RENTALS WILL BE AVAILABLE, APARTMENTS STYLE and DESIGN DOESN'T SUPPORT ANY FAMILIES (nothing in this design is geared for

families with children). The owner/builder owns the Centarra Apartments which is not affordable but does offer designs for families.

## **a. Overall Site Plan Design DOES NOT SUPPORT THE LONG-TERM HOUSING NEEDS OF ANN ARBOR or the ADJACENT NEIGHBORHOOD.**

The overall huge design doesn't support the multiple long-term housing on Oakbrook Road. Currently Oakbrook Road is occupied by all LONG-TERM residential area. This includes Woodland Mews Condo owner homes directly across, Cranbrook Park, Oakbrook Condos, Oakbrook Villas, and Balmoral Park Condos. We also have Cranbrook towers, Brookhaven Senior Living with its separate Memory Care home and the huge Claradale assisted living facility (new management). Across the street, is a a RESIDENTIAL DISTRICT.

## **b. Safety and DANGER Issues**

The site plan calls for 297 vehicle parking spaces and 164 bicycle parking spaces. In addition, as part of the proposal, the existing curb cut on Ann Arbor-Saline would be modified, a new curb would be added on Oakbrook Dr. and 2 new crosswalks would be installed on site, one across Oakbrook Dr and another across Ann Arbor Saline. The sheer amount of the vehicle parking and biking spaces is TOO MUCH. Not only will the cars add and exacerbate an already existing traffic congestion issue but the push by the City Council to approve to the 2900 South Main Street Project with additional vehicle parking/biking will be dangerous. **Furthermore, there are 2 SCHOOL BUS STOPS ON OAKBROOK ROAD in which Ann Arbor Public Schools pick up children. One of these STOPS ARE DIRECTLY ACROSS FROM THIS SITE.**

1b. current LONG-TERM residents many who live in Senior housing that live off OAKBROOK ROAD apartment living residents who frequent Cranbrook park which is only accessed by walking. As noted above, in 2012 a 70-year-old Ann Arbor woman was killed after being hit by a truck near the intersection of Ann Arbor-Saline Road and Oakbrook Drive.

2b. The addition of the Crosswalk on Oakbrook Road will not be helpful to the multiple cars added by this huge housing project with multiple vehicle and bicycles.

3b. The addition of the Crosswalk on Ann Arbor Saline before Oakbrook road will add to the traffic congestion and cause crashes from vehicles exiting/entering this Corridor. Furthermore, there are two existing CROSSWALKS on ANN ARBOR SALINE before the Shopping Center that includes Busch's Fresh Food Market. One of these CROSSWALK is located close to the OAKBROOK ROAD. What happens to the WALKERS/BIKERS and the flow of traffic when vehicles coming on/off I-94 and turning off Eisenhower Parkway if all these CROSSWALKS ARE BEING USED at the same time? **THESE CROSSWALKS ARE DANGEROUS TO THE LONG-TERM RESIDENTS and DRIVERS IN THIS PART OF ANN ARBOR. THE CITY OF ANN ARBOR WILL BE LEGALLY LIABLE FOR ANY and ALL FUTURE ACCIDENTS and FATALITIES THAT WILL OCCUR if you approve this, including the children at the 2 school bus stops.**

4b. **THESE NEW CURB CUTOUTS ON ANN ARBOR SALINE and OAKBROOK ROAD ARE DANGEROUS TO THE LONG-TERM RESIDENTS and DRIVERS IN THIS PART OF ANN ARBOR.**

**THE CITY OF ANN ARBOR WILL BE LEGALLY LIABLE FOR ANY and ALL FUTURE ACCIDENTS and FATALITIES THAT WILL OCCUR if you approve this.** Currently, there are 2 existing curbs on Ann Arbor Saline which clearly state no LEFT TURNS however this consistently occur daily. Additionally, the new current curb out serves a limited amount of traffic and the SITE PLAN calls for a more narrow curb cutout on OAKBROOK due to the ENORMOUS SIZE which will be DANGEROUS TO THE LONG-TERM RESIDENTS and anyone walking here including the children at the 2 school bus stops.

4e. At the July 23 Planning Meeting, after the builder/owner presentation, a member of the Planning group, brought up some historical information regarding prior discussion of this shopping center. In that discussion, the member brought up the fact that there was discussion about the addition of a traffic light on Oakbrook if they were to enlarge this space. What happened to that possibility?

### **c. Stress to the EXISTING CRANBROOK PARK**

The amount of stress to the existing Cranbrook Park will be tremendous. The park is only accessed by walking, it is in need of repair to the sidewalks, limited sitting areas, currently have issues with people lighting fireworks during July 4 holiday season, limited trash cans, currently have homes of long-term residents along the park edges, and have on occasions have issues of football fans lingering and littering at the park even at night hours.

### **d. July 23, 2025 Variance Vote & Recusal Issues**

The builder/owner requested an 18 feet VARIANCE that was approved. HOWEVER, approval of this VARIANCE was PREMATURE and inappropriate because the SITE PLAN was not approved yet. Furthermore, during that meeting, the following occurred...

1d. During that meeting following the owner/builder presentation, a member of the Planning Board asked if the Variance approval would hinder the Site Plan design and they answered YES. Then the members of that meeting overwhelmingly approved the variance. Therefore, giving them not only an appearance of preferential treatment but a nonverbal nod that their SITE PLAN WOULD BE APPROVED at the August 5 meeting. Interestingly, the builder/owner also requested at the same time approval for the SITE PLAN approval at the July 23 meeting. Thankfully, they were told they would have to wait for the Aug. 5 meeting. THE VARIANCE VOTE SHOULD BE RESCINDED.

2d. Dharma Akmon should have been recused due to her in-laws live in Oakbrook Condos, a long-term residential area on Oakbrook, is on the record support for this project before any formal voting and although she represents this area she lives in a RESIDENTIAL DISTRICT. She should have recused herself similar to Candice Briere. Candice Briere recused herself from the discussion and voting regarding the 2025 Ann Arbor Saline Project request for a "variance" due to the fact that she works for Midwestern Consulting Group, which is hired by this developer, Mountainview Properties.

2c. At the July 23 Planning meeting the members were eager to deny a 5 feet variance to a resident for a deck that doesn't bother anyone but an overeager HOA, but quickly gave the owner/builder a premature VARIANCE for an 18 feet increase that not only infringe upon the safety of the long-term residents along Oakbrook, the workers at

Whole Foods whose break area will be hampered but will make the traffic along Ann Arbor Saline/Oakbrook DANGEROUS and POTENTIALLY LIABLE to the City of Ann Arbor without question. The preference for the rich BUILDER/OWNER class over residents and safety is GALLING!

## **e. Lack of Elected City Representatives not supporting the interest of the people who elected them.**

Lastly and most dismaying is the fact that Jen Eyer and Dharma Akmon who represent this area of Ann Arbor are actively supporting a housing project that the long-term residents who live along Oakbrook Road strongly oppose. They appear to be clueless of the multiple long-term residents who live here, the 2 public school bus stops, the multiple Senior Living long-term residents, the limited and needs of Cranbrook Park.

Eyer and Akmon are also on the record supporting the builder/owner of this project in public. Neither should be allowed to vote on this project similar to Candice Briere. It is well documented that Jen Eyer, our elected representative, set up a private meeting with the Builders/Owners of the 2025 Ann Arbor Saline Project with 2 members of the Oakbrook Condos to sway the support for this project in our community after the first public meeting at Venue, 1919 S. Industrial Highway in Ann Arbor. At the first meeting, multiple residents witnessed Jen Eyer actively giving the owner/builder multiple "thumbs up" on the approval of this project by the City of Ann Arbor. This meeting was verified by the residents via a community email and Jen Eyer herself.

Neither Jen Eyer or Dharma Akmon have ever told the residents that our area is considered a TRANSITIONAL DISTRICT and both live in a RESIDENTIAL DISTRICT which should further prevent them from any vote or say in this project as well as the 2900 South Main. They have been actively destroying the stability of the long-term residents by approving projects that will affect their safety and longevity of our community. The project site plan is DANGEROUS, TOO BIG, TOO TALL, HAS TOO MANY VEHICLE AND BICYCLE PARKING, WILL BRING MULTIPLE SHORT - TERM RENTALS, DOES NOT INCLUDE APARTMENTS/HOMES FOR LONG TERM RESIDENTS OR FAMILIES, NOT AFFORDABLE and more.

I urge NO, NO, and NO to this Site Plan and REZONING as it is. Stand up for the residents of this LONG-TERM COMMUNITY and the future of Ann Arbor by preventing this design. A design that will be DANGEROUS AND POTENTIALLY LEGALLY LIABLE TO THE CITY OF ANN ARBOR IF they approve this SITE PLAN DESIGN.

- Sincerely,  
Margaret Goodly, resident of Oakbrook Condos