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To: Members of the City of Ann Arbor Planning Commission
    Sent via e-mail to *planning@a2gov.org*

Re: The Glen Mixed-Use Development PUD Site Plan

We are writing to express our concerns about the proposed mixed-use development for the block of Glen Avenue between Ann and Catherine Streets, which will be considered at your September 19, 2017 meeting. We live in the block of Ann Street between Ingalls and Glen, about ½ block west of the proposed development. We are concerned about the increase in traffic that will result from having a hotel at the end of a residential street.

The site plan shows that cars will enter and exit the property using Ann Street, just west of Glen. The Traffic Impact Study provided by the applicant ("the Study") projects a substantial increase in traffic on our street, but states that the level of service within the intersection with Glen will not change, due to their proposed re-timing of the traffic signals. This strikes us as patently ridiculous. The Study does not even address the current conditions completely: it ignores the regular mid-day gridlock at Ann and Glen that occurs due to heavy traffic turning on to Glen from Huron. The two blocks of Glen between Huron and Catherine are too short to accommodate the current level of traffic. Using Ann Street as the exit for the hotel will exacerbate the problem by adding every car leaving the hotel to this mix.

It is clear that the authors of the Study aren't familiar with the traffic in this area of Ann Arbor. On page 36, they project that 25% of the incoming traffic will come from the west by turning from east-bound Huron to north-bound State, and then to east-bound Ann. In reality, traffic on east-bound Huron is not allowed to make the left turn on to State. These cars will have to go further to Ingalls or Glen. Since the intersection with Ingalls is easily missed because of the residential nature of the corner and the mid-block pedestrian crossing on Huron, many of these cars will continue on to Glen, turn left, and find themselves on the wrong side of the Ann Street one-way. These cars will circle around through the neighborhood again, in order to find the access to the hotel driveway.

This illustrates a fact of life in a neighborhood with one-way streets that is ignored in the Study. Visitors who are unfamiliar with the area often circle around the blocks more than once, trying to get to their destinations. One hotel visitor is not always the equivalent of one car driving into and out of the neighborhood. In spite of the electronic devices and programs that help people find where they are going (cited in the Study), it is common to see cars circling around, trying to navigate the one-way streets.

Last, we were very concerned by the Traffic Impact Study because it appears biased in favor of the project. The first item in "Conclusions and Recommendations" states that this hotel "will serve a very important function as the temporary residence of business travelers to Ann Arbor, especially those with a destination to the U-M and its medical campus" (p.65). The implication is that there is an unmet need for a hotel within this area, but that isn't true: the Graduate (former Campus Inn) and Bell Tower Hotels are both within 3-4 blocks of this development, as is the Ann Arbor Bed & Breakfast on Huron. And, the medical center is served by shuttle vans from the hotels located near Plymouth Road and US-23 (Holiday Inn, Hampton Inn, Marriott, Micro-Tel).

We object to the planned Ann Street location of the entrance and exit to this project. It seems obvious to us that putting access to a hotel at the end of a one-way residential street, at the edge of a very congested intersection, is a recipe for a traffic nightmare. We hope that the members of the Planning Commission will take the concerns of the residents of our neighborhood into consideration in reviewing the site plan for The Glen Mixed-Use Development.

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