

From: **Charles Dunlop** <cemdunlop@yahoo.com>

Date: Wed, Jun 18, 2014 at 11:45 AM

Subject: Revised Statement of Opposition to Condo Project

As a resident of Glendale Circle, I am writing to express my opposition to the proposed condo project at 312 Glendale Drive. Adding twelve units, with the consequential increase in population density, would have a severe negative impact on our neighborhood. First, the project will result in a significant traffic increase on Glendale. Second, the only egress from Glendale to a major artery lies at the intersection of Glendale and Jackson Avenue. Jackson is a heavily-traveled route, and as matters currently stand, there is often a long wait to turn onto Jackson from Glendale, even if there is no lineup of cars seeking to do so. Adding 12 condos will exacerbate this problem, and the situation is likely to become even worse once the Jackson "road diet" is completed.

A further concern is the water run-off. Replacing the current green-space with concrete driveways and asphalt shingles will create a negative consequence for water drainage, and I am not reassured by the proposed drainage field that may itself produce runoff onto Glendale. In recent years during heavy rain, there have been significant water backups on Glendale Circle near Fair Street -- sometimes approaching flood-like conditions. Increasing the water runoff down Glendale Circle will inevitably make this problem far worse.

Finally, I should point out that our area already has a solid mix of condos and single-family homes. I understand the enthusiasm for mixed-use housing in Ann Arbor, but Glendale has already achieved that objective.

Thank you for your consideration.

Sincerely yours,

Charles Dunlop
555 Glendale Circle
Ann Arbor, MI 48103