

From: Childerhose, Janet

Sent: Tuesday, October 14, 2014 8:19 PM

To: Planning

Subject: revised: Comments on proposed development of Nixon Farm into three residential sites

Good morning,

I have been a resident of Barclay Park since September 6, 2013.

I am writing in response to the notices that we received from the Planning & Development Services regarding the hearing on October 21st on proposed developments on the Nixon Farm and surrounding areas, for residential dwellings of 264 units, 282 units, and 209 units.

I am unable to attend the hearing in person. As an alternative, I am submitting my comments by email. I hope that you will relay them verbally, in writing, or both, to the Ann Arbor City Planning Commission, for this hearing.

I oppose these developments, and object in the strongest possible terms to their approval, for three reasons:

- 1) This is a quiet, semi-rural neighbourhood. Barclay Park is situated in the middle of it. As a resident, I value the quiet and tranquil of this community. With the arrival of construction equipment, excavation work, service vehicles, and constructions on two sites, this peace and tranquility will be significantly disrupted for many months.
- 2) The entry of service vehicles, materials, and excavation equipment into the very narrow, single-lane arteries of Nixon Road and Dhu Varren Road will significantly impact existing traffic flow. There will be delays in the movement of traffic. There may also be an increase in accidents, because of the interruption of current vehicle patterns.
- 3) **The existing roadways cannot currently handle the volume of morning and evening rush hour commuter traffic.** As anyone who drives south on Nixon Road from Barclay Park in the morning to work knows, this narrow artery towards Green Road and Plymouth Road is poorly designed at the intersection with Dhu Varren Road. This poor intersection design causes tremendous delays and confusion. Nixon Road is limited to a single lane in each direction. To consider introducing 700 more residential dwellings in this neighbourhood, with the potential for 700 or more vehicles entering into the morning and evening rush hour traffic flows, is astonishingly bad urban planning. It is a recipe for further delays, frustration, and accidents. **The road network here cannot handle an increased in the volume of residential traffic, which these developments would introduce.** Quite simply, there is no capacity for the introduction of more vehicles on Nixon Road at morning or evening rush hour.

Should this development be approved, I would strongly consider moving from this beautiful, safe, and quiet neighbourhood, to another neighbourhood. I do not wish to encounter the construction noise, construction and service vehicles, or ensuing increase in rush hour traffic once the development was complete and residents of the new developments had moved in.

I hope that the Ann Arbor City Planning Commission will consider these potential impacts of the proposed developments to myself and other residents of Barclay Park during their hearing, and in their decision. I further ask that the Commission does not approve the developments.

Thank you very much for your time.

Janet E. Childerhose, PhD