

**From:** Stuart Baggaley

**Sent:** Thursday, September 25, 2014 11:43 PM

**To:** Planning

**Cc:** Sabra Briere; Sumi Kailasapathy; janelumm@comcast.net; Petersen, Sally; Westphal, Kirk (DGT)

**Subject:** Toll Brothers Development: Other Issues to consider

## **To: Ann Arbor City Planning Commission**

From: Amy D. Seetoo, resident on Cedarbrook in NE Ann Arbor, next to Green Road

RE: Proposed Toll Brothers Development

Date: September 26, 2014

Regarding the proposed Toll Brothers Development, I am writing, not as a Board member of the Orchard Hills Maplewood Homeowners Association (OHMHA) but as a resident of OHMHA. I not only support the concerns articulated in the Position Paper submitted by Ann Arbor Northeast Neighborhood Alliance, but also have my own suggestions and observations for members of the Planning Commission to consider.

The pending development offers the Planning Commission a unique opportunity to review the traffic situations in a gestalt approach.

1. 1. To share the roads with bikers and pedestrians

"To share the road" is what the City has been advocating recently. However, what the City has done is to draw a **mere thin white line** separating the auto traffic from the bike lane, leaving bikers in a precarious situation and leaving pedestrian the option of sharing the road with the bikers, not a safe option. This is true on Nixon Road at the present time.

We could do better. In fact, other cities have done better. In Urbana, Illinois on the campus of the University of Illinois at Urbana-Champaign, as well as in Oslo, Norway, **there are substantial barriers between the auto traffic from the bike lane (see attached photos).**

In Norway, in the land of fjords, flat land is at a premium, and yet, the city planners allotted land for bike lanes and pedestrian lanes separately and side by side. On Nixon, this is our opportunity to consider making safe and separate bike lanes and pedestrian lanes possible.

2. 2. Green Road intersecting Gettysburg, Burbank, etc.

While Ann Arbor Northeast Neighborhood Alliance emphasizes the impact of the new development on the traffic on Nixon, we need to take into consideration the impact on the traffic on Green Road. Currently, the traffic on Green Road during rush hours is heavy and fast, endangering residents trying to exit Maitland, Winter Garden (Ashford Condos), as well as Cedarbrook, Gettysburg and Burbank (OHMHA). **The situation on Green Road can only be worse after the said development is complete when frustrated drivers on Nixon seek an alternate road to go where they want to go.**

I don't have a ready answer or proposal to suggest, but I would like to see that the Planning Commission, while pondering the Toll Brothers development on Nixon, take into consideration the impact of the development on Green Road and propose sensible solutions to area residents.

Amy D. Seetoo

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