

Roberta Ann Busard  
2630 Traver Blvd.  
Ann Arbor, Michigan 48105  
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Ann Arbor Planning Commission  
301 East Huron  
Ann Arbor, Michigan 48107

Re: Toll Brothers 500 residence proposal (Nixon Parcels)

September 23, 2014

Dear Commission,

I am a homeowner at 2630 Traver Blvd, on the corner of Nixon and Traver, directly facing Nixon Road. I have been a homeowner here since 1995, nineteen years.

It is now five PM on a Tuesday and cars are bumper to bumper all the way from the Kroger turnabout on Nixon Road to Dhu Varren Road, moving at a snail's pace. All this is just from diverted traffic from Pontiac Trail.

In the opposite direction, from Dhu Varren Road to the Kroger turnabout, traffic is moving at 50 and 60 miles an hour in the open opposite lane in a 30-mile speed limit zone.

It is near to impossible to drive across the street to the middle school from Traver. Is near impossible for children to cross. Even the school crossing guard is often at risk.

Impatient drivers are crisscrossing through neighborhoods where children are out bicycling or playing.

We can expect that a development of 500 units would further congest this area, where previously, aside from the speeding issues, traffic was NEVER this out of control here.

Although we live well away from Nixon Road, the noise from the traffic is such that my family can no longer hear each other to enjoy a private, fenced outside front sitting area. It is too loud and the smog pollution from the increased traffic load is bad enough to be a worry to us and a serious health concern, and especially for the elderly and the asthmatics in our neighborhood.

Further, even though our home is well off from Nixon, every time a big truck goes through, our upstairs bedrooms shake to the point that our ceiling nails have been coming loose. This is true of our neighbors as well.

The buses run the Traver neighborhood roads into ragged broken pavement and they, too, are too often speeding by at 50 + miles per hour in our family neighborhood.

This is a wonderful, WALKING neighborhood, with much diversity and with many children and elderly.

It is no longer pleasant or safe or healthy to walk during the traffic hours that are so congested.

And ALL along Nixon, up to Dhu Varren, people live directly ON Nixon Road. There are NO homes that face directly on Green Road, which would be an alternate choice for diverting traffic properly, both for relieving the congestion AND for health and safety of our existing neighborhood.

A 500-unit development would bring approximately 1,000 additional cars, going back and forth daily. The present overload is at least supposed to be temporary. A permanent situation of congestion such as we have been experiencing would be simply put, intolerable and irresponsible to this preexisting neighborhood.

We are concerned about how water will be handled and how sewage and public drains will be diverted. Ours are full to capacity and easily overwhelmed as it is.

We are concerned about overcrowding our schools.

And we are definitely, seriously WORRIED about the traffic overload.

Please DO NOT APPROVE THIS PROJECT.

OR, at the very, very least, please consider stopping Nixon Road at Dhu Varren Road, and diverting the through-traffic and heavy sixteen wheel construction trucks - -that buzz thorough here rattling our bedroom nails out of our ceilings-- to Green Road.


We don't want traffic lights on Nixon Road where it would disrupt so many families with homes, like ours, that face Nixon.

We want to preserve our neighborhood.

As our commission, we would hope there would be more concern for protecting existing neighborhoods, like ours, than for greedy expansion that no one here would welcome.

Thank you for your consideration.

Sincerely,

  
Roberta Ann Busard