

Sent: Thursday, October 09, 2014 8:07 PM
To: Planning
Subject: Proposed Developments in NE Ann Arbor

On 10/7/14 I received notification for a meeting to take place on 10/6/14 regarding (3) proposed developments.

Woodbury Club Apartment Association
Nixon Farm South
Nixon Farm South
Nixon Farm North

The first and most obvious question is: why are you notifying me of these meetings AFTER the meetings have taken place?

Second, I oppose all three developments primarily due to the already congested traffic at the Nixon / Green / Dhu Varren, particularly during rush hours. In the mornings, traffic on southbound Nixon at this intersection backs up for at least a quarter mile. In the afternoon, the backup on northbound Nixon is at least a half mile. This intersection is already inefficient and somewhat dangerous because of its irregular configuration.

If any of these developments are going to move forward, this intersection should be reworked BEFORE construction begins.

Second, Nixon road should be increased to a four or five lane road to accommodate the additional traffic.

Third, water pressure along Nixon road is already too low. The proposals indicate modifications to the water and sewer systems. These would need to be updated to support more than just the additional residences to bring the capacity / flow to the existing dwellings up to an acceptable level.

Fourth, I object to using wetlands for development.

Fifth, I object to the City of Ann Arbor annexing any more land. The City needs to find ways to use the land it has more efficiently.

Thank you for your time and consideration.

Jim Mooney
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