

From: Laura Fisher
Sent: Tuesday, June 17, 2014 5:05 PM
To: Planning
Cc: Warpehoski, Chuck; Anglin, Mike; Hieftje, John
Subject: North Maple rezoning and Seybold Drive

Dear Commissioners:

I regret that I am unable to attend tonight's meeting of the Planning Commission, so I am forwarding my comments via email.

I see from the agenda that the Commission plans to recommend approval of the rezoning of the North Maple housing development and the vacation and subsequent extension of Seybold Drive. I would like to reiterate the comment that I made at the last meeting: a formal traffic study should be done before construction of Seybold Drive is allowed to go forward. The developer said that "the city's traffic guy" came out and "gave it a look" and "thought it was okay". It may appear okay given a cursory glance, but that stretch of Dexter has a number of challenges for drivers, including business driveways, bike lanes, jaywalking pedestrians and lane shifts.

The proposed Seybold drive will either match up exactly with Valley or be just offset from it, from what I can glean from the drawings. In either case, there will need to be some sort of traffic change made on Dexter Road, as Dexter is collapsing from 5 lanes to 2 right in the middle of that proposed intersection. The collapse is not currently complete until west of the proposed location for Seybold.

It is already a problematic area for those heading west on Dexter and turning left onto Valley Drive. Sometimes westbound traffic behind the turning car will stop, sometimes it veers around the turning car because the road is physically wide enough to accommodate 2 cars, though there is only 1 lane. Adding another street there is likely to cause further confusion for drivers unless changes are made on Dexter or Seybold is moved significantly west (or possibly east) from the current plan.

In addition, there is both foot traffic and bicycle traffic to contend with, and the plans which were shown at the last meeting made no indication of how affordances would be made for them. Residents of the current development already cross Dexter just east of Valley Drive with no formal traffic assistance in order to access the party store and restaurants there; increased population and a road is sure to increase that foot traffic. The current drawings indicate that sidewalks will be extended to Maple Road only on the north side of the street. I am sure you will agree that this will not cause pedestrians to walk all the way down the block to cross Dexter. They will continue to cross where they cross now (near Valley and the proposed Seybold), only it will be even more dangerous than it is now.

I urge you to do a more comprehensive survey of the traffic patterns in the area than just "it looks okay me". It is not as simple a traffic situation as it would appear.

Thank you for your consideration.

Sincerely,

Laura Fisher
734-646-3483
mitten@gmail.com