

## Nixon Area Neighborhood Alliance

Mayor Christopher Taylor and City Council  
City of Ann Arbor  
301 E. Huron St.  
Ann Arbor, MI 48104

November 24, 2015

Dear Mayor Taylor, City Council Members, and Staff,

We are most appreciative of the opportunities this postponement provides to work with City staff and Toll Brothers to resolve the remaining issues with the existing site plans, development related agreements, and to ensure safeguards for viable sustainable growth and development. We hope that both city staff and Toll Brothers will be open and amenable to addressing these changes concerns in support of responsible urban planning. Our neighbors have been working hard this past week to solidify some of the issues that have yet to be resolved regarding the Nixon Farms developments.

A detailed document with specifics is being prepared based on the summary below and is anticipated to be forthcoming in the next few business days. Once the specifics are available, we would like to sit down with staff within the next week to review and discuss the project planning items raised. **Please contact us at [nixonarea@arborwatch.org](mailto:nixonarea@arborwatch.org)**

A general list of unresolved issues includes but is not limited to the following:

- Legal, technical, and deadline inconsistencies inside the zoning, traffic, and development documents
- Site planning changes including, but not limited to, unit relocation, dimensional code corrections of roads and easements, grading and soil erosion
- Wetlands, watercourses, watershed, and natural features, planning and impact
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- Regulatory and planning process requirements - permitting, public notice, process
- Traffic planning, scheduling, and costs
- Other unresolved issues that have previously been raised with the developer
  
- Site planning action items potentially include, but are not limited to:
  - Mix styles of housing units between Nixon Farms North and South
  - Move units away from wetlands and watercourses to reduce exposure
  - Revise street and easement dimensions that do not meet ordinance and code
  - Revise proposed easement for intersection reconfiguration to fully accommodate either a roundabout or turning lanes
  - Add road connections to improve grid access and entry/exit traffic
  - Demarcation of conservation easements for conflict land use buffers and wetlands
  - Review and revise structures of concern within and nearby wetlands and water courses

- Address areas of concern for grading and soil erosion
- Plan contingency for water pressure booster station
- Combine both condominium associations into one non-segregated association
  
- Wetlands, water courses, watershed, and natural features
  - Within storm water design, reflect excess intense storm event water in watershed
  - Add Floodplain/floodway consideration due to absence of study
  - Meet all regulatory requirements and permitting (City, County, state/federal, best practices)
  
- Traffic planning and costs considerations include, but are not limited to:
  - Possibly needed widening of Nixon Road North of Bluett to accommodate turning lanes or additional approach lanes
  - Whether Toll Brothers could be the contractor for the intersection reconfiguration if that would reduce costs, they were willing, and related questions
  
- Actions that are not limited to being resolved prior to the zoning and site plan votes:
  - Measure and correct existing water pressure issues
  - Formation of Watershed Committee, study of watershed, floodplain and floodway

The document we are compiling will contain details regarding these outstanding issues. It identifies specifics related to the development agreements and site plan particulars such as which items may not meet which code requirements. In our review of unresolved issues, we re-encountered certain roads and easements that appear to need widening to meet minimums in code. Corrections have the potential to significantly impact site plans and are most critical for Nixon Farms South as it is already constrained by the density of units.

We look forward to seeing these issues resolved before final approval by City Council of these developments. Thank you very much for your time and assistance with these matters.

Sincerely,

Wendy Carman, Kamala Meader, Jane Klingsten, Amy Seetoo, Zhong Li, et al.  
On behalf of the Nixon Area Neighborhood Alliance

Cc:

Tom Wieder, Attorney at Law  
Tom Crawford, City Administrator  
Jacqueline Beaudry, City Clerk  
Stephen Postema / Kevin McDonald, City Attorney