








We, the residents living within 100 feet of the proposed development of Nixon Farms South, are opposed to the rezoning of this property to R4A.

- The City's overarching goal must be to sustainably protect, preserve, maintain and expand Ann Arbor's tree canopy and urban and community forest. The size and scope of this project puts additional very significant amounts of trees and wildlife habitat at risk.
- Wetlands are complex natural systems that provide valuable benefits: flood control, plant and wildlife habitat; stream bank and shoreline stabilization and filtration of pollutants before they enter waterways and must be protected.
- Construction activities alter natural landscapes. During construction, earth is compacted, excavated and displaced, and vegetation is removed. Runoff from construction sites and storm water issues created by development can significantly impact water quality
- Toll Brothers has a long and well-documented history of disregarding laws, regulations, and permit conditions applicable to their development. They have been sited with over 600 violations, covering 370 construction sites in 23 states, including Michigan
- Traffic congestion in NE Ann Arbor has become a serious concern for all residents. This proposed high-density development will add an additional 491 residences, in addition to the 294 apartments on Nixon Road (closer to M-14), and another 224 on Travenwood Blvd. The more than 1,000 new residences will easily add up to another 2,000 cars
- The Northeast Area Plan does not represent the views of the residents living in this area.

We have great respect for the benefits that responsible land use and careful planning brings to our families, our neighborhoods and our environment. We respectfully request that our City Council deny the R4A zoning request.

PRINT NAME	ADDRESS	SIGNATURE
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FRANCESCA MAXERI	2920 Lakehurst Court; Ann Arbor, MI 48105	
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Carole A. Tomsik	2880 Lakehurst Lane; Ann Arbor, MI 48105	
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