

■ **MAPLE**

■ **MILLER**

**TRAFFIC
AND
CIRCULATION
STUDY**

■ **NEWPORT**

An Amendment to the
City of Ann Arbor
West Area Plan

November 1995

Adopted by Ann Arbor City Planning Commission on October 3, 1995

Adopted by Ann Arbor City Council on November 9, 1995

Miller/Maple/Newport Traffic & Circulation Study

City of Ann Arbor Planning Department
November 1995

Purpose of Study

The purpose of this study is to project the traffic impacts that will result from the development of several vacant parcels of land north of M-14 between Newport and Maple Roads, and to recommend improvements to reduce or eliminate traffic conflicts and congestion. The West Area Plan identifies vacant sites north of M-14 that have the potential for low density, single-family residential development: A 109-acre site owned by the Ann Arbor Public Schools; a 41-acre site referred to as Newport Creek; and a 42-acre site, called the Pirrup property. While these sites are the major vacant, developable parcels north of M-14, other existing parcels along Newport Road could be subdivided to create additional housing units and curb cuts on Newport Road. Additional vacant acreage west of Maple Road also has development potential, but is located in Scio Township. This land is not included in the study.

Scope of Study

The study area is bounded on the north by the Huron River; on the east by Huron River Drive/Hampstead/Beechwood; on the south by Miller Avenue; and on the west by Maple Road. Map 1 shows the study area boundaries. It is expected that development of these sites will affect road systems within these general boundaries to some degree. The study will project the total possible number of housing units, analyze the expected travel patterns of residents of these new neighborhoods, and identify the area of influence likely to be affected by the resulting increased traffic.

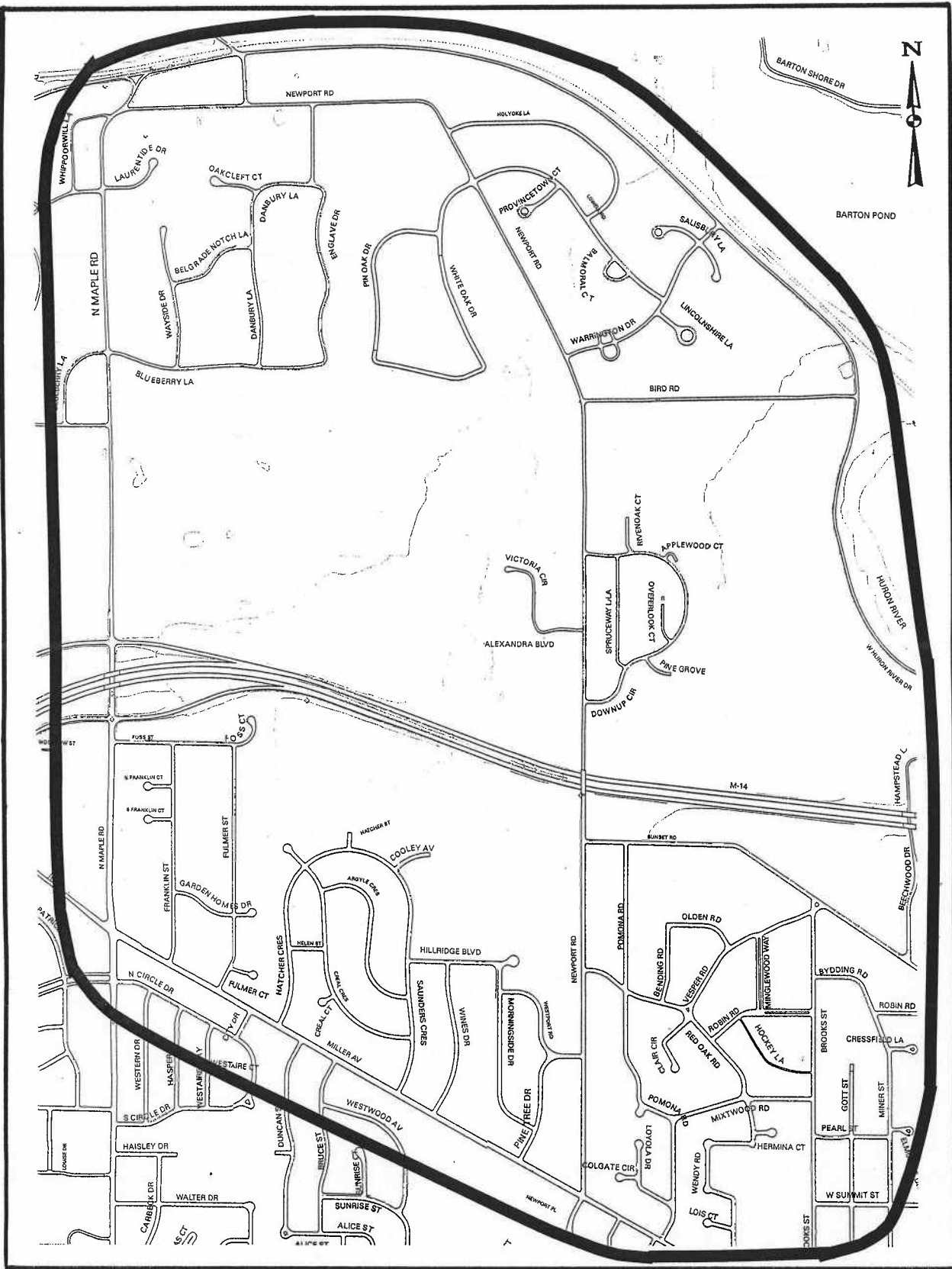
The study will focus primarily on the impacts on Newport Road, as well as other routes likely to be taken by residents of the new neighborhoods. The roads most likely to be impacted by development include North Maple Road, Bird Road, Huron River Drive, North Main Street, Summit Street and Miller Avenue.

Issues

The character of the study area generally is rural and existing development patterns are low-density residential. Residents of the area have become accustomed to the wooded areas, narrow streets and substantial open space found here. The development of almost 200 acres of heretofore vacant land raises issues that previously had not been present.

Conflicting City Policies. City policies call for enhancement of pedestrian and bicycle accessibility and portions of Newport Road, particularly north of M-14, currently lack sidewalks. However, the construction of sidewalks on Newport Road would necessitate the removal of trees, which is contrary to City policies to preserve natural features.

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MAP 1
STUDY AREA BOUNDARY



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