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Planning Commission  
301 E. Huron St.  
Ann Arbor, MI 48107

To the City of Ann Arbor Planning Commission,

I am writing in general support of The Cottages at Barton Green project at 2601 Pontiac Trail, as I cannot attend tonight's public hearing. I lived in the River District as a graduate student and have chosen again to live there as a young professional.

While The Cottages at Barton Green is a standard-looking student housing complex, it has some real merits. A berm separates it from view of the houses to the south, disconnecting the two residential areas from the visual frame of mind, which I believe to be the neighbors' primary concern with dense housing. Yet, the roads connecting into the neighboring residential areas will continue the spatial cohesion of the neighborhood and render public the parkland to the west. The thought was there to provide a "tot lot," which I assume means that the development hopes to attract graduate students and young families as well as undergraduates. I do reserve the concern that, with the conversion of a large property with hundreds of trees, the proposed stormwater management infrastructure is dull, conservative, and perhaps not enough to control an extreme weather event.

The 22 Pontiac bus is currently the only bus—city or University—that not only services North Side residential hotspots, but also every destination point within North Campus. With this transit configuration, any housing along Pontiac Trail is highly valuable and necessary to students. Similarly, it is my opinion of land use planning that denser development should be along public transit routes, as transit is planned to serve the greatest number of people. That being said, it is my understanding (perhaps incorrect) that the developer has declined to pay for an associated bus stop. For the purpose of this development to succeed, it is critical and natural that a stop be placed there, and I assume AAATA has the resources for one without the developer's contribution.

The North Side is still an affordable (I use the term loosely) area for renters, and I hope our neighborhood can do its part in helping to keep it that way and share it with others by supporting density through this development.

Sincerely,

Rosie Pahl Donaldson