

From: alexa always <openbyways@yahoo.com>

Sent: Tuesday, April 10, 2018 11:33 PM

To: Planning <Planning@a2gov.org>

Subject: re: Trinitas student housing plan (Cottages at Barton Green)

I am a neighbor in the Highlands subdivision.

I am puzzled as to how this project was ever conceived or approved. It would seem to make no sense from either standpoint and I would strongly urge that it not be allowed to proceed.

while it may meet zoning requirements it is totally out of sync with the rest of the neighborhood which is totally family oriented.

The traffic it will create can certainly not be handled by Pontiac Trail [or Dhuvarren which already has a huge subdivision going in at Nixon] added to the subdivision that is being built further out Pontiac Trail. [perhaps Barton Green was originally approved before these other projects were started. Certainly the traffic impact should be reconsidered in view of the already in progress developments.]

I would suggest also that this will create a real safety issue for the children from Northside School; many many take advantage of our now safe streets and neighborhood to walk to and from school.

And I simply do not see how this is going to be a viable project for Trinitas. Students are not going to want to live so far from campus, social opportunities and shopping. The proposed shuttle really doesnt address the student life style.

There are so many other options available to students with all the new in-town building. [perhaps Trinitas conceived of this project before that building]

If in fact Trinitas could not fill these apartments would students what would be their alternate use?

I can not help but wonder if Trinitas does not have another end game in mind. Either when the proposed project becomes obviously uneconomical will it beg for an alternate use plan- commercial perhaps asking for a zoning waiver? Or is Trinitas' refusal to make adjustments to its plans which would make the project more acceptable- single family homes, maybe some low cost housing in the mix, family friendly condos and apartments, etc; simply a ploy. If they now realize that what seemed like originally an economically viable plan no longer is in view of the other student housings now available, are they simply pushing this plan, hoping it will be stopped and give them a reason to sue the City in hopes of regaining some of the monies they have sunk into what looks very much now like a losing investment.

There seem to be many reasons to both question and to definitively dis-approve this project.

Primal being the safety and integrity of the existing neighborhood.

I hope the plan will be reconsidered and denied.

[quite as an aside- how is it if their plan does not have final approval that they are tearing up the land, rooting out trees, putting in roads and starting building construction?]

thank you for your continuing consideration of this matter.

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