

From: michael stuart <mstuart@umich.edu>

Sent: Wednesday, April 11, 2018 12:38 AM

To: Planning <Planning@a2gov.org>

Subject: Trinita's short sighted plans for Pontaic Trail Student housing

Dear Members of the Planning Commission,

My name is Michael Ruthven Stuart and I currently reside at 530 Larkspur street Ann Arbor, and I have resided here since the late 90's. I am an adult student enrolled the school of information at the university of Michigan. I have serious concerns regarding the proposed plans for the Cottages at Barton Green. Briefly my main concern is the lack of infrastructure that will be necessary to support this community mainly in the form of access to campus via Pontiac trail. This road is already suffering from some congestion and I believe a traffic study must be undertaken before any consideration for any construction of this size takes place. Pontiac Trail's historic significance to Ann Arbor would prohibit any widening of the street past on more lane. I sincerely believe that the addition of the planned 300 to 500 vehicles traveling at least to and from central campus cannot be supported by either a two lane road or three lane road. Trinitas has not provided any information regarding the traffic impact a community of this size would have on the current infrastructure. I also believe that the residents who reside directly on Pontiac Trail proper should have a say in this matter. The commission nor Trinitas have sufficiently informed these impacted communities nor have they taken them into consideration. This is a short sighted project which aims to profit off the lack of housing, which is will be resolved in the next five years as Ann Arbor undergoes a transition from small shared student housing to more efficient large scale single building multiple residency structures. This will in effect render the proposed Trinitas development moot. They have not provided their projections for the life cycle of this community nor what its future composition will be. The last thing this historic community needs is a blight, which will be the result as Trinitas will surely abandon the site selling it off to a third party, as they have done in other communities, after they have profited in the short term. Ann Arbor has real housing problems none of which are addressed by this development. I can see no plausible reason for this project to be approved. I strongly urge you to vote down the proposed plan by Trinitas. How this plan has managed to get this far is a sign of incompetence or corruption. I will be meeting with the state attorney general regarding this matter and requesting an investigation. I will bring to bear the full weight of my family name, Ruthven, and my families past and present contributions to the great city of Ann Arbor. You have a job which is to guard the welfare of this city and its residents not that of companies which seek to exploit them. I fully expect you to carry out your duties with is fundamentally to honor and respect our city and its residencies and see to the current and future welfare.

Sincerely,

Michael Ruthven Stuart