From: , richardk429 <richardk@aaps.k12.mi.us>
Sent: Wednesday, April 25, 2018 8:09 AM
To: Planning <Planning@a2gov.org>
Subject: Please do not build near my child's neighborhood school!

Hi

I am a concerned citizen of Ann Arbor. I am asking you not to build student housing near the elementary/middle school that my son goes to.

The neighbors oppose the current plan for the following reasons:

1. This is student housing sprawl, distant from campus and disconnected from the community. Sited almost three miles from Central Campus and two miles from North Campus, the project is environmentally irresponsible (high carbon emissions), since most students will drive (or be driven) to class. The two 14-passenger shuttle vans, one to each campus, will make little impact.
2. The project will generate more traffic than a typical residential subdivision, because of the high bedroom density (3.4 bedrooms per unit average) and because each bedroom will house a potential driver. The developer plans to build 117 more parking spaces than are required (559 in all), ensuring a car-centric development. The developer, despite a specific request from Planning Commission, will not add covered bicycle parking.
3. Apartments will be rented by the bedroom, an arrangement that serves mainly undergraduates. This transient population, in such massive numbers, is incompatible with the stable, mixed nature of the surrounding neighborhoods.
4. The floor plans of the larger units are only suitable for student housing (individual bathrooms but minimal common space), so if the project is not viable as undergraduate student apartments, these units will be very difficult to rent to non-students at a later time, leaving a development unlikely to be usable.
5. Trinitas is not including any family housing, or affordable housing. The company says rents will be $800-$1300 per month per bedroom.
6. Trinitas refuses to add any sustainable building elements, for example solar panels or permeable pavement.

Sincerely,
Katie Richardson