

From: Ed Trager <ed.trager@gmail.com>

Sent: Thursday, April 12, 2018 3:07 PM

To: Planning <Planning@a2gov.org>

Subject: OPPOSITION TO CONSTRUCTION OF COTTAGES AT BARTON GREEN

Dear Ann Arbor Planning Commission,

I am a resident of the Northside neighborhood here in Ann Arbor. I live on Barton Drive just east of Pontiac Trail and I ride my bike to work along Pontiac Trail nearly every day. And **I oppose the construction of the "Cottages At Barton Green" student housing project by the Indiana-based Trinitas Ventures.**

I encourage the Ann Arbor Planning Commission and the City Council to take a long-term view of development in our community and to oppose the Trinitas Barton Green project. **Here are the primary reasons why I oppose this project and why the City Government should oppose it too:**

(1) LOCATION IS TOO FAR AWAY FOR STUDENT HOUSING: The location of the Trinitas project on Pontiac Trail is **too far away from campus** for students.

(2) TOO MANY STUDENT VEHICLES WILL CREATE CONGESTION AND WILL CREATE SAFETY ISSUES FOR BICYCLISTS AND SCHOOLCHILDREN, INTER ALIA: Because of the distance, the vast majority of college students who do choose to reside at the Cottages at Barton will be using cars to get to-and-from campus. This will create much more traffic congestion along Pontiac Trail. These are young drivers and they will pose a hazard for schoolchildren going to Northside School and for bicyclists such as myself during our morning and evening commutes to or from work or school.

(3) WHERE ARE THESE STUDENTS GOING TO PARK ON CAMPUS?

Where are all these students going to park their cars on campus? 559 surface parking spaces means **500 more cars driving up and down Pontiac Trail**. Does the university have 500 more spaces on campus for those college kids to park? Surely it does not.

(4) BUS TRANSPORTATION ISSUES: Concerned neighbors have told me that Veritas **does not plan to have a bus turn-about** for AATA buses. That makes no sense for a development for over 700 people. According to the MLIVE article on the project from March 7th (http://www.mlive.com/news/ann-arbor/index.ssf/2018/03/neighbors_oppose_710-bed_stude.html), the developer proposes two, 14-person shuttle vans servicing UM's north and central campuses from 7 a.m. to 7 p.m., twice per hour. So, let's **do the math**: that means that during peak hours in the morning, Veritas proposes shuttling $2 \times 14 \times 2 = 56$ students per hour. Let's conservatively say that only 500 of the 710 students in the development need to get to class during the morning rush hour. So Veritas proposes to meet the transportation demands of 56 out of 500 students = a whopping 11%. **Veritas' private van shuttle proposal is not a solution to the transportation problem.**

(4) THE PROJECT IS SINGLE-USE, FOR A SINGLE DEMOGRAPHIC AND IS STILL HORRIBLY ILL-SUITED TO THAT SINGLE-DEMOGRAPHIC AND THERE IS NO LOW-INCOME HOUSING EITHER. The project is a student housing project, but cannot possibly meet the real needs of the proposed demographic. There are **no coffee shops, grocery stores, restaurants, or anything else available for students on Pontiac Trail, nor does Veritas propose any sort of mixed-use development.** Why would Ann Arbor City Government or anyone ever approve such a large single-use single-demographic housing development in such a bad location? The project makes no sense. I think many citizens of Ann Arbor share my belief that **the City should only approve mixed-use, mixed-demographic housing developments; and ANY massive projects like this should include housing for low-income** demographics. "\$800 per month per bed" is not low-income.

(5) SUSTAINABILITY AND ENVIRONMENTAL CONCERNS: Finally, the project does not—to the best of my knowledge—meet any of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards. I think that many citizens of Ann Arbor share my belief that **the City should not approve ANY large project that does not meet even the minimum LEED standards.**

The City and community will in no way benefit from the proposed project. The only beneficiary of the Trinitas project would be Trinitas who—if they are lucky—might make a profit for a few short years.

Thank you for your attention,

— Ed Trager,
814 Barton Drive, Ann Arbor