

From: Erin Bigelow <erinmhray@gmail.com>
Sent: Wednesday, April 11, 2018 4:06 PM
To: Planning <Planning@a2gov.org>
Subject: Proposed development: Cottages at Barton Green

Dear Planning Commissioners,

I am writing to you to ask you to vote no on the proposed development Cottages at Barton Green at the upcoming April 17th Planning Commission meeting. While this development may meet zoning requirements, I believe that there are enough issues with the current plan that would allow you, the Commissioners, to vote no based on safety and nuisance to the community.

Traffic issues are a big concern. This development would put 710 bedrooms (possibly with multiple people per room) with 559 cars onto an already overburdened Pontiac Trail corridor. The developer has said they would have a shuttle service, but even at maximum capacity, their service would only cover 20% of the residents. Reports from their other developments indicate that the shuttle service is often down, or not running as advertised. The 559 cars assumes that residents who don't get a parking space won't have a vehicle that ends up parked in the nearby neighborhoods. The developer has rejected the suggestions of both the Commission and community members for covered bike parking. While the developer has agreed to pay a substantial amount for traffic mitigation, the proposal to do so only addresses vehicular traffic and not pedestrian safety, which is critical given that this area has a large number of elementary aged children walking to school.

Waste and storm water are other big concerns. We have an aging infrastructure in Ann Arbor. The storm drain that is proposed to handle all the water run-off from a large increase in non-permeable surface is a 12" pipe. The method for water to get into this pipe from the proposed retention ponds is a slow-release valve. If this mechanism fails that is a lot of water for the system to deal with. My home is at the bottom corner of the Huron Highlands neighborhood, and I'm extremely concerned that we could be dealing with major water issues, in an already very wet corner of the neighborhood.

It is not unreasonable to ask the developer to:

1. Meet with the neighborhoods in the area
2. Add single family homes to make it a more mixed development
3. Add a small amount of affordable housing
4. Add covered bike parking to increase transportation sustainability

Please vote no on the proposed development as it currently stands.

Sincerely,
Erin Bigelow
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Ann Arbor, MI