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Sent: Tuesday, April 10, 2018 11:34 PM

To: Planning <Planning@a2gov.org>

Subject: Trinitas development on Pontiac Trail

Commissioners:

I write to you to object to the planned development by Trinitas. I appreciated the careful deliberations of Planning Commission, which I was able to stream in its entirety. After hours of skepticism towards the proposal from neighbors and commissioners, Chairman Clein acknowledged there is a lot to weigh -- which I took as an indication of its legal conformity.

I think even if Trinitas checks all the boxes legally, there's a strong argument that council (and by extension Planning) should follow its constituents. There were 0 constituents speaking in favor of this proposal on March 6th. It most certainly is not what was envisioned for that land in the citizen-created master plan, nor does it fit with the surrounding neighborhoods. Even in the higher-density developments East of Pontiac trail (Arrowwood, Knightsbridge), what is the make up of the demographics? Families, retirees, couples, singles, and, yes(!), students.

So does Ann Arbor value character of neighborhoods? Is council the majority-developer-hugging group many accuse them of being? It's worth making a values statement. It's worth it to fight development our electorate never imagined and affirmatively opposes.

Additional anecdotal data: when we rented out our smallish house on Hilldale Dr last year, we had many (15+?) applicants, indicating Ann Arbor's rental imbalance. However, 0 were undergrads, 3 were grad school families, and the rest were couples and families of various ages. The demand we saw very much matches the mix of the area's existing residents.

This area is not where groups of unrelated students or professionals choose to live. The area, and Ann Arbor generally, could benefit from that land having rental properties on it. Perhaps even with some room-style housing, as called for in this plan.

As a rental property owner, I should be pleased with the Trinitas plan. They're targeting a totally different demographic. Some things matter a whole lot more than dollars.

Regards,
Bryan Debbink

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