

From: Ed Dawson
Sent: Friday, July 28, 2017 3:10 PM
To: Planning <Planning@a2gov.org>
Subject:

To the Ann Arbor Planning Commission:

I live on Skydale in the Huron Highlands neighborhood. Trinitas Ventures wants to build apartments directly north of us. These so-called "Cottages of Barton Green" will be rented exclusively to students, primarily undergraduates.

I would prefer a mixed student-senior-workingperson neighborhood, one that includes affordable housing. I don't like the idea of living next to 700 students. It may be unfair to assume that "Cottages" is going to be like a fraternity, but students as a group do tend to be noisier.

But if a private developer is going to rent to just students, i.e, if they can practice what amounts to housing discrimination based on a person's occupation, we should be able to get more out of the deal than a few acres of parkland next to a noisy freeway interchange.

What I would like to get out of the deal is lower vehicle density. I like the population density – I don't want sprawl. But I would like to see fewer owned cars at "Cottages" or whatever winds up there. I would like to see the developer discourage car ownership by its residents. They could do this by providing space for a small group of ridesharing ZipCars to supplement their shuttle service. The City could help by installing protected bike lanes along Pontiac Trail. It seems that students are in more of a position to defer owning or going without a car than other groups. If vehicle ownership could be lessened, fewer parking spaces would be needed. As a consequence water runoff would be diminished, and the space saved (from less parking) could be used for other purposes by the developer. With lesser motor vehicle traffic, there'd be fewer traffic safety issues.

To paraphrase the Bill Clinton slogan, "It's the mobility, Stupid".
If Detroit can be the Motor City, why can't Ann Arbor become the Mobility City?

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