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Sent: Wednesday, April 11, 2018 1:58 PM

To: Planning <Planning@a2gov.org>

Subject: Cottages at Barton Green

To the Planning Commission:

Thank you for considering public comment on the Cottages at Barton Green site plan. My understanding is that Trinitas Ventures is requesting an up-down vote April 17.

The company has made few of the changes requested by the public and by Commission at the March 6 meeting. Commissioners Woods and Trudeau suggested then that Trinitas meet with the surrounding neighborhoods, something we welcome. We have not heard from the developer. It appears Trinitas is forging ahead without making any real changes to its plan, and without meeting with neighbors. Trinitas must feel it has a legal right to build regardless of community concerns.

Although the plan may meet the letter of R4A zoning, I'm confident that you will cast your vote based on the city-wide public interest. I personally believe the current plan will negatively impact the health, safety and welfare of the whole community, not least because it sets back the city's sustainability framework goals.

An additional legal rationale is this. Attachment D of the city's land development regulations reads: "Proposals that contribute traffic to streets or intersections that are or will be as a result of this proposal at a level of Service D, E or F as defined in the Highway Capacity Manual may be denied by Commission and Council until such time as necessary street or traffic improvements are scheduled for construction." [My emphasis.]

In the most recent (Feb. 6) Cottages traffic impact study, the following intersections meet those criteria:

1. Pontiac Trail & Barton Drive, AM peak hour. Southbound direction thru, and right turn, go from E to F. (Page 41.)
2. Pontiac Trail & Barton Drive, PM peak hour. Eastbound goes from E to F, Westbound from C to D, southbound left turn goes from C to F, and total intersection from D to E. (Page 42.)
3. Barton Drive & Traver Road, AM peak hour. Southbound goes from C to D. (Page 66.)
4. Plymouth & Barton, PM peak hour. Total intersection goes from C to D. (Page 62.)
5. Broadway & Maiden Lane, PM peak hour. Northbound left and thru go from D to E, and total intersection goes from E to F. (Page 57.)

To my knowledge, improvements to these intersections have not been scheduled.

Regardless of the final outcome, you have my deep respect for the thoughtful way you have considered all the issues raised by this plan. I'm proud to be represented by this Commission.

Sincerely,
Ken Garber
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