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Sent: Thursday, April 12, 2018 10:25 PM  
To: Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
Subject: Trinitas proposal

To the members of Ann Arbor Planning Commission, I appreciate the time you have all invested reviewing the proposed Trinitas development and listening to all of the community and professional concerns expressed.

As a professional planner and concerned citizen, I had hoped Trinitas would have made an effort to meet with members of the community and develop a safe and sustainable plan to our city.

Unfortunately, they have refused to meet or respond to the concerns expressed repeatedly at planning commission meetings and hearings. Trinitas has proposed a plan, that by their own consultants admission presents a safety hazard for vehicles, pedestrians and cyclists who try to exit, or turn into the proposed entrance. Their solution, a signalized crosswalk at the entrance to their proposed development leaves the remaining neighborhoods with the same safety concerns.

I am particularly concerned about pedestrians that utilize public transit and the bus stop west of Arrowwood on Pontiac Trail. There are always commuters waiting at that stop in the morning rush hour, many cross Pontiac trail to reach this transit stop. They will not have the advantage of safe passage at a signalized crosswalk and will need to navigate a busy road, a blind spot at the crest of the hill, with hundreds of additional vehicles.

My understanding of city regulations indicates that this safety issue needs to be resolved before any development can be approved.

I am a University Planner by profession, and have worked with student housing in New York and in Michigan. I have seen developments this remote from campus fail, and worse, watched as crime increased due to lack of connection to University activities, or poor supervision.

The proposed van that might connect students to the university hasn't been studied well enough. In morning rush hour, it takes approximate 20 minutes to go from Huron Highlands to North campus, the closest university property. At that rate, Trinitas will only be able to transport 15 students to campus every 40 minutes. At that rate, we can be assured the majority of students will be driving to campus.

This proposed development will have a higher rental cost than many housing options close to campus. A look at US and Michigan demographics would show that the typical 18-21 year old student population is diminishing. This development has no other marketable purpose and is not sustainable.

As a resident of Huron Highlands, we have suggested a component of single family dwelling be included, or a component of low income housing. These recommendations have fallen on deaf ears.

When I relocated to Ann Arbor 23 years ago, I was told this was the liberal haven of the Midwest. Ann Arbor presents itself as a city that is concerned with equity, sustainability and community. Trinitas has made no effort to design a plan that aligns with our city.

I urge you to reject this proposal on the grounds of unaddressed safety issues that were reviewed in the traffic study and its lack of a safe, sustainable, equitable model.

Kathleen Pepin

Sent from my iPhone