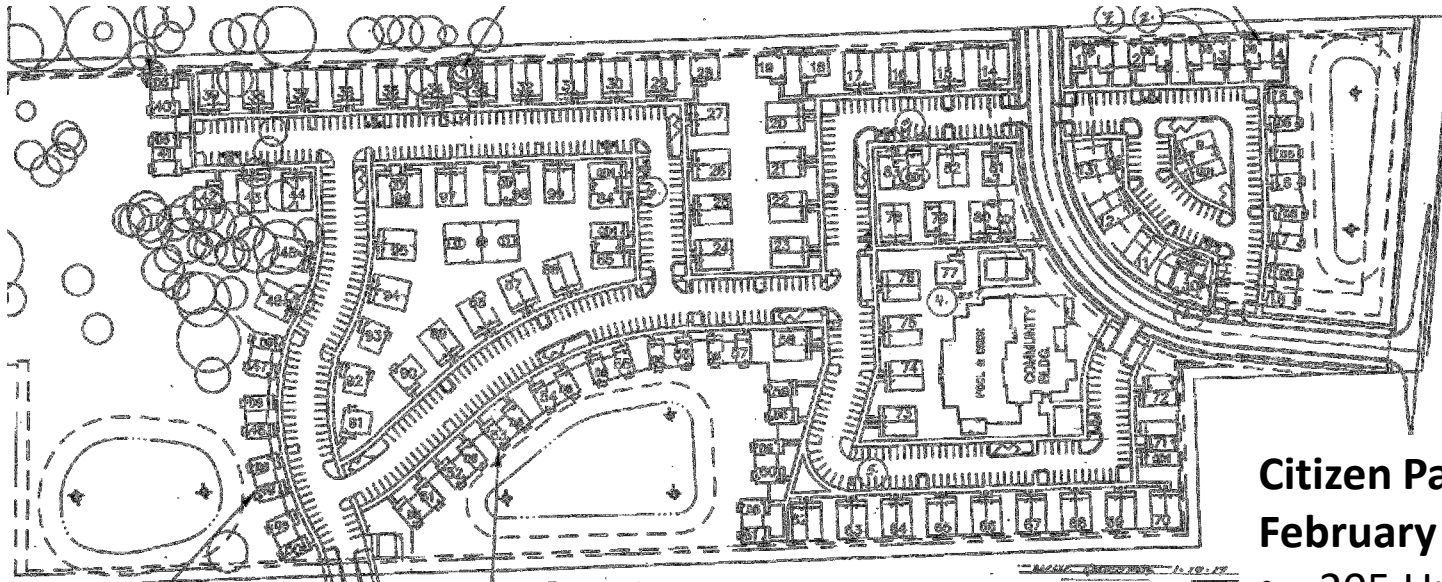




TRINITAS[®]

Trinitas Ventures LLC

Cottages at Barton Green



Citizen Participation February 2, 2017

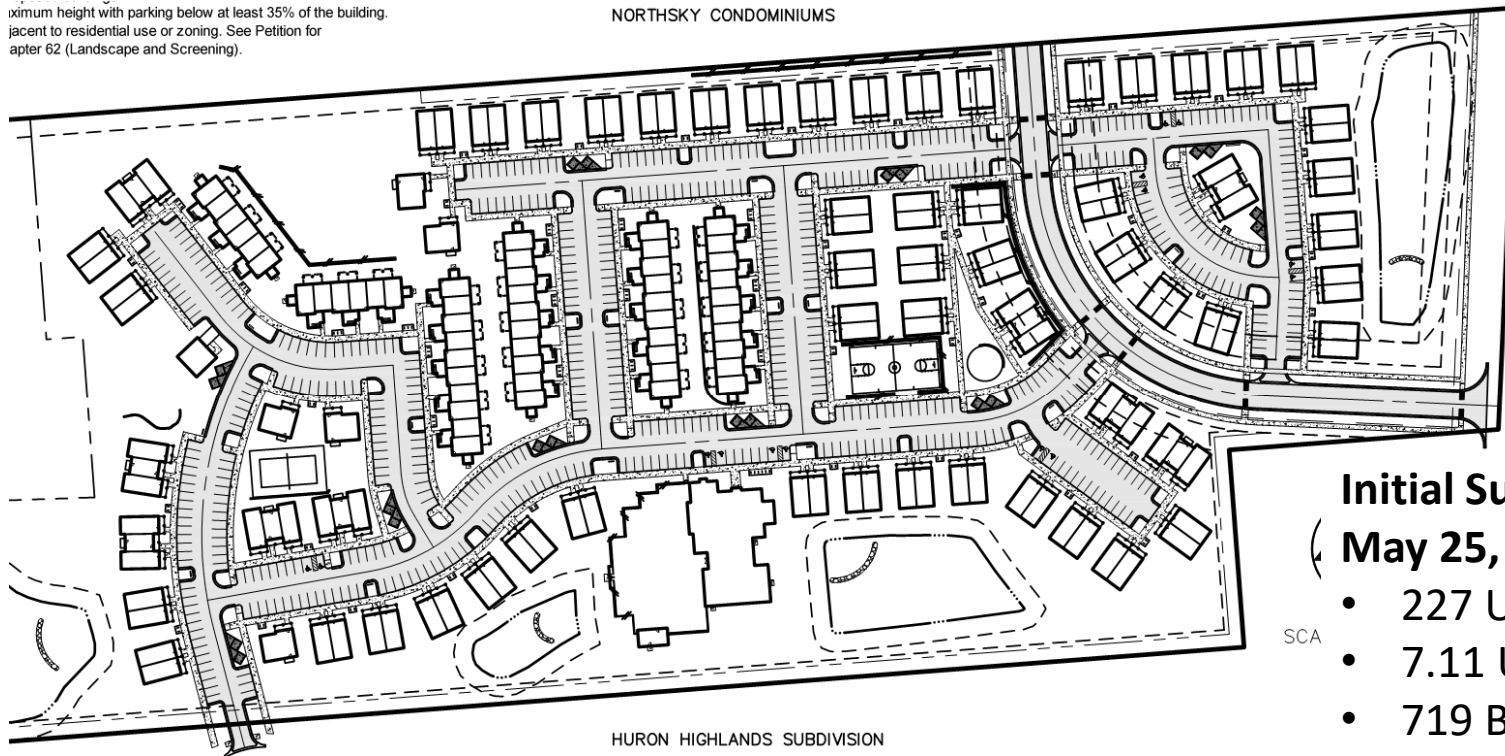
- 205 Units
- 6.42 Units / Acre
- 752 Beds
- No Townhomes
- No Dedicated Parkland
- No Playground
- No Southern Buffer

Cottages at Barton Green



Maximum height with parking below at least 35% of the building, adjacent to residential use or zoning. See Petition for Chapter 62 (Landscape and Screening).

NORTHSKY CONDOMINIUMS



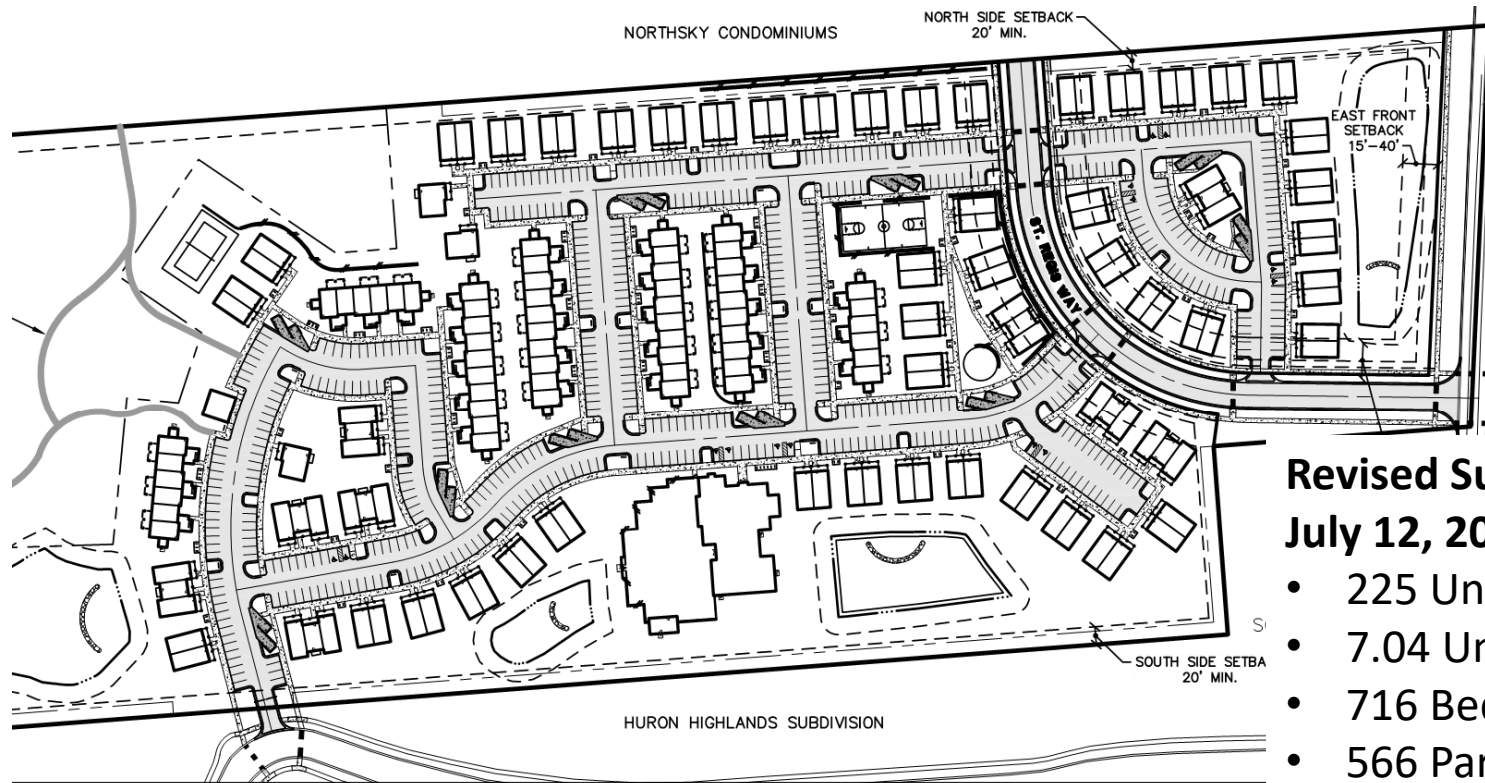
HURON HIGHLANDS SUBDIVISION

SCA

Initial Submittal May 25, 2017

- 227 Units (+22)
- 7.11 Units / Acre
- 719 Beds (-33)
- 597 Parking Stalls
- Open Space = 74%
- 238 Bike Parking
- 7.96 Acre Parkland
- Added Townhomes

Cottages at Barton Green



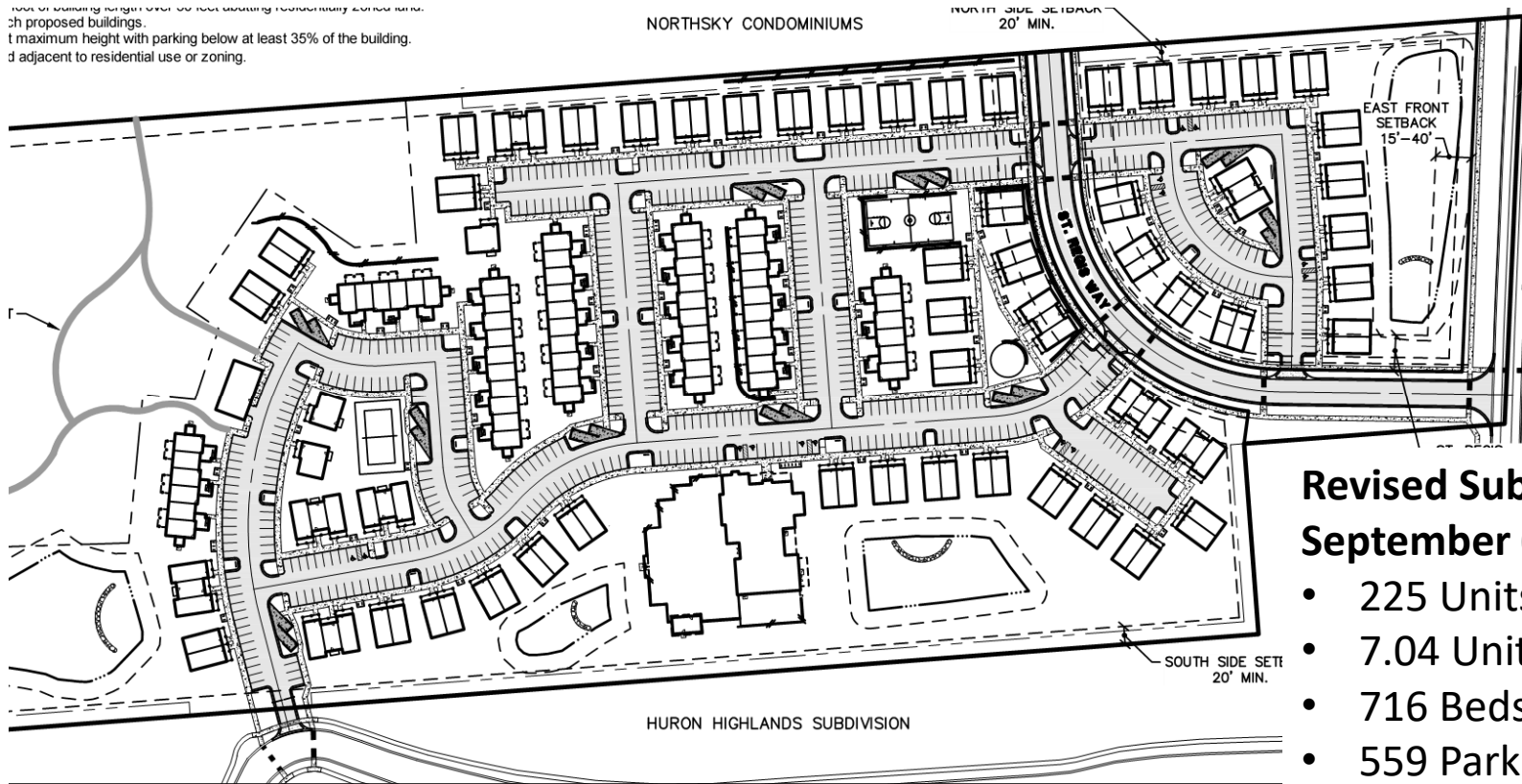
Revised Submittal July 12, 2017

- 225 Units
- 7.04 Units / Acre
- 716 Beds
- 566 Parking (-31)
- Open Space = 76%
- 244 Bike Parking (+6)
- 9.59 Acre Park (+1.5)

Cottages at Barton Green



Foot of building length over 100 feet abutting residential zoning area.
2) proposed buildings.
3) maximum height with parking below at least 35% of the building.
4) adjacent to residential use or zoning.



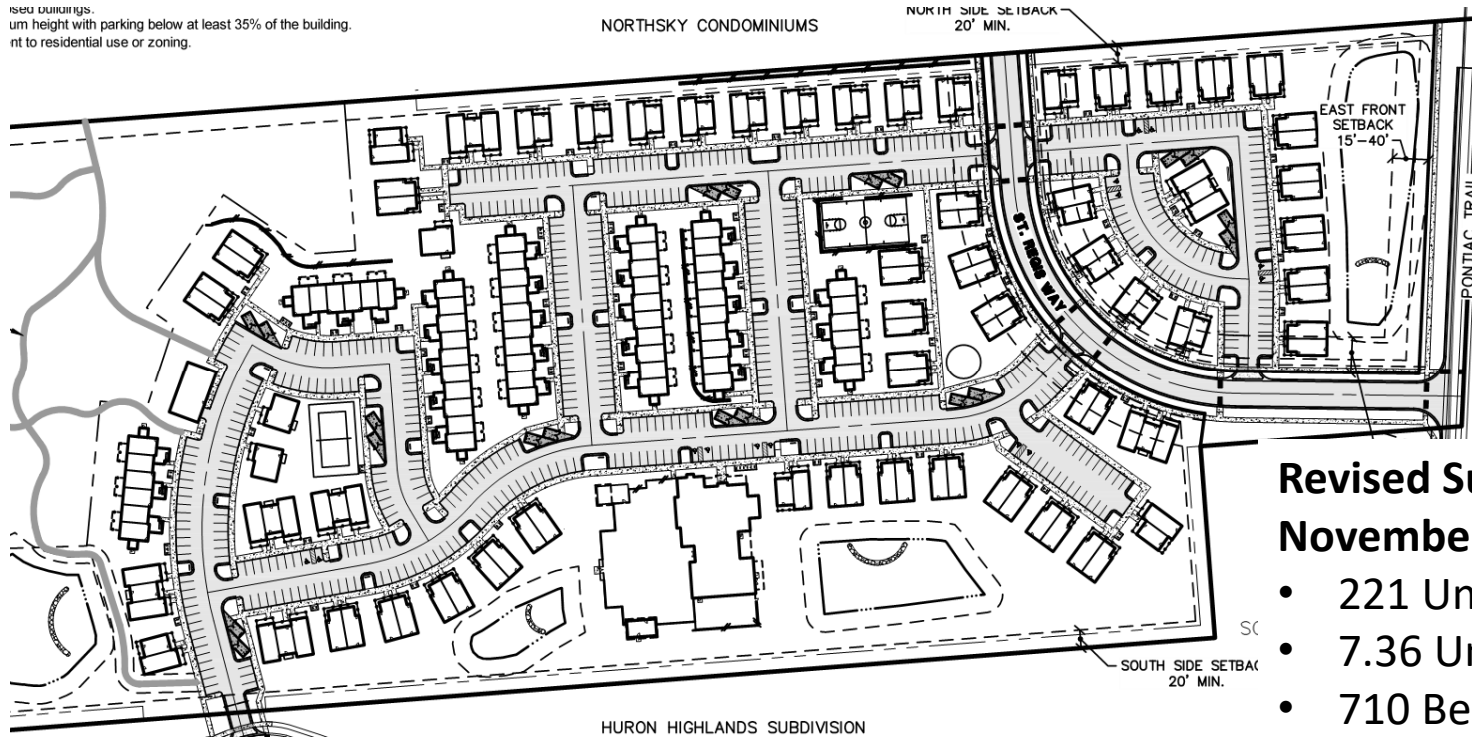
Revised Submittal September 6, 2017

- 225 Units
- 7.04 Units / Acre
- 716 Beds
- 559 Parking (-7)
- Open Space = 76%
- 244 Bike Parking
- Added Class A Bike
- 9.86 Acre Parkland

Cottages at Barton Green



Use buildings.
um height with parking below at least 35% of the building.
nt to residential use or zoning.



Revised Submittal November 15, 2017

- 221 Units (-4)
- 7.36 Units / Acre
- 710 Beds (-6)
- 559 Parking Stalls
- Open Space = 76%
- 244 Bike Parking
- Reduced Units/Beds
- 9.86 Acre Parkland

Cottages at Barton Green



PROJECT EVOLUTION

	2/2/17	5/25/17	9/6/17	CURRENT PLAN
UNITS	205	227	225	221
UNITS / ACRE	6.42	7.11	7.04	7.36
BEDS	752	719	716	710
PARKING	Undetermined	597	559	559
OPEN SPACE	Undetermined	74%	76%	76%
BIKE PARKING	Undetermined	238	244	244
PARKLAND (Ac)	NONE	7.96	9.86	9.86

- More Units
- Less Beds
- Less Parking
- Increased Bike Parking
- More Parkland and Open Space

Cottages at Barton Green



Goals of the Master Plan:

- **Low end of the recommended 7-10 units/ acre**
- **Incorporate community design**
- **Stack and attach units**
- **Provides neighborhood park**
- **Pedestrian and vehicular access**
- **Landscaping and buffering along major roads**
- **Adjacent to single family neighborhoods**

Cottages at Barton Green



Exceed R4A Zoning:

1. **10 units per acre allowed (we are close to 7)**
2. **Exceed setback requirements by up to 50 ft**
3. **Bike spaces (45 required, 244 provided)**
4. **9.86 parkland dedication**
5. **\$346,000 Payment to the City for Traffic Mitigation**
6. **8 ft soundwall and additional landscaping**
7. **10% additional open space**
8. **Walkways along Pontiac Trail**
9. **Providing private mass transit service**

Cottages at Barton Green



Cottages at Barton Green



Cottages at Barton Green



Thank you for your time.

- We ask that you forward this request to the City Council with a positive recommendation and any appropriate conditions.
- We look forward to working with the City Staff and the City Council as we move forward on this project.