

From: Karen Johnson <momrules57@yahoo.com>

Sent: Thursday, April 12, 2018 2:52 PM

To: Planning <Planning@a2gov.org>

Subject: Trinitas April 17 Planning Commission

I live in the Huron Highlands community and would like to once again voice my opposition to this development. I have already spoken out in the two previous meetings held regarding the Trinitas plan. I feel that after the last indefinite postponement, forcing a vote the very next month, without addressing any of the issues that brought about the postponement is an easy decision to vote NO on this request. Commissioner Clein pointed out that as long as this effort met the current zoning restrictions, and did not pose a nuisance to the community, the planning board could not vote no. I believe that the multitude of speakers at the October and March meetings listed many examples of the nuisance factor of this development. A short list:

- Traffic - this project will generate more than a typical development due to the high bedroom density, with every bedroom inhabited by a potential driver.
- Traffic again - the drivers that will be added to this stretch of road will, statistically, be far more likely to be involved in accidents, speed and drive while impaired.
- Overflow parking into Huron Highlands - this is a real risk, with 710 bedrooms and approximately 550 parking spaces
- Noise - added in 710 transients who are more likely to have late night parties 30 feet away from homes containing small children and working adults that need to get up early in the morning will be a considerable nuisance.
- Public drinking in the common areas and backyards
- Longevity of the project - as configured, these units will only ever be used for undergraduate housing due to the small amount of shared common space within each unit. The neighborhood and the planning commission have repeatedly asked that some units be configured to accommodate families - these requests have been ignored.
- Drainage - while we have been assured that there will not be any drainage issues, the first time my basement floods after 40 acres of run-off have been diverted through my backyard, I know I will be contacting the city for recompense.

Thank you for your attention

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