

From: P. Heck <p.s.p.heck@gmail.com>

Sent: Thursday, April 12, 2018 4:03 PM

To: Planning <Planning@a2gov.org>

Subject: Trinitas vote April 17

Council....

We, Stanley & Patricia Heckaman at 681 Cloverdale, are asking the council to vote 'NO' on allowing Trinitas to move forward with development of Cottages on Barton Green. We feel the integrity of our community will be diminished if Trinitas is allowed to continue with development as is.

The very name "Cottages on Barton Green" causes images of a lovely, quiet, homey community. It's ironic that Trinitas chose this name, as under the circumstances, it's very misleading and promises something more serene & idyllic than the architectural plans actually show. That name contradicts the fact that this development is really just another iteration of high-density, dorm-style living, literally devoid of any sort of 'cottage-feel'. Despite what it's name implies, the obvious goal is to cram 710 students, each with daily transportation needs, etc, onto a 32-acre plot of land, parking for 559 (or 79%) plus a clubhouse for parties. The name, "Cottages" implies a cozy, idyllic community but the only thing matching that name's description will be US, the small neighborhoods bordering the immediate north & south of this development, not the actual C.O.B.G. "community". Fact is, that so-called 'community' will be students, living off-campus in rented bedrooms, dorm-style, with a new batch of occupants each semester. Our big concerns are noise and traffic

Up until now, Trinitas has ignored requests for further discussions with us, Huron Highlands, Arrowwood and surrounding areas, even though council recommended it. Not surprisingly, we have lost trust. We need to be reassured that future issues will be openly addressed and not shoved aside. .

We feel there are still too many questions to allow this project to proceed.

Questions Such as:

- > What is so cozy & idyllic about 6 mostly-unrelated *transient* students living dorm-style, at roughly \$800-\$1300/semester for ONE room with bath, plus common area? How sustainable is that and how affordable are these self-described "Cottages" added to ever-increasing education costs?
- > How likely will they (transient students who's main goal is getting an education) interact with neighbors to the north & south? Bets are, they're not at all motivated. Surely northern & Southern neighbors feel the same way. They have very little commonality.
- > Will they be respectful of neighboring communities and keep noise levels down?
- > How on earth does council ever justify dorm-style-living as a good fit in this location? Especially when 'shoehorned' in-between quiet, modest-homed Huron Highlands, a 60+ Y.o. neighborhood, and North Sky, a single-family community of 4&5-bedroom homes, likely priced well over \$350,000. We feel strongly that C.o.B.G. may meet zoning requirements, but in no way, shape, or form does it fit in with these 2 communities.
- > Will traffic increases and unmet parking needs cause an overflow that'll overwhelm or infringe-upon nearby neighborhoods?
- > Will future concerns with drainage & flooding in the NW corner of Huron Highlands (Skydale), during storm events be addressed?
- > Will increased traffic be a burden on Pontiac Trail & nearby intersections. (The next study won't be till November.) They'll have a 2+mi commute to & from classes, parking for their cars, motorcycles, bicycles or using public services. How will this increase affect current resources.
- > What if occupancy goals fail for some reason? What if some currently unforeseen dire circumstances cause it to drop so low it falls short of the income level needed to keep it going? The current design of 6-person units lacks flexibility & makes others uses like conversion to single-family units highly improbable. What then? How sustainable is such a community when there's no flexibility. For example, We suggested 22 single-family units to provide some stability should the student population dwindle or rental market takes a dive, but that request was ignored. No surprise.
- > Will it be seen as a positive contributor to neighborhood home values?
- > OR Will we be stuck with a 'white-elephant' in our own property, our neighborhood or with this proposed neighborhood?

Our apologies for the lengthy email..

Thank you for the opportunity to have them presented to Council.

Respectfully,
The HECKAMAN'S