

From: sharon burzan
Sent: Sunday, July 12, 2020 11:50 PM
To: Planning <Planning@a2gov.org>
Subject: Naylor property

Please rethink the plans for this site.

We do NOT need/want a storage unit, another bank

This is our "neighborhood". We walk, drive, bike down stadium Blvd every day. We want something that will enhance our lives here.

I've been a residence of this area for 55 years. My husband was born here 90 years ago

Thank you. Sharon Burzan

From: Nick Camp
Sent: Monday, July 13, 2020 3:45 PM
To: Ramlawi, Ali <ARamlawi@a2gov.org>; Smith, Chip <ChSmith@a2gov.org>
Cc: Planning <Planning@a2gov.org>
Subject: 2060 W. Stadium Development

Hello,

I hope this email finds you well. My name is Nick Camp, and I am a recent constituent of yours, having moved to Lakeview mid-May. I have been settling in nicely, and recently registered to vote here in Ann Arbor.

One of the things I love about my neighborhood is the number of family-friendly businesses in Westgate and the larger Stadium corridor. My wife and I are expecting in two weeks, and we bought our house was the number of amenities nearby. So, I was disappointed to hear that 2060 W. Stadium, a large lot, is going to become... storage and a bank.

This is a wasted opportunity that provides few jobs, adds no life or foot traffic to the surrounding businesses, and creates an eyesore for the surrounding neighborhood. Can't we do better? A restaurant? Mixed retail? At the very least, I would like to see any special zoning permissions accompanied by some green space that could contribute to the Stadium Corridor.

Thank you for your time, and I hope you take my input into consideration. My wife and I are excited to put down roots here, and so we will hold our breath for something more exciting than storage lockers in our backyard :-).

Best,
Nick Camp

From: Deirdre
Sent: Monday, July 13, 2020 5:32 PM
To: Planning <Planning@a2gov.org>
Subject: Proposed Development on West Stadium

Dear Planning Commission,

I just heard about the remote storage facility being proposed for the old Naylor dealership site. A much better use needs to be found for this site. The size of the building and the fact that it would discourage foot traffic would make West Stadium even less user friendly and would hamper any sustainable development in the area for years or maybe decades to come. It's hard to believe this creative and forward-looking community can't find a better way to make use of this property. I don't know about the zoning in the area, but why not open this property up to residential development? If an apartment building the size of the remote storage building being contemplated were built, that would probably add dozens of apartments to our meager housing stock, right?

Thank you,
Deirdre
305 Virginia Ave.

From: MYRON GRANT

Sent: Tuesday, July 14, 2020 6:34 PM

To: Planning <Planning@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Smith, Chip <ChSmith@a2gov.org>

Cc: cgrantaa@yahoo.com

Subject: Storage building & bank proposal on West Stadium

Please find a solution other than the one recently reported on. Please select one that is an attractive, has a use more in line with the businesses already there, and one that will enhance that corridor.

Myron Grant

From: Debbie Green
Sent: Saturday, July 11, 2020 8:21 PM
To: Planning <Planning@a2gov.org>
Subject: Storage unit proposal for West Stadium

Dear Planning Commission,

I have heard about the plans to put in a storage facility in the old Naylor dealership lot on West Stadium. If you have access to Nextdoor.com, I invite you to read the overwhelmingly negative responses to this idea. Not one person has come out in favor of this plan.

We do not feel that a storage facility fits the atmosphere of West Stadium, which is geared more toward essential and specialty shopping. It is a very convenient stretch to take care of our every day needs, not to stop by a few times of the year drop off/pick up location.

To summarize, people would like to see these elements in whatever is put on this site:

1. A pleasant looking building that is set back from the road far enough to allow for a wide sidewalk shaded by trees.
2. Something that is NOT industrial.
3. Something that would appeal to a greater number of people, such as a gardening center (like English Gardens), or a year round farmer's market (like Fresh Season's).
4. Some people have suggested retirement apartments.
5. Other people have mentioned something for entertainment other than a gym.

While we all realize that you can't please everybody, and that the business that offers the most immediate rent is the most desirable in the short term, we would really prefer that serious consideration be given to businesses that improve the allure of the area, not detract from it.

Thank you for listening.

Sincerely,
Debbie Green
2773 Holyoke Lane
Ann Arbor, MI 48103

From: Leigh Ann Koepp
Sent: Monday, July 13, 2020 11:48 AM
To: Planning <Planning@a2gov.org>
Subject: Development Planned for Old Naylor

Good Afternoon,

Have just heard of the plan to build a giant public storage building on the old Naylor property. Growing up in Ypsilanti my whole life and then living in AA around the Stadium Blvd area for 20+ years, I have always wondered why the city of AA has not taken better care of what buildings and establishments go on Stadium....Stadium Blvd is one of our biggest gateways into Ann Arbor especially when football traffic comes into town and the fact that the city hasn't beautified and restructured to represent the city of AA is an embarrassment. Stadium slowly over my years here has started to resemble an ugly looking industrial street. Nothing special.....the street name should be changed to represent something other than a grand name such as Stadium. For having nice neighbors around Stadium.....the reason's for leaving AA keep adding up. Sorry to be critical but adding a public storage building is just wrong on so many levels.

Thank you for reading. Leigh Ann Koepp

Comments on the proposed construction for 2060 W Stadium Blvd , Ann Arbor

I am the owner of a house that is directly behind 2060 W Stadium. I am not opposed to development of that property, but I completely oppose the building of any structure on that site that is over 2 stories and any 2 story structure that would be closer than 100 feet from the back of the lot.

Buildings that go above 2 stories will negatively impact the value of my house and other houses in the neighborhood which has been a quiet, tree lined family neighborhood since the 1960's.

There is a berm separating my property from the 2060 W Stadium that obstructs the view from my home to the now vacant building (that was originally Naylor's Chrysler) and the back 100 feet of the lot. The berm would not obstruct the view of a 3 story or taller building nor a 2 story building that was closer than 100 feet to back of the lot.

While the neighborhood and my house have always backed onto the commercial development along the east side of Stadium Blvd between Liberty and Pauline, that commercial development is mostly one story with only two, newer structures that are over one story, and none as tall as 3 stories. The structures over one story, CVS and the O'Reilly Auto/Gordon Foods buildings are set back a substantial distance from the residential area. I believe that is how it should remain.

I also want to point out that several years ago the previous owner of the 2060 Stadium Blvd lot decided to expand the parking area in the rear and at that time bulldozed out a good deal of the berm that was on the parking area side of the neighborhood berm, eliminating many trees that had helped to buffer the commercial area from our neighborhood. If this development goes forward I request that additional trees be planted at the back of this lot.

Something else that has changed over the last years: more and more security lighting has been added to the lot and bright lights shine into several windows of my home. I hope that the developer would be sensitive to the light pollution and not increase it.

I understand that Ann Arbor is an expanding city and that growth and development is mostly beneficial for a thriving local economy. But the development as proposed in advance of the resident participation meeting is not appropriate for the site.

Thank you for proceeding with respect for the neighborhood bordering your proposed development.

Diane Saulter

From: Amy Perry
Sent: Sunday, July 12, 2020 12:30 PM
To: Planning <Planning@a2gov.org>
Subject: Naylor Development Site

I am writing to voice my dissent on the proposed storage facility development on Stadium. I believe this is an ill conceived plan and is not in character with the area. It adds congestion in a retail area and does not contribute to unemployment challenges. Please do not Approve this plan.
Amy M Perry

From: Raley, Lelia
Sent: Friday, July 10, 2020 6:43 PM
To: Planning <Planning@a2gov.org>
Cc: 'jackeaton@live.com' <jackeaton@live.com>
Subject: 2060 W. Stadium

Like many residents of this neighborhood I am not favorably impressed with the proposed storage monolith. WHY does a storage facility (even if that is deemed an appropriate use of the parcel) need to be four stories tall? This can ONLY be an eyesore and I predict after-hours police calls to the shadowy back parking lot if this comes to pass. I won't walk on that side of the street, I know that. And oh goody, another bank on W. Stadium, just what we lacked! We only have six banks between Pauline and Maple.
Thank you.

Lelia E. Raley

From: Diane Saulter
Sent: Tuesday, July 14, 2020 12:06 PM
To: Planning <Planning@a2gov.org>
Subject: 2060 W Stadium Blvd proposed development

Dear City Planning Commission members,

I have attached comments I asked to be submitted to the City Planning Commission which I sent to the Jordan Samp at NorthStadium LLC prior to the meeting to be sure they are received by you.

After listening to the community participation presentation and viewing the plans for the development of this property I still think the proposed Storage Facility is out of place in the commercial area of W Stadium Blvd. It's size is totally out of proportion at 4 stories, towering over the much-frequented local businesses on either side as well as over the quiet residential area behind it.

However if this project is going forward I am glad to see the proposed Storage facility has been designed to be oriented with the shorter sides of the massive rectangular building facing Stadium Blvd on the west end and the east end facing residential neighborhood behind it.

If the Storage facility is to be built as proposed, 75 feet from the rear property boundary, the developer will have to request a change in the zoning from Parking to CB2. I request that the Planning Commission recommend that City Council should not re-zone the parking area so that the building will need to be 100 feet from the rear property boundary to make it at least somewhat less intrusive.

Also, at the meeting the developer proposed to clear our the overgrown berm on their side and to plant trees near the rear property line. I strongly urge that the developer take care not to cut down the few existing trees on their side of the berm when they do clearing work. It will take any new trees years to mature enough to really soften the view from the neighborhood.

Thank you for your consideration of these factors.

Diane Saulter

1925 Ivywood Drive

Ann Arbor, MI 48103

From: Amanda Wyse
Sent: Tuesday, July 14, 2020 11:36 AM
To: Lenart, Brett <BLenart@a2gov.org>
Cc: Gale, Mia <RGale@a2gov.org>
Subject: Re: Citizen Participation Ordinance

Hi There,

Thank you for responding to my email me on 6/29. I wanted to keep you in the loop about what has happened since then. The developer, NorthStadium, LLC, met with our neighborhood on July 7 to explain their project. 1. They are going to need to get approval to rezone part of the property in order to build. My feeling is that part of this property is currently zoned P to provide a buffer between the commercial businesses and the residential neighborhood and should not be re-zoned. The former owner of the commercial property dug out the berm separating the neighborhood from the commercial space to make his parking lot bigger and took out the buffer of trees already. Rezoning the lot would just open it up to future building even closer to our houses. 2. The developer wants to build a four story building which is inconsistent with all of the other buildings in the area. Nothing on Stadium that is adjacent to a neighborhood is taller than two stories. A four story building will look out of place, set precedent for other developments to build to supersize, block the sun, and cast security lights well over the tree line. 3. Many people in the neighborhood voiced concern about one of the buildings being a storage facility. It is not something people in the neighboring community can really use. They can walk to a grocery store, post office or restaurant, but a supersized storage facility could be placed elsewhere in a more industrial place with other facilities that take up lots of space but do not benefit the community directly.

Thank you for hearing these concerns. It is my understanding that the next step is for the developer to submit an application to the City Planning Commission and then it will go to City Council but I wanted to let you know about it and seek your support well in advance.

Amanda Wyse
1937 Ivywood Dr.
517-290-0111