

QUATRO CONSTRUCTION LLC

Design • Build Contractors

Date: 3/15/16

Re: Circle K Raise & Rebuild,
1420 W. Stadium Blvd
Ann Arbor MI

To Whom It May Concern;

The following list is a basic list of the concerns presented by the neighboring properties to the Circle K project and a list of how they were addressed where possible.

1. Highway style canopies:
 - A. highway style canopies are 17-20' tall in general (underside)
 - i. Proposed canopy is 14' tall underside.
 - B. Highway style canopies are lit around the perimeter which is a preference of Circle K.
 - i. However this one is only lit on the underside by recessed lights shielded to point down.
 - C. Larger Canopy than needed.
 - i. The canopy covers only the cars that are filling up.
 - ii. One request from the neighbor was to have it covered from canopy to building like the CITGO on the south east corner of stadium and Packard.
 1. We are not doing that.
 - iii. It is only tall enough to cover the structure of the canopy top and the size requirement to see lettering on the canopy by traveling motorist.
2. The new 8' fence proposed to be installed at the property cannot be installed tall enough to prevent nuisance light from the canopies or poles.
 - A. Light poles along south & west property are shielded away from neighboring properties.
 - B. We are at the minimum light coverage required by the city as it is for parking lighting.
 - C. The new 8' fence is 2' taller than the existing fence on site.
 - i. An option we can talk with Circle K about is a Future Fence.
 - ii. If allowed by Circle K and landscape Forestry we can add posts that we can install masonry walls in-between. Much like what is seen along highways to block noise and light.
 - iii. See below
 - iv. Again this would be dependent on Forestry to disturb critical roots zones and Circle K for the cost to implement.



v.

3. New parking spots will be positioned 15 feet from some residential property lines so that car lights face directly into the back yards of homes, closer than the existing conditions.
 - A. (2) Parking spaces are 15 feet from the property line. The remainder of parking spaces are either in front of build or angled so they don't point directly into any yard. This allows for more green space along the south/west property.
4. The elevation and placement of the store and light canopies will be higher which directly contributes to more noise and light.
 - A. The existing store is shorter than the proposed yes, however the new added high will accommodate hiding/screen the HVAC system on the roof verses the existing condition where the parapet does not go along the south of the building, making the roof top fully exposed to the neighbor's behind.
 - B. Proposed elevations height will be more in line with the neighbor to the North West corner of Stadium & Packard.
 - i. Peats Coffee and Tea appears to be ~19' on the low end and 23' on the high end.
 - ii. Proposed elevations are no taller than this. And have a lower look as we are utilizing a residential (pitched) roof instead of a parapet wall with coping that steps up and out.
 - iii. Whereas the chase back Elevation height varies from ~22'-26' with pitched roof

- iv. The only building we will be noticeable larger than in the CITGO on the south east corner of the intersection.
 1. However we will have a backdrop of mature trees.
- C. Canopies:
 - i. We have reduced the height to a minimum to allow trucks access through the site without hitting it.
5. Lighting at the other businesses at this corner is much less intrusive.
 - A. Circle K has provided a third party lighting companies rendering analysis of the lights proposed on site.
 - B. The planning reviewer has mentioned we are at a minimum in some areas just so that we could reduce intrusion onto the neighbors.
6. Much larger scale building that was the neighborhood deems necessary.
 - A. This building being proposed is 3394 sq. ft. which is an increase of 40% on the existing building.
 - i. However new Circle K's being built at this time range from 4,000 to 5,000 sq. ft.
 - ii. Circle K has reduced their size greatly to accommodate the size of the site.
 - iii. This reduces the added traffic to and from the site then what could be possible.
7. Safety: Pedestrian & Bicycle :
 - A. Reduction of quantity of driveways increase flow in the remaining driveways that are already congested depending on time of day.
 - i. The elimination of the two driveways closest to the intersection was a requirement of the city.
 - ii. We did not move the driveway on stadium closer to the corner just widened it to allow for a semi-truck for gas delivery.
 1. This reducing the damage that needs replacing from semi-trucks rolling over concrete curbs.
 - iii. Driveway along Packard. It is between the two previous driveway locations.
 1. To accommodate traffic flow through the site
 2. To allow as little building setback variance as possible.
 - iv. Pedestrian & Bicycle traffic will only have to deal with one driveway on either street instead of two.
 - v. With a right turn out only on Packard the people "gunning" it to make it between traffic on Packard will be reduced.
8. Space created for people to hang out late at night by the building being pushed into the 30 ft. setback.
 - A. The building will have security cameras added.
 - B. If desired by neighbor's Circle K could possible set the lights on a motion sensor to "light up" any concealed area when people enter.

- i. But I fear this would be disruptive to Mrs. Iftkhar. As that is the corner her house is on.
- 9. 30 ft. setback variance precedent:
 - A. There is a long process to ensure as many alternatives as possible are tried while being respectful of the Clients desires to make a profitable improvements.
- 10. Increased pollution due to increased pavement area.
 - A. The Storm water currently onsite is not mitigated in any way. There is no existing storm system, so neighboring properties are not protected at this time.
 - B. With the proposed plans all water must pass through the bio-retention systems and infiltration systems before leaving the site. Thus providing the neighborhood with cleaner storm water.
- 11. Brighter lights:
 - A. We are using LED lights to reduce demand on natural resources.
 - B. We are using the minimum required site lighting for much of the site.
 - i. The city has referenced that more might be required.
 - C. We are installing 13 more conifer trees (evergreen) which in time will cut down on light traveling onto neighbor properties.
 - i. It is understood that they take time to grow, but they are in a staggered pattern to allow the best coverage available. And Start at a minimum of 7' tall.
 - ii. As this area of site does slope uphill to the parking the trees will be that much higher.
 - D. Circle K standard site layout have a lit canopy on the façade (face) and have lighting on top of the canopy facing the building.
 - i. Both of these items have been removed from this project to protect the neighbors.
- 12. Dairy Queen additional traffic.
 - A. It is by request of the city that we are not allowing left turn onto Packard road for the safety of Vehicular, Pedestrian and Bicycle traffic.
 - B. The site's depth does not allow for moving the driveway further south along Packard Road as 1/3rd of the site is unable to be built upon.
- 13. Please note the city did receive at least one letter approving of the site from a neighbor.

In addition I'd like to show an alternate that doesn't require any variances from the city. It is not what Circle K wants to do, but if we cannot move forward the plan as

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currently proposed it is what someone else could do should Circle K decide to relocate elsewhere (where they would be able to do a store of standard size and shape) 4,000-5,000 sq. ft. and rectangular.

With this plan the building is up front on the corner and the canopy is in the back. It still allows for 8 pumps stations, double dumpster, 4000 sq. ft. building retail/convenience, 16 parking spaces (with ada space) aside from the pumping stations. Keeps many landmark trees, does require 1 mitigation tree. Would not be required to have a residential style (pitched) roof. Only would be required to screen HVAC (roof top units).

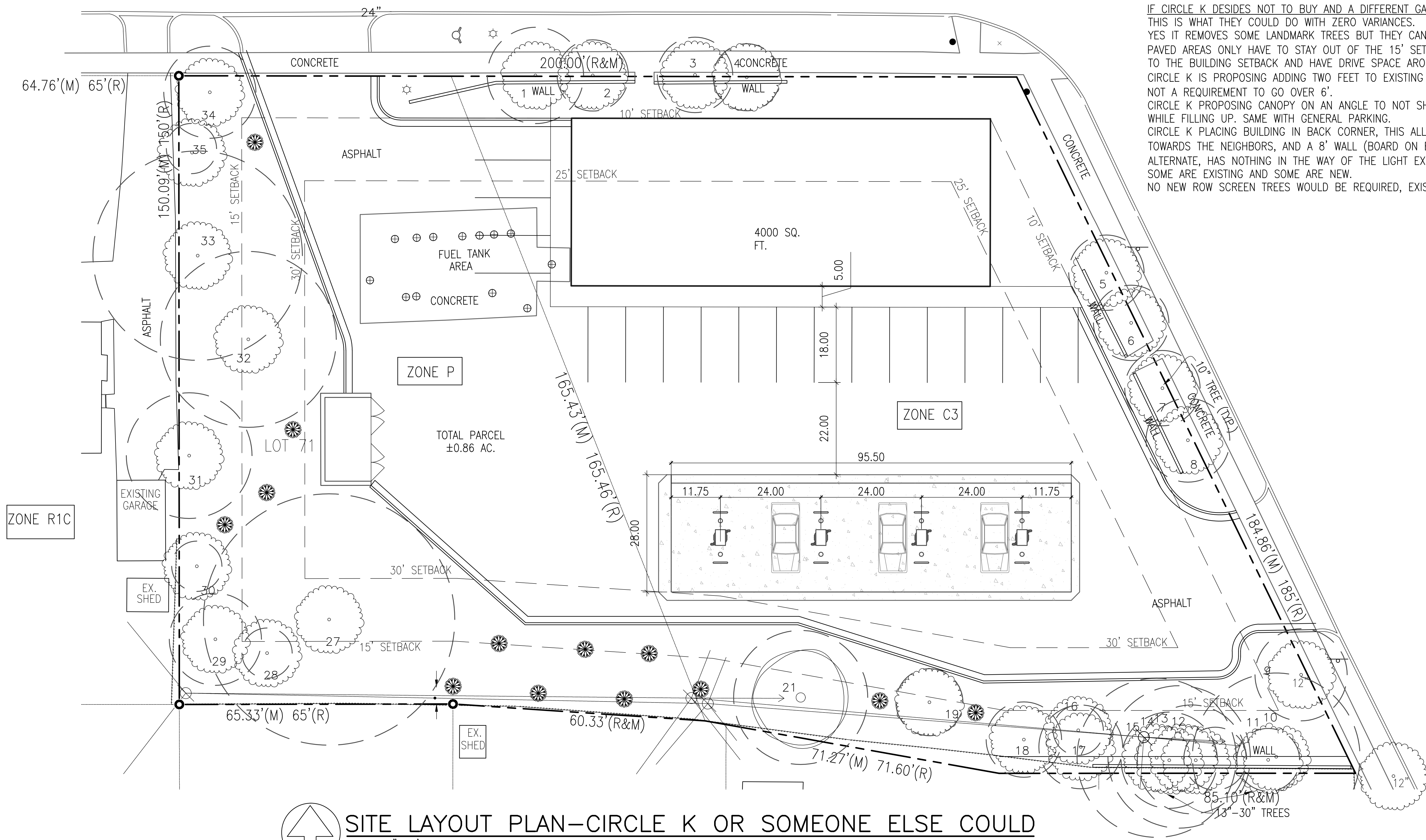
I feel this option is much less in line with the local community and is why we are pushing for the variances we are. But again it is perfectly legal with no Variances.

I hope this is response helps everyone understand what we have been trying to accomplish with the (3) meetings with neighbors we have had so far. And over two years of design with the assistance of the city planner.

Sincerely,

Rianna Szatkowski
Architect / Project Estimator
Quatro Construction, LLC

STADIUM BLVD



IF CIRCLE K DESIDES NOT TO BUY AND A DIFFERENT GAS STATION COMES IN:
 THIS IS WHAT THEY COULD DO WITH ZERO VARIANCES.
 YES IT REMOVES SOME LANDMARK TREES BUT THEY CAN BE MITIGATED ON SITE.
 PAVED AREAS ONLY HAVE TO STAY OUT OF THE 15' SETBACK SO THE CANOPY CAN COME BACK
 TO THE BUILDING SETBACK AND HAVE DRIVE SPACE AROUND.
 CIRCLE K IS PROPOSING ADDING TWO FEET TO EXISTING 6' FENCE, JUST FOR THE NEIGHBORS,
 NOT A REQUIREMENT TO GO OVER 6'.
 CIRCLE K PROPOSING CANOPY ON AN ANGLE TO NOT SHINE CAR LIGHTS DIRECTLY AT NEIGHBOR
 WHILE FILLING UP. SAME WITH GENERAL PARKING.
 CIRCLE K PLACING BUILDING IN BACK CORNER, THIS ALLOWS SOME LIGHT TO BE BLOCKED
 TOWARDS THE NEIGHBORS, AND A 8' WALL (BOARD ON BOARD)
 ALTERNATE, HAS NOTHING IN THE WAY OF THE LIGHT EXCEPT A 6' WALL AND THE TREES THAT
 SOME ARE EXISTING AND SOME ARE NEW.
 NO NEW ROW SCREEN TREES WOULD BE REQUIRED, EXISTING COVERS THAT REQUIREMENT

↑ SITE LAYOUT PLAN—CIRCLE K OR SOMEONE ELSE COULD
 SCALE 1"=20'