

From: Macklin Smith
Sent: Friday, March 11, 2016 8:53 AM
To: Planning
Cc: Kowalski, Matthew
Subject: the Circle K at Stadium and Packard

Dear Planning Commission members,

Quite early this morning, as I was driving home in thin traffic from walking the dog at County Farm Park, I took a good look at the Stadium and Packard intersection. I noted that while the Circle K somewhat dwarfed A2 Auto Center gas station due to its relative sprawl, its more widely spaced pumps and its "convenience store," all four commercial properties (the Circle K, its competing gas station, the Chase bank, and the little shopping area with coffee shop) were proportional in height and attitude. None of these establishments seemed designed to render its neighbors "less than" itself in its commercial power and importance. I'm not saying that the look of the intersection is particularly pleasing, aesthetically, but I am saying that the current urban intersection is appropriately modest, as befits its residential neighborhood. Let's keep it that way.

As a resident of Iroquois Place, which cuts off the southwest corner of this intersection, I typically have many chances every day to view the scene. I have never seen any overflow rush of autos attempting to purchase gas at either station. Nor have I seen any rush of folks eager to buy chips and pop at the Circle K convenience store. In fact, the **only** establishment nearby that ever experiences a business rush is our beloved Dairy Queen, during the warmer months. Let's keep it that way.

As I understand it, the Circle K's proposed plans would create an eyesore, would increase light pollution, and would increase noise pollution. These plans' only rationale, it seems to me, is one of commercial power, not commercial need. The net effect of these plans would of course be the attraction of more auto customers, but currently there is no local demand for this whatsoever. Meanwhile the proposed new Circle K would horribly impact the residential properties at the east end of Iroquois.

I hope very much that you will side with the citizens of Ann Arbor in this current situation, not with the commercial interests of a national corporation. Circle K's designs quite clearly clash with the well-being of our street and neighborhood.

Thank you for your consideration,

Macklin Smith
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