

From: Eaton, Jack
Sent: Tuesday, August 30, 2016 3:34 PM
To: Rianna
Cc: Kowalski, Matthew
Subject: RE: mitigation suggestions for Circle K property

Dear Rianna,

My name is Jack Eaton. I am an Ann Arbor City Council member who represents the area in which the Circle K gas station is located. It is my understanding that the residents near the Circle K sent the emails below inquiring about the developer's promises to respond to the mitigation ideas the neighbors suggested. I hope that you will be able to provide them with the desired response before this matter comes before the Planning Commission. When you respond to the neighbors' concerns, I ask that you copy me on that response to enable me to keep up with information available about the proposed project.

Thank you for your attention to this request.

Best wishes,
Jack

Jack Eaton
Ward 4
734-662-6083

----- Forwarded message -----

From: **Betsy Davis**
Date: Thu, Aug 18, 2016 at 1:23 PM
Subject: Re: mitigation suggestions for Circle K property
To: Rianna Szatkowski
Cc: Betsy Davis , "Kowalski, Matthew" <MKowalski@a2gov.org>, Garrett Scott , Lindsey McDivitt

Dear Rianna,

I'm writing to see if there was a reaction from Circle K to the email I sent on August 1 regarding mitigation. Please let us know. Thanks much!

Best wishes,
Betsy

On Mon, Aug 8, 2016 at 8:39 AM, Betsy Davis <betsyd@umich.edu> wrote:

Great, thanks.
--Betsy

On Mon, Aug 8, 2016 at 8:37 AM, Rianna Szatkowski <Rianna.lindsay@quattroconstructionllc.com> wrote:

Hi,

Yes, received sent to Circle K, will let everyone know their position on everything early this week.

Thank you

Rianna Szatkowski

Quatro Construction LLC

201 N. Park Street

Ypsilanti MI 48198

[734-660-9098](tel:734-660-9098) – cell

[734-485-7737](tel:734-485-7737) ext 225- office

[734-485-7873](tel:734-485-7873) fax

From: Betsy Davis [mailto:betsyd@umich.edu]
Sent: Monday, August 08, 2016 7:23 AM
To: Rianna Szatkowski <Rianna.lindsay@quatroconstructionllc.com>
Cc: Betsy Davis <betsyd@umich.edu>
Subject: Fwd: mitigation suggestions for Circle K property

Hi Rianna--

I wanted to be sure that you had received this. Can you please let me know?

Thanks,

Betsy

----- Forwarded message -----

From: **Betsy Davis**
Date: Mon, Aug 1, 2016 at 11:15 AM
Subject: mitigation suggestions for Circle K property
To: Rianna Szatkowski
Cc: Betsy Davis Lindsey McDivitt; Garrett Scott , "Kowalski, Matthew" <MKowalski@a2gov.org>

Dear Rianna and Todd,

Thank you for meeting with us on last Thursday, July 28, to discuss mitigation possibilities for the Circle K property. We're writing with a compilation of ideas that were generated at that meeting. While this list can't fully represent each neighbor's individual preferences, it does provide our collective thinking about options that would be helpful in making the design more manageable in the context of the neighborhood and the closest homeowners. In fact, you may have noted additional ideas during the meeting, as well. We look forward to hearing from you (and Circle K) about these ideas.

With best wishes,

Betsy Davis (1421 Iroquois Pl.), on behalf of the nearest neighbors

light and sound mitigation

- include masonry wall (10' or 12')
- plant taller (10'-14') trees on Circle K side of property

- plant 10'-14' trees on property owners' side (or provide money for landscaping)

light mitigation

- install light deflectors, plates, and shields to block all lights facing homes
- ensure no externally-lit band on canopy perimeter
- include fewer lit windows in front of the building
- for lights by the wall: post lights on wall, or shorten poles for these lights
- install rubber flaps hanging on house-facing edges of canopy
- leave all “volunteer trees” currently growing on Circle K side of residential fences
- leave more mature trees on Circle K property
- install and plant vines hanging from ropes or climbing above walls (such as ivy, euonymous)
- soften the light of the LEDs (more yellow, not bright white)
- color the concrete that will replace current asphalt a gray color to reduce reflection

sound mitigation

- ensure no music, ads, or public announcement system playing in canopy, from pumps or building
- minimize noises from Circle K (for example, no chime of cars crossing cord on the ground)
- install rubber rim on dumpster to muffle clanging sound
- install sign at parking spots in southwest corner, stating “Not to be used for deliveries”
- install signage requesting delivery trucks idle as little as possible to respect neighbors, at spots likely to be used for deliveries

aesthetics mitigation

- allow homeowners input on color of wall
- do not include Circle K logo on band of canopy facing toward homes
- paint portion of band on canopy facing homes white, tan, or silver (that is, not red and white striped)
- ensure signage on front of Circle K building is minimally obtrusive

safety mitigation

- install stop signs and/or children crossing signs on driveways

property protection

- ensure adequate protection for the existing trees on homeowners' properties including tree root zones (especially when putting in wall) by incorporating the city forester's recommendations for landmark trees

Elizabeth A. Davis
Professor, Science Education

EMST unit coordinator
4107 School of Education
University of Michigan
betsyd@umich.edu