

From: Lynette Smith
Sent: Friday, September 02, 2016 9:54 PM
To: Planning
Cc: Kowalski, Matthew
Subject: Fwd: Circle K, Stadium and Packard (#SP15-014)

September 2, 2016

Dear Planning Commission and Mr Kowalski,

I'm writing to express my concerns about the Circle K rebuild site plan at the end of my resident block near Stadium and Packard. I have seen the plan go through several revisions, have attended meetings, and feel as though things are getting worse. It's been like watching a slow corporate tantrum.

I've never had much hope that any amount of negotiation could make an expressway cookie cutter plan fit into a residential neighborhood. There's not enough room for the structure, and there has been little consideration for the less tangible issues of noise, air, and light pollution. Correction of these issues with the existing arrangement has been ignored, so its unlikely that any respect for the nearby property owners will surface. I understand neighbors have put forth some ideas to mitigate these circumstances, but in my experience, once the mature trees and shrubs are gone, fences and ornamental plants and trees 20 years from maturity don't do the job of replacement for light and sound shielding.

I would also urge anyone who is involved in the decision making to come and park on the east end of Iroquois, and take a short walk to the corner. Envision the proximity of the proposed driveway to the neighboring buildings and consider the sight line for pedestrians and cyclist; your 10 and 12 yr olds walking to school, your young mothers walking babies in strollers, your students and professors cycling to campus. There are safety concerns.

Maybe in government and planning decisions we go numb. This is a neighborhood. We don't need bright lights to find a gas station. In my opinion, Circle K has not negotiated in good faith, has failed to demonstrate any necessity for its plan, and has utterly disregarded how it will impact our community.

Please do not allow this plan to go through,

Lynette Smith
1304 Iroquois Pl