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Re: 1420 E. Stadium/Circle K Redevelopment

Good evening. My name is Garrett Scott. I'm an Ann Arbor resident and I am a member of the Iroquois/East Stadium Neighborhood Association. For the past 15 years, I have lived with my family on Iroquois Place--our house is just past the first speed bump and an easy walk from the Dairy Queen. We are also one of the six single-family homes directly adjacent to the Circle K gas station at 1420 E. Stadium.

There's that old saw that goes:

If you lie down with dogs, you get up with fleas.

In our case the saying might be lightly edited to read

If you lie down next to a C3 fringe commercial parcel, you may very well get up with a redevelopment proposal next door.

Which appears to be where we are heading.

Redevelopment itself isn't necessarily a bad thing. I'm one those guys who says stuff like *Increased Floor-Area Ratios under the AHP revisions move us away from big parking lots and more toward dense mixed uses that engage with pedestrian street life!*

I'm even actually kind of excited about the prospect of improved storm water retention.

But when Circle K and Quattro Construction held their public participation meeting way back on March 4, 2014 to present their preliminary plans, the neighbors had some concerns.

We expressed concerns both at that meeting--and in follow-up conversations with both the developers and with city officials--about the scale of the redevelopment, the substantial increase in the impervious hardscape on the property, the proposed variances and (among other issues) the impacts of light and noise on the adjacent homes and on the wider neighborhood.

Now -- after a year of hibernation -- these plans for redevelopment seem to be stirring once more.

Matt Kowalski of the city's Planning Division relayed to me in a recent email exchange that the developers have met with him in the past week or so to share their latest concept for redevelopment, with an eye toward filing their preliminary petition by the March 30 deadline.

I realize of course this means that the earliest you might see the proposal will be at the May 19th meeting but I wanted to take this time to let you know that in the

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past week the neighbors have already reached out to the developers and we look forward to continuing the conversation with them and with the city to help make this a project we all can live with.

I suggest that if the developers are eager for the flexibility to seek variances to build into the rear setback or to seek a reduction in the right-of-way buffer -- as they have suggested they will -- perhaps they might also have flexibility enough to discuss whether an all-night lighted gas pump canopy in the middle of the property that's visible from the adjacent houses is an optimal addition to the neighborhood. Or what might be done to minimize its impact.

In the meantime, I'll ask that as you drive around town - or bike around or walk, now that the weather's getting better - notice those few gas stations that sit amid residential properties and ask how we might best mitigate the impact of light and noise and pavement. What seems to work? What doesn't? How might we in this particular case to encourage smart, considerate development in keeping with the goals of local regulation?

I've brought copies of my remarks for anyone who would like them. I'll look forward to continuing the conversation.

Thank you for your time.