

A Brief Outline of Some Neighborhood Concerns:

On the proposed demolition and redevelopment of the Circle K at 1420 E. Stadium

This list is not exhaustive, and in its brevity does not include all supporting arguments neighbors may have. It is included here to provide a broad roadmap to some of the concerns that will be brought to Planning Commission regarding the proposed site plan for 1420 E. Stadium.

safety The single curb cut for cars and trucks on Packard will remain near the crosswalk at the intersection. The redevelopers anticipate a 20-30% increase in traffic with the larger store. Some neighbors have concerns about **pedestrian** safety, especially for children, safety for **non-motorized transportation** using Packard, or changes in **traffic patterns** as the right-turn only curb cut forces exiting drivers to seek creative ways to head north.

nuisance light While the proposed project does not violate the city's standard for light pollution (a measure of light shining directly onto another property) the glare and ambient light from the added 24-hour lighted gas pump canopy, the larger 24-hour store, and new LED lights on site visible from adjacent residential properties will likely pose a nuisance.

suitability to the neighborhood Neighbors understand this site has long been a gas station and convenience store -- but one in keeping with the scale of an established mixed residential and small-scale commercial neighborhood in central Ann Arbor. The proposal adds a 24-hour lighted canopy, substantially increases the footprint and the height of the convenience store, and increases the impermeable footprint, on a site touching six R1C single-family properties.

request for variance The developers ask to have the proposed new store built substantially into the city's required 30-foot buffer between conflicting uses – i.e., between commercial buildings and adjacent homes.

air quality/pollution/noise Increased traffic and increased delivery truck traffic, which will be brought closer to adjacent residential properties because of the expanded parking lot. Pollutants like salt and oil in snowmelt from snow plowed into the residential buffer will also be a concern.

increased concrete footprint; increased impermeable surfaces

With thanks,

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