

**From:** Betsy Davis  
**Sent:** Thursday, September 01, 2016 5:38 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Betsy Davis; Kowalski, Matthew <[MKowalski@a2gov.org](mailto:MKowalski@a2gov.org)>  
**Subject:** item for packet for Planning Commission, 9/7/16

To whom it may concern,

I would like to request that the following email be included in the packet provided to the Planning Commission for the September 7, 2016, meeting, with regard to the item focused on the Circle K redevelopment. This email summarizes mitigation suggestions brainstormed during an informal meeting of Quatro representatives and neighborhood residents on July 28. After I followed up on August 8, Rianna Szatkowski acknowledged receipt and noted that within the week, she would let residents know of Circle K's response to these ideas. I have not received a response from her nor heard from Circle K, so I do not know where these ideas stand in their considerations. I provide this list to you as possibilities for improving some aspects of the current site plan--recognizing that not all of these would be enforceable by the city--and to give a sense of the issues about which some neighbors are concerned.

Best wishes,  
Betsy Davis, 1421 Iroquois Pl.

----- 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](mailto: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 tree.

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Elizabeth A. Davis  
 Professor, Science Education  
 EMST unit coordinator  
 4107 School of Education  
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