

From: Doug Aikenhead <dougaikenhead@gmail.com>

Sent: Wednesday, November 18, 2020 2:03 PM

To: Planning <Planning@a2gov.org>

Subject: Thank you for standing with the West Stadium Business District and Community!

Dear Planning Commissioners,

Thank you for standing with the best interests of the West Stadium Business District and the adjacent neighborhood at last night's Planning Commission meeting, and making it clear to the petitioner that his proposed site plan for 2060 W. Stadium was not acceptable. We are deeply grateful.

That the proposal for a four-story storage facility in the middle of this retail district could even make it as far as a Planning Commission public hearing speaks loudly to the importance of updating the master plan for West Stadium.

Thanks again.

Doug Aikenhead
583 Glendale Circle (Ward 5)
734.417.2608

From: douglas allen <dla@nomares.com>

Sent: Wednesday, November 18, 2020 11:25 AM

To: Planning <Planning@a2gov.org>

Cc: Lenart, Brett <BLenart@a2gov.org>; Cheng, Christopher <CCheng@a2gov.org>; Lisa Disch <lisadisch44@gmail.com>; Tom Covert Environmental <tjc@midwesternconsulting.com>

Subject: Notes on 2060 Stadium Blvd

Hi Planning and Staff and Tom.

I was unable to last as long as you all for last night's meeting so I am providing this email with my notes, hoping it might be useful to the petitioner and planning commission.

Some of these notes will be redundant; I am sure they are echos of what other residents brought up, and you probably did at the discussion. But just for posterity I wanted to voice them.

- From a urbanist perspective, I am taking cues from the very relevant Packard St. redevelopment: Put these buildings along the front of Stadium, make them mostly residential, add placemaking strategies like retail and great architecture that makes people finally(!) want to walk down Stadium. We have a great site here that could be the beginning of the type of development we really want on our transit corridors.
- Which begs the questions: this developer knows urban design, why is this such a suburban approach to a corridor that is really trying to be more mixed-use, and walkable? Is the site contaminated?
- When I first saw the design, I instead loved the idea of the ground floor "storage units" being small micro-retail/manufacturing space garages. As a broker, so many people need little (200-400 SF) spaces to make stuff that's not their garage. Make them multi-use. People could live in them, or live above their little art studio and also sell wares and ship out of them.
- I am imagining an amazing courtyard there that could be a mix of cafe, beer garden, food trucks. I am liking what Holmes brewing is doing bringing a critical mass do that corridor. Imagine that but more retail and people living, above? Like the tiny expo but all the time, and people are making it right there.
- If the developer really wants to do self-storage, please subordinate it to the interior on the building, and make it one of the many uses. The current architecture and signage is a turnoff.
- If storage is a must, THERE IS NO WAY the users require that much parking. We have all been to storage places, unless they are planning on renting the parking for storage (which indeed might be the case), it seems the neighbors would love a rain catchment as a buffer and not spend the money going underground for detention.
- 3 Drive-throughs, really? Can two be enough?
- Finally, I did not hear anything about sustainability in the presentation: This site is big enough for geothermal, you can make it totally solar. If you must do storage, I would make this world's first net zero self storage. That would be marketing advantage and get people behind the use.

Thank you for your time considering these points.

Douglas Lane Allen :: 734.260.0857 :: nomares.com :: @nomares

From: STANFORD H BAKER <higherspottery@gmail.com>

Sent: Saturday, November 21, 2020 4:58 PM

To: Edi Bletcher <emkb@umich.edu>

Cc: South Main Neighbors <SMain-Neighbors@umich.edu>; South Main <smain.neighbors@umich.edu>;
Planning <Planning@a2gov.org>

Subject: Re: South Main Dorm

I'm with you Edi. I hate this kind of building. The density of this kind is irresponsible to to neighborhood. To go from a dozen inhabitants to 35-70 is just ridiculous. As with the other building going up right now (you all know the one that wakes you up at 7 am sharp for the past year) these builders do not have the neighborhoods best interest in mind. Only the interest of making money. It is only a matter of time before there are only a few houses left here. I despise what have happened in our neighborhood. They won't get mine till I'm dead

Thanks, Stan

On Nov 21, 2020, at 1:31 PM, Edi Bletcher <emkb@umich.edu> wrote:

Six units, THIRTY-FIVE bedrooms is not an apartment building - it's a dorm!

The purpose? To gouge as much money as possible while providing as little as possible. I realize that these two houses will be torn down to provide more apartments. However, we are a neighborhood with owner occupied homes, rental houses for families and student groups and, yes, apartments buildings. I believe that this new complex should provide affordable housing also.

We do not need an ugly building with 35 to 70 tenants and who knows how many cars to park - where?

Let's not let this happen to our neighborhood. Attend the meetings, suggest alternatives (attractive architecture, much smaller number of potential tenants, a bit of landscaping - less chaos!!

Edi

<https://a2gov.legistar.com/Calendar.aspx>

From: Edi Bletcher <emkb@umich.edu>

Sent: Saturday, November 21, 2020 1:31 PM

To: South Main Neighbors <smain-neighbors@umich.edu>; South Main <SMain.Neighbors@umich.edu>; Planning <Planning@a2gov.org>

Subject: South Main Dorm

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Edi

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From: David c <reachdo@gmail.com>

Sent: Tuesday, November 17, 2020 8:58 PM

To: Laura Konrad <cappskonrad@gmail.com>

Cc: Kahan, Jeffrey <JKahan@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Planning <Planning@a2gov.org>; Vander Lugt, Kristen <KVanderLugt@a2gov.org>;

Subject: Re: Planning Commission Agenda Items and Meeting Information for Tuesday, November 17, 2020

Can all of you read from report ehhere cut off
On Tue, Nov 17, 2020 at 6:51 PM Laura Konrad <cappskonrad@gmail.com> wrote:
To the City of Ann Arbor planning commission,

We are Laura and Chris Konrad of [809 Dartmoor Rd](#), residents of the neighborhood directly behind the proposed 2060 Stadium Blvd Development project.

We are opposed to the project for the following reasons:

- According to the city's master plan land use element, the Pauline/Stadium sub-area's purpose of the neighborhood or local district is "to serve the needs of the surrounding residential neighborhood providing goods that are needed on a day to day basis". While this may be true of the bank, this is certainly not true of the storage facility. A storage facility does not cater to people living in the surrounding neighborhood and it does not enhance the existing locational relationship between the commercial and residential uses. It should be noted that in a 3 mile radius of this location there are already 12 existing storage facilities.
- The proposed storage facility does not present an "attractive and inviting physical environment" as is also noted in the planning commission's master plan. It is too tall, dominating the skyline and the orange color is not compatible with other buildings in the area.
- This project is likely to increase confusion and inability to navigate the area with it's overwhelming silhouette.

We hope that the planning commission follows its own master plan and denies the advancement of this proposed development.

Thank you,
Laura and Chris Konrad

On Fri, Nov 13, 2020 at 9:20 PM Gale, Mia <RGale@a2gov.org> wrote:

The Planning Commission will meet on **Tuesday, November 17, 2020 at 7 pm** in an **electronic meeting**. Information on how to watch and participate is provided below.

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For more information, please contact Planning Services at (734) 794-6265 between 8:00 am and 5:00 pm

Please note Planning Staff are continuing to work remotely and are committed to responding as soon as possible. Updated contact information is below.

Mia Gale, Administrative Assistant

Planning Services

City of Ann Arbor | Guy C. Larcom City Hall | [301 E. Huron](#), 1st Floor · Ann Arbor · MI · 48104

734.794.6265 (O) · 734.794.8312 (F) | Internal Extension 42665

mgale@a2gov.org | www.a2gov.org

From: Natalie Davidson <nsdavid@umich.edu>
Sent: Tuesday, November 17, 2020 10:00 PM
To: Planning <Planning@a2gov.org>
Subject: 2060 W. Stadium

Dear Commissioners,

I would like to add my voice to my neighbors. I have lived at 822 Dartmoor Rd. for 25 years. We built our house on this site because it is walkable and wooded. We live directly across the street from Janet Young and Dale Dunlap. I will be able to see this four-story eyesore from my front porch. When Naylor existed on the site, we could often hear noise from cars and trucks. We use our outdoor patio frequently and this will ruin our ability to enjoy our beautiful home and gardens. A storage facility does not fit into this area. We frequently walk to stores and restaurants in the neighborhood. A storage facility adds nothing to the livability of this area. Two of our neighbors directly next door to this site have solar panels on their roofs. This tall building will actually reduce the effectiveness of their green buildings. The developers aren't willing to use green building processes, and they will decrease the effectiveness of ones that are already there. This is a terrible plan for Stadium and for our neighborhood.

Sincerely,
Carl and Natalie Davidson

From: C Den <cpdenicolo@gmail.com>

Sent: Tuesday, November 17, 2020 8:55 PM

To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>

Subject: proposed storage unit

Dear City Council Members,

I urge you to vote against a proposal to build a storage unit on Stadium Drive. There are many ways that a storage unit in that location will not serve the interests of our community. We are in a great need of creating ways for community members and youth in particular to move through the city with greater ease and to have more businesses accessible to individuals and families without cars. A storage unit in that area will mean a greater amount of traffic- potentially larger vehicles (trucks, uhauls) which would decrease safety for youth and children who may be biking on Stadium.

Please reconsider the impact this will have on the nearby neighborhoods - it will increase traffic, decrease visibility and impact the flow of the area.

Thank you for considering this request.

Sincerely,

C. DeNicolo

From: Laura Florence <laura.w.florence@gmail.com>

Sent: Tuesday, November 17, 2020 7:34 PM

To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>

Subject: Proposed Development at 2060 W. Stadium Blvd

Dear Planning Commission and City Council,

I'm writing to voice my **strong opposition** to a proposed development at 2060 W. Stadium Blvd (former Naylor car dealership). I live in the neighborhood behind this location and am extremely concerned that this development will increase traffic, congestion, and light/noise pollution in our area. In addition, this development is a visual blight and will be detrimental to the relationship between the Stadium business area and the nearby neighborhoods. The Stadium business area should be made more accessible to residents, attractive, safe for pedestrians, and consistent with the residential character of surrounding neighborhoods.

I am asking that you DO NOT approve the rezoning request. I would like to see this empty lot developed in a way that is consistent with the city's stated vision for the Stadium corridor. My family has benefited from the enhancements along Stadium that promote walkability, shopping, and dining out. This development would be a blight on the Stadium corridor and negatively affect families in my neighborhood.

Thank you,

Laura Florence
800 Dartmoor Rd

From: ron@sovakemaus.name <ron@sovakemaus.name>

Sent: Tuesday, November 10, 2020 8:14 AM

To: Planning <Planning@a2gov.org>

Cc: Grand, Julie <JGrand@a2gov.org>

Subject: affordable housing

Dear Commissioners,

I participated in the citizens advisory group established by the County to determine the fate of the property on Platt Rd at the site of the former Juvenile Detention and Court. I am also a neighbor to the site on the corner of Hampshire Rd and Canterbury.

Many neighbors opposed development of the site especially for affordable housing which they equate with low income and with all the bias and prejudice that comes with the pejorative references to 'those people.' They will talk about keeping open space, falling home values, traffic and many other myths that simply mask their unwarranted fears. It is with this backdrop in mind that I would like you to read the following byline from John Eligon of the New York Times about an affordable housing development in New Berlin, WI.

From The New York Times: Residents Feared Low-Income Housing Would Ruin Their Suburb. It Didn't. President Trump told suburban voters that affordable housing would hurt property values and increase crime. The story of one Wisconsin community challenges those assumptions.

<https://www.nytimes.com/2020/11/05/us/affordable-housing-suburbs.html?smid=em-share> This article convinces me that the County needs to do more to promote attractive and decent affordable housing in Ann Arbor and all the communities surrounding Ann Arbor. I hope it helps convince you too.

I have been watching the building of the homes further south on Platt Rd that are next to Swift Run Creek. It looks like a wonderful development that exemplifies the article's message.

Please keep these developments in mind when future proposals come before you for review.

Sincerely,
Ron Emaus
2503 Hampshire Rd
Ann Arbor MI 48104
734.678.3419

From: Diane Hall <azur@umich.edu>
Sent: Monday, November 23, 2020 3:04 PM
To: Lenart, Brett <BLenart@a2gov.org>
Cc: Cheng, Christopher <CCheng@a2gov.org>; Gale, Mia <RGale@a2gov.org>
Subject: Re: South Main Dorm

No offense, Brett, but I've been told this before and nothing happened. It's always a story that it will be fixed down the road and in the meanwhile the construction is allowed. We protested 618 S. Main and the Yard. We were told not to worry. The plan was for two story underground garages.

Well, below one level they hit water and the city allowed for just the one level. Once the buildings were completed, the price for parking was too expensive for some of the tenants. So, in affect, the "one parking spot per unit" stated in the ordinance was effectively circumvented.

The residents of many years (I've lived here since 1984) are unable to find parking on the street because of the apartment tenants parking on our street. Our mail carrier repeated what he had been told by residents at 618 S. Main Street, that sometimes they had to go as far as 5th street to find on the street parking.

Diane Hall
122 Adams St.

On Mon, Nov 23, 2020, 1:27 PM Lenart, Brett <BLenart@a2gov.org> wrote:

Thank you for your comments, they will be shared with the Planning Commission. As it relates to parking requirements, the Planning Commission has included review of parking requirements on it's workplan for the next two years. If you are interested in this process, I would recommend subscribing to Planning Updates via the City's notification system below to be alerted of upcoming Planning Commission agendas. I don't know exactly when the work will commence, but this subscription will enable you to see all upcoming agendas.

<https://www.a2gov.org/services/Pages/E-mailAlertSubscription.aspx>

Sincerely,

Brett Lenart, AICP | Planning Manager
City of Ann Arbor Planning Services
301 E. Huron Street, P.O. Box 8647
Ann Arbor, MI 48107-8647

blenart@a2gov.org | Direct (734) 794-6000 #42606 | General (734) 794-6265 | www.a2gov.org

From: Diane Hall <azur@umich.edu>
Sent: Saturday, November 21, 2020 5:36 PM
To: Edi Bletcher <emkb@umich.edu>
Cc: South Main Neighbors <smain-neighbors@umich.edu>; South Main <smain.neighbors@umich.edu>;
Planning <Planning@a2gov.org>
Subject: Re: South Main Dorm

Not another one! I'm tired of the city allowing this. But what can we do? When this happened on Green, we were told the city ordinance (1960s) of one parking spot per unit allowed this to happen. I did not receive a reply to my request for assistance in changing the ordinance after Icaza was given permission to build 6 bedroom apartments on Green.

On Sat, Nov 21, 2020, 1:31 PM Edi Bletcher <emkb@umich.edu> wrote:

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The purpose? To gouge as much money as possible while providing as little as possible. I realize that these two houses will be torn down to provide more apartments. However, we are a neighborhood with owner occupied homes, rental houses for families and student groups and, yes, apartments buildings. I believe that this new complex should provide affordable housing also.

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Let's not let this happen to our neighborhood. Attend the meetings, suggest alternatives (attractive architecture, much smaller number of potential tenants, a bit of landscaping - less chaos!!

Edi

From: Rima Hassouneh <gazelle0319@gmail.com>

Sent: Tuesday, November 17, 2020 8:48 PM

To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>

Subject: Opposition to Request to Re-Zone 2060 W. Stadium Blvd

Dear Ann Arbor Planning Commission and City Council,

Regarding the current request to re-zone for a 120,000 sq. ft., FOUR-STORY SELF-STORAGE FACILITY at 2060 W. Stadium Blvd, I write to voice strong opposition.

Do not approve rezoning as it negatively impacts the adjacent residential neighborhood - Do not approve the exemption request for fewer parking spots than required by code - Do not approve allowance for bank drive-through as it does not comply with C2B zoning - No precedent and misaligned with stated vision for Stadium corridor - Does not promote a walkable, pedestrian-friendly boulevard - Size/purpose would negatively impact neighborhood/surrounding area (block light/sunsets/cast shadows) - Concerns about contamination from the previous tenant - Developer did not adequately address concerns expressed during their presentation this summer

Thank you.

Rima Hassouneh
921 Westwood Avenue
Ann Arbor, MI 48103

From: Alison Luk <scarlettsquill@gmail.com>

Sent: Tuesday, November 17, 2020 9:39 PM

To: Planning <Planning@a2gov.org>

Subject: Against Proposal for 2060 W Stadium

Dear Ann Arbor City Planning Commission,

I would like to express my concern regarding the proposal by NorthStadium LLC for developing 2060 W. Stadium with a 4 story 130,000 sq. ft. Public Storage facility plus a 3 story Bank at 22,000 sq. ft. As a resident of the adjacent neighborhood, I am absolutely against this proposal. This proposed use is out of character with the neighborhood and Stadium corridor, will add no value to the surrounding light commercial properties and provides very few jobs. Additionally, the overgrown warehouse style building negatively impacts the pedestrian friendliness of the area. As a mother of two young children who enjoys walking together with her family, this deeply troubles me. I implore you to oppose this development in favor of something more characteristic of the neighborhood, less of an eyesore, and of more benefit to all of the residents of Ann Arbor. I am strongly in favor of further development in both our neighborhood and Ann Arbor as a whole, but this is certainly not the direction our city should be taking.

Sincerely,

Alison Luk

1620 Arbordale St

From: Sarah Mills
Sent: Saturday, November 21, 2020 2:17 PM
To: Planning <Planning@a2gov.org>
Cc: John Mirsky (EC) <johnmirsky@gmail.com>
Subject: Fwd: A2LO

Hi Mia,
Could you please have this email with attached picture included a future packet for the full Planning Commission.
~Sarah

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

From: John Mirsky <johnmirsky@gmail.com>
Date: Fri, Nov 20, 2020 at 10:43 PM
Subject: A2LO
To: Sarah Mills , [Sally Oey](#) , [Erica Briggs](#)

I hope my A2LO teammates are all doing well. Unfortunately, it looks to be a lonely holiday season and maybe one of great loss for many. I hope you and yours are all well, as are we and our families - so far.

This evening I had to run an errand. A house in Burns Park on Stratford east of Ferdon caught my eye; see the attached photo. It is the perfect example why there need to restrictions on holiday lighting. It's one thing to light up a business like this; it's another to do so in a residential neighborhood. This should be shared with Plsnning and Council as to why, without restrictions, the envelope will get push to ever greater extremes. Admittedly I took this photo around 8 pm and I have no idea when the lights are turned off. In any case, I certainly am glad not to be a next door neighbor.

John



From: David c <reachdo@gmail.com>

Sent: Tuesday, November 17, 2020 8:58 PM

To: Laura Konrad <cappskonrad@gmail.com>

Cc: Kahan, Jeffrey <JKahan@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Planning <Planning@a2gov.org>; Vander Lugt, Kristen <KVanderLugt@a2gov.org>;

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- The proposed storage facility does not present an "attractive and inviting physical environment" as is also noted in the planning commission's master plan. It is too tall, dominating the skyline and the orange color is not compatible with other buildings in the area.
- This project is likely to increase confusion and inability to navigate the area with it's overwhelming silhouette.

We hope that the planning commission follows its own master plan and denies the advancement of this proposed development.

Thank you,
Laura and Chris Konrad

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Mia Gale, Administrative Assistant

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734.794.6265 (O) · 734.794.8312 (F) | Internal Extension 42665
mgale@a2gov.org | www.a2gov.org

From: ingridrjp@gmail.com <ingridrjp@gmail.com>

Sent: Wednesday, November 18, 2020 12:08 AM

To: Planning <Planning@a2gov.org>

Subject: Fwd: Planning Commission Agenda Items and Meeting Information for Tuesday, November 17, 2020

I watched the meeting to the end and was encouraged to see the development proposal for Packard. I was also encouraged to hear the proposals to address zoning to allow storage units & the concern regarding notifications for the public.

Thank you!

Ingrid Peterson

1943 Ivywood

Sent from my iPhone

Begin forwarded message:

From: Ingrid Peterson <ingridrjp@gmail.com>

Date: November 17, 2020 at 5:34:33 PM EST

To: "Gale, Mia" <RGale@a2gov.org>, Planning@a2gov.org; "Vander Lugt, Kristen" <KVanderLugt@a2gov.org>, "Lenart, Brett" <BLenart@a2gov.org>, "Kahan, Jeffrey" <JKahan@a2gov.org>, "Cheng, Christopher" <CCheng@a2gov.org>

Subject: Re: Planning Commission Agenda Items and Meeting Information for Tuesday, November 17, 2020

To Whom it May Concern,

The meeting details below indicate that the ecomment feature is available up to the meeting start time (7pm), I just attempted to submit a copy of my planned spoken remarks and the system indicates the ecomment window is closed.

Please see my comments below.

My name is Ingrid Peterson, I live at 1943 Ivywood, directly behind 2060 W. Stadium. I am speaking today with a mix of disappointment and outrage at both the Planning Commission and NorthStadium LLC.

After the July meeting hosted by NorthStadium LLC, I contacted several members of the city Planning Commission as well as City Council to register my objections. I received one response that indicated I would be added to a distribution list regarding the status of this project. I never received any status updates. I was shocked that not just one, but a collection of public servants would have so little respect for city residence that they would impede our ability to participate in a decision-making process that directly affects us. As our neighborhood organized throughout the summer it became evident that most of the residents were in a similar situation. Also, by combining 2 issues that require public comment into 1 meeting, the Planning Commission has further restricted the ability of my neighbors and myself to fully access city resources.

I am disappointed but not surprised by NorthStadium LLC's contempt for the residents of this neighborhood, and their lack of due diligence which may indicate incompetence or maleficence. I make these claims based on their Neighborhood Correspondence Study which is a blatant conflict of interest. The content of this document misrepresents and omits the concerns of the neighborhood.

Among the omitted items was the question of why 2060 W. Stadium was a better location than other available plots on Stadium between Liberty and Pauline. This question was raised to address the issues of large vehicle traffic as well as avoiding the need for rezoning. NorthStadium LLC had no answer and is seeking to hide this inquiry from the Planning Commission.

The question concerning wildlife was linked to the issue of trash disposal and was presented as a specific issue with the former neighboring business and had resulted in a citation from the city. This was not a hypothetical question but an actual concern about attracting racoons and opossums into the area that then pose a threat to residents and our pets. I personally have dealt with several encounters, some resulting in vet visits and required erecting a privacy fence.

Further, NorthStadium LLC is arguing that North Star Bank as a regional bank is a unique addition to the corridor. This is more evidence of their lack of due diligence as the other banks in the area include local and other regional banks.

I object to the unnecessary rezoning of 2060 W. Stadium and a development project that is not consistent with the city's master plan simply to benefit a collection of companies that are not transparent and not reliable community partners.

Regards,
Ingrid Peterson

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This meeting is being held electronically to protect public health and safety due to the COVID-19 virus and to comply with orders issued by the governor, the Michigan Department of Health and Human Services, and/or the Washtenaw County Health Department.

- Watch the meeting broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN
- To speak at public comment, call **203-337-9723** or **213-338-8877** or Toll Free **877-853-5247** or **888-788-0099**
- **Meeting ID: 978 3155 2451**
- **Press *9 to "raise your hand" to ask to speak at a public hearing when announced by the Planning Commissioner Chair**
- Complete information and instructions on electronic meetings are provided by the City Clerk [here](#)
- Written comments may be submitted before the meeting start time using the City's *eComment* system, which is available alongside the meeting agenda as published at <http://a2gov.legistar.com/Calendar.aspx>

Public hearings will be held before each agenda item, at which time anyone may provide comments to the Commission. Written comments may be submitted in advance to Planning Services by email to planning@a2gov.org or using the *eComment* system described above.

These meetings are typically broadcast on Ann Arbor Community Television Network *Comcast 16 / AT&T 99* live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following

Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.

For more information, please contact Planning Services at (734) 794-6265 between 8:00 am and 5:00 pm

Please note Planning Staff are continuing to work remotely and are committed to responding as soon as possible. Updated contact information is below.

Mia Gale, Administrative Assistant

Planning Services

City of Ann Arbor | Guy C. Larcom City Hall | 301 E. Huron, 1st Floor · Ann Arbor · MI · 48104

734.794.6265 (O) · 734.794.8312 (F) | Internal Extension 42665

mgale@a2gov.org | www.a2gov.org

From: Mary Beth Putnam <marybethputnam@me.com>

Sent: Tuesday, November 17, 2020 8:04 PM

To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>

Subject: Re Stadium proposed self storage

Dear Members of the City Council and Members of the Planning commission

Rather than stating the obvious (for reference please see notes below provided on Land Use Plan), how has this developer demonstrated a need for this type of business in this particular location? And why is the city even considering it's construction? In an already somewhat forlorn stretch of the west side main business corridor I think I speak for many that this would not enhance the appearance nor aid local residents.

I would respectfully and perhaps naively ask that you not move ahead with this and wait for a business that would improve the area visually, socially and economically.

I would very much look forward to hearing back.

*The city's Land Use Plan (for sections of the corridor, not necessarily the proposed site) recommends physical enhancements that create a stronger relationship between commercial and residential uses; make the area more accessible to nearby residents to shop; attractive and inviting with businesses that offer goods and services desired by the consumer; and not disturb the residential character of the neighborhood.

Sincerely

Mary Beth Putnam

2651 N Wagner Rd

Ann Arbor 48103

Sent from my iPad

From: Chris Schwartz <ccschwartz64@outlook.com>

Sent: Tuesday, November 17, 2020 7:52 PM

To: Planning <Planning@a2gov.org>

Subject: 2060 W. STADIUM

Please do not allow a 4-story building at this address! Traffic is already excessive in this area and it would be the only building of that height in the area. A 2 story facility would be bad, but we could live with it.

Summary

The planning commission has proposed a new T1 district that would partially replace the city's commercial and industrial districts. We support the intent of the T1 district, but we think its rules are too restrictive to be useful in all but a few parts of the city, and a more versatile solution is needed. We recommend that City Council ask the planning commission to develop one or more flexible mixed-use districts to fully replace the city's commercial and light industrial districts.

The Need for Change

Currently, the city's commercial corridors are governed by a patchwork of suburban-style zoning districts in which developers are required to provide free parking but are forbidden from building high-density housing. As a result, our commercial areas consist mainly of strip malls, rather than walkable mixed-use neighborhoods.



M1 zoning on the S. State corridor.



Mixed-use buildings, forbidden in M1 zones.

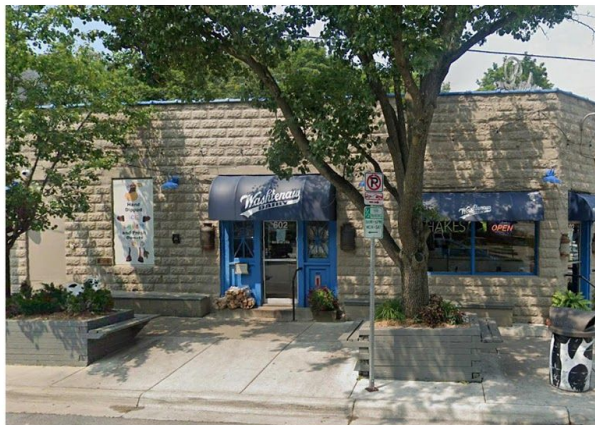
City Council has already committed itself to changing this state of affairs. It has [pledged to promote mixed-use neighborhoods](#) and has endorsed a [plan calling for high-density housing in commercial areas](#). We hope the city will now follow through on its commitments with specific zoning reforms.

The T1 Proposal

Recently, the planning commission proposed a [new T1 district](#) designed to promote mixed-use development outside of downtown. The T1 district has several positive features, like its flexible density controls and lack of parking minimums, but it also has restrictions that could act as barriers to housing construction and development generally.

The T1 district bans all light industry, all single story buildings, and all developments that are not exactly 50-66% residential. If T1 zoning were applied widely to our commercial corridors, many

common and benign developments like apartment buildings or stores without housing would be forbidden.



None of these developments would be permitted in the T1 district. All of them violate the 50-66% residential rule, and Washtenaw Dairy (lower left) violates the two story height minimum and transparency requirement.

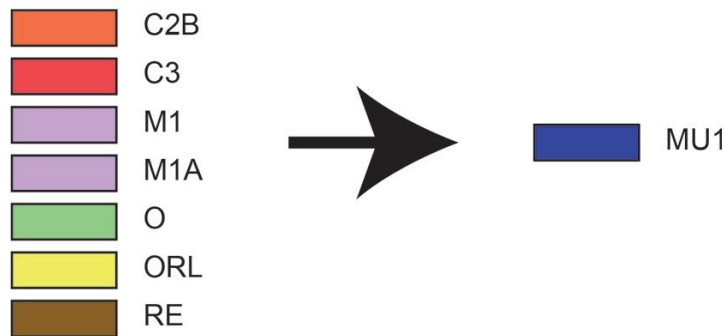
Since the city is committed to large-scale reform, but widely applying the T1 district is impractical, we suggest that city council fully replace our commercial and light industrial districts with flexible mixed use districts. Our recommendation below shows one possible way to implement this change.

Our Recommendation

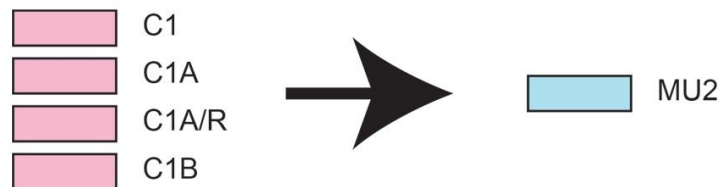
City Council should ask the planning commission to develop two new zoning districts:

1. An MU1 district designed to replace our C2, C3, O, ORL, M1, and RE districts, which would have the same rules as the proposed T1 zone, with the following changes:
 - a. Permit all of the uses allowed in the districts being replaced, including light industrial uses, which are permitted within mixed-use districts [in many cities](#).

- b. Remove the minimum and maximum housing percentages. We believe that along the broad stretch of commercial corridors, mixed use can be achieved through diversity in nearby buildings and does not need to be mandated within each individual development.
- c. Remove the 25% open space requirement. Currently, the city's commercial districts have no such requirement, and adding one contradicts the city's goals of allowing more density in its commercial corridors.
- d. Remove the two story height minimum. We worry that this requirement could end up discouraging medium-density single-story developments.
- e. Remove the parking maximums. If only 0.5 parking spaces are allowed per dwelling unit, developers might not build any residential units at all.
- f. Remove the transparency requirement for housing, and provide flexibility for commercial and industrial uses whose functioning might be impaired by transparent walls.
- g. The T1 district could be used as a character overlay for certain sections of the MU1 district, much like the city's existing overlays in the downtown.



2. An MU2 district designed to replace our C1 districts, which often border residential zones. The MU2 district would be the same as the MU1 district, but with stricter rules concerning noisy and potentially disruptive uses.



Will Leaf has written about zoning for Real Estate Law Journal and can be reached at willeaf@umich.edu.

Jonathan Levine is a Professor of Urban and Regional Planning at the University of Michigan and can be reached at jnthnlvn@umich.edu.

From: Ed Trager <ed.trager@gmail.com>

Sent: Wednesday, November 18, 2020 10:44 AM

To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>

Subject: Oppose the Request to Re-Zone 2060 W. Stadium Blvd

Dear Ann Arbor Planning Commission and City Council,

I am writing to voice my strong opposition to the current request to rezone 2060 W. Stadium Blvd to support a 120,000 sq. ft., FOUR-STORY SELF-STORAGE FACILITY.

- Please do not approve rezoning as it negatively impacts the adjacent residential neighborhood
- Please do not approve the exemption request for fewer parking spots than required by code - Please do not approve allowance for bank drive-through as it does not comply with C2B zoning - The request has no precedent and is misaligned with the stated vision for the Stadium corridor - The request does not promote a walkable, pedestrian-friendly boulevard - The size & purpose of the project would negatively impact neighborhoods and surrounding areas (it will block light/sunsets/cast shadows) - We who live in the surrounding neighborhoods have concerns about contamination from the previous tenant - The developer did not adequately address concerns expressed during their presentation this summer

Thank you for considering the voices of your neighbors.

Edward H. c
921 Westwood Ave.
Ann Arbor, MI 48103

From: [Amanda Wyse](#)
To: [David Olmstead](#)
Cc: [Laura Konrad](#); [Amy Perry](#); [Andrea Lahodny](#); [Ann](#); [Ann Ormandy](#); [C Grant](#); [Carol Spencer](#); [Cheng, Christopher](#); [Corky Wattles](#); [Debbie Green](#); [Diane Saulter](#); [Diedre](#); [Diego](#); [Gale, Mia](#); [Gary Rochman](#); [Goodknecht](#); [Holly Fischer](#); [Ingrid Peterson](#); [Iren](#); [Kahan, Jeffrey](#); [Ken](#); [Kim Walda](#); [Leigh Ann Koepp](#); [Lelia Raley](#); [Lenart, Brett](#); [Mariah Bauman](#); [Myron Grant](#); [Nick Camp](#); [Planning](#); [Riley](#); [Ruth Wollin](#); [Seltzer](#); [ShafaghkhalilZ](#); [Sharon Burzan](#); [Sue Perry](#); [Ursa Corp](#); [Vander Lugt, Kristen](#); [Walling](#); [Will](#); [Ziph](#)
Subject: Re: Planning Commission Agenda Items and Meeting Information for Tuesday, November 17, 2020
Date: Wednesday, November 18, 2020 6:23:47 AM

Great job everybody who attended the meeting last night! It was so validating to see and hear so much support for our neighborhood. I know the fight isn't done, but we earned their ear and won the first battle! Stay determined!

Sent from my iPhone

On Nov 17, 2020, at 8:58 PM, David Olmstead <reachdo@gmail.com> wrote:

Can all of you read from report ehhere cut off
On Tue, Nov 17, 2020 at 6:51 PM Laura Konrad <cappskonrad@gmail.com> wrote:

To the City of Ann Arbor planning commission,

We are Laura and Chris Konrad of [809 Dartmoor Rd](#), residents of the neighborhood directly behind the proposed 2060 Stadium Blvd Development project.

We are opposed to the project for the following reasons:

- According to the city's master plan land use element, the Pauline/Stadium sub-area's purpose of the neighborhood or local district is "to serve the needs of the surrounding residential neighborhood providing goods that are needed on a day to day basis". While this may be true of the bank, this is certainly not true of the storage facility. A storage facility does not cater to people living in the surrounding neighborhood and it does not enhance the existing locational relationship between the commercial and residential uses. It should be noted that in a 3 mile radius of this location there are already 12 existing storage facilities.
- The proposed storage facility does not present an "attractive and inviting physical environment" as is also noted in the planning commission's master plan. It is too tall, dominating the skyline and the orange color is not compatible with other buildings in the area.
- This project is likely to increase confusion and inability to navigate the area with it's overwhelming silhouette.

We hope that the planning commission follows its own master plan and denies the advancement of this proposed development.

Thank you,
Laura and Chris Konrad

On Fri, Nov 13, 2020 at 9:20 PM Gale, Mia <RGale@a2gov.org> wrote: