

From: Love Ramirez <kentanddiego@gmail.com>

Sent: Tuesday, November 17, 2020 6:56 PM

To: Lenart, Brett <BLenart@a2gov.org>; Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>

Subject: Opposition to proposed development at 2060 W. Stadium Blvd.

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

My name is Kent Love-Ramirez. I live with my family at 1919 Ivywood Drive, one of the homes adjacent to the proposed development at 2060 W. Stadium Blvd. We sought out the Eberwhite neighborhood when searching for a home in order to raise our family in an urban, walkable community with nearby goods and services. We regularly walk to school and parks to the east, and restaurants, grocery shopping, the hardware store, dry cleaning, and more to the west along Stadium Blvd. It's the life we imagined, now at risk of being tainted by an ill-advised development that does not serve the needs of residents.

The City's Land Use Plan for the Stadium corridor states "the purpose of a neighborhood, or local, business district is to serve the needs of the surrounding residential neighborhood, providing goods that are needed on a day-to-day basis." Simply put, a 120,000 sq. ft self-storage facility does not align with the day-to-day needs of nearby residents, despite NorthStadium LLC stating during the community meeting that they anticipate 80% usage from local residents.

The Land Use Plan recommends improvements to the Liberty/Stadium District that "create a stronger relationship between businesses on the east side of Stadium Blvd and the residential neighborhoods to the east." A self-storage facility does not create a stronger relationship with residents. It creates a divisive relationship. And we believe there is no precedent or need for such a development adjacent to a residential neighborhood.

As owners of an adjacent property, we will be directly impacted. A four-story cinder block wall will obstruct sightlines and diminish natural light including our view of sunsets. Earlier this month I shared with Planning Commission and City Council members a photo of a beautiful sunset taken from our backyard. If the development proceeds as planned, there will be no such views. We instead will stare at a cinder block structure that likely will increase light and noise pollution from the physical buildings and increased vehicular traffic using the bank's proposed 3 lane drive-through and also loading zones for the storage facility's 908 proposed units.

We respectfully ask the Planning Commission to decline the rezoning and special exception requests, or at minimal delay any decision until the developer responds to residents' concerns and questions. The development will negatively and irrevocably impact the adjacent residential neighborhood and is misaligned with the vision of the City's Master Plan.

Thank you for your time and consideration.

Kent Love-Ramirez
1919 Ivywood Drive



View of sunset, obstructed if four-story development is approved.



View of proposed development from second-story window.