

**From:** Douglas Aikenhead <[dougaikenhead@gmail.com](mailto:dougaikenhead@gmail.com)>

**Sent:** Tuesday, November 17, 2020 1:48 AM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Cc:** CityCouncil <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>

**Subject:** Please reject site plan for 2060 W. Stadium

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.

Dear Planning Commissioners,

The proposed site plan for 2060 W. Stadium is one where the proposal, with zoning variances, parking requirement reductions, and consent for bank drive-throughs, might be compatible with the site's C2B zoning, the proposed development is contrary to and not compatible with the goals and planning needs of the West Stadium commercial district. There is a growing consensus that West Stadium from Pauline to Maple needs to be enhanced as a retail district, with particular attention to making it pedestrian-friendly, accessible, and relevant. My understanding is that forthcoming planning sessions will focus on this retail district.

**First**, both the proposed **four-story indoor storage building** and the proposed **three-story bank/office building** would be the tallest buildings on West Stadium between Pauline and Maple. Both buildings crowd the site and are out of proportion with nearby buildings. The proposed site plan displays an extreme amount of paved surface and minimal amount of green space/landscaping. This strikes me as incompatible with Ann Arbor's A2ZERO Carbon Neutrality Plan goals, as well as the goals and needs of the West Stadium retail district.

**Second**, from the most recent site plan, the proposed **bank/office building** at the southwest corner of the site appears to encroach on sight lines for Dimo's Deli, immediately south of the bank site. If, in fact, this encroachment exists, the bank/office building should be repositioned northeast adequately to remedy the problem. However, this would further crowd to site. Otherwise, the proposed bank/office building is attractive and could meet needs of the business/retail community and planning goals, although the district is already saturated with banks and credit unions.

**Third, and most important**, the proposed **four-story indoor storage building** is an entirely inappropriate use of this site and planning goals for it. The building itself is disproportionately huge for this area and out of scale with other buildings over the full length of West Stadium between Pauline and Maple. An indoor storage building like this belongs in a light industrial area, not a retail district that we all want to improve. Indoor storage buildings are essentially "dead zones." They are not active retail buildings. Instead, customers/users arrive by vehicle and access the building infrequently by key or passcode to add or remove items from storage. They are closed to the public. Such a building is the antithesis of what West Stadium needs. Further, this long, four-story building will cast its shadow for much of the year over the Zal Gaz Grotto Club immediately to the north.

If this indoor storage building is allowed to proceed, we will be stuck with it for decades, as out of character, out of proportion, and uninviting then as it would be now, perhaps even more so. We need to keep **Planning** in the plan review and approval process, and plan for a healthy, active future for this west

side business artery. In the interests of our current and future West Stadium retail district, please reject this site plan and insist on a proposal that is more consistent with the needs of the community.

Thank you, and best wishes,

Doug Aikenhead  
583 Glendale Circle (Ward 5)  
734.417.2608

Sent from [Mail](#) for Windows 10

**From:** Michela Arnaboldi <[marna@umich.edu](mailto:marna@umich.edu)>

**Sent:** Tuesday, November 17, 2020 1:49 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; CityCouncil <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>; Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)>; Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>

**Subject:** 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.

Hello,

This is Michela Arnaboldi. I own the property at 1946 Ivywood Dr. I oppose the proposed development at 2060 W. Stadium.

This development will have negatively effects on: traffic/congestion, light/noise pollution, relationship to the city's master plan, visual blight or effects on quality of life, and the city's sustainability goals.

This development goes against the city's Land Use Plan which 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.

I urge you to:

- not approve rezoning as it negatively impacts the adjacent residential neighborhood
- not approve the exemption request for fewer parking spots than required by code
- not approve allowance for bank drive-through as it does not comply with C2B zoning

Other issues with the proposed development are:

- 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

Please do not allow the proposed project to go ahead.

Michela Arnaboldi

Michela /*mee-kai-luh*/ Arnaboldi

*pronouns: she/her/hers*

[marna@umich.edu](mailto:marna@umich.edu)

**From:** [fjahnke123@aol.com](mailto:fjahnke123@aol.com) <[fjahnke123@aol.com](mailto:fjahnke123@aol.com)>  
**Sent:** Tuesday, November 17, 2020 12:57 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** 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.

To: Planning Commission Meeting  
From: Mr. Fred W. Jahnke and Rev. Judy M. Jahnke  
1961 Ivywood Dr. Ann Arbor, MI 48103  
Date: November 17, 2020

As members of the Ann Arbor community born and raised, (76 and 75 years)we voice our concerns that our beloved city is straying from the "master plan" that makes us one of the most live-able cities in our nation.

We believe the proposed development at 2060 W. Stadium Blvd. is a blight on this important corridor of our city/neighborhood. This totally inappropriate use of highly attractive, accessible and valuable property is being ignored in favor of profits only for those who purchase it with little thought or engagement with the neighborhoods or businesses it impacts.

We believe much more discussion, consideration and involvement are needed by those who would most be impacted by the development of such an important aspect of our own property. We are within sight and sound of this project and find it more than disturbing that the city who collects the highest taxes imaginable from our residential property would so negatively impact our day to day lives in this very unnecessary and detrimental way.

This property has been neglected and ignored for many years and a rush to make use of it does not come close to effecting the sustainability goals enacted for the Land Use Plan by the community. We trust that our city can do much better than this plan and for its citizens.

**F & J Jahnke**  
1961 Ivywood Drive  
Ann Arbor, MI 48103  
(734) 213-8459  
[fjahnke123@aol.com](mailto:fjahnke123@aol.com)

**From:** Jill Miller <[jsmiller@umich.edu](mailto:jsmiller@umich.edu)>  
**Sent:** Tuesday, November 17, 2020 2:28 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** 2060 W. Stadium

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.

Dear City of Ann Arbor Planning Commission,

The proposed building for the storage unit for 2060 W. Stadium is ugly and out of character for what Ann Arbor wants to be - a pleasant, walkable community with stores, restaurants and businesses that are supported by surrounding neighborhoods.

A self storage unit does nothing to draw walking or biking traffic to the W. Stadium neighborhood. It does not add to the ambiance of the neighborhood and will only serve as a cold warehouse type building that people will drive past. It does nothing to create community.

Additionally, we do not need another bank in the area. There are plenty of banks already located nearby.

I am asking the planning commission to deny this proposal.

Sincerely,  
Jill Miller  
1214 Crosby Crescent  
48103

November 16<sup>th</sup>, 2020

To The Planning Commission:

I wish to express several concerns I have about the proposed development at 2111 Packard.

First, consider the parking issue. The developer states the project will include 84 parking spaces for 72 rental units. Of those units, 65.3 % are proposed to be two-bedroom apartments. That is approximately 47 apartments and upwards of 94 occupants assuming each apartment has two occupants. There may be more per apartment. How likely is it that the allotted number of parking spaces will be sufficient? It won't be. The citizens on Anderson Ave. and Crestland will bear the brunt of the lack of parking for the apartment tenants. What are some of the negative aspects? Children can now ride their bikes down the middle of Anderson, arms outstretched in the full enjoyment of childhood freedom. Mine used to. With this development in a wholly residential area, such unrestricted freedom will vanish.

Second, consider the issue of transparency. Be assured the residents of Ann Arbor do. I live on Anderson and knew nothing about this project last winter, while far more distant neighbors were invited to a meeting at Morgan and York to hear a presentation from Bonner Advisory Group. Why weren't the neighbors who would be directly affected by the development informed? You and I both know why. I attended the May 26<sup>th</sup> meeting hosted by the Bonner Advisory Group via Zoom. During the question and answer part, Bunny Muzik asked, Does anyone associated with this project have any personal or business relationship with anyone on council?"

The response --- " Well, (pause) Chip Smith." I heard the name Chip Smith very clearly. On the website you posted in the Q and A section, the square across from this question was blank. Again, we know why, don't we?

I asked whether the developer was going to charge a fee for a parking spot and didn't receive a definitive answer. If a fee is charged, more young renters will park on Crestland and Anderson further impacting our neighborhood. Why not have a smaller development that takes into consideration the surrounding residential area? Better yet, could we have a grocery store in that location?

Third, I read on a city website over the weekend that it is the goal of the city to widen Anderson Ave, and install bike lanes and sidewalks. That would necessitate the removal of several landmark trees including three trees on my property. Have you considered the equivalency between population density versus trees in the city's push to reduce its carbon footprint? What scientific data have you used in your all-out drive to increase density? Where do the homeowners stand in your equation?

Sincerely,  
Brenda Millett

**From:** Jonathan Njus <[jrnjus@gmail.com](mailto:jrnjus@gmail.com)>  
**Sent:** Tuesday, November 17, 2020 11:47 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Comment re: 2060 W. Stadium Blvd proposed development

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 Jonathan Njus and I have been a homeowner at 1906 Ivywood Dr. for six years. Our home rests in the neighborhood behind the proposed development site.

I agree with my neighbors' comments that a self-storage facility does not fit the retail footprint of this area, which includes grocery stores, restaurants, banks, etc., and would be an eye-sore on this commercial corridor. I also find it very hard to believe that there is no other location on the outskirts of Ann Arbor where the owner could more appropriately locate this facility.

However, if the City does decide to move forward with this development, including the self-storage facility, why does it have to be four stories, which would rise well over the trees in our neighborhood and ruin the view to the west? The mixed-use building is three stories; why can't the self-storage facility match that? Or can it even be two stories with a wider footprint, since there's plenty of space on that piece of property?

What also upsets me here is that the developers did not talk to the residents in our neighborhood about what we wanted or what we would support, beyond the obligatory community meeting at which they said that they drove through the neighborhood (but didn't talk to anyone), and made no concessions in the end. That is not how it works here in Ann Arbor; the private sector can't do whatever it wants, wherever it wants. And that's where the Planning Commission needs to step in. You should represent the neighborhood residents and tax-paying citizens in this conversation and decision as well. It's not just what's best for businesses, it's also what's best for families. Yes, economic development is important for the continued growth of the area and city, but it needs to meet the needs of the residents; fit in seamlessly with the adjacent neighborhoods; and align with the future economic development plans for the area.

I hope that the Planning Commission will step into this leadership role at tonight's conversation, so that the best decision can be made for all parties involved. Thank you.

**From:** Alyssa Pozniak <[apozniak@gmail.com](mailto:apozniak@gmail.com)>

**Sent:** Tuesday, November 17, 2020 11:44 AM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; CityCouncil <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>; Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>; Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)>

**Subject:** opposition for 2060 W. Stadium Blvd plans

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.

Hi - I would like to voice my opposition to the proposed plans for 2060 W. Stadium. We frequently shop and bank at the businesses already on W. Stadium, and a 4 story storage unit plus yet another bank does not seem like things are needed, nor will they enhance the shopping area or add many jobs. I have reviewed [this document](#) regarding details on rezoning/etc. and do not see a compelling argument for how this would address an unmet need in the community or be beneficial for anyone but the current property owners.

I am unable to join the call this evening due to previous family commitments, but welcome any email/phone follow up. I have cc'd my city ward reps Ali and Erica on this email, too.

Thank you in advance for your consideration.

Alyssa Pozniak (5th ward)

[apozniak@gmail.com](mailto:apozniak@gmail.com)



From: Pat Smolarski <[patsmolarski@hotmail.com](mailto:patsmolarski@hotmail.com)>  
Sent: Tuesday, November 17, 2020 12:58 PM  
To: Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
Cc: Ron Smolarski <[ron@beaconrehab.com](mailto:ron@beaconrehab.com)>  
Subject: Low cost housing Townhouses at 700 North Main St

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.

Dear AA City Planning Commission:

My husband and I live near by on Felch and we understand that the city needs to provide some lower income housing for our residents, but we have the following concerns:

-Will plenty of parking spaces be allocated for these residents of the townhouses because parking is a huge problem in our neighborhood? -can't take the chance of any overflow into the surrounding neighborhoods.

-Will Manager of townhouses go to extra efforts to check out applicants' references to assure surrounding neighbors that they are decent law abiding citizens?

- We are getting into our older years and don't want to have to worry about these residents being deviants or criminals that will mug us on the streets or try to steal from our homes!! That's why it is critical to evaluate them to assure everyone that they are decent people.

Thank you.

Pat and Ron Smolarski

Sent from my iPhone

**From:** Bill Sturgis <[bsturgis2001@yahoo.com](mailto:bsturgis2001@yahoo.com)>  
**Sent:** Tuesday, November 17, 2020 11:23 AM  
**To:** Naheedy, Cyrus <[CNaheedy@a2gov.org](mailto:CNaheedy@a2gov.org)>  
**Cc:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; Kahan, Jeffrey <[JKahan@a2gov.org](mailto:JKahan@a2gov.org)>  
**Subject:** 2111 Packard - Questions for Public Hearing 11/17 7:00 pm

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.

Hello Mr Naheedy,

I am a homeowner living directly across from the proposed 2111 Packard project for the past 27 years. I have reviewed the traffic study, proposed site plan and Q & A from the developer and have a few questions as to the recommendation by city planners to approve this development. Specifically my questions revolve around the Wade Trim traffic study report dated July 20, 2020.

In the City's recommendation for approval of this project it states that this development would not impact "acceptable levels" of vehicle traffic along Packard. My first question is did the study only consider traffic levels during the summer which were far off normal counts due to the pandemic? Did Wade Trim consult with the city on previous traffic counts prior to the pandemic?

Living on Packard I have seen a steady increase in traffic, especially in the peak AM and PM hours. During a regular weekday morning commute traffic is backed up past Independence Drive heading North bound. There are similar back ups in the Southeast bound direction during peak after work hours.

Our neighborhood is reliant on street parking. There is bus stop in front of Fraser's Pub which numerous commuters (pre-COVID) use. In doing so they park their cars in the neighborhood on side streets all day while using public transit. I am concerned that these considerations were not factored into the plan with the added retail locations not to mention U of M Football Saturdays when the side streets are packed with parkers.

My questions for this evening are:

1. Did the Wade Trim traffic study take into consideration pre-COVID traffic counts especially during the AM and PM peaks?
2. Did the Wake Trim traffic study and the City take into considering a projected increase to the issues of neighborhood street parking?

If the answer to either of these questions is "no" then I respectfully ask that before the recommendation is made to approve this development, both of these issues be researched and updates reported to the neighborhood residents so that we can understand the true implications of the plan.

Thank you  
Bill & Liz Sturgis  
2108 Packard

**From:** Ryan Tobias <[rtobias@triadrepartners.com](mailto:rtobias@triadrepartners.com)>  
**Sent:** Tuesday, November 17, 2020 11:46 AM  
**To:** Natasha Abner <[nabner@gmail.com](mailto:nabner@gmail.com)>; Nelson, Elizabeth <[ENelson@a2gov.org](mailto:ENelson@a2gov.org)>; Eaton, Jack <[JEaton@a2gov.org](mailto:JEaton@a2gov.org)>; Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** John Myefski <[JMyefski@myefski.com](mailto:JMyefski@myefski.com)>; Luke Bonner <[luke.bonner@bonnerag.com](mailto:luke.bonner@bonnerag.com)>  
**Subject:** RE: 2111 Packard Update

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.

Natasha,

Thanks for reaching out. We did explore several avenues for affordable housing. While I was highly supportive and excited by the passing of the affordable housing millage, it is my understanding that those funds will not be available for projects until 2022.

Ryan



**Ryan Tobias** | Partner  
[rtobias@triadrepartners.com](mailto:rtobias@triadrepartners.com) C:312.285.3634

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[www.triadrepartners.com](http://www.triadrepartners.com)



**From:** Natasha Abner <[nabner@gmail.com](mailto:nabner@gmail.com)>  
**Sent:** Monday, November 16, 2020 5:44 PM  
**To:** Nelson, Elizabeth <[ENelson@a2gov.org](mailto:ENelson@a2gov.org)>; Eaton, Jack <[JEaton@a2gov.org](mailto:JEaton@a2gov.org)>; [planning@a2gov.org](mailto:planning@a2gov.org)  
**Cc:** Ryan Tobias <[rtobias@triadrepartners.com](mailto:rtobias@triadrepartners.com)>; John Myefski <[JMyefski@myefski.com](mailto:JMyefski@myefski.com)>; Luke Bonner <[luke.bonner@bonnerag.com](mailto:luke.bonner@bonnerag.com)>  
**Subject:** Re: 2111 Packard Update

Hello,

I am a resident and property owner near the 2111 Packard site and participated in the planning meetings that took place. When those meetings happened, I asked about affordable housing units and was told that there were no incentives available from the city to support that.

Having just passed a substantial affordable housing millage, I would like to urge City Council, the Planning Commission, and Bonner Advisory to reconsider this development and go back to the drawing board with affordable housing in mind. No developments in Ann Arbor should proceed without adding to our affordable housing goals. It is bad for our community.

Thank you,  
Natasha

On Mon, Nov 16, 2020 at 12:10 PM Luke Bonner <[luke.bonner@bonnerag.com](mailto:luke.bonner@bonnerag.com)> wrote:

Good afternoon,

I hope you all have been happy and safe. Thank you for maintaining interest in the 2111 Packard neighborhood mixed-use development project.

We would like to inform you the project is under consideration for site plan approval and re-zoning tomorrow evening at the City of Ann Arbor Planning Commission meeting.

For your convenience I have attached the link with the project and staff information here <http://a2gov.legistar.com/LegislationDetail.aspx?ID=4694921&GUID=66A8A41F-B2FC-47A4-915D-1D95DB2CFE05>

Thank you for all of your time and interest into this project. We have considered all input and staff has reviewed the project plans and has forwarded to Planning Commission for consideration. If you have any questions please do not hesitate to ask.

Meeting details are below:

Meeting            11/17/2020 7:00 PM  
date/time:

Meeting location:            Electronic Meeting  
*This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN) To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 978 3155 2451*

Luke Bonner

CEO - Bonner Advisory Group

1054 S. Main Street

Ann Arbor, MI

734-846-9746

[Luke.Bonner@BonnerAG.com](mailto:Luke.Bonner@BonnerAG.com)

[www.BonnerAG.com](http://www.BonnerAG.com)

**From:** Janet Young <[youngjanetk@gmail.com](mailto:youngjanetk@gmail.com)>  
**Sent:** Tuesday, November 17, 2020 10:42 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Proposed Project at 2060 W. Stadium

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 Janet Young. I live at 825 Dartmoor Rd, which backs up to 2060 W. Stadium. I would like to express concerns I have regarding the proposed project.

A major concern is that the proposed storage facility which will be backing up to my property will be 4 stories high. Even with a berm between my property and the facility, the facility will be quite visible from the back of my home. Additionally, it will obstruct the very little southern exposure that I receive. I suspect that having this building will not only be an eyesore for me, but will decrease the value of my property.

I was very surprised that a 4 story structure would even be considered here. As I drive down Stadium between Pauline and Liberty, I do not see any other three or four store buildings that back up to my neighborhood. I am hoping that the city planning commission can clarify whether this area is normally zoned for such a tall building.

Additionally, the businesses along this block of Stadium seem to serve the nearby community. I question the need for a 4 story storage facility by the adjacent neighborhood. Given that no neighborhood is likely to need such a large storage facility on its own, I think that such a facility would be more appropriately placed in an area that does not back up to homes.

Thank you for your consideration of my comments.

Sincerely,

Janet Young