

803 Sycamore Place  
Ann Arbor, MI 48104

September 1, 2016

RE: 9/7/16 Planning Commission Meeting  
Project SP15-014 (1420 East Stadium, Circle K)

Dear Planning Commissioners:

Thanks for your time in reading my statement. I have lived for 20 years on Sycamore Place in Lower Burns Park some 7 blocks away from the proposed project site. While I understand the concerns of the more immediately adjacent residents, my own are from the perspective of the larger neighborhood.

I think it's great that there's a gas station here. I don't want to have to go to Pittsfield Township just to get gas! I love that our neighborhood has basic services embedded within it, like grocery stores, laundromats and dentists. But like any urban neighborhood, there are compromises that need to be made on all sides.

And the Circle K plan doesn't do that. I'm troubled by two particular aspects:

**No engagement with the streetscape.** Rather than working with the neighborhood, it turns its back to Packard -- and a few fake windows aren't going to draw anyone in.

**Unsafe approaches for pedestrian customers.** Currently, children (mine among them) approaching the store's door on foot share the same space as parked and moving cars. I'm sure this larger store is intended to increase customers and thus will make the current situation yet worse. The plan should include safe access for all customers, not just those in automobiles.

In short, a project like this will only feed an anti-development knee-jerk reaction that could color public opinion for decades. I'd love a plan that would instead allay some of those fears, so that "development" might come to imply "improvement" in people's thinking.

Thanks again for your time, and for your service on the Commission.

Sincerely,

Victoria K. Green