

From: Udo Becker <ubecker@umich.edu>
Sent: Tuesday, November 17, 2020 3:54 PM
To: Michela Arnaboldi <marna@umich.edu>
Cc: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>; Ramlawi, Ali <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.

To the planning committee and city council,
This is Udo Becker. We own the property at 1946 Ivywood Dr. and oppose the proposed development at 2060 W. Stadium.

This development will have negative 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.

Udo

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Udo Becker
Professor of Earth Materials
University of Michigan
Dept. of Earth and Environmental Sciences
North University Avenue
2534 NUB
Ann Arbor, MI 48109-1005
USA

From: Dale Dunlap <ddunlap@mtu.edu>
Sent: Tuesday, November 17, 2020 4:01 PM
To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@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 Whom It May Concern,

We strongly urge you to reject the rezoning request that would make possible a 4-story indoor storage facility at 2060 W. Stadium Blvd.

This development would have a negative impact on the neighborhood, and especially our own home at 829 Dartmoor Rd. The proposed facility is really a warehouse, and would add nothing but an eyesore to the local community. In the developer's Application for Changes in or Additions to the Zoning Chapter (updated 7/23/2020), item 2 in their "Justification" states in part:

"With the proposed project, views from adjacent properties to the north and south would largely be unaffected as a result of the rezoning."

Well, the views from our property (including our back patio, living room, sun room, and two bedrooms) would be **hugely** affected as a result of this. Right now, we can barely see one corner of the roof of the old Suburban building. If this storage facility were built as planned, it would dominate the view from our property (and significantly lower our property value!). We find the developer's use of the word "adjacent" to be suspicious: it conveniently allows them to ignore our property, since technically we are adjacent to the Zal Gaz Grotto property. But, of all the neighbors it seems that we would be the closest to the majority of this building (we'd be looking at the long side of it), and the most affected in terms of the view.

The developer also implies (Justification 5 in the above referenced document) that the current zoning conflicts with the goals of reducing total vehicle miles traveled, promoting local transit, etc. But it's hard to believe that customers of a self-storage facility would travel by bus or non-motorized transportation to put things in or out of storage.

Also, we find this proposed development to be inconsistent with the Land Use Element of the city's Master Plan for the area.

Again, we strongly urge you to reject the requested rezoning requests for this project.

Sincerely,
Dale & Gwen Dunlap
829 Darmoor Rd
Ann Arbor, MI 48103

From: Ingrid Peterson <ingridrjp@gmail.com>

Sent: Tuesday, November 17, 2020 5:34 PM

To: Gale, Mia <RGale@a2gov.org>; Planning <Planning@a2gov.org>

Cc: Gary Rochman <gary@rochmandesignbuild.com>; Kim Walda <walda@umich.edu>; Amanda Wyse <pelicanbreath@hotmail.com>; Amy Perry <aperry9855@gmail.com>; Andrea Lahodny <alahodny@gmail.com>; Ann <anngailab@gmail.com>; Ann Ormandy <aormandy@comcast.net>; C Grant <cgrantaa@yahoo.com>; Carol Spencer <carol13.spencer@gmail.com>; Corky Wattles <corkywattles@gmail.com>; Debbie Green <debbie@vedit.com>; Diane Saulter <ddsaulter@gmail.com>; Diedre <mdcasey1988@gmail.com>; Diego <kentanddiego@gmail.com>; Goodknecht <kgoodknecht@gmail.com>; Holly Fischer <hrfischer@gmail.com>; Iren <irenzero@yahoo.com>; Ken <dudemacaroni@yahoo.com>; Laura Konrad <cappskonrad@gmail.com>; Leigh Ann Koepp <lkoep@umich.edu>; Lelia Raley <leliar@med.umich.edu>; Mariah Bauman <bauman.mariah@gmail.com>; Myron Grant <myrongrant@comcast.net>; Nick Camp <npcamp@umich.edu>; Reach <reachdo@gmail.com>; Riley <megriley@umich.edu>; Ruth Wollin <ruthwollin@gmail.com>; Seltzer <renaseltzer@gmail.com>; Shafagkhalil7 <shafagkhalil7@gmail.com>; Sharon Burzan <vbsb65@gmail.com>; Sue Perry <sueperry@comcast.net>; Ursa Corp <ursacorp@gmail.com>; Walling <chris.walling@industrystar.com>; Will <jwill1914@yahoo.com>; Ziph <elizabethziph@gmail.com>; 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

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 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

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.

How to Watch and Participate in Electronic Meetings

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: Jackie Shineman <jashineman@gmail.com>

Sent: Tuesday, November 17, 2020 2:36 PM

To: Planning <Planning@a2gov.org>

Subject: 2060 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.

We see that the calendar states that the staff recommends approval of this plan. That response seems at the least premature and at worst a total repudiation of the needs and desires of the existing community. For a planning committee to recommend another bank in an already saturated small area seems ludicrous.

The residents of this part of Westside Ann Arbor consider the length of E. Stadium from Pauline to Dexter Rd. a full service shopping area. We can literally answer nearly all of our needs with the businesses along that stretch, and in the 10 years we have lived here, both the appearance and the services keep improving! To construct a 4 story self storage area in the middle of a shopping corridor is ridiculous. My husband and I have two storage units, one climate controlled and one smaller uncontrolled unit. Both companies have told us that they have available units. The proposed building on the bank property is so out of place in style and purpose with the rest of the neighborhood, it is simply beyond our understanding why it is even under consideration!

Where can we access the environmental studies that must have been done and the actual building designs and plans?

Thank you,

Bill and Jackie Shineman