

From: Natasha Abner <nabner@gmail.com>

Sent: Monday, November 16, 2020 5:44 PM

To: Nelson, Elizabeth <ENelson@a2gov.org>; Eaton, Jack <JEaton@a2gov.org>; Planning <Planning@a2gov.org>

Cc: Ryan Tobias <rtobias@triadreparters.com>; John Myefski <JMyefski@myefski.com>; Luke Bonner <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.

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> 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 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

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From: Sue Hadden <hadden.sue@gmail.com>
Sent: Monday, November 16, 2020 6:24 PM
To: Planning <Planning@a2gov.org>
Subject: Stadium/Naylor site 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.

I am emailing to express my opposition to the proposed Stadium/Naylor site development. The size and scope of this storage facility is not consistent with the other buildings in that part of Stadium. The plan as I understand it will not meet the sustainability goals that the city has established for buildings in the city.

It would adversely affect my neighborhood in the following ways.

1. Traffic/congestion
2. Light/noise pollution
3. Visual blight
4. Proximity to neighboring houses

I am requesting that the city does not approve the rezoning from "P" Parking to "C2B" commercial as it negatively impacts the houses built before the Naylor dealership.

Please do not approve the exemption request for fewer parking spots than required by code.

Please make sure any construction requires complete clean up of any environmental hazards found

Please take whatever steps are allowable to encourage this development to fit into the existing commercial mix along this stretch of Stadium.

Thank you for considering my concerns about this new building.

Sue Hadden
1730 Ivywood Dr, AA 48103

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Sue Hadden

"Ours is not the struggle of one day, one week, or one year. Ours is not the struggle of one judicial appointment or presidential term. Ours is the struggle of a lifetime, or maybe even many lifetimes, and each one of us in every generation must do our part."

John Lewis

From: Ann Ormandy <aormandy@comcast.net>

Sent: Monday, November 16, 2020 8:52 PM

To: Planning <Planning@a2gov.org>

Subject: Public Hearing-proposed zoning/rezoning 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 Mike Gallagher. My wife and I live at our home at 821 Dartmoor, immediately adjacent to the NE corner of the proposed project site. In reviewing their justifications for zoning/rezoning, we refute the assertions the developers make. They state that the views from the residential properties to the N and E would be largely unaffected. This is not true, the views from each adjacent residential property to the N and E would certainly be affected by such a tall building as the one proposed, as well as by the lighting of such a tall building. The developers also falsely assert in their project justifications that this development would create a stronger relationship between members of the neighborhood to the NE. In grass root meetings and communications with the residents of this neighborhood, no one has been supportive of the plans that have been proposed.

From: Ann Ormandy <aormandy@comcast.net>

Sent: Monday, November 16, 2020 8:30 PM

To: Planning <Planning@a2gov.org>

Subject: 2060 W Stadium application

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 Commission,

I am writing to express my significant concerns regarding the proposed 3 story bank and 4 story self-storage warehouse at 2060 W Stadium Blvd. I live in the lovely westside neighborhood behind this lot. A towering four story storage warehouse and 3 story bank building are unnecessary and completely out of proportion. These proposed building structures will have a detrimental impact on our residential properties and on the Stadium corridor. There is absolutely no need for monstrously tall buildings that will most certainly create light pollution. Erosion of the berm is also a concern.

Out of respect and consideration for our westside neighborhood I am urging you to decline the construction of a multi-story bank and storage warehouse.

Ann Ormandy

From: Diane Saulter <ddsaulter@gmail.com>
Sent: Monday, November 16, 2020 6:06 PM
To: Planning <Planning@a2gov.org>
Subject: 2060 W Stadium Blvd proposal

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.

Attached please find a letter to the Planning Commission members for the Tuesday Nov 17 meeting,
Agenda item: 2060 W Stadium Blvd Development Proposal

Thank you,
Diane Saulter
1931 Ivywood
(directly behind the proposed storage facility)

To the Ann Arbor City Planning Commission members,

Please do not approve the zoning change for the 2060 W Stadium Blvd development.

Changing the zoning from P to CB2 will allow it to be built closer to the residential neighborhood to the east, and it will tower over the houses in back of it which includes mine, as well as the locally owned small businesses next to and near to it.

In 1988 when we first moved into the house in back of Naylor's dealership the parking area and berm worked well as a buffer between the commercial area and my house and the neighborhood. But when the parking area was expanded, cutting into the berm several years ago, noise increased, and security lights beamed right into our upstairs bedrooms.

The landscape plans for 2060 indicate the developer should "avoid grading around the landmark tree" and that it should have its roots protected when new landscaping and retaining wall are installed. There are actually 6 very tall Norwegian Spruce trees at the top of the berm on the 1925 Ivywood property. I'm very concerned that none of them be damaged and/or killed by disturbing the berm. I'm also concerned about potential harm to the Arbor Vitae at the top of the berm at 1931 Ivywood.

While there is the vacant lot at 2060 W Stadium now, many of the small businesses in this area have thrived and grown. These locally owned small businesses, such as Arbor Farms, Ace Barnes hardware and Stadium Hardware, Holidays and Bells restaurants continue to serve not only the west side neighborhoods but also other Ann Arbor residents that support local business and seek the unique products and services these and other Stadium Corridor businesses provide. (Holidays has created a flourishing vegetable and flower garden along Stadium Blvd.) **These are the businesses that create a vibrancy and character that is unique to this area, so compatible with the Master Plan's goals.**

The storage facility is not compatible with the size and character of the zoning district in which the site is situated. It's size, nature and intensity will definitely be visual blight and may impact negatively on the cohesiveness of the current commercial district.

Please, turn down the requests for variances. If the building of the storage unit must proceed, please do what you can to prevent it from being built closer to the neighborhood or find a way to persuade the developer to build it to height that is less than the 4 story maximum allowed.

Thank you for your service to the community,

Diane Saulter
1931 Ivywood