

From: Kurt Gardner <dudemacaroni@yahoo.com>
Sent: Tuesday, November 17, 2020 5:39 PM
To: Planning <Planning@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>
Subject: Opposition to the NorthStadium LLC requests for 2060 West Stadium

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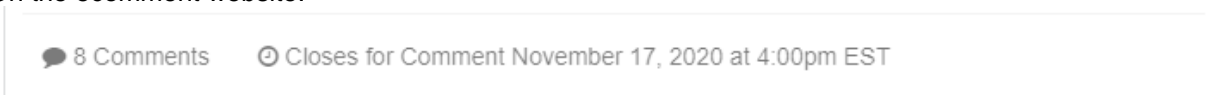
Good evening all,

I had fully intended to submit these comments using the ecomment tool as noted in the meeting notice, however it appears either the invitation was incomplete/incorrect or the ecomment tool was mistakenly closed early:

From the meeting notice email:

"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>"

On the ecomment website:



The online Comment window has expired

Nonetheless, I have attached just some of the comments I have in opposition to the requests from NorthStadium, LLC.

Please note all I have spoken with accept and embrace that this lot will be developed, however the manner in which NorthStadium, LLC is choosing to develop is not acceptable.

Thank you,
Kurt Gardner
4 Dover Ct
248-719-0630

Opposition to the NorthStadium LLC requests for 2060 West Stadium

Good day Council and Commission representatives,

I am writing to voice my opposition to the bundled development plan NorthStadium LLC has presented for 2060 West Stadium with a 120,000 sq. ft. 55' tall 4-story self storage facility and 23,000 sq. ft 3-story bank. I fully understand this lot will be developed, however this proposal is grossly out of character.

First let's take a look at the buildings currently present on West Stadium Blvd and consider if this development is in character with the surrounding environment:

- Looking both North and South, most businesses are 1 or 2 stories with a mix of easement, many greater than 10'.
- During my review I could not find a 3 or 4 story building within the Stadium Boulevard Commercial Corridor.

I understand that exceptions are granted to allow development to enrich the area, let's take a look at what new assets this development will bring to the table:

- Are we short on banks? No there are 9 banks within a mile of this location (some may now be closed)
 - Within 1500' ($\frac{1}{4}$ mile)
 - Bank of Ann Arbor (local)
 - Lake Trust Credit Union (local)
 - TCF (regional)
 - 5/3 Bank
 - Keybank
 - Comerica
 - Greater than 1500' and less than a mile
 - Chase
 - Level 1
 - Bank of America
- Are we short on storage facilities? No, using the developers rational that users will drive to drop of item we see the following with a 10 minute drive:
 - 2000ft away, Climate Controlled Indoor Storage
 - 4400ft away, The Storage Chest
 - 1.1 miles away, Maple Village Self Storage
 - 1.2 miles away, 5 Star Stor It on Airey
 - 2 miles away, Cube Smart Self Storage
 - 2 miles away, 5 Star Stor It on Lohr

Looking at the requests for exemptions / rezoning / variances:

- Parking spaces
 - There is more than enough space on this lot to provide the parking required per the zoning requirements, however the developer is choosing to propose a

development with greater square footage than the lot will allow. There is no reason the developer cannot revise the plans to meet zoning.

- Drive-thru for the bank, if C2B zoning doesn't support a drive-thru then request the proper zoning be applied to this lot.
- Landscape variances are requested to eliminate bioretention islands on site due to contamination and for planting the required amount of street trees outside of the public right-of way.
 - If contamination is present (as it was noted it is) I have not been able to locate a full report regarding the mitigation.

Incorrect claims made by the developers in "ZoningApplication.pdf"

- Jobs created
 - In the summer meeting the number of jobs created by the entire development was very small, as I recall 5 employees for self storage and 20 for the bank.
- Claims that changing this zoning change increases jobs, yet only 5 employee parking spots are provided for self storage and the bank doesn't require this rezoning.
- Claimed that 'P' zoning won't allow landscaping, this is not true
- Claimed 'P' zoning doesn't allow flexibility for parking, this is not from a basic level
- Claimed that 'C2B' zoning allows flexibility in design to "better service the community", untrue as only the developer of the self storage benefits.
- Claimed that the change creates a stronger relationship with the residences to the East, untrue as it allows buildings to be built closer to the residences.
- Claimed that changing from 'P' zoning will decrease miles traveled by car, yet the Bank requires a drive through and the storage facility is targeted at drive-up customers.
- Claimed that "C2B" will enliven and enhance the City fabric, yet it was expressed that neither of these businesses will operate after normal business hours, i.e. the same "life" will exist with 'P' zoning
- Claimed that rezoning aligns with the A2 carbon neutral plan, yet the building of a tempered self storage facility directly conflicts with carbon neutrality.

Impact on surrounding business:

- Zas Del Grotto
 - No longer visible to Northbound traffic due to their setback
 - Will see little to no sun during the winter months due to the shadow if the 4-story facility
- Dimos, Hungry Howies, Dry cleaners
 - No longer visible to Southbound traffic due to their setback
- Sets a precedent for future development in the area, small local businesses to be crowded out by mammoth development from out of the area.

In closing, I would ask of the Council and the Committee:

1. Require complete compliance with zoning
2. Ask for the proper zoning to support the bank drive-thru
3. Once proper zoning is applied, design the site to meet zoning requirements

4. Complete mitigation of all environmental hazards found
5. Match the zoning and thus development to the master plan

Best regards,

Kurt Gardner

4 Dover Ct, Ann Arbor, MI 48103

248-719-0630

From: Lawrence Root <lroot@umich.edu>
Sent: Tuesday, November 17, 2020 6:00 PM
To: Planning <Planning@a2gov.org>
Subject: Proposed for 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—We live on Ivywood Drive and want to express our concern about the proposed development at 2060 W. Stadium Blvd.

While our family welcomes the productive use of the site that formerly was occupied by Naylor auto sales, we had hoped that development would support and enhance the quality of life in this part of the community. We attended the earlier public meeting and have reviewed the plans on file. The bank, with associated office space, seems reasonable. It appears, however, that the site will be dominated by a bulky, 4-story warehouse-like storage facility. I believe that having such a structure adjacent to our westside residential community will be an eyesore that will negatively impact the adjacent homes and do nothing to enhance the quality of life this part of the community.

Thank you for considering our view.

Larry and Margaret Root
1823 Ivywood Drive

From: Lawrence Root <lroot@umich.edu>
Sent: Tuesday, November 17, 2020 6:00 PM
To: Planning <Planning@a2gov.org>
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