

## Remarks Before Planning Commission regarding the proposed redevelopment at 1420 E. Stadium

15 December 2015

Good evening. I'm Garrett Scott.

I live at 1421 Iroquois Place in Ann Arbor, directly behind the proposed redevelopment site for the Circle K at 1420 East Stadium. At risk of beginning to sound like the neighbor who cried "**gas station redevelopment**," the process continues to move forward and there is a chance we may have public hearing on the proposed site plan at the January 5 meeting of the Planning Commission.

Neighbors continue to meet and to organize to discuss our concerns about the proposed redevelopment. Many of us continue to think adding a **24-hour lighted canopy** on a parcel directly adjacent to six single-family R-1 lots is inappropriate for a central neighborhood setting, even on a C-3 site.<sup>1</sup>

Many in the neighborhood also have concerns about granting the project a **variance to allow them to build into the buffer zone** next to houses so the project can accommodate the substantial increase in the footprint of their retail store and the increased hardscape. We suggest the developer **cannot show a hardship** that requires departing from the city's goals for **adequate buffers between conflicting uses**.

**Polluted runoff from snowmelt from snow plowed onto the landscape buffer** behind my house is one of my own worries; concerns about **pedestrian safety**, given increased parking lot traffic near an intersection that sees kids walking to Burns Park and Tappan school was brought up – and quite vocally – at our most recent meeting. An **increase in idling trucks much closer to property lines** certainly irritates another neighbor.

Again, as an adjacent neighbor for 15 of those years, I've seen the effects of neglect on the current building and site. And I will be happy to see improvements, like an on-site storm water retention system if that's the trade-off for increasing the hardscape and encouraging more auto traffic on site.

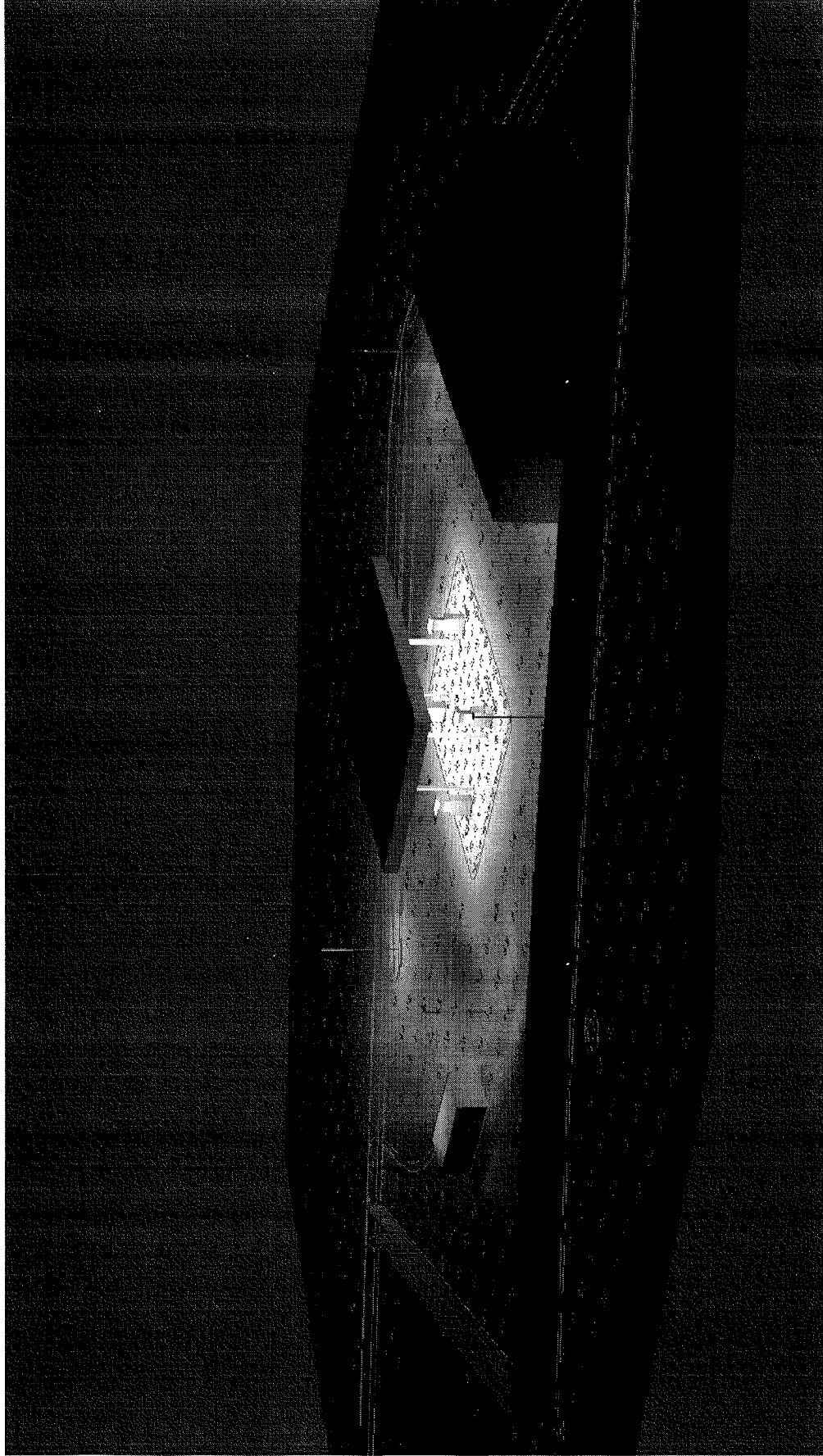
But the best solution to neglect isn't necessarily building a highway-scale gas station convenience store on a site adjacent to family homes in the heart of Ann Arbor.

Instead, I ask commission members as we prepare for the public hearings for this proposed site to keep at least this copy of this single exhibit extracted from the developer's plans in front of you as a tangible reminder of a literal highlight of the change this will bring to the neighborhood. We want to work together to find compromise solutions and **mitigation** in keeping with the City's goals for livability, health, pedestrian street life and the mixed residential and commercial scale of the neighborhood.

Thank you.

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<sup>1</sup> Again, I grant that a canopy is a convenience, but to stare into its unwinking, unsleeping, unmitigated LED glare is not a prospect I welcome. On top of the requested variance and a lack of response to our other concerns raised in public meetings and in private meetings with Circle K and the developers, to feature it so prominently seems something of a monument to the precedence of automobile drivers over the rest of neighborhood life.



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