

## **Ann Arbor Citizen Participation Meeting – Q & A**

**Meeting Date:** 7/7/2020 via Zoom Call

**Subject Site:** 2060 W. Stadium Blvd., Ann Arbor, MI

**Meeting Information:** Residents within 1,000 feet of the subject site were contacted via mailer sent out on June 22<sup>nd</sup> with a brief overview and instructions on how to participate in the virtual zoom meeting. The call was held on July 7<sup>th</sup>, 2020 and began promptly at 7 PM EST and was 105 minutes long. There were approximately 45 participants who joined between the development team and surrounding residents. The structure of the meeting was to introduce the ownership team, provide a detailed overview of the proposed project and address any questions, comments, and concerns of the neighboring property owners. At the conclusion of the project overview, we addressed the questions that had been submitted during the call, and later opened it up to a Q & A session. As the project is still in its preliminary design stages, we had a few of our vendor representatives on the call to better address questions with specific scope. At the end of the call, we distributed contact information so ownership could be directly contacted with any additional questions the participants might have.

### **#1**

- **Attendee Name:** MCXLVIII
- **Attendee Email:** [reachdo@gmail.com](mailto:reachdo@gmail.com)
  
- **Question: What is square foot area of bank building? Public storage building?**
- **Response:** The bank building is being presented as a 23,7200-sf. building, three (3) stories in height with a ground floor approximately 4,840-sf. The proposed Public Storage facility is approximately 120,687-sf. in total, four (4) stories in height with a 31,000-sf footprint.

### **#2**

- **Attendee Name:** MCXLVIII
- **Attendee Email:** [reachdo@gmail.com](mailto:reachdo@gmail.com)
  
- **Question: What is square foot area of bank building? Public storage building?**
- **Response:** The bank is proposed at 23,310 sf. The self-storage building is proposed at 120,687 sf.

### **#3**

- **Attendee Name:** Kurt Gardner
- **Attendee Email:** [dudemacaroni@yahoo.com](mailto:dudemacaroni@yahoo.com)
  
- **Question: Architectural view of both building from all sides including the back from the property and from the throughout the adjacent neighborhood.**
- **Response:** We are further refining our plans and will incorporate community comments from the meeting to revise our current site layout as appropriate. Renderings were shown on presentation – see site submission package.

- **Question: Plans for HVAC noise (such a large tempered footprint will require significant cooling and heating)**
- **Response:** Our team is still in the preliminary design stages, and our HVAC plan will become more concrete as we finalize our site plan. We are working with our engineers currently to address HVAC equipment, and control noise emissions. We plan to include isolators to control vibration noise, and as they will be placed on the roof of both buildings, we anticipate little noise to the surrounding uses on lower elevations.
  
- **Question: Plans for trash**
- **Response:** Trash location is shared between the self-storage building and the bank. Both uses have little trash, as the bank uses a shredder service for most of the paper waste, and the self-storage building does not allow customers access to the dumpster. With regards to the amount of trash, these uses are considered to be light use.
  
- **Question: Plan to avoid light pollution**
- **Response:** Site lighting will be designed per the city ordinances, abiding by the foot candles required for our use. The sides of the site that abut the residential zoning, 0.1 foot-candles are required at the property line. We are evaluating dark sky components within our photometric planning process (ex. Downlighting as opposed to up lighting). For our site submission package, we will be including a photometrics plan.
  
- **Question: What additional infrastructure is required and how will it be routed (power, water, sewer)**
- **Response:** Existing site has a series of storm sewers but is without an existing system to provide for storm water management. Our project will include underground chambers to allow for storm water detention, thus preventing all storm water being released into the city's water system at once. Water main and sanitary sewers will be extended and connected to the West side of Stadium Blvd. Gas service is located along the west property line and electric service is located along the east property line We are working to minimize impact to Stadium Blvd.
  
- **Question: When would sunlight to the surrounding residents be blocked**
- **Response:** We are working with our architects to provide us with sun study exercises that will allow us to better answer this topic.
  
- **Question: Plans for staffing**
- **Response:** For the self-storage building, 2 individuals will be on staff during business hours. The typical bank building would house approximately 2 to 3 tellers, 2 to 3 personal bankers covering the ground floor. The second-floor banking and credit services will house 10-15 people.
  
- **Question: Many historic screening trees were recently decimated by the DTW trimming crew, how will you have trees of adequate height to block a 55' building that will not intrude on the DTE wire clearance requirements? Perhaps route the existing utilities underground?**

- **Response:** We will continue to work with DTE on electrical layout, and utility services onsite. Those plans will directly coincide with our landscape layout for the site as well, to ensure the surrounding berm and barriers serve their purpose properly, and without interference to DTE.
- **Question: Trash needs to be moved away from residences and closer to point of generation.**
- **Response:** Both facilities are low generators with regards to trash. The bank building uses a shredding company for their paper waste, and the self-storage building does not allow customers use of the dumpster, with the office using very little waste. We will work with solid waste department to determine delivery times, etc.
- **Question: Also, will the complete recording and supporting docs be available after the meeting for those that could not attend?**
- **Response:** The complete recording will be available for download and distributed to the attendee list via dropbox link due to file size. We will not release our presentation prior to the submission process due to various calls with the city staff to discuss any revisions needed prior to official site submission. Provided Jordan Samp's contact information to the attendee list to stay in contact.

#### #4

- **Attendee Name:** Love-Ramirez
- **Attendee Email:** [kloveram@umich.edu](mailto:kloveram@umich.edu)
- **Question: Why is a 4-story, 30,000 sq. ft storage facility necessary adjacent to a residential neighborhood when other options are available nearby – Maple Rd, Liberty Rd.?**
- **Response:** One of the last sites with appropriate square footage, and within the current zoning to allow for both proposed uses. Stadium is a mix of a variety of different uses within the Ann Arbor area. Indoor storage facilities are becoming higher in demand, with estimated 20% being local businesses, and 80% being surrounding residential customers. We also estimate a percentage being dedicated towards the surrounding student population for summer storage.
- **Question: There is no amount of green scape on the ridge that will offset decrease in property value of adjacent homes.**
- **Response:** As our site planning process continues to evolve, we will work to ensure that green space and surrounding barriers to the site are aesthetically pleasing and functional.
- **Question: You're only presenting sightlines from street level. Our legal property includes up to the ridgeline. And is especially problematic for two-story homes.**
- **Response:** We are continuing to complete various elevation studies within our site planning process.
- **Question: It appears their public storage facility on Industrial (emphasis on "industrial" not adjacent to residential) is only one story and a few miles away. Why aren't they redeveloping that site to add climate-controlled units?**

- **Response:** The other surrounding self-storage sites are independently owned and operated, a separate entity from ownership of 2060 W. Stadium. They are at capacity and do not currently have climate-controlled units.

#5

- **Attendee Name:** Anonymous
- **Attendee Email:** n/a
  
- **Question: How do these two buildings support the city's A2 Zero Carbon Neutrality Plan (e.g. energy efficiency)? We are not seeing environmentally sustainable practices except for a few more trees.**
- **Response:** Currently, we are looking to include electric vehicle stations onsite. As we progress in the design phase, we will exhaust options to incorporate the carbon neutrality efforts where appropriate. Our project in its entirety will be within the 2015 building code guidelines, that have increased energy requirements.
  
- **Question: Is there an actual demand for this much public storage on the west side of A2? We understand that your other site is at capacity, but everyone we know has Marie Kondo-d their house to reduce junk.**
- **Response:** Based on our metrics from various demographic software programs and our Ann Arbor market studies, ownership has determined that there is in fact a strong demand and a void within the market for a self-storage use.
  
- **Question: Can you describe the results of any traffic study that has been done regarding Federal, Arbordale, and the other businesses including the Post Office?**
- **Response:** Morning peak hour counted 37 trips. Afternoon peak hour counted 35 trips. Part of the study does take the nearby intersections in to consideration.
  
- **Question: What other A2 properties are owned by North Stadium LLC?**
- **Response:** North Stadium LLC is a newly formed entity of 2 partnerships, one of which has completed several student housing developments in downtown Ann Arbor (Hughes Properties LLC). They have just completed the Vic North Student housing building, the re-development of old Borders bookstore, and own the Collegian building located on Maynard St.. They also hold ownership of several other properties within downtown as well. The other partnership (Russell Build) has experience in self-storage developments, this would be their first project in Ann Arbor.
  
- **Question: Peak visitation number (37) needs some context? How does that compare to other businesses in the area such as the Ace / Arbor Farms complex? Or Dimos?**
- **Response:** Our traffic study diagrams and tables will be compiled and included in the official site submission package. That will be available online on the city planning website and the respective agenda.

## #6

- **Attendee Name:** Jeff Barker
- **Attendee Email:** [barkerjs@gmail.com](mailto:barkerjs@gmail.com)
  
- **Question: Does the current zoning allow for a warehouse facility?**
- **Response:** Yes, C2-B allows for the bank and the self-storage use. The parking zoning designation will require a Zoning amendment application which we will be incorporating into our site submission process.

## #7

- **Attendee Name:** Andrew John Hoffman
- **Attendee Email:** [ajhoff@umich.edu](mailto:ajhoff@umich.edu)
  
- **Question: On the north side of the property: Will there be any sconces or security lighting on the north side of the storage building?**
- **Response:** We are still in the preliminary design phase with regards to lighting. We will work together with neighboring property owners to ensure needs are being met.
  
- **Question: there are presently power lines that come from the north side to the Suburban building, will those be taken down?**
- **Response:** We will be working with the respective utility companies to engineer the site in the most efficient manner, as of now we are still preliminary with regards to utility locations and setup. All of which will be flushed out as we move towards the submittal process with the city.
  
- **Question: the parking lot to the north is presently served by 2 storm sewers, but one will be eliminated by the storage building; have you calculated the impact on the property to the north due to this change and whether another sewer drain has to be installed?**
- **Response:** With this being a new development, we are required to study and analyze the topographic plane(s) of our site and upgrade the stormwater management system to become compliant with the latest municipal code. Based on the topographic results, our team will design the system to correspond with the grade and retain stormwater on our site in its entirety. On the North side of the site, we are exhausting permeable surface options up to the property line to allow for stormwater to drain into our stormwater management system underground.

## #8

- **Attendee Name:** Jonathan Njus
- **Attendee Email:** [jonathan.njus@wkkf.org](mailto:jonathan.njus@wkkf.org)
  
- **Question: Has the City approved this development yet? Where are you at in the process? And what is the timeline?**

- **Response:** This project is not approved yet. The citizen participation meeting is the first step to approval. We will then prepare for a pre-planning meeting with the city to discuss anything that they would like to see addressed, revised, etc. prior to the formal site submission meeting, tracking September for formal submission, and through February 2021 for full approval. With regards construction timeline, site excavation and utility prep to start late March 2021, with the vertical construction process to take about 12-16 months.
- **Question: So, the City has determined that there are no other places to house such a large storage building or you have?**
- **Response:** Through our demographic platforms, void analysis exercises, and real estate available this site is all-encompassing for both uses to be within zoning code.

## #9

- **Attendee Name:** Ingrid Peterson
- **Attendee Email:** [ingridrjp@gmail.com](mailto:ingridrjp@gmail.com)
- **Question: What was the process to select this location?**
- **Response:** Existing NorthStar Bank branch opened nearby in 2013 and have been looking for a permanent location for 3+ years and have not found suitable location until this site. Proximity to current location, ease of access, traffic, etc. Looking to take down an eyesore vacant site, rid of impervious surface, add a new building and beautify the site.
- **Question: I noticed solar panels were not mentioned in the design. How does this project plan to comply with the Ann Arbor Carbon Neutral initiative?**
- **Response:** We are looking at green options to incorporate into our design process. Internally the city is still working on flushing out some of the requirements, etc. for this initiative. Our project will fall within the municipal ordinances and building code.
- **Question: What considerations for local wildlife have been considered, ie. raccoons & deer?**
- **Response:** Currently the site is housed of a decrepit building, and mostly impervious surface. We will be adding as much greenspace and landscaping wherever possible to ensure that the landscape of the site. In addition, we will be looking to minimize the amount of parking spaces needed between the two uses to allow for more greenspace.
- **Question: Will the cameras be fixed or PTZ?**
- **Response:** The security portion of the project will be expedited once we have a solidified site plan. Type of cameras have not been selected yet.

## #10

- **Attendee Name:** J Dombrowski
- **Attendee Email:** [janetadz8@gmail.com](mailto:janetadz8@gmail.com)

- **Question: What alternative light industrial locations were considered for storage and why is this better?**
- **Response:** With few options to choose from within the confines of the city, this site was not only large enough to accommodate both projects, it was also within the zoning code needed for both uses. The traffic and varied uses along Stadium Blvd. provide the sought-after visibility and tenant mix for a successful site for both the bank and self-storage concept.
  
- **Question: Clearly the bank building is not really the issue... what other uses for the remaining site were considered?**
- **Response:** With both the bank and the self-storage building residing within current zoning code, and other uses were not considered.

#### #11

- **Attendee Name:** Karen Bourdon
- **Attendee Email:** [kbourdon1@sbcglobal.net](mailto:kbourdon1@sbcglobal.net)
  
- **Question: There are 10 banks within 2 blocks of the one you are proposing. What makes you believe this is a good site for an 11th bank.**
- **Response:** North Star is a community bank and looks to continue their involvement with the surrounding city of Ann Arbor. As there are other banks in the periphery, the demand and success of the current North Star branch suggests this new location will only continue to strengthen its client base and community involvement efforts.

#### #12

- **Attendee Name:** dlakey
- **Attendee Email:** [dlakey@umich.edu](mailto:dlakey@umich.edu)
  
- **Question: This type of warehouse facility seems appropriate backing up to interstate, railroad, or industrial setting. There is no need for it to be dropped into the middle of a neighborhood which should be transitioning to pedestrian friendly and residential uses. Why is this considered the best use of the site? Are there no sites further out of town for a warehouse?**
- **Response:** The existing zoning allows for indoor storage facilities, as well as exterior drive-up units. The proposed self-storage will be institutional quality, with most activity being housed within the building, or towards the street with our covered parking bays. The demographic reports suggest that this corridor within the city confines have a demand for this use. Based on the traffic studies and mixture of various uses on Stadium Blvd.
  
- **Question: How much are you encroaching into what us zoned P at the moment?**
- **Response:** Approximately 25'.

### #13

- **Attendee Name:** Jill Crane
- **Attendee Email:** [jillyn.crane@gmail.com](mailto:jillyn.crane@gmail.com)
  
- **Question: What is the plan for water runoff and what is the measurement of land between the sidewalk on west side and the west side of both buildings?**
- **Response:** The approximate distance from the sidewalk we are proposing to widen, and the self-storage building is about 12' in width. The bank building sits about 6-7' from the sidewalk. The underground water detention system is designed to accommodate an overabundance of water, whether it be from our site or neighboring properties that may have some water runoff on to our property.
  
- **Question: Will the berm currently existing on east side of Naylor property become smaller with this building?**
- **Response:** We do not intend to minimize the berm that exists on the Easterly side of the property. We do plan on increasing the aesthetics by removing old, dead vegetation and trees with plans to plant new greenery to increase the buffer between zoning classes.
  
- **Question: It seems like there might be a problem with runoff water because there is a retaining wall blocking the water from entering the berm. will there be additional drains on east side of the new building and what about the west side of building**
- **Response:** With this being a new development, we are required to study and analyze the topographic plane(s) of our site and upgrade the stormwater management system to become compliant with the latest municipal code. Based on the topographic results, our team will design the system to correspond with the grade and retain stormwater on our site in its entirety.

### #14

- **Attendee Name:** Diane Saulter
- **Attendee Email:** [ddsaulter@gmail.com](mailto:ddsaulter@gmail.com)
  
- **Question: what will the hours of access to the storage facility be?**
- **Response:** Typical facilities operate as follows: Monday-Friday from 9:30a-5p, Saturday-Sunday from 9:30a -5p. The gate to rear exterior units will be operational from 6a-9p 7-days a week.

### #15

- **Attendee Name:** Greg Henderson
- **Attendee Email:** [greg.henderson48@gmail.com](mailto:greg.henderson48@gmail.com)
  
- **Question: How close to the housing properties will the buildings be?**
- **Response:** Storage building is setback 72', code requires 55'. The bank building will be setback over 120' from the residential properties to the East.



## **Quick Q&A**

**From pkillen To All Panelists : The visual aesthetic looks more appropriate for the S. Industrial location. My concern is how will you provide a visual buffer to obscure the ugly exterior of the Eastern facade.**

- We will continue to develop site elevation studies with our architect and will revise our landscaping and green spaces to ensure we add an adequate buffer zone between commercial and residential zonings.

**From shana : Just a follow up: the current zoning of the P does or does not allow a storage facility?**

- The Parking zoning does not allow for self-storage. We will be seeking a variance to convert to C2-B to coincide with the remainder of the site.

**From Ingrid Peterson To All Panelists : The fence will be made of which material?**

- We have not decided on a fence material just yet. We will have to gain city approval before making that decision.

**From Jeff Barker To All Panelists : are public storage and north star the beneficial owners of the property?**

- North Star bank will be the sole owner of the site.

**From Ingrid Peterson : Is there a website for NorthStadium LLC?**

- No, that is a newly formed entity for the partnership.

**From Jeff Barker To All Panelists : does the developer have any prior experience with self-storage properties?**

- Yes. Russell Build does have experience with self-storage concepts.

**From J Dombrowski To All Panelists : web site for Russell?**

- Russell Build does not have a website.

**Additional comments from meeting:**

- **Obnoxious and greedy. Unbelievably out of scale with the corridor and city.**

- **How convenient you downplayed the view from the ridgeline showing two stories hidden behind greenery. Adjacent properties include up to the ridgeline, not just streetview.**
- **Your answer about energy efficiency was not convincing.**
- **Are you kidding us? Remove a parking lot and one story facility and put up a 4-story block building. How is that not MORE of an eye sore?**
- **Tell Mr. Sass to Google "bank nearby" - banks and ATMS.**
- **On the number of banks question google shows within 1 mile: Lake trust, key bank, comerica, bank of ann arbor, 5/3 bank, TCF, Chase, Level One, BOA, all consistent with current zoning and master planning denoting that this is an area planned for services catered towards the surrounding residents in the area.**