

**From:** Kurt Gardner <[dudemacaroni@yahoo.com](mailto:dudemacaroni@yahoo.com)>

**Sent:** Monday, August 10, 2020 6:59 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; Smith, Chip <[ChSmith@a2gov.org](mailto:ChSmith@a2gov.org)>; Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>

**Cc:** [ingridrjp@gmail.com](mailto:ingridrjp@gmail.com); [reachdo@gmail.com](mailto:reachdo@gmail.com)

**Subject:** Opposition to the proposed 4 story storage facility at old Naylor dealership at 2060 W. Stadium.

Good evening Planning council and City Council Members for the 5th Ward,

We are writing to express my opposition to the proposed 4 story self storage facility at the former Naylor dealership address of 2060 West Stadium.

Opposition is well captured in the public outcry expressed within this Nextdoor.com posting [https://nextdoor.com/news\\_feed/?post=154217768&comment=425929473](https://nextdoor.com/news_feed/?post=154217768&comment=425929473) , but a summary from our personal perspective:

1. Out of town customers and developers are proposing a stark and soulless building that towers 3 stories higher than the existing building on this land, the views presented in the citizens review did not represent the true impact of this proposed development. Consideration needs to be taken from all vantage points (including from 2 story homes) and in all seasons.
2. The proposed structure requires rezoning of an area previously zoned "parking" thus allowing the building to extended ~25' closer to the existing homes than previous allowed (and thus much further than previously utilized). The current "parking" zoning and use of low building helps with the livability of the houses adjacent to this area.
3. Much of the current and future vegetation proposed to screen the homes from the proposed structure can be considered temporary at best as evidenced by the recent removal of considerable foliage by DTE contractors. In the proposal the developer drew in screening trees that cannot exist due to power lines.
4. The additional power draw required for the HVAC on this large facility will require additional high power lines on the berm behind the affected homes
5. HVAC noise for this facility has no been considered in the proposal
6. This massive structure belongs in an industrial area of the city, not light commercial. Think of all the football traffic driving by this large and uninviting facade.

Please keep us aware of the review of this development within the City Council and Planning Committee so we can notify neighbors and participate accordingly.

Best regards,

Kurt Gardner and Karin Elling-Gardner  
4 Dover Ct.

**From:** Ingrid Peterson <[ingridrjp@gmail.com](mailto:ingridrjp@gmail.com)>  
**Sent:** Wednesday, August 12, 2020 11:13 PM  
**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; CityCouncil <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>; Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; Smith, Chip <[ChSmith@a2gov.org](mailto:ChSmith@a2gov.org)>; Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>  
**Cc:** [reachdo@gmail.com](mailto:reachdo@gmail.com); Kurt Gardner <[dudemacaroni@yahoo.com](mailto:dudemacaroni@yahoo.com)>; Amanda <[pelicanbreath@hotmail.com](mailto:pelicanbreath@hotmail.com)>; Eric Peterson <[irenzero@yahoo.com](mailto:irenzero@yahoo.com)>; Kelly Goodknecht <[kgoodknecht@gmail.com](mailto:kgoodknecht@gmail.com)>; [ursacorp@gmail.com](mailto:ursacorp@gmail.com); [kentanddiego@gmail.com](mailto:kentanddiego@gmail.com)  
**Subject:** Re: Development & rezoning for West Stadium

Dear city officials,

I'm writing today in response to a development plan for 2060 West Stadium. I oppose the development plan as presented by the development company earlier this month.

#### Objections

- There are already multiple banks & storage facilities within a 1 mile radius.
- The development requires re-zoning the property when there is available space for commercial development across the street within the same block.
- The proposed plan does not include features to combat environmental impact on the neighborhood.
- The development company admits they have not taken into account the wildlife in the area.

If there a list regarding notifications about this topic I would appreciate being included. You can be assured you will continue to hear from my neighbors and myself.

Best regards,  
Ingrid Peterson  
1943 Ivywood Dr  
734-972-3060

From: Sascha Alach <[salach@umich.edu](mailto:salach@umich.edu)>  
Sent: Saturday, August 08, 2020 1:54 PM  
To: Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; [mainanddavis@gmail.com](mailto:mainanddavis@gmail.com)  
Subject: Notification about Project Being on Commission Agenda

Good Afternoon,

I am a resident at 910 South Main St. Apt 1 in Ann Arbor, 48104. I'd like to be notified of the project being placed on the commission agenda and would like to express my desire for the proposed apartment building to have more units, less outdoor space and less parking. Thank you!

Best,

Sascha Alach

Sent from my iPhone

**From:** Ellie Abrons

**Sent:** Saturday, August 8, 2020 7:40 AM

**To:** Alex Milshiteyn Erica Briggs Sara Hammerschmidt; Sarah Mills; Sauve, Lisa; Gibb-Randall, Shannon; Wendy Woods; Ackerman, Zach

**Cc:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Gale, Mia <[RGale@a2gov.org](mailto:RGale@a2gov.org)>

**Subject:** Re: 8/11/2020 CPC WS Agenda w Links

Hi all,

Perhaps many of you already saw [this article](#) co-written by 7 UM faculty, about the need to reform zoning in Ann Arbor, in order to tackle affordability and climate. I know that these aren't new ideas to this commission, but since we're discussing our workplan at the next working session, I thought I'd share it as food for thought. This is the 2nd to last paragraph:

"Fortunately, the reforms that can provide these benefits have been pioneered elsewhere. For example, Minneapolis and Oregon have allowed small multi-family homes in formerly single-family zones without altering height, yard space or other size and design requirements. The San Francisco Bay Area is experimenting with transit-oriented development along rapid bus corridors. Buffalo, Hartford and other locales have eliminated parking requirements from their zoning codes to allow high-value land to prioritize residential, commercial or institutional uses over car storage. Austin has relaxed certain height, density and parking restrictions for development that contains enough affordable units. In many cases, new housing that shares in already-developed infrastructure helps municipalities' bottom line as well. In Ann Arbor, for example, the new construction of the past ten years contributes approximately \$10.3 million annually to the city's General Fund and \$16.5 million to all city millages."

Best,  
Ellie

—

Ellie Abrons

Pronouns: she/her/hers

Principal

T+E+A+M

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