



Date: 26-May-2012
To: Residents of Fernwood Ave and LaSalle Blvd.
From: Brian Baer, president, Foster Your Neighborhood
www.fosteryourneighborhood.org
e-mail: baerb@msu.edu home phone: 517-371-2857
Re: New Subaru Dealership

On Thursday I met with:

Jeff William	Co-Owner, William Auto World
Bob Johnson	Director, Planning & Neighborhood Development
Nancy Mahlow	President, Eastside Neighborhood Organization
Jody Washington	First Ward Councilwoman
Joe McDonald	Mayor's Office

I brought a list of concerns that I had gathered from some of the neighbors who's yards back onto the new car dealership. Here is that list with a summary of the responses.

Lighting spill over -- assume this is covered by regulations, but curious about the current plan. 24/7? Lights on motion detectors?

They have reduced the number of light they had originally planned. The lights will point downward. The majority of lights will shut down roughly between the hours of 1 to 6 in the morning.

Timeline -- how long will the construction phase be? If there is going to be a second building when will that go in?

The current earth moving phase should be done in 2 or 3 weeks. After this the dust from the site should be greatly reduced. In this initial period the drainage, water, new entry ways and sidewalks should be completed. After this the outer shell should go up pretty fast then they will finish on the interior. The site should be completed in early 2013. There will be one building of about 18,000 sq. ft.

Noise -- will there be a loud speaker system? Is there going to be a repair shop (with power tools, etc.)?

If they install a loud speaker (currently they are leaning against this) it will point toward the front of the shop. The service shop will be air conditioned so the doors of the shop will remain closed most of time -- greatly reducing noise from the shop.

Fencing -- What is being planned? Some desire for a higher sturdier fence. At one time there was talk of a berm -- is this possible/reasonable? Old fencing removed (if desired)? How close to old fence line will the new fence go.

*6' tall plastic fencing. Anything taller or more solid would be prohibitively expensive. The new fence will be within a few inches of the current fences. **Neighbors that would like the back end of their old fence removed (to avoid have a thin strip of weed between fences) should drop a note to Jeff Williams at Williams Auto World, 2845 E Saginaw, Lansing, MI 48912.** There will be no berm, however the lot will be roughly bowl shape with the building at the bottom of the bowl so this will help with privacy, blocking the lights and reducing the noise.*

Trees -- worries about the suggested trees dropping leaves and branches over the fence and attracting Japanese Beetles. Allergy issues. The neighbors I talked to were wondering about evergreens instead of seasonal leaves.

They have change their plans for the trees along the fence. They are now planning to put in 5' to 7' tall spruce trees. Hopefully in a few years these will provide a good light barrier and increase privacy.

Water Drainage -- be sure that there is not runoff from the paved lots into people's yard. We do see some big pipes have gone in the ground.

The final configuration of the lot will be downhill from the neighboring houses. They are already installing a large underground water retention system. It sounds like water should not be a problem.

Traffic -- is there going to be additional traffic on the surrounding streets? Is there an exit directly onto Saginaw or are people going to have to drive Howard -> Fernwood -> LaSalle -> Saginaw? Are there going to be any issues with the car carriers? If traffic is a problem could the city add a stop sign at Fernwood and LaSalle? Would it be possible for the city to do some sort of before/after traffic count on Fernwood?

The sales and service folks at Williams currently are instructed not to take test drives through our neighborhood and this will be true for the new dealership. While not on the attached plan there will be a driveway directly to Saginaw. There should only be a few car carriers per month and the lot is well designed to handling the unloading of cars. We should keep an eye on the traffic and if it becomes an issue we can work with the city.

Construction -- with the current work there is quite a lot of dust. There are neighbors with asthma. Is there any way to reduce this? Will there be weekend/evening construction?

The worst of the construction should take 2 to 3 weeks with no evening/weekend work. After that things should get better.

Operating Hours?

Including both sales and service hours: Monday 7AM-8PM -- Tuesday-Friday 7AM-6PM -- Saturday 9AM-5PM with some more evening hours being considered.

Some Operational Questions -- Where the Dumpster be located? If there is a repair shop how will waste and odors be controlled? What time of day will pavement cleaning and snow removal take place? Where will the smokers hang out?

Dumpster will be near the boundary with the TV studio (fairly far from the residents).

They will not have a paint shop. This combined with a closed repair shop should minimize odors/fumes.

Snow removal is done by Williams' employees using a pickup truck so rarely done in the wee hours of the mornings. There will be a once a week car cleaning where a pickup with a hose goes through the lot washing down the cars.

Smokers will be near the dumpsters or back of the building and far from the neighbors.

Please feel free to contact me if you have additional questions or concerns.

If you want to be added to our neighborhood e-mail list please send me a message at baerb@msu.edu and I will be sure that you are added.

(N00'27'20"E 219.45' RECORDED)

2'4.0

P.O.B.

TV Station

SCHED

POOL HOUSE

S89'29'31"E 374.25'
N85'52'03"W 475.00' RECORDED

N00'37'09"E 163.07'
(N00'27'20"E 163.00' RECORDED)

0' PARKING SETBACK

S89'31'36"E 174.72'
(S89'32'00"E 174.59' RECORDED)

10' PARKING SETBACK

S00'22'05"W 363.48' RECORDED

S00'26'11"W 383.32'

2" 5-MP GAS LINE

2" 5-MP GAS LINE

HOWARD STREET
(66' PUBLIC RIGHT OF WAY)

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(66' PUBLIC RIGHT OF WAY)

Howard Street

VEHICLE STORAGE

SERVICE & EMPLOYEE PARKING

SERVICE & EMPLOYEE PARKING

SERVICE & EMPLOYEE PARKING

50' TALL BUILDING RESTRICTION

SERVICE & EMPLOYEE PARKING

SERVICE

Service building layout including:

- SERVICE DRIVE
- PARTS
- SHOWROOM
- LOGO TOWER

SERVICE CUSTOMER PARKING

CUSTOMER PARKING

VEHICLE DISPLAY

VEHICLE DISPLAY

VEHICLE DISPLAY

VEHICLE DISPLAY

NEW CAR DIVISION PYLON SIGN

CERTIFIED USED CAR PYLON SIGN

N089'26'00"W 549.69'
(N089'26'00"W 549.69' RECORDED)

NORTH LINE OF MIDTOWN SUBDIVISION

22.3'

AGE 2

10' PARKING SETBACK BENCHMARK

BENCHMARK