

From: Daniel Marquardt **Sent:** Tuesday, June 07, 2022 11:56 AM
To: Planning <Planning@a2gov.org>
Subject: PUD @ 340 Depot

Good morning

My wife and I are purchasing a condo in The Garnet, the building immediately south of 340 Depot. In preparation for the A2 planning meeting this evening meeting, I have been reviewing the documents posted at the A2 website.

For the most part, I agree that this project has the potential to be a real benefit to the community; however, I can't help but comment on several representations in the public record that appear to me to be grossly incorrect.

Case 1:

340 Depot Street Mixed Use Citizen/Resident Participation Meeting – Summary Report Citizen Attendees Tom Bray, 801 Amherst Ave, 48105 Anne Bannister, 612 N. Main, 48104 Development Team Attendees Mark Pfaff – Owner Wayne Chubb – Hobbs+Black Architects, Architect David Nims – Hobbs+Black Architects, Design Tom Covert – Midwestern Consulting The meeting was held on Zoom (virtual) at 6:00pm EST, on Thursday October 7, 2021, and was 49 minutes long. The meeting started on time with no technical difficulties.

*Question: (Anne Bannister) How close will it be to the windows/balconies of The Garnet? Answer: (David Nims/Wayne Chubb) **The places that about the property line, and those areas do not have windows. The other areas where there are windows, the distances range from 13' where the second level is setback to 5'8"-6' where there is no set back.***

Case 2.

*STAFF RECOMMENDATION: Staff recommends that the 340 Depot Street PUD (Planned Unit Development) Zoning District and Supplemental Regulations be approved because the uses, physical characteristics, design features, and amenities proposed provide a beneficial effect for the City, could not be achieved under any other zoning classification, **will not have a detrimental effect on public utilities or surrounding properties**, provide adequate justification for deviation from the master plan, provide sufficient analysis and justification in the supplemental regulations, and provide acceptable vehicular and pedestrian circulation.*

Attached are floor plans, downloaded from The Garnet developer's website, showing the floor plans for the two units located in the NW corner on floors 1 and 2. <https://www.thegarnet325.com/residences>

At a minimum, the public record needs to be corrected.

I suggest that the architects exhibit publicly a N/S section cut through the proposed development in the vicinity of the roof top units, extended through The Garnet project to Summit Street. I might be mistaken, but I suspect it will be abundantly apparent that residents of The Garnet will be profoundly

affected by the elimination of views and the introduction of noise generated by roof top mechanical units.

Thank you for the opportunity to comment.

Daniel

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SOLD

2 BEDROOM // 2 BATHS

Interior Area: 1,181 SF

Terrace (West): 230 SF

Balcony (North): 121 SF

