

## Voluntary CPO Meeting

660 Earhart Road

2/16/21

### Transcript

00:23:07 Alex Martin

So Scott, if you could ask the questions and then I'll go ahead and answer him the best we can.

00:23:12 Scott Hansen

OK, so this first one is from Lindsey Higgins and she just asked how can Earhart village management and residents communicate with us? And when we create the website?

00:23:24 Alex Martin

So the best way to communicate and what I'll do is, I'll read off my email address a couple of times. The best way to have your questions asked and the answer is to contact myself. Certainly, I'll work with my team to answer that. So the best way to reach me is on email. (provided email amartin... in the presentation and in the Zoom chat) So amartin@tollbrothers.com, I would say we're pretty good about responding to emails. It usually would take us, you know, don't be surprised if it takes 2 business days to respond, but we will absolutely respond to emails as they come in. To answer the second half of the question, a website will eventually be put up on to our web page. You know, tollbrothers.com, you can go to the website for this community specifically, but there's not one on there 'cause we're so far away from opening for sale, and we really are working through the approval process, so it will be some months before that actually is activated. So great question, thank you.

00:24:52 Scott Hansen

Alright, so yeah and then Alex, I did add your email address to the chat too, so if you guys can see the chat it's up there as well, right?

00:24:59 Alex Martin

Great, thank you.

00:25:00 Scott Hansen

This questions from William Mccroy and he just asked if the property is already been transferred from Concordia to Toll Brothers.

00:25:08 Alex Martin

No, it has not, we're under contract to purchase the land from Concordia. Certainly working with them on this process once we receive all of our approvals and so on. A number of months from now will close on the property.

00:25:27 Scott Hansen

OK, the next ones from Rita Ross and she just asked when do we anticipate submitting our natural features, inventory and impact analysis and that she's particularly interested in proposed tree removal and the wetland analysis and impacts and any impact to the watershed, including Springs, Brooks and creeks.

00:25:47 Alex Martin

Great question. I believe that's part of our preliminary plans submission package, an application that will go into the city of Ann Arbor in the coming weeks. So that will all be included. There will be a wetland delineation, tree survey, all the parts and pieces the city requires to make a complete application, so that should happen in the next coming several weeks.

00:26:10 Scott Hansen

The next question is from Susan McFall and she's also interested in the environmental impact and curious if traffic analysis has been completed yet.

00:26:20 Alex Martin

I don't believe the traffic study is being completed yet. I'm not even sure it's going to be required based on the trip counts. That will be a requirement from the city and they may require us to do so. I just don't recall if they specifically require that as part of their application.

00:26:37 Scott Hansen

Yeah, so I can actually add to that, Alex. We are in the process of completing a traffic impact analysis. We just don't have that back yet. We should have it back in the next week or two and that will be a part of our site plan submittal.

00:26:50 Alex Martin

OK, perfect thank you.

00:26:52 Scott Hansen

On this, this next one is from Paul and he just asked this area has had many issues related to stormwater drainage. What will Toll Brothers be doing in this regard? And what will the city require us to do?

00:27:06 Alex Martin

Absolutely. So our project will have to conform not just in the city but also the County regulations and requirements for stormwater management. So that is a process through the approval in the engineering side of the things. So absolutely our goal is to meet those requirements, and there's a lot of variability that go into that, and those will all be items contemplated by city staff as well as Toll Brothers as we go through the design and approval of the project. But the goal is to do so absolutely, in accordance with those requirements.

00:27:38 Scott Hansen

OK, the next question is from Robert Evans. What is the street parking proposal for number of spots and how does this align with the city's requirements?

00:27:48 Alex Martin

I don't recall the exact requirement, but obviously like anything else, just could be somewhat repetitive. Answer will absolutely appear to the city's requirements. Every municipality has different parking requirements on street and in the driveways and garages, so that will certainly be adhered to so we'll continue to follow the ordinance as it will be our primary package application.

00:28:12 Scott Hansen

OK, the next question is from Frances and she asked, can you tell me what is the distance between the Earhart village South boundary and the North edge of the Service road with the fire Lane and then what will the width of the fire Lane be? And what will the distance between the South edge of the fire Lane? In the North edge of the lots on are in the subdivision. What will that be? And will the service road be paved or dirt?

00:28:41 Scott Hansen

Sure.

00:28:42 Alex Martin

Sure, I'll kind of hop around and answer those questions that the service road will be paved. The road itself will be 20 feet wide and we're still working with the city, so the dimension between the North property line and the road has not been articulated. That's all part of the approval process, but we've certainly left enough room between the two with our primary goal to be maintaining the existing tree buffer to the best of our ability, and then certainly will backstop that buffer with additional trees. And I believe the other question was the distance from the paved road or access road to our lots. Again, that's somewhat in flux, and so we go through the process with the city. They've certainly seen this plan, but we have not gone through the formal application process, so I don't want to commit to a distance, because again, that road could move north or south, depending on the requirements of the city. For those, all the points. Scott.

00:29:43 Scott Hansen

Yep.

00:29:43 Alex Martin

Yep, thank you.

00:29:46 Scott Hansen

Next question is from G. Mackroy and they just asked when will the home sales to individuals happen?

00:29:54 Alex Martin

That would be very dependent upon a number of variables. The first thing is how quickly you were able to move through the approval process with the city and then the timing to develop the site. Obviously, a day like today with the weather there's not a whole lot of work can be done over the winter, so we're probably about 18 to 24 months away from opening for sale. Again, those dates could fluctuate depend upon the timing of all of those events.

00:30:22 Scott Hansen

Alright, the next questions from Manish. I apologize if I didn't pronounce that right, but we want the large Hill behind our Pine Bray Drive home to be preserved as it also buffers road noise from US 23. How can we be sure you will honor such neighborhood requests?

00:30:40 Alex Martin

I'm not sure I understand that exactly, so obviously you know we're going to preserve as much of what we can in place, but there will be grade manipulations to the site along the high points to allow the roads to be built and the homes to be built, but we're not certainly going to top that Hill down. We've walked this site multiple times, you know, during the summer months or the warmer months, and certainly winter, so we can't really commit to exactly the height of that Hill today, but we've got a couple of things we have to work through, which is just the grading requirements, which is really driven by functions of engineering. But our goal is to preserve as much of that as possible.

00:31:24 Scott Hansen

OK, sorry, I was just skipping down to the bottom to make sure there weren't any other questions that were coming in on topics we're talking about. I think we'll just have to get to those when we get down there.

00:31:36 Alex Martin

OK.

00:31:37 Scott Hansen

This question again is from Frances and what are the plans for the plantings North and South of the service road or Fire Rd?

00:31:44 Alex Martin

Also, certainly there's any number of trees will have to replant as a result of development, so anywhere we can put buffers between ourselves and our neighbors ourselves in US 23 will absolutely plan to do that. The number one goal being to preserve as many of the existing trees, and you know, materials as possible. But certainly, as we have to replant trees, we're gonna put them in spots where it makes most sense for our neighbors and for our future customers, which is around the perimeter of the project.

00:32:18 Scott Hansen

All right, the next question is from Susan McFall and it's what do you typically do to manage the services during the construction process?

00:32:27 Alex Martin

You know there's two ways to handle it, you know. Certainly, the city of Ann Arbor has requirements and ordinances that allow us to conduct business, IE develop and build homes during certain hours of the day and certain days of the week will absolutely here. So that and then we are very mindful about the cleanliness of our projects and I would highly suggest, you know, visiting whether it's our North Oaks of Ann Arbor project, not too far from here or any of our projects here in the city, and you get a very

good representation of how we strive to keep our sites clean, to keep them organized. I'm a former military person. I spent four years in the Military college and then time in the Navy. I like everything organized and you'll see that as you drive our communities. Uhm, certainly building homes that there is a level of disturbance. There is noise. There's certainly vehicles. That's just part of the process, but of course we strive to keep under control. And you know, if whatever reason we were getting out of control, we'd like to communicate with our neighbors. You know, obviously, I gave my email address. So we're not very bashful about communicating, so for every reason we get out of line a simple you know email to myself that will quickly go away. But there will be disturbances there will be noise. There will be traffic. Unfortunately, that this part of the process but will absolutely adhere to the city's requirements and then make sure that we're good neighbors and good stewards by keeping our sites organized and clean.

00:33:58 Scott Hansen

OK, the next question is from Lisa Ann. It just says the Maps look like we're over developing the property. And she's concerned about the impact to infrastructure, the environment, light pollution, sound and wildlife. And she also wants to know about the wetland area on the property.

00:34:19 Alex Martin

Absolutely. So there's a lot in that question, so you know originally the site was contemplated, if you read the approvals, to be a much higher density project. I believe was meant to be townhomes. It was really meant to be more transit oriented. So, I guess we view it through a different prism. I guess we view it as though we're building less and developing less on the site that was originally contemplated years and years ago, which is a good thing. We're obviously conforming to city zoning requirements as it relates to the size of the locks and how it's being designed with the goal, and I think it's cities like we all agree the city of Ann Arbor, like some minimize impacts to natural features, so we're certainly in agreement with that. And we're designing the site to that effect. Uh, wetlands on the site, Scott, maybe you recall, but there weren't a huge impact to wetlands on the site and there aren't many, if any, and they're being mitigated appropriately.

00:35:21 Scott Hansen

Yeah, right now we have no impacts to wetlands. There is a large wetland in kind of the southern, southeastern corner that we aren't impacting at all. We are meeting with me with EGLE in the next couple of weeks to determine any permitting requirements.

00:35:40 Alex Martin

So, I think, did that catch everything on that question?

00:35:44 Scott Hansen

Yep, I think so. The next question is from Frances Ann. Who will own the lots? Who will own the land not specifically designated as a lot, and then who will be the point of contact for those once toll brothers has exited the project?

00:36:01 Alex Martin

That's a great question, so obviously everything you see in yellow will be the individual home sites and our customers will own. And maintain all of what you see in yellow individually. So if I live on, you know, home site number one, I'll maintain it. I'm responsible for it. All the land that's essentially not yellow will be dedicated to the homeowners Association, so we will set up a homeowners Association eventually. Over time, the homeowner Association will be transitioned from toll brothers to the homeowners themselves and all of the common elements will be dedicated to the homeowners Association for maintenance. The homeowners Association, whether Toll Brothers is controlling it or the homeowners, will be managed by a management company we haven't selected yet and they will ultimately be the point of contact for anybody neighboring us if they have a concern or question as it relates to those open areas.

00:37:00 Scott Hansen

OK, next question is from Rita. Who will perform your traffic impact study and when do you anticipate submitting it for city review? How extensive a road network area have you been advised to study? She's interested in seeing the most recent pre-pandemic vehicular trips, level of service, and volume to capacity measurements.

00:37:24 Alex Martin

We, Scott, I think you're probably best equipped to answer that one. I don't know the details on what they specifically asked. I do know that will be submitted as part of our application in several weeks. But, Scott, can you speak to the particulars of the city is asked us.

00:37:37 Scott Hansen

Yeah, so our engineer at this point is Atwell and they have a sub consultant for the traffic impact study, which is in process now and that sub consultant has been coordinating with the city to understand the requirements for the study. I don't have those off hand, but we can definitely share the study once we have it.

00:38:01 Alex Martin

Absolutely.

00:38:02 Scott Hansen

If you just read it, if you want to email Alex or I, we can get that to you when we do receive it from our engineer.

00:38:11 Alex Martin

Yeah, and just as a reminder for everyone when we submit our package to the city, that's all public domain, so everything will submit that's included. In this case, the traffic study, you know, will be accessible to citizens of Ann Arbor, so anyone can go look at the entire package that we submit to the city.

00:38:31 Scott Hansen

OK, the next question is from Pete, will this be a private road or will it be a public city road?

00:38:37 Alex Martin

I believe it's a private road, correct? Scott?

00:38:39 Scott Hansen

Yep, Yep, we're planning to have it be a private road.

00:38:39 Alex Martin

Yep, Yep. Yeah, and what that essentially boils down to is the HOA or the homeowners Association will not only be responsible for maintaining it, so like a day like today when it snows, the HOA pays to have the snow removed, not the city, but they will also be collecting what we call reserve fees so in the future, if the road needs to be replaced or re paved or what have you, all of those common elements can be maintained by the homeowners Association. It's not a burden of the city, so it doesn't impact the tax basis. Great question.

00:39:21 Scott Hansen

OK, the next question is from Susan, what does it mean that open spaces will be disturbed? Will you leave the current trees?

00:39:30 Alex Martin

Our goal is to disturb as little as possible, the open spaces. There's certainly a lot of natural attributes there that we all agree are beautiful, so we will disturb them as little as possible. So really, what ends up happening is we set up what we call our clearing limits and we don't go outside of those boundaries and areas. So as we design the site where we're trying to be very thoughtful as I previously mentioned, you know the original or the current zoning for this property or the intended use of the property back when the overall area was approved years ago was for a much higher density multifamily project. And the only way to do that, it would max out from property line to property line with houses, whether they're townhomes or condominiums or apartments, which would certainly, you know, remove all the trees. If not almost all of them. So, we've certainly looked at it quite a bit differently, so our goal is to mitigate, and to do so, like I said, we're planning to build retaining walls so we don't have to grade as much. There's a lot of things we've contemplated around that.

00:40:35 Scott Hansen

The next question is from Robina, and it's there's a Creek at the foot of Pine Bray at of the Pine Bray Homes backyards. How far will your project be from the Creek? And I can actually answer this one. It's about 190 feet. That Creek kind of meanders between our property or the projects property and the pine break properties, but it's about 190 feet.

00:40:46 Alex Martin

It's almost pretty much on the property line, I think I remember correctly. Yep, so our project will not impact that creek from a development standpoint.

00:41:13 Scott Hansen

Alright, this question is from Francis. Can homeowners who's lots faced the South border of the Earhart village construct a backyard fence? Is there any control for uniformity of such fences?

00:41:27 Alex Martin

Great question and absolutely. Our HOA documents dictate the type of fence and the coloring of fences that can be used 'cause I'm guessing Francis thinks a lot like Alex: I like uniformity. We'd like things to look right and look intentional and thoughtful. So absolutely our HOA documents will restrict the types of fences. And the colors and materials to be used. So yes, great question.

00:41:55 Scott Hansen

So the next question is from Pete. And it just said will toll brothers create sidewalks along the East side of Earhart Road?

00:42:04 Alex Martin

The East side for everybody, I believe, is going to be along here (indicating on map). We will be adding sidewalks here that will be part of our development responsibilities, but they'll start and stop at the North and South boundaries of our property. So yes.

00:42:21 Scott Hansen

All right, the next question is from Lindsey and she just asked what do the pink ribbons represent on the trees along the North End of the property?

00:42:30 Alex Martin

Absolutely. Correct me if I'm wrong but their for the tree count.

00:42:35 Scott Hansen

Yeah, they should be for the tree survey. They typically mark, but I'm not exactly sure on these ones, what they might be representing, but the only thing we have done out there to date is a tree survey and that could be the, that would be the only thing I would think this could represent.

00:42:57 Alex Martin

OK, thank you.

00:42:59 Scott Hansen

The next questions from Lisa. Traffic on Earhart needs to be addressed. Traffic moves far too quickly. It's very dangerous for pedestrians and bikes. More volume is not needed.

00:43:12 Alex Martin

Sure.

00:43:12 Scott Hansen

So I think that's more just a statement which definitely the city should help to address. I think that's something that needs to be brought up with city staff, definitely.



00:43:29 Scott Hansen

Do you have anything else to add to that, Alex?

00:43:31 Alex Martin

No, I would agree.

00:43:32 Scott Hansen

All right, the next question is from Frances. Can the project be moved 5 to 8 feet further South to equalize the space between the southern and northern borders of the project?

00:43:45 Alex Martin

We would certainly have to look at that in the bigger scope. 8 feet really isn't a whole lot. But the site's been designed with a very keen eye toward the ridge lines and topography, coupled with impacts to the natural elements. So, I don't know that we could say yes. I don't know that we could say no. It's certainly something we'll contemplate. But, you know, the plan we have today reflects what we know about the project in putting all of the major elements in the most logical, and effective spaces relative to construction methodology and minimum minimalizing the impact of the natural features. So, what I don't know is by moving at 8 feet, what happens? So, I unfortunately can't commit to that today, but we're certainly taking copious notes, and that's something we'll take a look at.

00:44:35 Scott Hansen

OK, the next question is from Karthik and I apologize if I'm pronouncing anybody's name wrong, but this property will be close to the highway. How are you planning to reduce the noise?

00:44:46 Alex Martin

Absolutely. So, certainly one thing we were contemplating and thinking about. In the very least, our simplest method of mitigation of the road noise is keeping as many of the trees along US 23 in place. So that will be step number one and then we will continue to study it. And if there's additional mitigation required on our end, will certainly do that well. The very least our goal is to keep the tree line as thick as possible along that route, that North South buffer along US 23.

00:45:18 Scott Hansen

Just given the next questions from Rocco. And is there a service road versus a walkway? I'm not sure if this. Maybe type definitely? Rocco, maybe if you could just clarify further down in the questions? So, it is a fire road through there, behind lots one through 8.

00:45:39 Scott Hansen

Will it be wooded and are you sensitive to us who live right on the border of this project? And how best can we buffer between sites?

00:45:48 Alex Martin

Absolutely, we're sensitive to that. We want to be good neighbors, so the intent is along the northern boundary, so North of the Access Rd, but South of the property line, are number goal to preserve as

many of those trees as possible. So that's step one. Step 2 is any trees we have to plan in the community will be earmarked for areas to create additional buffer. So, if there's a gap in the trees or a section of trees that's thinner than others, we absolutely will start stacking trees on that property line. It certainly would benefit the folks in the North of us, but also benefits our homeowners as well. You know, people like privacy. They like wooded areas, so that will be our intent.

00:46:30 Scott Hansen

OK, the next question is from Rita. She's concerned about both environmental and construction noise. She asked also about the noise from US 23, which we just answered. And then how will construction noise be minimized to not impact neighbors on both the South and North borders? What times per day will construction occur or what times and days will construction occur and what is the timeline for construction?

00:47:00 Alex Martin

Absolutely, I'm not familiar enough with exactly the city of Ann Arbor's ordinance on construction, but they, I'm sure, have one that says what days in particular you can build homes or do any level of construction and at what time period. So, we'll certainly adhere to that. That's our intent. I don't know that will necessarily do anything different than that. That's not standard practice. So that's the route we'll go. City will have a process, we will absolutely work to it, that's how we operate in every market.

00:47:33 Scott Hansen

The next question is from Lindsay, and she just asked are you able to share the presentation via email? And yep, we can definitely do that.

00:47:41 Alex Martin

Absolutely, and I'm sorry. I think the previous question there was one follow on to that. It was how long the project itself is going to take once we open for sale to when we close our last home. It's probably between three and four years. So, if you count development ahead of that, it's probably a four to five-year project from first time on site developing to when the last home closes out. Sorry I skipped that by accident.

00:48:10 Scott Hansen

OK, the next question is from Manish and it's what will it be the distance between the Pine Brae, neighbor's property line and the new home property line?

00:48:20 Alex Martin

So, the closest it will be on this plan is right here (showing on map). And it's 193 feet from the back of the property line on Homesite #45 to the Pine Brae property line to the Southwest. It honestly varies depending where you are in the community, but that's the closest it gets based on our calculations.

00:48:55 Scott Hansen

OK. And I guess just to jump back real quick to Lindsey's email or question about the presentation. You guys should all have my email address. It was included on the postcard. If you just want to shoot me an email with your information I can respond back with a copy of our presentation.

00:49:20 Scott Hansen

The next question is from Susan McFall and it's 100 feet does not seem sufficient. What will be in that buffer? I think we've kind of touched on this a few times already.

00:49:33 Alex Martin

Absolutely, I'm assuming that's on that North Buffer, so we talked about what we're buffering, but and this doesn't really show it well, it's not super clear, but if you look up here (indicating on map), you can see how close the village condominiums are to the property line. So, we're certainly going to exceed that. So, in the very least, you know, we're going to exceed that and we kind of talked about how we plan to buffer already. So, if there's more, you know, information required, we can certainly try to address it, but we're certainly going to be further away. Our homes will be further away from the property line than the condominiums are today by quite a magnitude of like two or three fold.

00:50:13 Scott Hansen

OK, the next question is from Rita. Will the fire road be in that 100 foot buffer?

00:50:19 Alex Martin

Yes.

00:50:22 Scott Hansen

The next questions from Lindsay. Can more open space be capped along the North End of the property.

00:50:29 Alex Martin

I think we just addressed that. There is a requirement that our homes, the physical structure of the homes, can't be within 125 feet of that North property line. So, we're 100% adhere to that, that's an agreement that was made. I'm not sure when, it was quite some time ago, but between this property and the property to the North, so we'll certainly adhere to that.

00:50:53 Scott Hansen

OK, the next question is from Charles and he asked, is the project already approved by the city?

00:51:00 Alex Martin

No, it's not. So, we're just beginning that process. So, the next step is to submit our application to begin that process and that will happen over the next several weeks.

00:51:11 Scott Hansen

So, this is the next question is from Rocco. What are we doing to reduce highway noise? Which we touched on. What about power lines? What about water runoff?

00:51:27 Alex Martin

Power is pretty easy to answer. All of our power, all of our utilities, for that fact, will be underground, so there won't be above ground power lines or new power lines installed on the site at all. They will be underground, and then all the stormwater is regulated by the County in the state, so there's

requirements in which we have to provide engineering as to how we arrived at, you know, how much runoff are we going to have? Where is it going to go? And then, where are we going to collect it and then mitigate it? So, there's a whole process for that that we will absolutely work through with different governing bodies.

00:52:05 Scott Hansen

The next question is from Jane. Where is the entrance in relation to Walden Wood to the West? I can answer this. It's about 150 feet North. Our entrance would be 150 feet North of the Walden Wood entrance.

00:52:21 Alex Martin

I think it's right about maybe here (indicating on map)?

00:52:25 Scott Hansen

Yeah.

00:52:26 Alex Martin

Is the Walden Wood entrance.

00:52:31 Scott Hansen

The next question is from Manish. 193 feet is an insufficient buffer for the Pine Brae community. I would like to see at least a 300 foot or more separation distance between the property line of toll homes and my property line after the after the Creek to preserve the privacy that they pay good city taxes for.

00:52:56 Alex Martin

Sure. Yeah, I'm not sure really how to address, it's all subjective. Yeah, there's no, unlike the community to the North, where there is an agreement in place on the buffering requirements. So you know the condominium community to the North, our physical structures can't be less than 125 feet from the property line. There is unfortunately no restriction on this side of the property. So, ultimately we're designing the site based on, you know, the best engineering practices, based on topography, and all the other best practices. But do keep in mind, this project, as it's been approved by the city, was always contemplated and thought to be a high-density condominium apartment or townhome project which would translate into one a lot more houses. But then two, a lot more homes much closer. So this is probably the most the least impactful approach to this redevelopment of this project.

00:53:59 Scott Hansen

And so just to add real quick to that as well. We are planning to maintain a lot of the existing vegetation in between the back of our lots and the property line so that that a lot of that buffer of the natural woods should remain.

00:54:18 Scott Hansen

The next question is from Rocco. He asked about the water runoff at the North that is a problem already.

00:54:28 Alex Martin

So again, those tend to be the easiest thing to address, 'cause it's really a function of engineering and math. So ultimately between topography and then stormwater solutions, there's actually a number of levers that can easily be pulled to mitigate that. Today this is just an open property that, you know, nature allows it to run its course where you can't proactively manage that stormwater runoff. So, I'm very confident as we work through this process, you know, the County, the state, and the city. Their regulations and ordinances, coupled with just typical standard development best practices, I will assume will overcome and mitigate that issue that exists today.

00:55:12 Scott Hansen

The next question is from Susan. What is the status of the project with the city in terms of approvals and is there any possibility of increasing from 100 feet? We got a touch on both of those already, yeah.

00:55:28 Scott Hansen

The next question is from Karthik. Will there be an option for solar panels on the roof?

00:55:35 Alex Martin

We don't currently offer options for solar panels. It doesn't mean we won't, but we typically don't, so we know in today's world we don't offer solar. It's probably the best way to answer that question.

00:55:49 Scott Hansen

The next question is from Manish. That must be a negotiation point between Toll and us. Our privacy and backyard beauty must be preserved. I think this was, again, in relation to the set back from the Pine Brae Subdivision.

00:56:07 Alex Martin

Absolutely, we've addressed that one already.

00:56:11 Scott Hansen

The next question is from Rocco. Why is it that you are considering 193 feet to the South but not to the North? What is the bias here?

00:56:22 Alex Martin

Ah, it's not necessarily bias. It's like I said, it's the high points of the project, mostly driven by engineering and the existing conditions. So, there, I'm sure many folks have actually walked this property. But as you start off of Earhart, where our entrances are, our roads follow the high points of the property. And then everything else falls off from it. That dictates a lot of the development. And then obviously from there it's a function of geometry of how you align and orient your home site, and by default the homes that are on those. The distance requirements are really based on two parts. I think I mentioned before. You know the property owners to the north, some years ago there was an agreement that was memorialized and absolutely being honored that the spacing between any structure on this property, 660 Earhart Rd, and the North Property line is no less than 125 feet. So, we're absolutely going to honor that. That's a no-brainer. Unfortunately, here to the Southwest, along Pine

Brae, nothing like that exists today, so ultimately, any developer could come in and back up homesites right up onto the property line. If you look at the size and depth of our home sites, it's really no different than the backyards in Pine Brae, except the difference is there's 193 feet between the home sites we're proposing, at a minimum, keep in mind it's a minimum, and the pine Bray homes. So it's significantly deeper. It's more than having, you know, using lot #45 here (indicating on map), it's more than twice the depth of what a standard home site would be, so it's not really a bias necessarily. It's a function of engineering and geometry, and what's been previously agreed upon, which create your requirements on the development. So, we're obviously being good neighbors and adhering to those.

00:58:20 Scott Hansen

Yeah, I'll just correct you real quick, Alex. The agreement with the condos to the North is 100 feet from the property line to the structure.

00:58:26 Alex Martin

Yep. Sorry about that.

00:58:30 Scott Hansen

The next question is from Rubina. Will these houses be visible from the backyards of the Pine Brae homes?

00:58:38 Alex Martin

Uh, I honestly don't know that. Obviously, we don't have structures built today, and we certainly didn't want to trespass on anyone's homes in the Pine Brae side. So, I would tend to think at some point, yes, they would be visible. I'll say we when we walked deep down into this ravine (indicating on map), we could certainly see the backs of the homes. So, you know, I would expect to see those homes. But again, we're going to preserve as many of these trees as we can to avoid that. But again, this this area was always meant for redevelopment. You know, this has been approved for, I believe several decades, to be residential units of some sort. It's always been a much higher density and townhomes, condominiums or apartments, so it's always been that there was going to be homes here. It's just a matter of what I said before, I'm confident we're actually introducing the least impactful development to this site compared to what could be here.

00:59:39 Scott Hansen

OK, the next question is from... I'm sorry there's just a few in here I'm skipping past since they're just about getting to the questions. From Lisa: it is my understanding that these meetings are to try to get locals on board. This still has to go through the city, correct? We can have more input at that time.

01:00:02 Alex Martin

Absolutely. The intent of this meeting is to try to understand some of the trends and concerns from our neighbors. And that's part one. Then Part 2 is probably more important. It's to communicate to our neighbors what it is we're intending to develop, 'cause often enough when people don't know what's going to happen. You know human nature is to assume the worst. So, hopefully we're overcoming some of the concerns by sharing with everybody our plans. But absolutely, the approval process is a public

one. It's a public hearing. There will be notices just like we gave notice for this meeting. So there's plenty of opportunity for dialogue between all the vested parties.

01:00:44 Scott Hansen

The next question is from XY. Is there a three car garage option for the two story plan?

01:00:53 Alex Martin

Based on our market study, we have found that a 2 car garage in this area, I mean, if you really start driving around, that's the predominant garage style of homes. All of our houses are going to have garage storage in them. They'll either be in a standard configuration where there's room to store your snow blower, your garbage can, your lawn mowers, not just your cars, and then they'll be options to expand the garages and make them bigger. But at this point we're not currently contemplating a third garage option.

01:01:27 Scott Hansen

The next one was from Manish and she just asked that we address all the chat questions first so we're working through that and then we'll kind of open it up after that.

01:01:36 Scott Hansen

Jana, the next questions from Jana. What visitor parking availability have you planned for?

01:01:42 Alex Martin

So I think we talked about this a little earlier. The city has parking requirements and it's all based on the unit count, the community, parking spots in garages and driveways and on surface spots. So certainly, our site will be designed to adhere to those requirements. We just haven't gotten to that point with the city just yet.

01:02:04 Scott Hansen

OK, the next question is from Christine. How much are the homes? Are there any discounts available? And then what is the tax on a ranch home that's 2300 square feet?

01:02:16 Alex Martin

We're certainly studying the market and the pricing for the homes, but since we're so far away from opening for sale, it's premature to discuss that. You know, we're not offering discounts per se. Certainly not at this point. We tend to price our homes at an appropriate price relative to their value, so we're not a heavily discounting builder. It's a little too soon to talk prices, and taxes. Taxes are all dictated by the city and the County. Most those driving factors are going to be based on, you know, the schools and a number of other things, and then also the size of the House. That's a formula. I would suggest maybe taking a look at the city website. Usually the Registrar's website has a pretty good way of sifting through that.

01:03:07 Scott Hansen

OK Ralph just mentioned in the chat that he's raised his hand to be recognized and so I think that's a good way if one of you or somebody wants to talk more after we get through the chat questions. If you do want to just raise your hand using that feature. We can kind of work down that list as well after these questions are answered.

01:03:35 Scott Hansen

The next question is from Christina. How much for a deposit and when will you start accepting deposits?

01:03:43 Alex Martin

We're probably like I said, we're a good 18 months away from opening for sale. So, we're certainly not going to accept deposits prior to that. We're going to wait until we open for sale. Our deposit requirements vary by community, so again, it's probably premature to really start discussing that at this point. Good question, but we're just not ready to go down that road just yet.

01:04:04 Scott Hansen

The next question is from Rita. When will the project be reviewed by the fire Department? NE Ann Arbor has the poorest response time in the city. Can we get a copy of the Environmental impact analysis?

01:04:18 Alex Martin

So starting with the last question, everything we submit to the city is public domain. So, you know the city will provide access to everybody with everything we submit, so you'll be able to see any of the environmental work, traffic, Study, tree survey, and wetland delineation. Any of those items. It's part of the approval process. Not only is it go in front of the Planning Commission and the city board, it's also passed from Department to Department. Each department has to review it and then city staff provides comments as part of the hearing process to the board in the Planning Commission. Absolutely the Fire Marshall is one of those parties that will absolutely be reviewing this project. This is part of their checklist, I'm sure.

01:05:07 Scott Hansen

All right, the next question is from Uni. Placement of lots. One through 8 impacts neighbors the most drastically. Can you reshape the retaining pond behind Lot 53 through 56 so that you can move the lot location slightly further down?

01:05:26 Alex Martin

Sure, you know, unfortunately. The topography of the site in the gravity is going to dictate where those detention ponds go. You know, in a perfect world you put them wherever you want to, wherever they made the most sense two dimensionally, but three dimensionally, when we factor in all the topography on this site, ultimately, for those who know the high point of the sites up in the northwest corner. And then the water starts to flow South and East. So, by default we have to catch the water where the water will run, so at this point it's not an option to move or reshape that pond. You know we have to use the topography to its advantage, so ultimately, while these things can move a little bit, I'm not sure they can move a whole lot. So right now you know, as we've contemplated, the plan will look just like it does today.



01:06:21 Scott Hansen

OK, the next. The next two questions kind of go together. They're from Rubina and Christine. Will this have an Association? And then what are the HOA fees?

01:06:30 Alex Martin

It will absolutely have a homeowners Association and it's too soon to really confirm what the Association fees will be. There's a whole process we have to go through to establish the budget to establish reserve fees. That's all done and regulated in part by the state, but that's months and months away. So, yes there will be an HOA, but it's too soon to answer the question on what the fee will be.

01:06:57 Scott Hansen

OK, the next question. It is from Uni. They were the one who asked about shifting the pond a little bit. It just says that that would mean you may have to move the ridgeline or the entrance road to accommodate the extra space.

01:07:17 Alex Martin

Absolutely, yeah. There's a lot involved to arrive at the plan you have in front of you, so again, it's not that we can't do it. We just have to understand what can and can't be done, but based on our analysis to date, which is fairly thorough, this is the appropriate way to design and develop the site.

01:07:36 Scott Hansen

The next question is from Lindsey. What do you consider buffer trees? What size and will they be evergreens?

01:07:46 Alex Martin

It will be a mix of trees that will be dictated by the city's tree ordinance. They'll dictate how many trees and what size trees and what species of trees to install. It will all be part of a landscape plan that will go through the public process, so it'll be something done out in the open so everyone can understand where they're going. There will be a mix of trees in different places.

01:08:13 Scott Hansen

The next question is from XY. Will sidewalks be built within the subdivision?

01:08:20 Alex Martin

Yes, so everyone you kind of see it here (indicating on map) in the gray in front of each home site. On both sides of the street, fronting all of the homes, will be sidewalks all the way throughout the community.

01:08:32 Scott Hansen

The next question is from Ruebina. What is that area between homes 18 and 30.

01:08:40 Scott Hansen

That's just one of our detained stormwater detention ponds, correct?

01:08:44 Alex Martin

Correct. There's three of them. There's one here (indicating on a map) One on the South side and then one on the northwest side of the project.

01:08:55 Scott Hansen

The next question is from TB. What is the typical width of a lot. For example, Lot 41. How wide is that lot?

01:09:04 Alex Martin

The typical size is 70 feet wide.

01:09:11 Scott Hansen

The next question is from Lindsey. Once some of the particulars and specifics are determined, will there be another meeting?

01:09:20 Alex Martin

Potentially, if it certainly helps us clarify what we're doing, yes, but like I said, the next step is a public hearing process with the city's Planning Commission and the board. Those will be very public processes. They'll look a whole lot like what we're doing here. I think, I can only assume, the city allows constituents to get up and voice their thoughts on the project. Then they may require us to stand up and answer questions. There will continue to be public interactions between ourselves and our neighbors, except certainly there will be the third element: the city itself.

01:10:00 Scott Hansen

OK, the next question is from Jeanette Annetts. Will you connect to the trail system that exists from King to Saint Paul's to Concordia to Green Hills?

01:10:12 Alex Martin

I don't know that our property abuts any connections to that trail without crossing other properties. To the extent that we have the ability to do so, of course we will. We love walking trails, but we can't traverse somebody else's property to do so. We're kind of constrained to our property and what we can and can't do.

01:10:36 Scott Hansen

The next question is from Patricia. What studies are being done with Detroit Edison to determine increase of usage and history of power outages in some neighborhoods.

01:10:50 Alex Martin

I think that's probably a scope outside of this project. That sounds like it's a larger global issue with utility provider. I'm not sure that's within our scope of work, so that would be a great question to raise with the city and or the utility provider.

01:11:12 Scott Hansen

The next question is from Christine Annetts. Will it increase existing home values?

01:11:19 Alex Martin

I don't honestly know. That's a function of the market and how they perceive it. And there's always two opinions, right? You know, I think that some folks in Pine Brae would say it maybe it takes away from their values because there were no homes there before on property they didn't own and now there will be. The other side of the coin is until homes are built there, does it take away from the value of the home because anyone who purchased a home there will never don't know what could potentially be built. And it could be just as easily this plan with Toll Brothers or, you know, property line to property line apartments by another developer. Until you know, that uncertainty can take away from value. So I think value is really hard to articulate because it's all perception. Everyone's perception is a little bit different.

01:12:09 Scott Hansen

The next question is from Pete. Architecturally the homes look nice, but the aesthetic is rather generic. There are a lot of architecturally distinctive homes in the vicinity of this development. These proposed homes look no different from what you'd expect to see in other sprawling suburbs around the country.

01:12:28 Alex Martin

You know the best way for me to answer that is, you know, we have a saying within our organization: we don't control the buyer, we serve them. What we mean by that is that it doesn't matter what Alex thinks of the homes because I'm likely not going to live in this community. I live someplace else. So, we studied the market and what the consumers are seeking in today's environment. And the good news is, if you go back into our presentation, due to our large footprint around the country, we get tons of data points. I think we can all agree a house in California looks a lot different than a home in Massachusetts versus a home in Florida. Because we are very heavily centered in the northern climates, we study and understand what people want at a global scale, but we certainly study it as it relates to Michigan. And what do people like in Michigan? And I'll tell you, these types of elevation plans and designs have been wildly popular in all of our communities. This is what, you know, Michigan, 10-15 years ago was all brick, and that was really great back then. But it's really moved away from that and go on. More to what you see here now. And we'll evolve with that. Again, this won't be the only styles are offered. These were just representations. Good point.

01:13:44 Scott Hansen

The next questions from Robert. Will we be notified when the city will review and or ask for community input?

01:13:52 Alex Martin

Oh yes, I believe the city has a public notice process. I don't know the particulars, but it requires I'm assuming some form of direct communication, probably via mail to landowners in a certain proximity of this project. They certainly will post it on their website and then I believe they we have to post it in the newspaper. It's actually statutory requirements. There will be a public hearing process where not only will the developer, Toll Brothers, speak to the Planning Commission and the City Council, there will also be opportunity for the public to get up and speak as well.

01:14:28 Scott Hansen

OK, the next question is from Susan. She just wants me to put my email address in the chat, so I'll do that right now.

01:14:38 Scott Hansen

And then the next question is from Rubena. Can you repeat the distance from the Creek please? So that was 190 feet from the Creek to the back of our lots.

01:14:49 Scott Hansen

The next question is from Christine. Alex what is your office phone number?

01:14:56 Alex Martin

Actually, I don't know it off the top of my head. Let me pull it up real quick. My office number is, it will put it on the group chat so everybody has it, 248-305-4000. I would say that due to COVID-19 restrictions, we go into the office every once in a while. The best way to contact me is by email. I mean, we could set up a call off of that, but if someone really wants to speak to me, probably the quickest way to shoot me an email and say, "can we schedule a time to talk?"

01:15:32 Scott Hansen

The next question is from Pete. Why does this have to be a private street with a homeowners Association? Why can't it be a public street that others from outside the development can walk on? This is a very nice walkable neighborhood, so creating a walled off enclave divides the community. You said there is a pocket park, so how does a private road signal its inclusiveness?

01:15:54 Alex Martin

Sure, great question. The type of road, private or public, only dictate who owns it, not its usage or its access. So certainly this will not be a gated community. It's not going to be walled off. Anyone can walk into the neighborhood and walk around and certainly be in the park, but they can't trespass on someone else's home site or into their backyard. So absolutely people can walk on any of the sidewalks. So yes, it's certainly, just to make it clear, it's not a gated community. It won't be walled off, it won't be a private enclave in that regard, and people will certainly be able to walk through it. And if the park is something they want to spend time in, absolutely.

01:16:40 Scott Hansen

Uhm, so the next question is from Tom and he just said arriving late. So this is to be a walled community? I think we just answered that.

01:16:48 Alex Martin

Yep.

01:16:50 Scott Hansen

The next question is from Lisa. She agrees with everyone that wants more buffer with Earhart village. Impact on the local community is not good. It really does not matter what it is used to be approved for.

01:17:06 Alex Martin

Sure, and keep in mind, I don't think I said it earlier, this access road is for emergency purposes only. It will be gated at each end, so this this access road won't be something that's traversed by vehicles except the event of, God forbid, there's a fire or an issue. It's really for life and safety, so it won't be a road that the folks living to the North will be dealing with cars driving back and forth. There will be nothing of that. We'll make sure everyone's clear on that.

01:17:36 Scott Hansen

The next question is from Richard. Traffic control and road conditions of your heart road or already an issue. The conditions related to Toll Brother's development on Nixonroadare still to be addressed and completed.

01:17:55 Alex Martin

You know, Earhart Rd, we've looked at it and I would suggest, on the traffic side, there will be a traffic study. That's just par for the course. We discussed that and I do believe there's a paving plan in the city's capital improvement project. So I believe you can access that on the web page. I do believe there are plans to address Earhart Road, and I don't recall the timing or exactly the scope of work, but that is a road owned by the city, so there's certainly an opportunity for them to upgrade that. Hopefully that addresses that question.

01:18:28 Scott Hansen

He did also mention our Nixonroadproject. I'm actually not aware of anything that we still need to complete on Nixonroadas far as in the right of way. Richard, if you'd like to email me offline I can try to address any of those questions about our Nixonroaddevelopment.

01:18:53 Scott Hansen

The next question is from Rocco. How many feet is there from the Fireroadto the property line to the North? You indicate tree buffer and also a Rd. This seems like a small area, possibly not sufficient enough to block the view. Do you agree?

01:19:12 Alex Martin

Like I said, this is still being submitted to the city, so I don't want to commit to exact dimensions of where thatroadwill be. Thatroadcould jog North or South depending on what the city requires. But again, we've committed to maintaining as much of the existing tree buffer as possible, adding to and augmenting that buffer with any trees that we have to plant on the site so to minimize that impact. Like I said earlier, we just see on this plan (indicating the condos to the north of the site) the condominium units relative to its proximity to the property line. They are already much closer than the home sites. and the homes will be. And, more than likely, they will be equidistant from the property line as this road will be. So you know, the condominiums are certainly going to be impacting any development on this site, probably at a greater level than the development to the South.

01:20:04 Scott Hansen

Just to add on to that to Rocco, the fire Lane is only 20 feet wide, so there is an additional 55 feet wherever it falls between the back of the lots and the property line. That'll be available for buffer and screening.

01:20:25 Scott Hansen

The next question is from Jeanette. What are the price range for the homes? It looks like she just joined a little late.

01:20:33 Alex Martin

Sure, we're just fine. Unfortunately, it's a little too soon to really nail down pricing. We're still months and months away from opening for sales, so it's just be a little too early to call at this point.

01:20:44 Scott Hansen

The next questions from Robina. Do these homes have basements?

01:20:49 Alex Martin

Yes, they do.

01:20:51 Scott Hansen

Christine just asked again about price range. Varsha has also raise her hand so we'll talk with her as well. Next question is from Richard. Further on traffic, the entry is near the bottom of a dip in the road, and visibility is always an issue. There's added danger at the site.

01:21:14 Alex Martin

Absolutely. That'll be contemplated and addressed during the approval process.

01:21:20 Scott Hansen

Yeah, but I think, just to add to that as well. A lot of the existing vegetation along Earhart on that side is very overgrown. A lot of that will be some of the underbrush that's trimmed back to create a better visibility corridor.

01:21:40 Scott Hansen

Next question is from Jane. It looks like you've done a nice job and proposed a nice plan. While I'm not thrilled with more traffic on Earhart or seeing homes instead of Woods in my view, I don't own that property, so I have no control over it. You seem like a great company and I wish you luck with this project.

01:21:54 Alex Martin

Thank you very much. Kind words, we appreciate that.

01:21:57 Scott Hansen

On the next questions from Carol. Would you consider just eliminating sites one through 8, which would impact earhart village in a very positive way?

01:22:07 Alex Martin

Unfortunately, at this point I don't believe we would. I think they're very important to the project at this point.

01:22:16 Scott Hansen

The next question is from Rubina. How many of these homes will be two story?

01:22:22 Alex Martin

We don't dictate one story versus two story requirements. We allow consumers to purchase homes, you know, again, we serve them, we don't control them. So ultimately they'll be varied as you go through the community. Some will be, some won't be. They may be clustered in certain spots. We have what we call anti monotony requirements, which means we don't build the same floor plan and elevation across the street or next door to one another. We try to do that to make sure that the landscape is fairly varied, but we don't control whether the homes is one story or two. We don't dictate that to our customers.

01:23:08 Scott Hansen

The next question is from Jeanette. I think it's a follow up to maybe a question earlier. The trail exists on the property today. So it may be what was referred to previously.

01:23:25 Alex Martin

Yeah, we will definitely look into that, because we love walking trails. We'd like to create connectivity, so we'll add that to our list of action items. Thank you. I appreciate that.

01:23:39 Scott Hansen

Next question from Christina. Will the homes have handicapped width to door openings?

01:23:45 Alex Martin

I believe the ranch plans are built to that standard already. The two-story plans are not.

01:23:54 Scott Hansen

Another one from Christina. The phone number as dialed is not working. It says unable to connect. Is there another phone number?

01:24:02 Alex Martin

We will post it before the end of the call.

01:24:09 Scott Hansen

The next question is from Uni. Why does it (referring to the emergency access road) need to be 20 feet wide?

01:24:13 Scott Hansen

That's just a requirement from the fire Department for that road width.

01:24:23 Scott Hansen

Next question is from Jeanette. Have you considered using grass pavers for the Fire Access road to make the project more green?

01:24:32 Alex Martin

We designed it in alignment with what the fire marshal requires. We would not be opposed to some kind of permeable surface to make it more aesthetically pleasing. You know, we can only dictate so much of that, but really, this road is designed today adheres to the city's requirements, so I think that's a great conversation. You couple folks who brought up the public hearing process and the dialogue that comes with it. That's a great dialogue for something like that. But unfortunately, until we get to that point, we have to design it per the requirements of the city and right now there's a 20-foot-wide paved Rd.

01:25:13 Scott Hansen

The next comment is from Lisa. It's pronounced "airheart", not "ear heart".

01:25:21 Scott Hansen

Thank you for that. Well, that's good to know.

01:25:22 Alex Martin

Thank you.

01:25:24 Scott Hansen

G. Mackroy just says thank you for sharing the plans. The last question here on the chat is from Jane. Why is the fire Lane required?

01:25:34 Alex Martin

Yeah, it's a great question. Because the shape of the property isn't conducive to allow multiple entrances, unlike Pine Brae in the South, there's an entrance at the North in the South end. When you don't have two entrances, you have to create one for fire safety purposes. This is what's allowed per the city code, requirements, and ordinances, so that's the purpose of that secondary Rd.

01:26:07 Scott Hansen

OK, a couple more questions just popped in. As a follow up, Jane also just said the Fire Marshall has approved many developments in Ann Arbor if the subdivision has a Blvd access.

01:26:24 Scott Hansen

Just to answer that question quickly, we actually proposed that initially, and the Fire Marshall is relatively new at the city. They've been with the city while, but they're new to that position and our preliminary meetings with them indicated that they would not approve a Blvd, but I think we may bring that back up after submittal to see if that's something that they would approve.

01:26:54 Alex Martin



Initially we went down that route and they required this as the way to overcome the concern.

01:27:00 Scott Hansen

Yeah. Next question is from Kurt. Has Concordia made you aware of the noise and light issues raised by the Pine Brae Homeowners Association? It will have an impact on some of your home sites.

01:27:14 Scott Hansen

So, I think this is in reference to the athletic fields at Concordia.

01:27:21 Alex Martin

Absolutely, yeah. We're certainly aware of it. You know that we key in on those types of things, and that's in part why we kept the Southern homesites pretty far away from that Southern border, to create some gap away from that, absolutely.

01:27:36 Scott Hansen

On the next comments from Rocco and he just said that Carol had a nice point to eliminate homes one through 8, which would assist the neighbors to the North. This would alleviate much of the concern. You understand it's about money, and our tone doesn't seem to want to negotiate changes. Would you consider it?

01:27:56 Alex Martin

I think we addressed this before and unfortunately the requirements of the project and the viability of the project, coupled with just the rights of landowner, allows us to have those lots there. So unfortunately, while I get that it's perceived as an imposition, I just keep coming back to how close the condominiums are to the property line. It's really saying "hold the landowner to the South to a different standard." One, I'm not sure that's exactly fair, but we've done all we can to mitigate that. We're staying 100 feet away, which is pretty far. I think some folks have discounted it, but the reality of it is that that same distance could have been respect, because that's a requirement, but this whole site could have been apartment buildings. They could have been condominiums, they could've townhomes with far more impactful than what we're proposing here. Unfortunately, this is the plan that we would like to propose and the plan that makes the most sense for us.

01:29:01 Scott Hansen

And then Jane just added real quick that it's just our current layout with the fire Lane is inconsistent with other relatively recently approved projects.

01:29:12 Scott Hansen

And Jane, we were on the same page. We believe the same thing, but unfortunately this was the direction from the fire marshal. The current fire marshal kind of required us to. That's all the the questions in the chat. If anybody has any more, you can keep adding them, but we're gonna flip up to Ralph.

01:29:39 Scott Hansen

I think, Ralph, you should be able to unmute yourself now.

01:29:42 Speaker 3

I am, thank you very much Scott and Alex. Scott, thanks for all your hard work on this project. I had an about 1/2 hour conversation with Scott. For those that are on the call, I'm from the management group of Earhart Village. I know that most of the condominium board of Directors and a lot of the Co-owners of Earhart Villager on the call as well. I have the benefit of having represented, along with developers building these communities from the ground up, as you know, working with on the development side. I've also had experience as a neighbor as I do in this particular instance. What I've always found to be part and parcel of the process is good communication between the developer and in the neighboring community and I give you guys kudos for entertaining all of the questions that came at it tonight. But I also tried to be a tactician, and kind of a little of a little bit of a technocrat when it comes to the process itself. To ensure that we make sure that we keep every process in the right order and what I mean by that is, this meeting today, as I understand the process, develops the ability for the application, the formal application process, to say that we have met with the Community folks. We sent out invitations. We did Q&A. We were on the call for three hours. Whatever the case may be, and it certifies within the city's jurisdiction, in view of the formal application, that you've met that requirement. Some of what we heard tonight, however, Alex, is framed in the words of intentions or "it's our plan", or "we hope to do so." I realize you don't have the whole project nailed down to the NTH degree, and I'm not suggesting that you ought to have that done by now, but my concern is that the application, as it goes in, needs to necessarily document these concerns that have been raised today. As a representative Earhart Village, I can tell you that lots one through 8 are a significant concern, particularly the fire Lane. I thank Jane for her comments with respect to the Boulevard entrance and past precedent. I just want you to know if that is actually the case, you can expect the folks here of Ehrhardt Village to press hard to have that Fire Lane removed and object to its positioning. I'm not quite sure, Alex, I heard in a firm commitment with respect to filling in the voids of the trees that may need to be added and the size of them. I know that the city of Ann Arbor's tree rules are miniscule. Yes, you can comply with the code, but does it actually serve that purpose on an immediate or close to immediate basis? Good partners in the community would perhaps go above and beyond a certain code on tree sizes to make sure that they're maintained. I'd also be interested to know if there are any landmark trees on lots number one through 8, protecting the trees on the slope. It's a matter about the roots, not necessarily the tree itself. So, these retaining walls and so forth, the construction of them needs to be done by folks who are familiar with arborist requirements and root development to make sure that it just doesn't look nice, I mean look good, but that it actually serves its functional purpose. I'm sure you guys will take a look at that. I'd also like to comment about concerns about the actual work in progress and the ordinances. I know everyone is going to say we're going to comply, but I've been around the block too many times to know that subcontractors don't care about ordinances. They start work whenever they want and it actually becomes a problematic community issue, so we're going to be taking a strong look at making sure that those controls are in place. I'd also like to comment that, if you have the Association documents prepared, we'd like to take a look at them. Architectural controls are important. I'm not really excited about private roads as opposed to public roads, 'cause they're built differently, and I think the specification for public roads. You know, it obviously reduces density perhaps, but I would disagree, Alex, with your statement that folks can walk through. They can't walk through a lot, but they could walk through the community. Associations control their general common elements. We can't prevent

anybody not in Earhart Village 'cause it we do have a public road that goes through our community. But we can restrict access on our own property and that HOA will be able to negate any third party from walking through these trails if they really wanted to do that. So I would be careful on inviting other folks to be able to walk through. So I think you need to make a note on that one. Again, I will yield back. I don't want to go on, but we really have a problem with 1 through 8 and I want to make sure that we at least at this meeting make a marked notice that the order of processing and when concerns are raised and how they're dealt with. This public comment section versus what actually ends up in the formal application that those documents, yes, they are public, but, you know, my goal would be to work a little bit more through this process on a public basis before the formal application goes in and see if we can find some common ground to get the project off the ground. I'll close with this statement that you're absolutely right that this land could be developed with something with much higher density. That land is, as we understand that was restricted to uses that were associated with the with Concordia College as permitted by the Lutheran Church, who granted the uses of the land to Concordia and that housing and the multifamily nature of what you described had to be consistent with educational purposes at the college, not a third party developer. And so why we understand, and I've asked Scott to resurrect the document that the church has lifted the restriction or granted the request to sell the parcel of land to Toll Brothers for this particular development. We would like to make sure that we get to see all these documents because we have a lot of families that lived at Earhart village for 40 plus years. And they're in the units that are going to be immediately adjacent to lots one through 8. And whatever we can do to be part and parcel of the process before the formal application goes in, I think that would be a good step on your part. I thank you very much.

01:37:12 Alex Martin

Thank you very much Ralph, all good points. I won't necessarily address them all individually. I would say communication is the success or failure of all relationships. I think we've all learned that, right? We all have friends. We all have family. We all have loved ones. You know if we communicate effectively, those relationships are great. If I tell Ralph I'm going to pick him up at 6:00 and I show up at 6:15, and I don't tell him I cannot pick him up till 6:15, Ralph's going to be annoyed at Alex and rightfully so. So ultimately, everything we're going to do is going to be about communication. Communication doesn't mean that we all get what we want, but at least we have an opportunity to understand each other's positions and if possible, reasonably mitigate those concerns. So the one thing I can absolutely address, because we've vetted it very thoroughly, and I'm not sure you guys are going to be able to access the documents, 'cause I'm not sure there are public record necessarily, and it's not our business to share them, is you are right that at one point in time this property, because of its connection with the Church, could only be used as educational institution. You're absolutely right, but years and years and years ago that requirement was lifted, well before Toll Brothers got involved. So, there is no, you know, granting of the University or of the Church on this. We made no request. It's certainly a right within the property owner's decisions to sell the property for redevelopment. I believe at one point, and it is part of the public record, I'm sure you found it, that there's an agreement out there, but that is long since gone away. There's no more connection between those two entities. So yeah, we will certainly communicate. It's like anything else, it has to be reasonable. I think you heard our case today that there's a fine line between what we're being required to do around city ordinances and requirements, IE the access Rd, and then viable logical ways to mitigate those. So I think ultimately the city, the neighbors, and Toll Brothers all have to work together to find a solution, but knowing that ultimately the solution may not

be what we 100% all want. So 'cause, unfortunately, the property is owned by another entity, they have the right to develop per the city. They were right to develop per their own choices and our goal is to be least impactful as possible. You know as it relates to commitments, it's just unfortunately too soon to commit to things like what trees are going where and what size trees. All I can say is we would mutually benefit by having a robust buffer between the home on lots 1 through 8 and the condominiums to the North. Everybody benefits by that. I would like to think we have a little bit of equity/ built in trust just based on our developments and our track history. As a company, ultimately value is increased through privacy, we all agree. You know, a house that setbacks to something else besides woods is less valuable home that backs to woods. So we can make it as good as possible, of course we will. This is kind of a given so, but too soon to commit. I'm not trying to dodge the answers, it's just that there's so many other points of weigh in, between the city, ourselves, the engineers, the site itself and its constraints, I'm not sure we can answer all these questions as definitively today as we will 12 to 14 months from now. Once everything has been through its process. It's not lack of transparency, it's that we don't want to over commit to something we can't deliver on. It's really just more expectation setting than anything else, but you know, all good points. Thank you, Ralph.

01:40:50 Scott Hansen

Yeah, and Ralph, you have my email address. I think the last time we spoke you were just gonna shoot me an email. If you could do that again that would be really helpful. That way if we if we do have some of these docs that we can share, I can shoot him back to you via email.

01:41:05 Speaker 3

I'd be happy to do that, thank you.

01:41:09 Scott Hansen

Alright, the next raised hand is Varsha, so I'm gonna ask Varsha to unmute herself.

01:41:19 Speaker 4

Yes, and good evening everyone. Thank you Scott and Alex for the presentation and sharing with us your project. I won't call it detailed, but at least we have some idea of what you're proposing at this point in time. Before I put forward my points, I just want to say that I agree 100% with what Ralph has said on all the points. Especially the fact that I didn't find any definitive answers. Unfortunately, in Alex's response, and you've explained some as to why it's not possible to do that at this point in time, but we're talking 12 to 14 months. So what I would like to see is a transcript of today's conversation that we've had with you so that we can recall as to what your responses were and to what extent you were able to fulfill that and if not then why it why you can't do that. Presumably you're recording this, I would request that you share the recording with us so that we as residents can also remember what the conversation was like now 12 to 14 months from now. The other thing is that I feel that you are still quite late in coming to us because the plan has already been made and you've already alluded to the fact that there are certain things that are not changeable. I find that very disturbing because it is my property as well. I think we have to come to some sort of a mutual agreement as to what is the right thing to do, not just for your customers, but for the people who are going to be affected as well. I realize that this is Concordia property and we also live on Concordia property, and that they have a right to sell, but if there is somebody walking in to have a this large of a project, I would have expected your company to contact us

way sooner than they have done at this at the moment. So that is a real concern of mine. I'm hopeful that future communications will be much more sooner and way before any decisions are made that cannot be changed or that are likely to be pushed to the city. Because I heard a lot of your responses saying we will do what the city wants, but that is quite nebulous to me. That's a concern of mine as well as the fact that, you know, will you say something like "we'll try to take away as little as possible of the Hill behind our home" or the trees. That little doesn't really give me a good picture of exactly what you're trying to do, so I'm hopeful that you can come back to us in terms of distance to which you will preserve the current trees, and I agree with Ralph that it may seem like a small thing to you, the size of the tree, but to me it matters a lot as to what size trees you are going to put in the backyards of the property that you have. My last point is that whatever considerations or requests that the Earhart Village neighbors have for lots 1 through 8, I have the same kind of concerns for lots 38 to 56. The distance issue that they have should not be forgotten on the other side either so please tell us in detail how you plan to preserve these things. What I heard today is quite general and it says a little bit of this and a little bit of that, but if we can't get any concrete or somewhat concrete idea of what exactly this is going to look like, it is going to be very difficult for us to support this project, which is not the intent. We would like to support it but tell us what you want to do. My final point is you have sort of threatened us by saying that if you weren't here, that there would be townhomes here. I don't want to hone on what could be, but I want to hone in on what it is, which is your project. Let's move forward from here rather than you keep on telling us "remember if there was a townhome project here, there will be much more density." So let's just forget that and let's just focus on what you have here and see how we can make it better for you. For us and all the neighbors, keeping the city ordinances in mind. Thank you.

01:46:17 Alex Martin

All very good points. Thank you very much. We are recording this. Luckily Zoom has a recording feature, so it's not necessarily required to do a transcript. We'll have a video version of it so we will share that with everyone and potentially submit it to the city. Maybe I should have done a better job of setting expectations at the beginning of this. The reason why there's not granular detail is because we're just not at that point in the project. To date, we've certainly done quite a bit of due diligence. Which was, you know, compiled of verifying the boundary of the project, a wetland delineation, a tree survey, topography, all of those things have been used as inputs to drive this 2-dimensional plan that you have in front of you. As we move through the process with the city, these planes will get advanced and you'll see the requirements for those applications will become far more detailed. The details in the plans will, by default, become more involved and we'll be able to answer a lot of questions that today are difficult to answer until we get there. We absolutely want to be respectful of our property owners around us, but we also want to be respectful of the property owner who owns this property today and will own in the future that will be the development. It's challenging to strike a balance, but that is absolutely our goal. I'm confident as we work through this process, again through communication and the public process, will certainly be able to do so. I apologize it anyway if my comments came off as an attempt to threaten over what the project could be, I just often find, as we have these conversations, there's varying degrees of knowledge as to what could be allowed based on what the rules of engagement are.

Part of this, like I said, I think I started at the beginning, this is an education process for us. We want to make sure everyone understands what we're dealing with, so please understand that's absolutely not a threat. And I do agree we should focus on the project we have today, but if the project we have today is not viable or can't go forward, unfortunately, there is a risk that the next project that comes in is far

more intrusive than what we have. It's not meant to be a threat, it's just we want to make sure people have all of the information so they can make the best possible decision and or understanding of the events around. So yes, we certainly will address all of these items, so I hope that helps a little bit. Good points. Thank you.

01:48:47 Scott Hansen

Yeah, and just to follow up on that, Alex, Jane actually mentioned this in the chat as well, and she's absolutely right. As part of our submittal to the city we will detail the meeting minutes or notes. That'll be available online through the city's website. They have a tool called etrackit, which basically all of the submitted documents to the city are available or posted in that file on etrackit. An easy way to search for that on that website is just via the the street address, 660 Earhart Road. That won't be available until we submit, but at that time you can jump on there and look at any of the documents that we submitted.

01:49:40 Scott Hansen

I'm just following up with a few more questions in the chat. Manish asked what is the impact on the wildlife, such as reduced tree count and then is this? This is a habitat for four or five deer. Several red tail Hawks and countless birds.

01:50:00 Alex Martin

You know, obviously there will be an impact, but given the fact that 50% of the property is still going to be maintained as open space, certainly that habitats not being erased, it's being altered. I'm certainly not minimizing it 'cause that means the other half of the project is being developed. So that's something, you know, I love animals, my own pets. I love them. But it's something we obviously have to deal with. So yes, there'll be a habitat existing. It's not being eradicated, but it certainly is being altered.

01:50:33 Scott Hansen

Another question from Christine. How did they get a copy of the purchase of land agreement?

01:50:39 Alex Martin

I don't believe that that's going to be a public document. That's, unfortunately, party to two private entities, so I don't believe that will ever be made part of the public record.

01:50:52 Scott Hansen

Rubina just mentioned that there were similar issues when the soccer fields were replaced by the football stadium and parking lots at Concordia. The city did nothing and they're wondering if they can have a bigger impact or better impact this time.

01:51:09 Alex Martin

Yeah, all I can say is that this is a very public process. You know I sat on a Planning Commission in the town I lived in for three years. And just like anything else, you have to speak to have your voice heard. I encourage, just like this meeting, we've been on for two hours now and we can stay on for two more hours, but it's really the fact that you are also involved in the process. You have to let your voice be heard. Any voices heard through this public process, whether it's meetings like this or we go through formal public hearings. That's important. Unfortunately, all too often projects are developed and folks

come about after the fact and they actually bring forward really good ideas. But by then the projects already developed. There's nothing to be done, but they also self admittedly weren't involved in the process, so all I can recommend is be involved. Be partnered with Toll Brothers partner, with the city. Be vocal. Not that everything can be mitigated or overcome or every concern, but at least if the concerns are heard, they can at least be thought through. If no one speaks up, yeah, there's that moniker "if no one knows it's broken, they can't fix it." So again, this is step one of that process, and as we work through the process over the coming months, please, you all have a voice I cannot encourage you enough. We like this. We enjoy this. We understand it. We want folks to have a voice, so please be proactive. That would be my biggest suggestion.

01:52:40 Scott Hansen

And just to add real quick too if you are dialed in, I think we have a few people who are dialed into the call. If you press star and then nine on your phone that will actually raise your hand and I can unmute you if you have anything to add or any questions since the chat tool isn't available to dial in folks. Just a few more things here in the chat. Will the street be concrete?

01:53:08 Alex Martin

I don't believe so. The curbs will be concrete and the street, the driving surface itself, will be asphalt. It's built to a certain specification designed by the city. Scott, do you know what that specification is, is it? Similar or the same to public street requirements?

01:53:28 Scott Hansen

You know, I don't know off the top of my head. I think we follow the city standard for the road cross section, or if not, it's typically around 10 inches of stone base and then four to five inches of asphalt.

01:53:44 Alex Martin

Absolutely.

01:53:45 Scott Hansen

Which is not always exactly what public roads get, because public roads are traveled with heavier loads, more traffic.

01:53:58 Scott Hansen

The next questions from Carol. She just points out that we need to make sure DTE is involved in the projects on the South side of Earhart Village loses power quite frequently.

01:54:08 Scott Hansen

I can kind of speak to that. So the good part about this project is that all the all the electric infrastructure will be underground, so it won't add additional like tree risk, which is the main cause of power outages, especially in older neighborhoods that have trees. So that will be a positive, but we will engage DTE early on in the process to make sure that. Power is available and that they can serve the project.

01:54:42 Alex Martin

Yeah, that specific item has come up a couple times now. I'm not sure we have any real impact on it, but at the same token, if there's a structural issue, Ralph, you represent that group, if you could shoot me and Scott an email as to what specifically is the issue? Is it because there's trees that fall down and knock the lines down, or is it just literally intermittent loss of power like roving brownout? Once again, I'm not sure what we can do, but I can't help myself. I have a natural curiosity too. That's bizarre and strange, and I think we'd all agree if we lost power a regular basis, that would be a major inconvenience. So again, I have no idea what, if anything, we can do about it, but my curiosity is certainly piqued and it would be. Kind of interesting exercise to put our heads together and see if there is a way to mitigate that. Again, if it's 'cause of trees falling and things of that nature there's not a whole lot we can do about that, but we can certainly ask that question for what's going on with it.

01:55:43 Scott Hansen

OK, I think that's pretty much everything in the chat. I don't know if we wanna try to...just if anybody has any other questions, if they want to raise their hand or if they want to speak, I can I can try to unmute. If everybody is all set, I think that we can wrap things up.

01:56:20 Alex Martin

Alright, So what I'd like to do closing out is I gave everybody my email address. I did just confirm my exact phone number. I gave a general line number because COVID-19. I would suggest probably not calling the office. I would suggest emailing me. We can set up a time to connect via phone but let me read out to everybody my phone number one more time. It is different than the one I gave before. This is my Direct Line into the office, it's 248-305-4029. Again, 248-305-4029. I would highly suggest you know that doesn't forward to my cell phone. It doesn't forward someplace else. It's relying upon me checking my voicemail and, unfortunately, we're just not in the office all that often. You know the state doesn't really let you in your office unless you need to, so we're certainly honoring that. So, we work remotely predominantly, so I would suggest if you wanna speak, just shoot me an email and then we'll arrange a time to connect via cellphone. But in the meantime, email any questions that you might have. Again, this is the very first step in what will be a multi-step and long process that we'll work together on, hopefully. If nothing else you walk away from this meeting knowing that we're a company and a team that you can speak to. In the very least we'll do our best to answer your questions, and whenever possible, within reason, if we can overcome your concerns will certainly try to, but we just can't promise that we'll do that, and then, certainly as we work through the process, more details will become available. But thank you, I know two hours on a Tuesday night is a lot to ask of people. I know we're all busy, and I applaud your dedication to your neighborhood and ensuring it looks its best and it has its best potential, so thank you very much and I look forward to speaking with some or all of you again in the near future. Thank you. Have a good night everyone.



Meeting ID: 92363801813  
Topic: Toll Brothers - 660 Earhart Road Citizen Participation Meeting  
Start Time: 2/16/2021 17:15  
End Time: 17:16/2021

Name (Original Name) | User Email | Total Duration (Minutes) | Guest

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