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July 15, 2020

City of Ann Arbor Planning Commission
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI 48104

RE: Valhalla Site Plan SP 19-018

Dear Planning Commission,

Thank you for insightful and thoughtful discussion of our Valhalla Site Plan during your last meeting. Based on the discussions, our development team has reviewed the project design in detail and offer the following additional changes to the proposed development.

- Commit to an 18% increase (to the current site plan) for on-site solar generation capacity. This represents going from the 423,000 kilowatt hours to approximately 500,000 kilowatt hours. This change would result in approximately an additional 185 solar panels, (based on today's technology). The location of the additional solar panels will be determined by the design architects and engineers during the development of building construction plans. Some of this additional solar generation capacity may reduce or eliminate the amount of green roof area as currently shown on the site plan.
- Commit to installing 5% of the required parking as EV charging stations (from the current 24 spaces to 34 spaces) with an additional 5% (another 34 spaces) pre-wired with conduit for installation of additional charging stations to meet resident demands.
- A portion of the lowest level of building A parking is now shown as "may be built but need not be built". This will allow for a reduced level of parking as discussed. Prior to construction, if the development group determines this additional parking is not necessary, it will be removed from building construction plans and therefore not constructed.

Thanks in advance for your consideration of our project.

Sincerely,



John Bogdasarian
Manager, PEFT Development LLC