

From: Brian@powelleng.net
To: [DiLeo, Alexis](#)
Subject: FW: Near North Neighborhood Mtg Notes
Date: Monday, January 04, 2021 1:06:25 PM

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Hi Alexis,

Here is a summary of my notes from the 12/17/2020 CPM.

1. To what demographic group are these going to be marketed to.
 - Hard to say exactly but could be the over 50 demographic.
2. rear setback issues: how is the retaining wall going to impact the view from the east; what is the detention basin going to look like from the yards to the east; what is the dumpster going to look like from the east view; how high is the patio going to be off the ground and how big is it going to be, is it going to have a railing and what will that look like? Will there be any furniture on it?
 - We produced additional renderings to better illustrate this area.
3. The north elevation of the building need some architectural improvement in detail. The black and white elevations did not look appealing
 - We produced additional renderings to better illustrate this area.
4. further develop the sustainability of the development i.e. solar, electric, car chargers, geothermal heat pumps?
 - We have consulted a solar energy expert and have additional information on these issues.
5. Where are the AC/condenser units and transformer going to be located?
 - On the roof and we produced additional renderings to better illustrate this area.
6. What will be the sale price of the units?
 - Owner to specify.
7. Describe how the typical owner will enter the site and enter their unit.
 - We walked them through the steps and stair locations.
8. How will visitors enter the unit?
 - Typically through the garage level via the stairs.
9. How will the owner leave the site and walk downtown?
 - Typically from the deck level vis stairs.
10. What is the current zoning and what zoning is being requested for the proposed development; PUD versus R4C? How does the project meet the requirements of the proposed zoning? Is the project on one parcel? What are the planned project modifications per the zoning ordinance requirements? How does the project comply with the proposed new zoning ordinance provisions?
 - We discussed all of theses issues and directed them to the Planning Report for additional analysis.
11. What is being offered to mitigate the reduced setback requests?
 - We discussed the sustainability options.
12. How will the phases be cut off and left?

- We discussed the building type and how it would be phased.
- 13. It was advisable to contact everyone and address these issues, and hopefully show new updated drawings, to the neighbors prior to the planning commission meeting
 - We have sent them the updated renderings.

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