



Stadium Investors I LLC Beztak Companies

31731 Northwestern Highway, Suite 250W
Farmington Hills, MI 48334

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Mr. Brett Lenart, AICP
Planning Manager
City of Ann Arbor Planning Services
301 E. Huron Street, P.O. Box 8647
Ann Arbor, MI 48107-8647

Mr. Zachary Waas Smith
Community Engagement Specialist, Office of Sustainability & Innovations
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI · 48104-8647

Dear Mr. Lenart and Mr. Waas Smith,

As part of our Site Plan Application Submission for the redevelopment of the University Inn and neighboring properties, the following represents a statement of our intentions with regard to the City's A2Zero plan:

Strategy 1: 100% Renewable Energy:

Response: The Owner is committed to providing a rooftop solar panel system. The precise extent of the system will be determined in response to the detailed design and engineering of the building systems, roof details, and their projected energy usage.

Strategy 2: Full Building Electrification:

Response: The residential units will utilize all electric appliances along with electric heating and cooling systems. Electric vehicle charging will be provided within the building's basement.

Strategy 3: Energy Efficiency:

Response: All lighting for the project will use energy efficient LED fixtures. The building will utilize EnergyStar-rated appliances throughout. The project will be designed to LEED certified equivalent.

Strategy 4: Reduce Vehicle Miles Traveled by 50%:

Response: By proposing the multi-family development along a major road corridor, the project increases the likelihood for residents to utilize the public transit system. This would not be possible with a comparable development in a lower-density, suburban-style neighborhood with a longer walk to the AATA or no nearby AATA stop at all.

Locating this Multi-family development adjacent to a retail center with a grocery store, restaurant, and several personal services greatly reduces the miles driven by creating a convenient, walkable hub for residents.

Based on the zoning ordinance, the project is required to provide 37 bike parking spaces. As a commitment towards A2Zero goals, we increased Class A bike parking capacity 50% to 56 bike parking spaces.

Strategy 5: Change the Way we Use and Dispose of Materials:

Response: There will be recycling facilities located at each floor's trash room to promote waste reduction for all residents. During construction, the Owner will implement a construction and demolition waste management plan to help divert construction waste from landfills.

Strategy 6: Enhance the Resilience of Our People and Our Place:

Response: The Project is, in essence, a mixed-use development with the preservation of an existing office building along E. Stadium Blvd, where a longtime neighborhood tenant currently resides, alongside the development of new housing. The mix of uses allows for efficient use of land while reducing demolition waste headed for the landfill.

The project team has assessed the current trees on site and will be properly managing the canopy by removing a majority of invasive plant species while increasing the diversity of species within the proposed site which promotes eco-system resiliency.

The project will also be able to retain up to two landmark trees in the frontage areas along E. Stadium Blvd., which are the most visible in the Project.

The proposed bio-retention area will decrease the heat island effect within the property while introducing more diversified plantings that can be properly manicured and maintained to provide for natural and ecological improvement of the neighborhood.

Feel free to reach out with any questions or concerns.

Sincerely,



Samuel Beznos
Authorized Agent
Stadium Investors I LLC