

MEMORANDUM

TO: City of Ann Arbor Planning Department
FROM: Tom Covert, RLA, AICP
RE: 3874 Research Park Drive – Vanguard Project
Resident Participation meeting
DATE: July 8, 2021
MC Project No.: 21157A

A resident participation meeting for the 3874 Research Park Drive – Vanguard project was held on Thursday, July 8, 2021. Postcards notice of the meeting was mailed to all 131 people on the mailing list from the City's Planning Department of all persons within 1,000 feet of the subject property. A copy of the notice was provided to the Planning Department and a copy is submitted as an attachment to this report.

The resident participation meeting was held via zoom conference call on July 8, 2021. The meeting started at 6:00 pm. There were not attendees present until 6:27pm, at which time we were joined by a reporter from mLive (LINK to article - <https://www.mlive.com/news/ann-arbor/2021/07/ann-arbor-development-expands-plans-for-flex-tech-building.html>). We presented a short presentation to the reporter. A copy of our presentation is attached.

Petitioner representatives included the owner Cam McCausland, architect Thom Phillips, Tom Covert from Midwestern Consulting, and contractor Joe Vig.

One letter of support was received as part of this resident participation process and is attached to this report.

3874 RESEARCH PARK DRIVE MULTI-TENANT 'FLEX-TECH' BUILDING

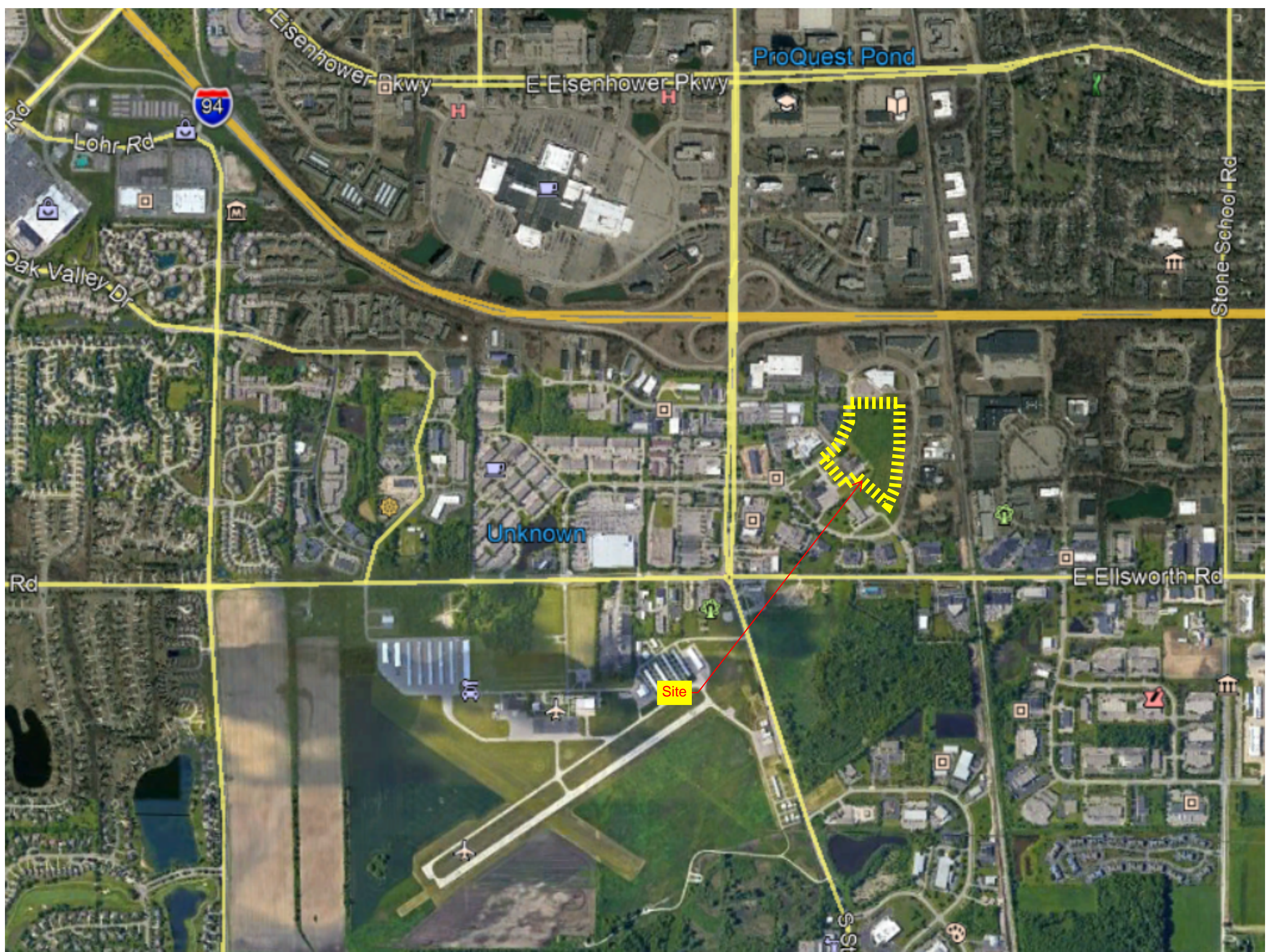
HOBBS + BLACK
ARCHITECTS



MIDWESTERN[™]
CONSULTING

- LAND DEVELOPMENT
- LAND SURVEYING
- MUNICIPAL
- WIRELESS COMMUNICATIONS
- INSTITUTIONAL & EDUCATION
- TRANSPORTATION
- LANDFILL SERVICES





ProQuest Pond

94

Lohr Rd

Eisenhower Pkwy

E Eisenhower Pkwy

Stone School Rd

Oak Valley Dr

Unknown

E Ellsworth Rd

Site

S



94

Kms Pl




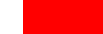







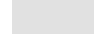
Site

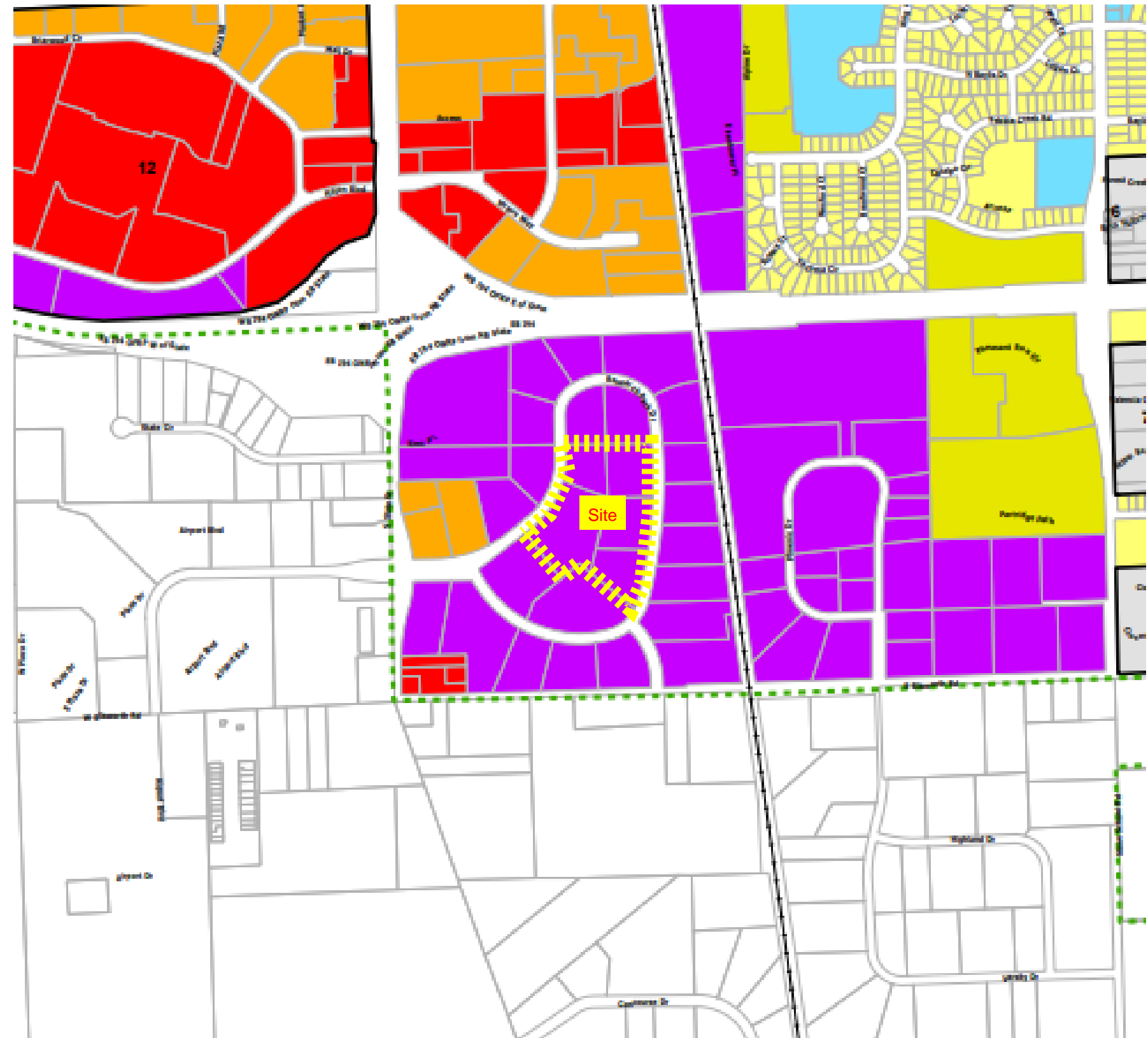
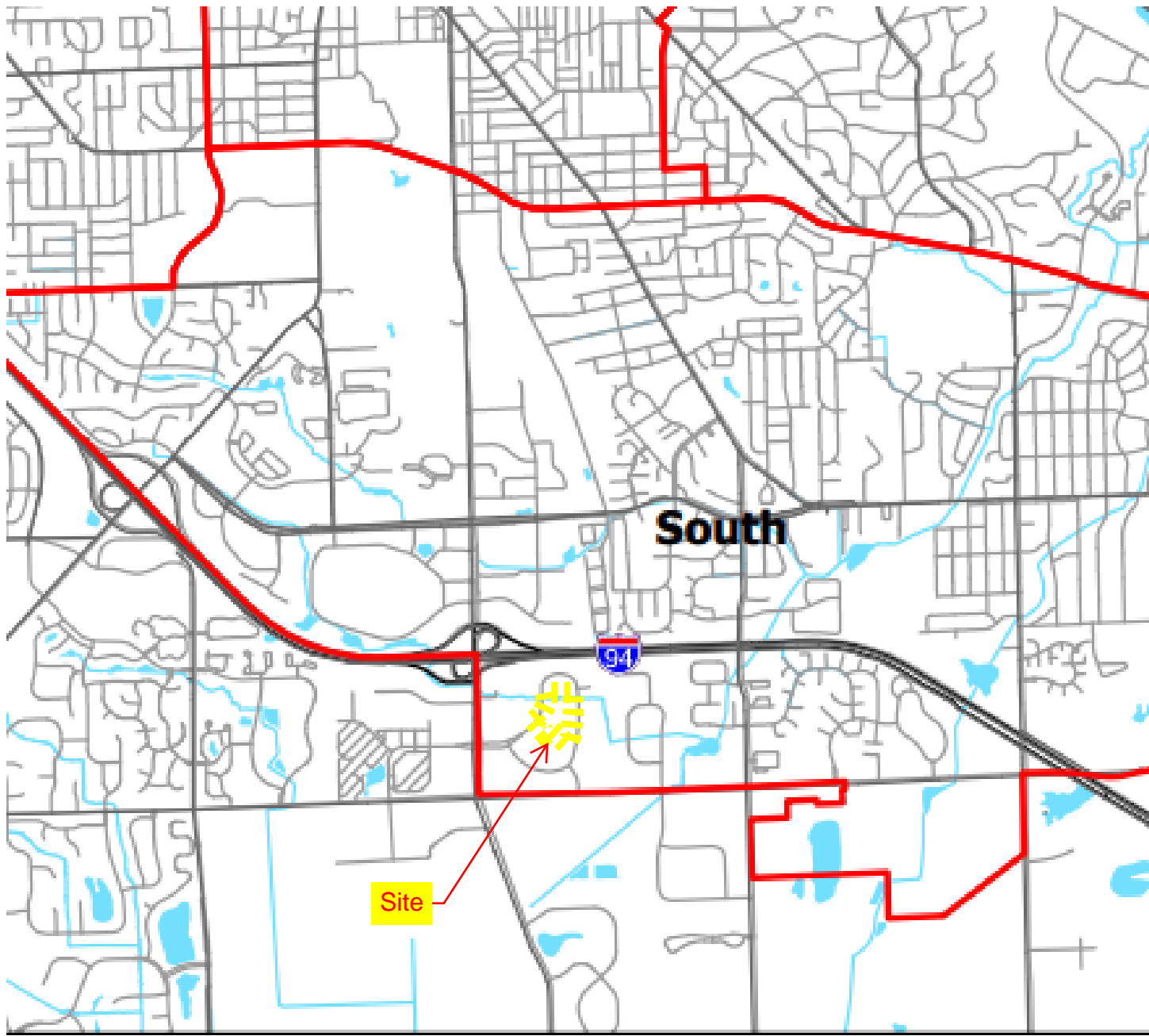
S State Rd

Research Park Dr

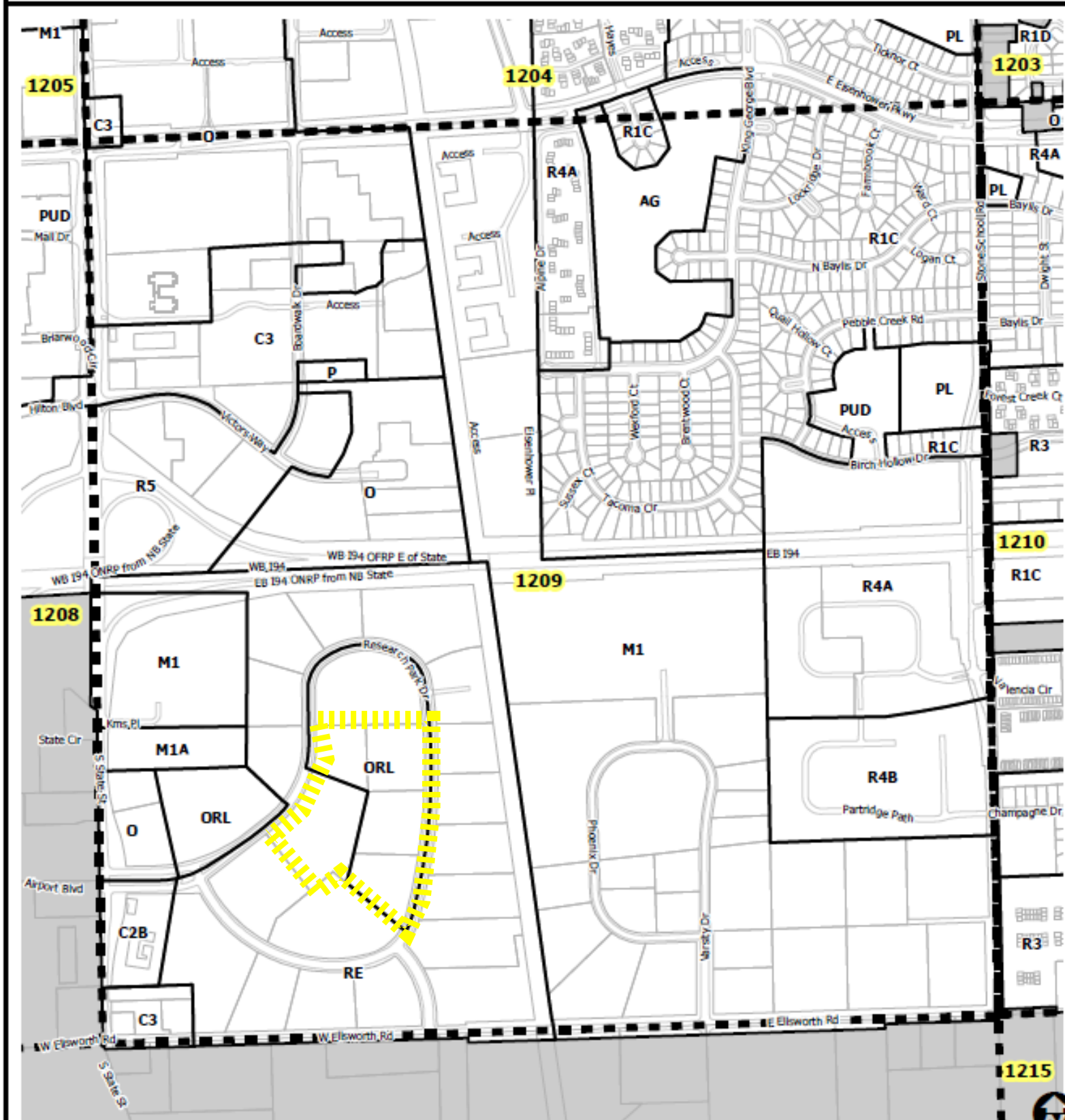
W Ellsworth Rd

Map Features

-  Planning Area
-  Railroads
-  South Area Study Sites
- South Area Future Land Use**
- Plan Area, FLU Type**
-  South, Commercial
-  South, Mixed - SFD and SFA
-  South, Multiple Family
-  South, Office
-  South, Public/Semi-Public
-  South, Research and Industrial
-  South, Single Family Attached
-  South, Single Family Detached
-  South, Study Site



Ann Arbor City Zoning Map



SECTION 1209

- Township Zoning
- Section Boundary



Map Date 7/2/2018
 Any other changes to this map
 unless otherwise noted
 Source of data: www.a2gov.org/arcgis



WATER FEATURE

ENTRY PLAZA

PHASE 1

OFFICE - 60K
R+D / WAREHOUSE - 70K

DETENTION

PARK / EVENT SPACE

FOOD TRUCKS













HT WOOD, LLC

Howard Frehsee, Managing Partner

3910 Telegraph Road, Suite 201
Bloomfield Hills, MI 48302
(248) 203-6923 (Office)
(248) 390-2012 (Cell)
hfrehsee@gmail.com (Email)

Mr. Tom Covert
Midwestern Consulting, LLC
Email: tjc@midwesternconsulting.com
(734) 995-0200

Dear Mr. Covert,

My name is Howard Frehsee. My entity, HT Wood, LLC is the owner of a Commercial parcel comprising 5.75 acres located at 377 W. & 375 W. Ellsworth Road, Pittsfield Twp. adjacent to the Speedway Service Center.

Having owned this parcel for the last 20 + years, I have witnessed the steady development and growth of the area, including the expansion of the Speedway Service Center, a dynamic Costco, Bank of Ann Arbor, a number of quality Hotels, and numerous other businesses to service the day, afternoon, and evening needs of residents of both Ann Arbor, Pittsfield Twp., and other Communities.

In proximity to this area are also a number of higher end Industrial and Office Parks, that are home to a large number of business operations and employees.

With regard to the project proposed at 3874 Research Park Drive, I want to voice my strong support of this development because it appears consistent with the existing zoning, will create a new business operation including substantial business investment, as well as provide much needed jobs and a larger tax base for the City of Ann Arbor.

Furthermore, my hopes are that Pittsfield Twp. will also embrace more developments such as the one being proposed here and likewise, allow greater density for different types of less expensive housing within their community to enable a greater number of people to enjoy a nice quality of life, including working and affording to reside in Pittsfield Twp. as well as assisting in the long term goal of thwarting sprawl.

Sincerely,



Howard Frehsee

ONLINE RESIDENT PARTICIPATION MEETING!

A PUBLIC MEETING IS BEING HELD BY: **The Portage Capital Partners**
FOR A PROJECT AT: **3874 Research Park Drive, Ann Arbor, Michigan**

The developer proposes a 130,000sf single story flex-tech (mix of office and research/development) building with associated parking, infrastructure, and site amenities within Research Park. The owner will be seeking brownfield financing assistance for the development.



CONCEPTUAL PLAN



SITE LOCATION MAP

VIRTUAL MEETING INFORMATION

ONLINE VIDEO MEETING via <https://zoom.us/meetings>
Thursday, July 8, 2021 6:00pm - 7:30pm
Meeting ID: 996 3216 9719;
Password: 597829
Audio Only call toll free: 1-312-626-6799

For more information or for accommodations for individuals with disabilities, please contact Tom Covert, Midwestern Consulting, LLC at tjc@midwesternconsulting.com or 734-995-0200.

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the petitioner for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6264 or planning@a2gov.org.

MIDWESTERN CONSULTING, LLC
TOM COVERT
3815 PLAZA DRIVE
ANN ARBOR MI 48108

RESIDENT PARTICIPATION OPPORTUNITY!

You are invited to attend a Resident Participation Meeting hosted by the Developer for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by the Developer and submitted to the City of Ann Arbor with their final application. The report will include attendance, a summary of the meeting, and any written correspondence received by the Developer.

| City | State | Street | zip_code | Type |
|------------------|-------|---------------------------------|------------|-----------------|
| ANN ARBOR | MI | * PO BOX 1168 | 48106 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 100 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 111 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 150 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 170 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 190 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 201 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 211 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 250 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 300 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 301 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 305 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 311 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 321 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 350 | 48108 | Postal Customer |
| Ann Arbor | MI | 100 Phoenix Dr 360 | 48108 | Postal Customer |
| ANN ARBOR | MI | 1239 TIMMINS DR | 48103 | Postal Customer |
| PHOENIX | AZ | 1250 EAST MISSOURI AVE | 85014 | Postal Customer |
| ROCHESTER | MI | 1349 S ROCHESTER RD, STE 210 | 48307 | Postal Customer |
| ANN ARBOR | MI | 1410 KEARNEY RD | 48104 | Postal Customer |
| PLYMOUTH | MI | 15040 CLEAT ST | 48170 | Postal Customer |
| TORRANCE | CA | 1919 TORRANCE BLVD | 90501-2746 | Postal Customer |
| ANN ARBOR | MI | 230 HURON VIEW BLVD | 48103 | Postal Customer |
| ANN ARBOR | MI | 230 HURONVIEW BLVD | 48103 | Postal Customer |
| ANN ARBOR | MI | 2455 S INDUSTRIAL HWY | 48104 | Postal Customer |
| AUBURN HILLS | MI | 2600 AUBURN RD, SUITE 240 | 48326 | Postal Customer |
| SOUTHFIELD | MI | 29355 NORTHWESTERN HWY, STE 301 | 48034 | Postal Customer |
| Ann Arbor | MI | 295 N BARTON DR | 48105 | Postal Customer |
| ANN ARBOR | MI | 3003 S STATE ST 10090 | 48109-1283 | Postal Customer |
| FARMINGTON | MI | 31550 NORTHWESTERN HWY 200 | 48334 | Postal Customer |
| ANN ARBOR | MI | 325 WINDYCREST DR | 48105 | Postal Customer |
| FARMINGTON | MI | 32825 NORTHWESTERN HWY | 48334 | Postal Customer |
| Ann Arbor | MI | 3590 Varsity Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 3621 S State St | 48108-1633 | Postal Customer |
| Ann Arbor | MI | 3655 S State St | 48108-1633 | Postal Customer |
| Ann Arbor | MI | 3850 Research Park Dr | 48108-2218 | Postal Customer |
| Ann Arbor | MI | 3853 Research Park Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 3860 Research Park Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 3861 Research Park Dr | 48108-2217 | Postal Customer |
| Ann Arbor | MI | 3869 Research Park Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 3874 Research Park Dr | 48108-2218 | Postal Customer |
| Ann Arbor | MI | 3885 Research Park Dr | 48108-2217 | Postal Customer |
| Ann Arbor | MI | 3893 Research Park Dr | 48108-2217 | Postal Customer |
| Ann Arbor | MI | 3900 Research Park Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 3909 Research Park Dr 100 | 48108 | Postal Customer |
| Ann Arbor | MI | 3909 Research Park Dr 300 | 48108 | Postal Customer |
| Ann Arbor | MI | 3909 Research Park Dr 400 | 48108 | Postal Customer |
| Ann Arbor | MI | 3909 Research Park Dr 500 | 48108 | Postal Customer |
| Ann Arbor | MI | 3909 Research Park Dr 600 | 48108 | Postal Customer |
| Bloomfield Hills | MI | 3910 TELEGRAPH RD STE 201 | 48302 | Postal Customer |
| Ann Arbor | MI | 3915 Research Park Dr A-1 | 48108 | Postal Customer |
| Ann Arbor | MI | 3915 Research Park Dr A-10 | 48108 | Postal Customer |
| Ann Arbor | MI | 3915 Research Park Dr A-13 | 48108 | Postal Customer |
| Ann Arbor | MI | 3915 Research Park Dr A-3 | 48108 | Postal Customer |

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| Ann Arbor | MI | 3915 Research Park Dr A-4 | 48108 | Postal Customer |
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| Ann Arbor | MI | 3947 Research Park Dr | 48108-2219 | Postal Customer |
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| Ann Arbor | MI | 3957 S State St | 48108 | Postal Customer |
| ANN ARBOR | MI | 3959 RESEARCH PARK DR | 48108 | Postal Customer |
| Ann Arbor | MI | 3965 Research Park Dr | 48108-2219 | Postal Customer |
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| Ann Arbor | MI | 3980 Research Park Dr | 48108-2220 | Postal Customer |
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| Ann Arbor | MI | 47 W Ellsworth Rd | 48108 | Postal Customer |
| MIAMI BEACH | FL | 4779 COLLINS AVE #4301 | 33140 | Postal Customer |
| ANN ARBOR | MI | 4889 VENTURE DR | 48108 | Postal Customer |
| ANN ARBOR | MI | 5 RESEARCH DR STE B | 48108 | Postal Customer |
| Ann Arbor | MI | 590 W Ellsworth Rd | 48108 | Postal Customer |
| Ann Arbor | MI | 600 Phoenix Dr | 48108-2202 | Postal Customer |
| Ann Arbor | MI | 610 Phoenix Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 620 Phoenix Dr | 48108 | Postal Customer |
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| Ann Arbor | MI | 690 KMS PI | 48108 | Postal Customer |
| LAKE FOREST | IL | 694 GRANDVIEW LN | 60045 | Postal Customer |
| Ann Arbor | MI | 695 KMS PI | 48108 | Postal Customer |
| BLOOMFIELD HILLS | MI | 70 EAST LONG LK | 48304 | Postal Customer |
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| Ann Arbor | MI | 720 KMS PI | 48108 | Postal Customer |

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| Ann Arbor | MI | 740 Phoenix Dr | 48108-2246 | Postal Customer |
| Ann Arbor | MI | 750 Phoenix Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 760 Phoenix Dr | 48108-2246 | Postal Customer |
| ANN ARBOR | MI | 777 E EISENHOWER PKWY #850 | 48108 | Postal Customer |
| Ann Arbor | MI | 802 Phoenix Dr | 48108-2221 | Postal Customer |
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| Ann Arbor | MI | 858 Phoenix Dr | 48108 | Postal Customer |
| Ann Arbor | MI | 864 Phoenix Dr | 48108 | Postal Customer |
| DETROIT | MI | P.O. BOX 33017 | 48232 | Postal Customer |
| Saline | MI | PO BOX 550 | 48176 | Postal Customer |
| ANN ARBOR | MI | 3850 Research Park Dr | 48108 | STELLAR HOSPITALITY ANN ARBOR, LLC |
| Ypsilanti | MI | 7187 Spy Glass Ln | 48197 | Mia Gale |
| Ann Arbor | MI | 3815 Plaza Drive | 48108 | Midwestern Consulting, Tom Covert |