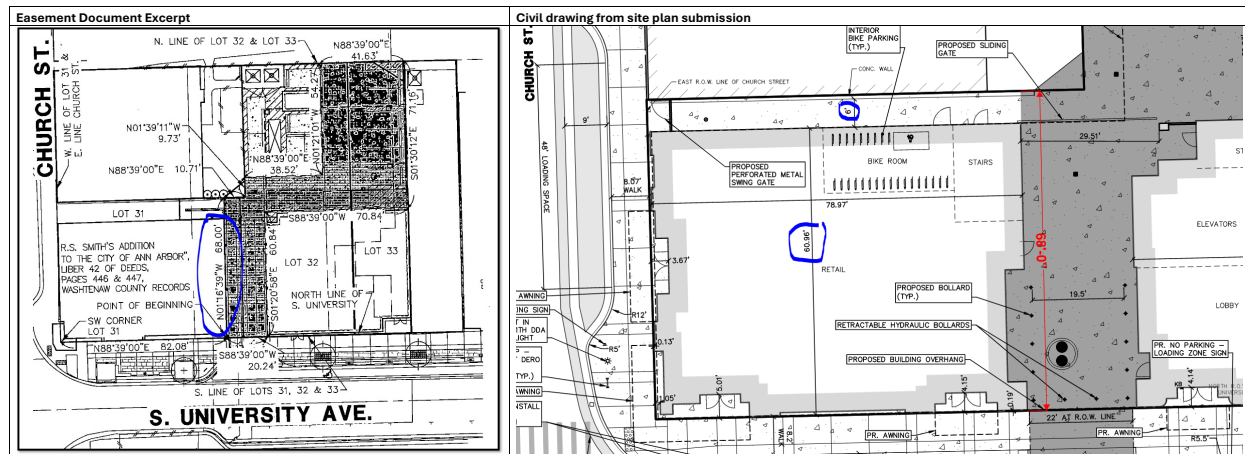


From: Alison Mills
To: Shake, Julia
Cc: Ted P. Hirsch; Istvan Walker; JB It
Subject: RE: 1209 S University - Comments for Public Hearing
Dates: Tuesday, March 4, 2025 9:36:00 AM
Attachments: image011.png
image012.png
image013.png
image014.png
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image016.png
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image019.png
image020.png

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Hi Julia,

One additional follow-up, but our team was able to confirm that Item #5 below is also a non-issue. The SCP-SF entity appears to have just added up a few dimensions from the site plan submission that don't account for the whole length of the easement, but the easement is reflected in its entirety in our plans. Again I don't have any concerns regarding our site plan here, just wanted to let you know that we expect this to be easily resolved.



Thank you again,

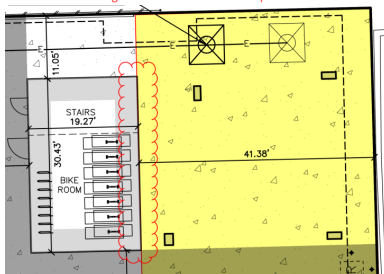
Alison Mills
VP of Design & Development
CRG // mobile 314.412.7390
email millsa@realcrg.com // WWW.REALCRG.COM

From: Alison Mills <MillsA@realcrg.com>
Sent: Monday, March 3, 2025 6:03 PM
To: Shake, Julia <JShake@a2gov.org>
Cc: Ted P. Hirsch <TPH@midwesternconsulting.com>; Istvan Walker <walkerit@theljc.com>; JB It <brad@jbradleymoore.com>
Subject: FW: 1209 S University - Comments for Public Hearing

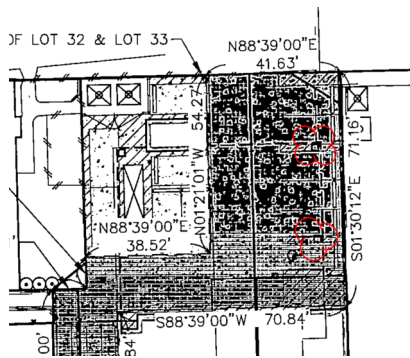
Good evening Julia,

I saw the attached come through this afternoon and wanted to make sure that Planning knows that we have responses to all of these items. I believe it has been clear from our site plan that we fully intend to work within the private easements that burden the property and have been comfortable moving forward as we have shown. We will continue to work with our neighbors prior to starting construction but believe the points outlined are all easily addressed without changes that would impact our site plan. See below for some clarifications – thanks in advance for your continued help here!

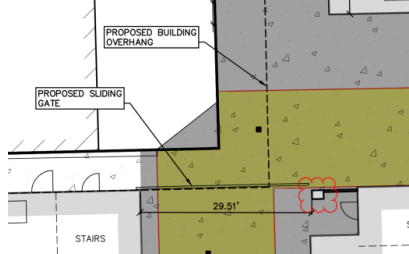
- The northernmost boundary of the SCP-SF access easement is legally described as 41.63'. The Proposed Development illustrates only 41.38' between the eastern property line and the bike room. See page 8 of the Site Plan. The two western columns illustrated on page 8 of the Site Plan are an additional encroachment upon the access easement. **The easement in question is shown in yellow for clarity. The team will confirm for the neighbor how these dimensions are being measured to ensure no impact to the bike room or easement.**



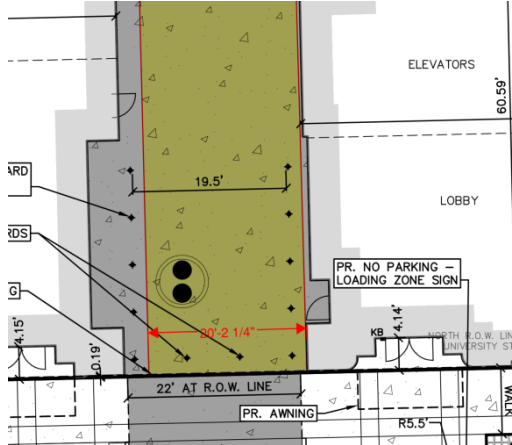
- The eastern two columns illustrated on the Site Plan (see page 8), will completely block access to the SCP-SF parcel. **Regarding the columns – there are columns shown on the recorded easement document within the easement itself (in addition to parking spaces and wheel stops). The columns will not block pedestrian or vehicular access as previously agreed.**



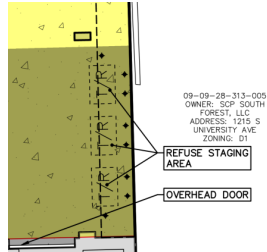
- A fifth column to the east of the "Proposed Sliding Gate" appears to encroach upon access easement. See Page 8 of the Site Plan. **This column does not encroach.**



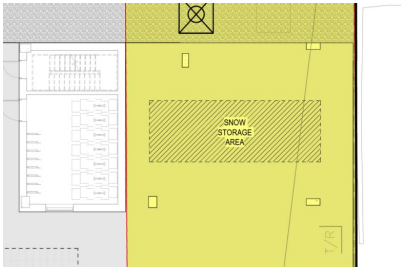
- The southernmost boundary of the SCP-SF access easement, the entrance from S. University Avenue, is described as being 20.24 feet long in the Easement Agreement. The Proposed Development describes this boundary as 22' (see page 8 of the Site Plan) but then narrows access to 19.5' via the installation of bollards on the access easement. Although the entranceway bollards are indicated as being retractable, those within the easement are not. **Those dimensions do not refer to the access easement area – the 20.24' dimension is maintained.**



- The easternmost boundary of the access easement, starting from S. University Ave. is described as being 68.00'. The Proposed Development describes this boundary as only 66.96'. **The team will confirm for the neighbor how this is being measured to ensure alignment.**
- The bollards behind the refuse staging area (see page 8 of the Site Plans) are not illustrated as being retractable. This would act as a complete barricade to vehicular access to the SCP-SF parcel. **Per the easement agreement, we will cooperate with the neighbor to temporarily remove obstructions (like bollards) to allow access for the neighbor's construction, repair, or maintenance of the parcel when required.**

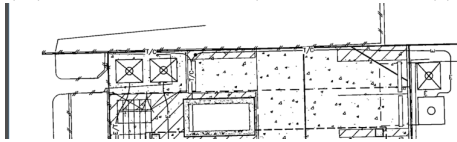


- The Site Plans illustrate proposed concrete pavement on a portion of the access easement in the northeast corner of the Proposed Development but also illustrate proposed concrete walk on another portion. SCP-SF interprets this to mean that vehicles will not be allowed on the concrete walk portion of the access easement. The access easement provides both pedestrian and vehicular access over its described area, including that illustrated as being a concrete walk. **That is not the intent of the verbiage. Access is intended to be for pedestrians and vehicles over this paved area.**
- There is a question of height clearance with regard to that portion of the access easement illustrated as concrete walk. The concrete pavement portion of the access easement is illustrated as having at least 25' of vertical clearance (see page SP1.01 of the Site Plan). That portion of the Proposed Development over the concrete walk portion of the access easement illustrates development of a generator and emergency electrical room on the second level (see SP2.02 of the Site Plan). **Clearance is sufficient for repair vehicle access as outlined in the easement.**
- The Proposed Development illustrates a "Snow Storage Area" directly in the middle of the northernmost portion of the access easement (see page L1.100 of the Site Plan). This would be a complete obstruction to access to the SCP-SF parcel in the winter months. **Snow storage will not interfere with SCP-SF's ability to access the property. Per the terms of the easement, we will cooperate with the neighbor to move any obstructions from the snow should they need access to the easement area as described in the agreement.**

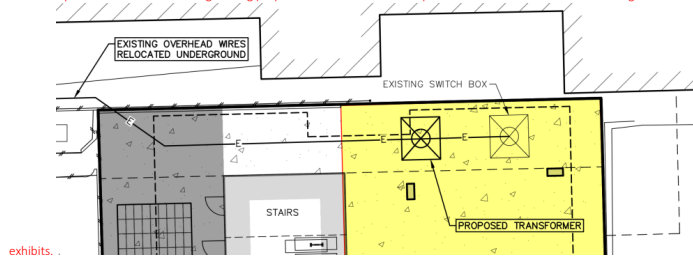


- In addition to the access easement, the Easement Agreement also provides for a permanent utility easement. See Section 1(c)(i)(A) of the Easement Agreement. As part of the SCP-SF utility easement, the parties have agreed to the specific placement of transformers and equipment:

- By way of reference, Exhibit D-2 shall show the placement of transformers and equipment as agreed to by SUNE, SCP-SF and DTE upon the SCP-SF Utility Easement.



- The Proposed Development illustrates a "Proposed Transformer" within the SCP-SF utility easement that differs completely from that agreed upon in the Easement Agreement. See page 10 of the Site Plans. SCP-SF has not been approached by the developer or DTE about changing the agreed upon placement of transformers and equipment in its utility easement. **There is an existing switchbox on the property today that has been installed by DTE for the benefit of neighboring properties that we show in our plans. We take no issue accommodating additional utilities shown for the benefit of the neighbor at some future point per the easement**



Alison Mills
VP of Design & Development

CRG
email MillsA@realcrg.com // WWW.REALCRG.COM