



May 21, 2025

Ms. Alexis DiLeo-City Planner  
City of Ann Arbor  
301 E. Huron Street  
Ann Arbor, Michigan 48104  
[adileo@a2gov.org](mailto:adileo@a2gov.org)

Re: Arbor South Project—SP24-0011

Dear Ms. DiLeo,

We are writing in our capacity as the fee owner of the +/- .244 acre property commonly known as 2801 S. State Street (the “2801 Property”) and the +/- 8.18 acre office complex property commonly known as “South State Commons” (the “SSC Property”).

The 2801 Property is currently vacant and is bordered to the north, south and east by the proposed Arbor South Project. The 2801 Property has frontage on South State Street.

The SSC Property is comprised of the common addresses 2723 and 2727 S. State Street. The SSC Property is located directly north of the proposed Arbor South Project.

The 2801 Property and SSC Property are each zoned in the City’s TC1 Zoning District.

As the owner of properties surrounded by and adjacent to the proposed Arbor South Project, we have been closely monitoring the project’s progress as it works its way through the City of Ann Arbor planning process. As such, we understand that you are undertaking the internal review of the site plan in preparation for the rescheduled Planning Commission hearing on June 17, 2025. With that in mind, we wanted to share our concerns about the Arbor South Project and its potential impacts to the 2801 Property, SSC Property and other nearby properties.

We have reviewed the plans prepared by Midwestern Consulting last dated November 21, 2024, and identified as Project No. 231142 (collectively, the “Plans”).

#### **Transportation/Access.**

We note that the City of Ann Arbor Transportation Review for the Arbor South Project (dated January 24, 2025) labeled the multimodal transportation impact analysis as “*grossly incomplete*”. We agree with this assessment and encourage the City’s planning staff to thoroughly assess and scrutinize transportation/access issues affecting the 2801 Property, SSC Property and the other surrounding properties in connection with the site plan review process. With respect to the 2801 Property and SSC Property we offer the following specific comments:



1. When the 2801 Property is developed, it will require access to S. State Street. However, given the proximity of the 2801 Property to the curb cuts that will service the Arbor South Project, direct access to S. State Street may not be permitted. As a result, the Arbor South Project should be required to provide perpetual access easements benefitting the 2801 Property to allow use of the internal drives and curb cuts as necessary to provide indirect access to S. State Street. This would include use of the curb cuts located north and south of the 2801 Property.
2. The Plans depict a retaining wall running along the northern border of the 2801 Property, parallel to the northern east-west drive servicing the Arbor South Project. The Plans do not include design details for the retaining wall. However, it appears that the retaining wall will block all access (pedestrian and vehicular) from the 2801 Property to the northern east-west drive and potentially make development of the 2801 Property infeasible.
3. Multimodal access (walking, biking, driving) should be provided to all of the proposed public parking garages. In particular, the 2801 Property and the SSC Property should have full multimodal access to all of the public garages so that current and future users of these properties can enjoy the benefits of the retail spaces, restaurants, and the public parking spaces. Without full multimodal access benefitting the surrounding properties, the advertised public nature of the parking garages is dubious.
4. To facilitate potential future redevelopment of the SSC Property, the Arbor South Project should be required to grant perpetual easements permitting the SSC Property to connect to and use the internal drives of the development (i.e., all north-south and east-west drives) to facilitate traffic circulation and full access to the public parking garages.

#### **Utility Infrastructure.**

1. When the 2801 Property is developed, it will require access to utilities including water, sanitary sewer, and storm sewer connections. Perpetual easements should be provided to permit connection by the 2801 Property to the utility infrastructure constructed as part of the Arbor South Project. As one example, the Plans contemplate installation of a 12" water main running parallel to the northern border of the northern east-west drive aisle. This water main should be extended as necessary to allow connection by the 2801 Property. Without this connection, future development of the 2801 Property may require connecting to the water main located on the west side of S. State Street, which would be highly disruptive to traffic.
2. The April 8, 2025, Memorandum regarding the Sanitary Sewer Capacity Analysis for the Arbor South Project highlights that the project will "*exacerbate the existing wet weather constraints in downstream trunkline sewers*". We are concerned that future development of the 2801 Property, the SSC Property and other surrounding properties will be negatively affected by the large absorption of sanitary sewer capacity (and potentially other utility capacities) necessary to service the Arbor South Project. To the extent that future utility capacity improvement projects are required, the economic burden for these projects should be equitably allocated amongst all of the users in the area including the developer of the Arbor South Project. To allow the Arbor South Project to reap the benefit of the available utility capacity



at the risk of putting future developments on the hook for the cost of capacity improvement projects would not be fair or equitable.

3. The Plans depict the extension of a storm water line in close proximity to the existing retention pond storm water outlet located east of 2727 S. State Street. It is unclear whether this utility line will affect the existing storm water outlet, but this should be confirmed by City staff to ensure that the improvements proposed by the Arbor South Project do not disturb or diminish the capacity of the storm water improvements servicing the 2727 S. State Street property.

We understand that the Plans may change as the Arbor South Project undergoes the site plan review process. As a result, our comments above are not meant to be exhaustive. We reserve the right to raise new or supplementary comments as they become apparent.

Thank you for considering the above concerns. Should you have any questions or comments, please feel free to contact the undersigned.

Very truly yours,

SOUTH STATE COMMONS III, LLC

A handwritten signature in blue ink, appearing to read "Robert A. Aldrich", written in a cursive style.

By: MAVD

Its: Manager

By: Robert A. Aldrich, President

cc: Mr. Jeff Hauptman, Oxford Companies  
Mr. Brett Lenart, City of Ann Arbor Planning Manager  
Mr. Hank Kelley, City of Ann Arbor Deputy Planning Manager  
Ms. Anne Litch, City of Ann Arbor Engineering Project Manager  
Ms. Cynthia Redinger, City of Ann Arbor Transportation Engineer  
Mr. Daniel J. Schairbaum, Dykema