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February 20, 2024

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Alexis DiLeo
Planning Services
City of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48104

Re: Five Corners
File No. SP23-0002 and REZ23-0001
722-740 Packard Road plus 917-933 S. State Street

Dear Ms. DiLeo:

This firm represents 716 Packard, LLC. I am writing to register my client's strenuous objection to the proposed Five Corners project. My client previously communicated objections to Planning Manager Brent Lenart last year.

The Five Corners project would occupy most of the irregular city block formed by Packard, S. State, and Arch Streets. My client is the owner of property within this block located at 716 Packard Street in the corner formed by State and Packard. My client's property is immediately west of the proposed 14-story high-rise. The current tenant is a Domino's Pizza.

The project is being proposed as a Planned Unit Development (PUD). Under Section 5.29.10.F.3 of the Ann Arbor Unified Development Code, a PUD "shall not have a detrimental effect on public utilities or surrounding properties."

The proposed PUD will have a detrimental impact on my client's property. In particular and without limitation, the PUD will cast my client's property in near perpetual shade, cause build-up of snow and ice, increase wind speed across the property, and place trash and dumpsters next

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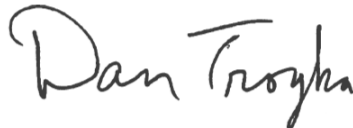
to the property. These negative impacts must be investigated, quantified, and eliminated for the project to meet PUD standards.

The plans submitted to the City do not accurately depict the current use of 716 Packard; rather, they show the triangular parcel as vacant and serving as a pedestrian area for the Five Corners project, rather than its current business use. Accurately depicted, the impact of the proposed PUD on my client's property would be manifest.

As an adjacent property owner which will suffer a detrimental impact, my client hereby demands that the City reject the proposed PUD until any and all detrimental impacts are fully mitigated. If the City approves a plan resulting in detrimental impacts, 716 Packard LLC will seek judicial intervention.

We look forward to working with the City to ensure that all requirements of the Unified Development Code are met. My client reserves all rights in this matter.

Very truly yours,



W. Daniel Troyka
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WDT/dmw

cc: Ann Arbor City Attorney Atleen Kaur (by first-class mail only)
716 Packard, LLC (by email only)

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