

PEFT, LLC

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March 16, 2021

To: City of Ann Arbor

Attn; Brett Lenart; Matt Kowalski

RE: Proposed Valhalla Site Plan, City of Ann Arbor

Upon further review and discussion with the City and the development team, we are proposing the following zoning conditions for the project. These conditions will be added to a revised site plan which will be resubmitted later this month.

CONDITIONS OF REZONING TO R4E

Valhalla Ann Arbor, Z19-009

In accordance with the Michigan Zoning Enabling Act, MCL 125.3405, the applicant hereby proposes to condition its request to rezone the property described in attached Exhibit A (the "Property") to R4E ("Multiple Family Residential"), in the City of Ann Arbor. Any development (the "Project") of the Property shall be conditioned as follows:

1. Notwithstanding the R4E zoning which may permit up to 75 dwelling units per acre, the Property shall be developed with a maximum density not to exceed 50 dwelling units per acre.
2. Building Height limits shall not exceed 74 feet from the grade adjacent to the building up to the main roof surface (not to include elevator over-rides, solar collectors, mechanical equipment, etc.) with average building heights to adhere to charts on the site plan submission.
3. The Project shall include fifteen (15) affordable dwelling units to be made available to those individuals or families with a household income up to sixty (60%) percent of the area median income (AMI). The rents to be charged for the affordable dwelling units shall

be based on Washtenaw County's MSHDA (Michigan State Housing Development Authority) published rent limits by dwelling unit size or dwelling unit bedroom count.

4. The entire Project shall be all electric and not serviced or connected to natural gas services. This condition shall not prohibit the use of back-up generators powered by natural gas or other fuel for emergency use in the event of power outages.

The Project shall install, connect, and operate a solar energy system rated at a minimum of 500,000 kilowatt hours per year on the Property.

5. The median opening of South Main Street will be closed to all movements except the northbound left in conjunction with the Project. Modification to the median opening and centerline hardening for the approach to the Scio Church Road intersection is required for opening of the proposed development.
 - a. The design process for this project will require engagement with the public regarding the design elements and materials for described modifications to the median opening.
 - b. Preliminary design of this modification shall be included on any approved site plans.
 - c. The process for public engagement shall follow the City's Public Engagement Toolkit and be designed to an International Association for Public Participation level of "Consult".
 - d. The CITY has the right, in its sole discretion, to choose which traffic mitigation measures it will implement. DEVELOPER will be solely financially responsible for the traffic mitigation measures the CITY finds necessary to address the impact of the DEVELOPER'S development.

Sincerely,

PEFT DEVELOPMENT

A handwritten signature in blue ink, appearing to be a stylized name, located below the typed name 'PEFT DEVELOPMENT'.