

FIFTH AVENUE LIMITED PARTNERSHIP

403 S. Fifth Avenue

Ann Arbor, MI 48104

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November 10, 2010

Mayor Hieftje
Council Members
Ann Arbor City Council
101 N. Fifth Avenue
Ann Arbor, MI
48104

Re: Revisions to proposed Heritage Row PUD

Dear Mayor and City Council Members:

As you know, Heritage Row has been the subject of much discussion and debate, and I first want to thank you and city staff for your patience, time and effort.

Given all the challenges this site presents, I believe Heritage Row represents a superior project when compared to the conventional matter of right project. That is why I have worked so hard to achieve its success and continued to revise it in order to make it more attractive to the City. A summary of the revisions are:

- The top floor of the south building is removed, creating a step down to the neighborhood to the south,
- The density is reduced from 79 units to 76 units and the number of bedrooms is reduced from 154 to 147.
- Affordability is enhanced by creating 5 affordable units at the 50% AMI level, in addition to the other 6 affordable units at the 80% AMI level.
- We commit to sustainability by specifying that the three new buildings will be LEED Certified

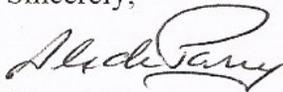
The attached chart details the revisions further.

I believe that Heritage Row will be a tremendous asset to the downtown area and to the City, and that it successfully addresses the many and varied goals for this site. I also have reason to believe that it has the potential to be an award winning project which will demonstrate the City's creativity for marrying preservation with innovation.

The benefits of Heritage Row have been stated and debated, and so I won't reiterate. However, I would like to add that these houses have been more to me than simply rental houses: they have been homes to my family and me. I lived at 427 S. Fifth Ave. when I first purchased the house in 1972. My wife Betsy and I, together with my two children, have fond memories of living at 415 S. Fifth in the mid 1990s. Later, while attending college, my daughter lived in 419 and 433 S. Fifth Ave. and my son lived at 427 S. Fifth Ave. Our family often reflects on the many good times we enjoyed in these homes, which is another reason I would like to rehabilitate these structures, rather than demolish them.

Again, I thank you for the tremendous amount of time and effort you and staff have put forth as we have worked through the challenges that this site has presented. I hope that you will find these changes to Heritage Row worthy of your reconsideration and that you will support it going forward.

Sincerely,

A handwritten signature in cursive script that reads "Alex deParry". The signature is written in dark ink and is positioned above the printed name.

Alex deParry
Fifth Avenue Limited Partnership

HERITAGE ROW PUD and HERITAGE ROW PUD REVISED
Project Comparison Noting Changes

Heritage Row PUD

Heritage Row Revised PUD

Number of Units 79

76

Number of Bedrooms: 154 bedrooms.

147 bedrooms

Unit Sizes: 12 efficiency apartments (15%)
 9 one bedroom apartments (12%)
 43 two bedroom apartments (54%)
 14 three bedroom apartments (18%)
 1 five bedroom apartment (1%)

12 efficiency apartments (16%)
9 one bedroom apartments (12%)
41 two bedroom apartments (54%)
13 three bedroom apartments (17%)
1 five bedroom apartment (1%)

Affordability: 18% designated as affordable at 80% of AMI
(14 units at 80% of AMI)

15% designated as affordable; (5 units at 50% of AMI,
6 units at 80% of AMI)

Building Heights: Maximum height of all new buildings shall be restricted to:
38.625 feet parapet height with the exception of
39.625 feet at the west elevation-stairwell parapet
37.375 feet at the east elevation only

One floor will be removed from South Building .Maximum height of South Building shall be restricted to:
30.625 feet parapet height with exception of
31.625 feet at the west elevation-stairwell parapet
29.375 feet at the east elevation only
North and Center Buildings remain unchanged

Energy and Environmental Design: Energy Star Certified, including specific insulation and other benefits.

New buildings on.site will be Certified LEED using 2009 standards for New Construction

A renewable energy source used as primary energy Source for the building. Included possible purchase of renewable energy produced off-site

LEED Energy and Atmosphere Credit shall be achieved. Allows same renewable energy source use, but with certification consistent with LEED program.

Architectural Design of Seven Existing Buildings:

Windows, siding, doors, architectural accents restored to Sec. Interior standards; these features removed after Planning Manager consultation

Any new materials must maintain same dimensions and historic appearance. Retain all architectural details and accents unless approved by City’s Planning Manager