

Citizen Participation Report



Liberty Flats Apartment Project

Citizen Participation Meeting General Information

Date of Meeting: Thursday January 7, 2016

Location of Meeting: The Quarter Bistro
300 S. Maple Rd., Ann Arbor, MI 48103

Written Material Provided: (refer to attached notification letter information)

Number of Citizens Notified By Mail: 263

Number of Citizens Attending Meeting: 3

Sign-in Sheet: (see attached)

Summary of Comments, Concerns, etc.: (refer to attached Meeting Report)

This Report is a Record of the Community Participation Meeting for the proposed Liberty Flats Development.

Date: 01/07/2016 Time: 6:00pm – 6:35pm

Location: The Quarter Bistro

Presentation – McKinley Representatives:

<u>Name:</u>	<u>Representing:</u>	<u>Phone:</u>	<u>Email:</u>
Tom Gritter	McKinley, Inc.	734-769-8520	tgritter@mckinley.com
Mark Rozny	McKinley, Inc.	734-769-8520	mark.rozny@mckinley.com
David Esau	Cornerstone Design	734-663-7580	desau@cdiarchitects.com
Jon Curry	PEA	517-546-8583	jcurry@peainc.com
Conor Dare	O'Brien Construction	248-334-2470	cdare@obrienc.com

Citizen Participants/Attendees:

<u>Name:</u>	<u>Address:</u>	<u>Email:</u>
Ravinder Sachdev	10660 Hewitt Rd. Brooklyn, MI 49230	sachdev44@comcast.net
Tom Kennedy	2321 Jackson Ave Ann Arbor, MI 48103	tommykennedy@gmail.com
Edward Kim	2553 W. Liberty Ann Arbor, MI 48103	edward.hk.kim@gmail.com

MEETING MINUTES

Project Presentation

Tom Gritter, McKinley Project Manager, opened the meeting and welcomed the attendees. Tom provided an overview of McKinley's history, McKinley's qualifications and the overall goals and characteristics of the Liberty Flats development.

McKinley Background

- McKinley is a local Ann Arbor company founded in 1968 and headquartered on Main St. in downtown Ann Arbor.
- McKinley is the largest owner and operator of multifamily apartments in Ann Arbor and Washtenaw County.
- McKinley's apartment portfolio serves the workforce of Ann Arbor.
- McKinley is a respected local company and has spearheaded multiple capital campaigns including:
 - The Michigan Theater

- The American Red Cross
- The United Way
- Ann Arbor SPARK
- JDRF

Development Goals

- Provide workforce housing in Ann Arbor. There is a large need for housing that is affordable to Ann Arbor’s workforce. Too many workers are being priced out of new developments and have to commute long distances.
- Develop larger units that cater to families who have been priced out of Ann Arbor school district.
- Put land to productive use.

Overview of Project

- 68 units.
- Seven buildings.
- Market Rate.
- No variances – project is currently zoned for multifamily development and the development plan meets the height, density and open space requirements.
- No tax abatement.

Formal Presentation was concluded and Tom invited questions from the audience:

Citizen Discussion

1. Tom Kennedy: Are the apartments single story?
 - **Tom Gritter responded:** Yes, the design has all “flat” style units on a single level. The buildings are three stories in height.
2. Edward Kim: Final design?
 - **Tom Gritter responded:** We like the design and overall development characteristics; however, we are open to feedback and comments from citizens.
3. Tom Kennedy: New retention pond or existing?
 - **Tom Gritter responded:** It will be a new retention pond.

4. Tom Kennedy: Is this the only one?
 - **Tom Gritter responded:** Yes, just one. We've done infiltration testing with Washtenaw County Water Resources Commission and only one pond is necessary. We will make sure to meet all of WCWRC's requirements.
5. Ravinder Sachdev: How much land?
 - **Tom Gritter responded:** The property size is 4.65 acres.
6. Tom Kennedy: Closest public transportation to this?
 - **Tom Gritter responded:** Not 100% sure off the top my head but I believe at the corner of Maple and Liberty. (Follow-up – Yes, there is a stop close to the corner of Maple and Liberty).
7. Edward Kim: Estimate on traffic impact?
 - **Jon Curry from PEA responded:** Not yet. We're working with a Traffic Consultant on that topic. From the preliminary feedback we've received the impact is expected to be minimal. We should receive the study back by January 20th.
8. David Esau: Perhaps you could go over the timeline for approvals for the audience?
 - **Tom Gritter responded:** We'll submit our petition prior to the January submittal date. After that we'll go to planning commission and then city council. Timeline for approval is end of April if everything goes expediently. Construction would start late summer/early fall, with project completion in the middle of 2017.
9. Edward Kim: Do you have a feel for what happens to residential property values when a new rental complex is nearby?
 - **Tom Gritter responded:** I don't have scientific answer to your question but I feel it is a positive if the new development is well-thought out and developed in a sensible way. For instance, we've developed two recent projects, one in Fenton and one in Pittsfield Township, and in both cases we provided new floorplans and larger unit styles to keep up with consumer trends. The response was very positive with many families moving in and the demand much greater than what we expected. Adding new units on this side of town with the new floorplans and larger unit styles I feel is a plus for the area as most of the apartment stock is

several decades old and it will allow families to live closer to where jobs are located and also be in the Ann Arbor Public Schools.

10. Tom Kennedy: What will you do with the freeway noise?

- **Tom Gritter responded:** We plan to put in features with sound attenuation in mind. We own two other complexes in Ann Arbor along I-94 so we're experienced in making sure our residents are happy and not impacted by freeway noise.

11. Tom Kennedy: What's directly east?

- **Tom Gritter responded:** Ravinder's property. As the plans show, we plan on having a large landscaping buffer between our properties.

12. Ravinder Sachdev: Would you put a fence around the property?

- **Tom Gritter responded:** Yes, we would be open to having a fence between the two properties. We are currently doing this at our State Street Village apartment community under construction right now on State St.
- **Conor Dare from O'Brien Construction responded:** It is an 8 feet tall, nice privacy fence.
- **Tom Gritter responded:** For State St. I asked for input from the neighbors before I put the fence in. I'd be willing to do that here as well.
- **Ravinder Sachdev responded:** I would like that.
- **Tom Gritter responded:** I'll send you examples of what we've done and we can have dialogue.

13. Edward Kim: I assume this development will not require expansion of Liberty? Is there room for a left turn lane?

- **Tom Gritter responded:** No, I don't believe Liberty will need to be expanded. We'll make sure to follow the guidelines and requirements of the Traffic Study.
- **Jon Curry responded:** Apartment units don't create an enormous amount of traffic. Based on estimated traffic generated by this number of apartment units, you wouldn't even typically be required to prepare a traffic study. However, the City's planning department has requested one for this site.

14. Edward Kim: It looks like a nice place.

- **Tom Gritter responded:** Thanks, we modeled the floorplans after a couple of other developments we did that

were very successful in the area. There's a lot more demand than we originally thought and we've found this is because families have been priced out of the area because of high housing values and new downtown apartment rents. We feel we're meeting a need in Ann Arbor where we are providing new housing for working families and residents in Ann Arbor. You have good schools, close to shopping, downtown etc.

- **Conor Dare responded:** We've been putting in granite countertops, stainless steel appliances in the new units. They're nice.

End of Questions – 6:35pm

Tom Gritter closed the meeting.

Should any questions arise after review of this report, please contact Tom Gritter at tgritter@mckinley.com or at 734-769-8520.

Exhibit List:

Exhibit A: Attendee List

Exhibit B: Notice of Community Meeting

Mckinley, Inc. - Citizen Participation Meeting - Thursday, January 7, 2016 - The Quarter Bistro

Attendee Name	Attendee Postal Address	Attendee E-Mail Address
1 RAVINDER SACHDEN	10665 HEWITT ROAD ROSELAND, NJ 07068	Sachden44@comcast.net
2 CONOR DARE	10864 TAYLOR HWY MT 48070	
3 Mark Romo	1430 W. Liberty #3 Ann Ar, MI 48104	
4 TOM KENNEDY	2821 STEVEN AVE 48113	tommykennedy@gmail.com
5 Edward Kim	2555 W Liberty	edward.h.k.kim@gmail.com
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Petition for Site Plan Review

In accordance with the City of Ann Arbor's Citizen Participation Ordinance (CPO), you are hereby given notice that a petition for Site Plan Review from McKinley, Inc. will be submitted to the City of Ann Arbor's Planning Department. The proposed development project will involve the development of 68 market-rate apartments, a clubhouse, pool and children's play area on vacant land at 2658 W. Liberty St., Ann Arbor, MI. A concept plan is on the back side of this notice.

Citizen Participation Meeting

The purpose of this notice and the City of Ann Arbor's Citizen Participation Ordinance (CPO) is to promote effective citizen participation in the project development process, to mitigate potential impacts (whether real or perceived), and to facilitate ongoing communication between the petitioner and citizenry. Written information about citizen participation is being mailed to all property owners, addresses and registered neighborhood groups within 500' of the proposed petition site, as well as to City Staff. At the meeting individuals receiving notices will be able to discuss the development plans with the petitioner and express any concerns, issues or problems regarding this project they may have. A summary of this information will be submitted by the petitioner to the City Planning Department as part of the petition for Site Plan Review, and may further be taken into account by the petitioner in the final development of the project.

Meeting Logistics

Date: Thursday January 7, 2016
Time: 6:00pm
Location: The Quarter Bistro
300 S. Maple Road
Ann Arbor, MI 48103

Anticipated City Review and Approval Schedule

Citizen Participation Meeting 1/7/2016
Submittal of Petition 1/25/2016
City of Ann Arbor Meetings Feb-April

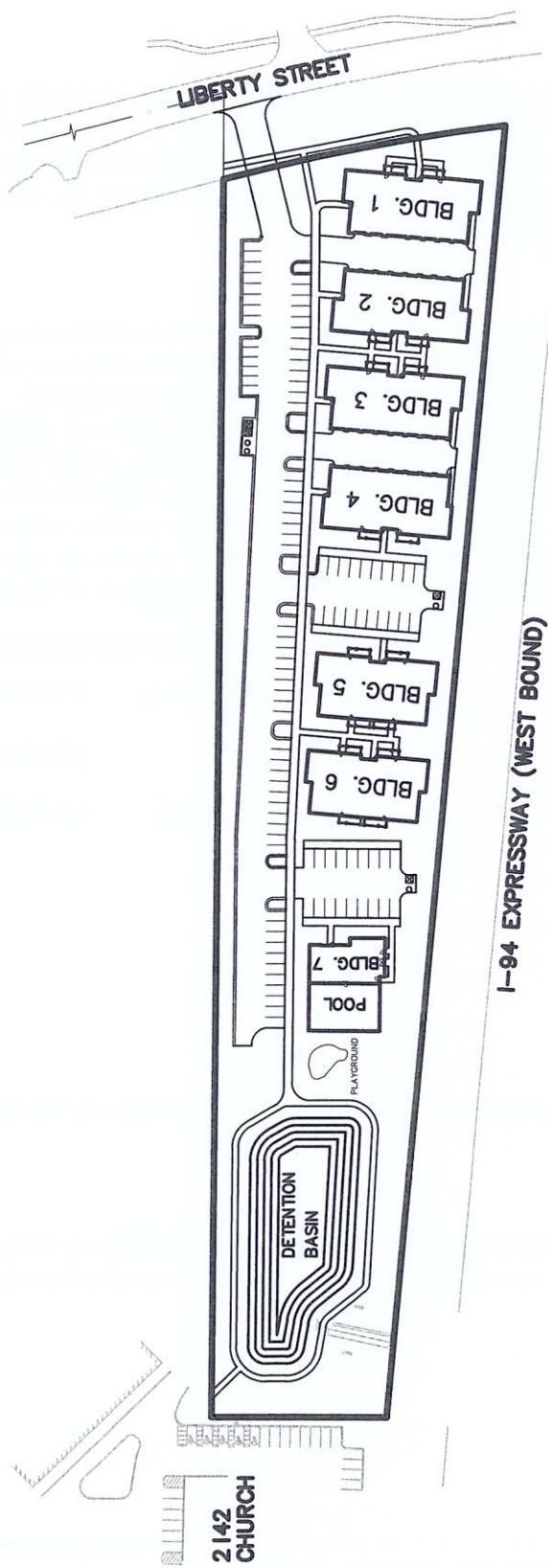


Contact Information

Questions may be referred to Tom Gritter (McKinley, Inc.) during regular business hours at 734-769-8520 x 289 or email at tgritter@mckinley.com.

Special Accommodations

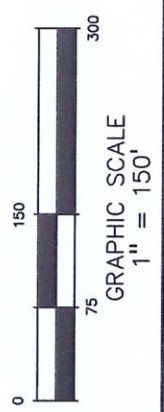
Persons with disabilities are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting Tom Gritter. Requests need to be received at least 24 hours in advance of the meeting.



LIBERTY FLATS

ANN ARBOR, MI
 68 UNITS
 136 PARKING SPACES
 59% OPEN SPACE

www.mckinley.com
 LIVE.WORK.SHOP.PLAY.



2142 CHURCH

I-94 EXPRESSWAY (WEST BOUND)

LIBERTY STREET