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## FINAL CITIZEN PARTICIPATION REPORT

DATE 04-12-10 4:00PM-6:00PM Meeting Date  
U of M Michigan Union Anderson A  
530 South State Street, Ann Arbor, MI  
04-26-10 Report Date

TO All Meeting Attendees

SUBJECT Final Citizen Participation Report

PROJECT NAME **Zaragon Place 2**

PROJECT NUMBER 28083

### Introduction

**A Citizen Participation Meeting was held to present Zaragon Place 2 (ZP2) to our neighbors. Notification was mailed to residents within 1000 feet of the project located at 500 East William Street.**

Attendees:

### Neighbors and interested parties that attended the meeting including:

Mary Morgan (A2 Chronicle)	330 Mulholland, Ann Arbor, MI 48104
J. B. Moore	4844 Jackson Road #150, Ann Arbor, MI 48103
Tom Whitaker	444 S. Fifth, Ann Arbor, MI 48104
Susan Whitaker	444 S. Fifth, Ann Arbor, MI 48104
Martha Portz Luczak	438 S Fifth, Ann Arbor, MI 48104
Tom Haywood	State Street Area Association
Nadine Richter	555 E William #3C, Ann Arbor, MI 48104
Barry Levin	3220 Lockridge, Ann Arbor, MI 48104
F. Gangoo	555 E William #8I, Ann Arbor, MI 48104
Tom Luczak	438 S Fifth, Ann Arbor, MI 48104
Jim Kern	318 S Thayer, Ann Arbor, MI 48104
Scott Greig	516 E Liberty, Ann Arbor, MI 48104
Chris Siegel	1500 Sab, Ann Arbor, MI 48104
Linda Newman	1500 Sab, Ann Arbor, MI 48104
Beverly Chetnik	1805 Hermitage, Ann Arbor, MI 48104
Mort Chetnik	555 E William #19D, Ann Arbor, MI 48104
Mary Lothman	983 Linder, Ann Arbor, MI 48104
Ed Davison	336 S State, Ann Arbor, MI 48104
Mike Kelley	602 E Washington, Ann Arbor, MI 48104
Zack Gordon	617 E Liberty, Ann Arbor, MI 48104
Richard Schobach	726 Spring, Ann Arbor, MI 48103
Roger Hewitt	1411 Harbrooke, Ann Arbor, MI 48103
Patti O'Rorke	1411 Harbrooke, Ann Arbor, MI 48103
Theo Miches	4390 Concur Drive, Ann Arbor, MI 488104
David Ecdudy	400 Maynard, Ann Arbor, MI 48104
Ray Detter	<a href="mailto:rdetter@umich.edu">rdetter@umich.edu</a> 668-7027
Alex de Parry	<a href="mailto:annarborbuilders@comcast.net">annarborbuilders@comcast.net</a> 761-8990
John Splitt	322 Maynard 945-9144

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John Williamson  
Julie Weatherbee  
Newcombe Clark  
Dan Ketelaar

324 Thompson, Ann Arbor, MI 48104  
837 S Main, Ann Arbor, MI 48104  
113 ½ W Liberty, Ann Arbor, MI 48104  
225 S Ashley, Ann Arbor, MI 48104

### **Emailed comments were sent to Tom Haywood at the State Street Area Association from:**

Lincoln Poley	<a href="mailto:lpoleyaia@ameritech.net">lpoleyaia@ameritech.net</a>
Bill Res	<a href="mailto:billy@cicatering.com">billy@cicatering.com</a>
Robert Duerksen	<a href="mailto:varsitybluesa2@aol.com">varsitybluesa2@aol.com</a>
Matt Hicke, Campus Barber and Beauty Salon	<a href="mailto:campusbarberandbeautysalon@yahoo.com">campusbarberandbeautysalon@yahoo.com</a>
Charity Gohn, Urban Outfitters	<a href="mailto:MStore008@urbanoutfitters.com">MStore008@urbanoutfitters.com</a>
Bob Livingston, First Congregational Church	<a href="mailto:bob@fccannarbor.org">bob@fccannarbor.org</a>
Jerome	<a href="mailto:JDiag@aol.com">JDiag@aol.com</a>
Hank Schoch	<a href="mailto:hks1950@aol.com">hks1950@aol.com</a>
Rhonda Gilpin	<a href="mailto:TAntiquesh@aol.com">TAntiquesh@aol.com</a>
Roger Pothus	<a href="mailto:Rogerrenaissance@aol.com">Rogerrenaissance@aol.com</a>
Bruce Fraser	<a href="mailto:Bruce.Fraser@pottbelly.com">Bruce.Fraser@pottbelly.com</a>

### **Emailed comments were sent to Joel Smith at Neumann/Smith Architecture from:**

Ray Detter	<a href="mailto:rdetter@umich.edu">rdetter@umich.edu</a>
Tom Haywood	<a href="mailto:statestr@a2state.com">statestr@a2state.com</a>

### **Petitioners and consultants in attendance:**

Richard Perlman, Zaragon  
Lisa Miner, Zaragon  
Joel Smith, Neumann/Smith Architecture  
Scott Bonney, Neumann/Smith Architecture  
Pat Macoska, Neumann/Smith Architecture  
Scott Betzoldt, Midwestern Consulting Inc  
Tim Stout, O'Neal Construction  
Will Gordon, O'Neal Construction

### **Materials that were on display at the meeting included:**

Aerial Photos of the Area, Aerial Photo of the Neighborhood with labels, Birdseye Aerial Photos of the area, Level 1 and Typical Level Floor Plans, Conceptual Elevations, Conceptual Renderings, Photographs of the Interior and Exterior of Zaragon Place (ZP1) for reference.

A PDF containing electronic copies of the above images is attached to this report. A PDF of the meeting invitation that was mailed to area residents, the sign-in sheets, and scans of the emails are also attached to this report.

### **Summary of comments, concerns, issues or problems expressed by citizen participants at the meeting followed by statements of how the petitioner has addressed or intend to address those concerns, issues or problems, or why a concern, issue or problem cannot or will not be addressed:**

"I think it's great. It's a lot better than what is there now and it's nowhere near the tallest building on the block."  
-Neighbor

"This building exactly what the neighborhood needs. If we want locally owned and independent businesses in downtown we absolutely need high-density housing just like this."  
-Neighborhood business owner

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"If the second Zaragon Place is as well designed and executed as the first, it will be a huge asset to the neighborhood."

-Neighbor

"I am in favor of this project. I think it will bring more business downtown."

-Employee of a locally owned business

The owner of the Necto and one UofM Student were concerned about "adequate parking, affordability, and shadows on the neighbors".

The design meets the zoning requirement for parking and the project will be offered at market rates for apartment rentals similar to ZP1. The building has been designed as a slender tower, fully compliant with the new D1 Zoning regulations including height, density and streetwall setbacks. The narrowness of the tower, its separation from the Maynard House to the east combined with the massing requirements of the zoning ordinance will minimize the impact of shadows on our neighbors. ZP2 at 14 stories tall will be much shorter than the 26 story Tower Plaza across East William, and only slightly taller than the 10 story high Maynard House to the east.

"What is the proposed unit mix?"

-Neighbor

The final unit mix has not been determined at this time, but is currently proposed to be a mixture of one, two and four bedroom apartments.

"What is the property zoned?"

-Neighbor

The property has recently been rezoned to D1 as part of the A2D2 initiative to increase downtown density.

"Will there be a café or restaurant?"

-Neighbor

Retail space on East William and Thompson may be leased as restaurant or any other permitted use..

"We are not in favor of The Moravian, but love ZP2. We would love to see a Corner Bakery as your retail tenant"

-Neighbor

"Will ZP2 increase the existing wind tunnel effect between the Maynard House and Tower Plaza?"

-Neighbor

Because ZP2 is separated from the Maynard House by a wide dimension and is not located directly across from Tower Plaza (a much taller building), we do not believe that there will be an increase in pedestrian level wind speed caused by the construction of ZP2.

"How will the project be financed, is it part of U of M?"

- Neighbor

ZP2 is a privately developed and financed mixed-used project, and is not affiliated with the U of M.

"ZP1 really penciled out, ZP2 should be a success as well."

-Neighbor

"How will ZP2 affect my unloading and catering operations?"

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–Owner of the Cottage Inn Pizza

A 12' wide ingress and egress easement along the south edge of the site will be available for both ZP2 and the Cottage Inn Pizza for off street unloading, and access to public easements, switchgear and transformers for DTE Energy and other public utilities.

“What is the project timetable?”

– Ann Arbor Chronicle

The project will be submitted for site plan approval on 04-26-10 with anticipated City Council approval on 08-15-10. The project will take about 18 to 24 months to construct. Projected occupancy is anticipated to begin mid to late 2012.

“How full is ZP1?”

–Neighbor

ZP1 is almost fully leased.

“Is there too much of this type of housing?”

– Beverly Chetnik

Based upon the success of ZP1, we believe this type of housing is not oversaturated in Ann Arbor. ZP1 and ZP2 both offer unique housing opportunities adjacent to the central U of M campus as an alternative to low density rooming houses and apartment buildings. Dense urban housing supports enhanced retail and cultural uses, and promotes the use of mass transit as a sustainable design strategy.

“Will there be a formal presentation tonight?”

–Neighbor

A formal presentation was not held, but attendees were invited to review the materials, and to comment or ask questions.

“Will there be any noise from ZP2, and what are the materials?”

–Neighbor

The building will utilize both package wall unit and rooftop mechanical equipment that will meet or exceed all Ann Arbor Noise Regulations. The parking garage is located on levels two and three and will be naturally ventilated without the need for exhaust fans. The materials for ZP2 will be the same as ZP1, including two colors of brick, buff colored cast stone, bronze tinted insulated glazing, bronze and clear anodized aluminum window frames, clear anodized aluminum sun shades and clear anodized or silver painted canopies and halo lighted silver painted decorative metal panels. Different than ZP1, ZP2 will utilize clear insulated glazing on the ground floor to increase visibility into the retail and lobby and add a thermally finished granite base. The two projects are thought to be “sister” buildings at either end of the U of M Diag.

**Summary of comments, concerns, issues or problems expressed by citizen participants received by EMAIL, followed by statements of how the petitioner has addressed or intend to address those concerns, issues or problems, or why a concern, issue or problem cannot or will not be addressed:**

**Email comments are summarized as follows. Please review the attached emails for the complete and often lengthy comments.**

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"The project would be a fine addition to the neighborhood. ZP1 is very impressive. The materials seem to fit the character of the surrounding buildings, which is important. I like the idea of more in-town living, and having students live close to campus and mass transit. Has the issue of resident parking been addressed? I like the height and mass, especially given the neighboring towers. More resident on State Street during the day and night is good and will enhance our neighborhood. It appears that other large student housing project near downtown and near the campus has been successful, and ZP1 is one of those success stories."

-Linc Poley

Parking is provided to meet the zoning regulations, which encourages the use of mass transit and public parking structures to meet parking needs within the D1 and D2 districts. The ordinance does not require any parking for up to 400% FAR. Parking is provided at 1 space per 1000 SF above 400% FAR per the code. The central location of ZP2 with its adjacency to both downtown and the central campus, combined with public and university mass transit is a primary driver in the parking needs. 40 parking spaces are provided on site and the project is walkable to several large public parking structures including the new 800 space Library Lot Garage currently under construction.

"ZP2 is both exciting and warmly welcomed. It's about time that this empty and dangerous lot is developed. A new 14 story building will make our neighborhood look much better. It will add to the beauty of our State Area Association, with more customers, clients and friends. We will have to see the impact the new restaurant will have on the Cottage Inn. We hope it is a different concept with additional offerings. Time will tell but I think it will be a good overall project."

-Bill Res

"It's all about getting people downtown in order to save our business. Every single person helps. Better yet is permanent living in an area that needs it badly. This project will help turn the tide."

-Robert Duerksen, All About Blue

"I just wanted to let you know that the three of us who own Campus Barber and Beauty Salon are in support of the proposed building."

-Matt Hickey, Campus Barber and Beauty Salon

"I feel the new building will increase foot traffic. These are our type of clients. I do believe that during construction, a more thought out plan for the increase in traffic from the construction workers and vehicles. Construction workers may utilize available parking and impact parking for our associates. I have had many complaints in the past. This is not a deterrent but should be something that is considered in the process. Overall I do believe that having a luxury type of housing complex will increase business for my store but also for other businesses as well."

-Charity Gohn, Urban Outfitters

Every effort will be made to minimize the impact of construction on neighboring businesses and residents. We will work with the city building department to minimize any lane closures during the duration of the construction. Since the building occupies nearly 100% of the available site, limited sidewalk and lane closures are inevitable to construct the project.

I would like to write you my support for ZP2. As a church nearby, I do not see any potential negatives for us or our neighborhood, especially since parking is planned on site or in other area parking facilities. Candidly, I believe our downtown area is benefitted by the presence of these additional year-round, permanent residents who add financial stability and vitality to our businesses, institutions and cultural establishments. It's a win-win for everybody!"

-Bob Livingston, First Congregational Church of Ann Arbor

"I really support the idea of a new building in the neighborhood..."

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-Jerome

"I welcome the proposed building, with the addition of 99 apartments. The opening of the proposed CVS and ZP2 provides Ann Arbor with a rare opportunity to revitalize one of their primary business districts...."

-Hank Schoch, Van Boven Clothing, Nickels Arcade

I own and operate two businesses at the Nickels Arcade and would like to say I am in complete support of the project..."

-Rhonda Gilpin, the Arcadian and Caravan Shop in Nickels Arcade

"This letter is to show support for Rick Perlman's proposed ZP2. The site has been an urban blight for 15 years or more. The death of a student in a student ghetto rooming house this past weekend clearly shows the need for modern fire resistant, alarmed, smoke detected housing for young people..."

-Roger Pothus, Renaissance

"I fully support ZP2. Bringing in more customers, students, shoppers to our corner of Ann Arbor..."

-Bruce Fraser, Potbelly Sandwich Shop

"From what I have seen so far, it seems to me that this project fits well into our concept of what should be constructed in Downtown Ann Arbor to achieve the goal of increased residential density in the downtown neighborhood."

-Ray Detter

"I just wanted to thank you for developing a world-class building for my neighborhood"

-Tom Haywood

"I also left a voicemail for you this morning, asking about the east-facing wall (the one that faces Cottage Inn). Will there be windows on that side? My understanding was that there would be windows on all sides. One of our readers asked how that would affect future development of the Cottage Inn site, if someone wanted to put a taller building there eventually.

Thanks for your help – good to meet you last night!"

- Mary Morgan (A2 Chronicle)

The project will be designed to be fully compliant with all applicable building codes. The two bedrooms on each floor that have windows adjacent to the property line next to the Cottage Inn also have second windows that are not adjacent to the Cottage Inn property line. Any future development on the Cottage Inn site would also need to be constructed in compliance with applicable building codes.

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FROM

Scott R. Bonney, AIA, Associate, Design Director, LEED AP