

Downtown Area Citizens Advisory Council Meeting Minutes February 5, 2019

Members Present: Ray Detter, Peter Honeyman, Carolyn Arcure, Hugh Sank, Don Duquette, John Splitt

Members Absent: John Chamberlin, Kathleen Nolan, Chaz Stucken

Guests Present: John Kotarski, Christine Crockett, Jeff Crockett, Julie Ritter, Tom Stulberg, Joe Arcure, Mary Hathaway, Rita Mitchell, Jess Letaw, Steve Kaplan, Doug Kelbaugh, Chuck Pollay, Ilene Tyler

Last night twenty-one very informed and articulate members of the Downtown Area Citizens Advisory Council and Near Downtown Neighbors came together in the basement conference room of City Hall to discuss emerging possibilities for development and affordable housing in the Central Area.

At last month's meeting we had discussed the proposed 19-story 241-unit residential building on East Washington and State. Those present generally supported the by-right project, particularly the inclusion of 20 units of smaller work force housing in the six-story part of the project behind Sava's and adequate parking on the lower floors of the residential market rate structure on East Washington.

Mixed use on lower levels was also a plus. (2 story "premium" floors are expected to be approved because of inclusion of the micro unit affordable housing).

However, a wide variety of criticisms and recommendations emerged from the Design Review Board meeting resulting in the decision by the developer to come back before the DRB a second time with updated plans on the 13th of February. A Citizens' Participation Meeting has been scheduled that same evening at 6:00 pm. (at the Graduate Hotel) with the hope that they will get any "tweaks" completed in time for submission to City staff by the end of February.

We briefly discussed our position regarding the future of the Library Block-- stressing consistency in emphasizing connectivity as a major consideration in shaping our downtown expectations .

We spent a lot of our time discussing the possibilities for design and affordable housing that were presented in a recent meeting organized by Peter Allen's class at the Ross Business School.

The student suggestions were presented to stimulate thinking about many directions:

1. 250,000 sf of affordable, workforce housing with rents set by Jenifer Hall from 30-130 % of AMI.
2. An ambitious, expensive goal of net zero climate environmental impact.
3. Moving the 8 buses along 4th Ave into a garage under the new building next to Blake Transit.
4. A 20-25,000 sf downtown grocery store
5. Underground public parking owned by the DDA and ETC.

The last part of our CAC meeting was devoted to a very lively and informative discussion of the past approval and future affordable housing possibilities of Accessory Dwelling Units in Ann Arbor.

To the surprise of some of us, the majority of those present appeared to have a positive view of the possibilities.