

## **340 Depot Street Mixed Use Citizen/Resident Participation Meeting – Summary Report**

### *Citizen Attendees*

Tom Bray, 801 Amherst Ave, 48105  
Anne Bannister, 612 N. Main, 48104

### *Development Team Attendees*

Mark Pfaff – Owner  
Wayne Chubb – Hobbs+Black Architects, Architect  
David Nims – Hobbs+Black Architects, Design  
Tom Covert – Midwestern Consulting

The meeting was held on Zoom (virtual) at 6:00pm EST, on Thursday October 7, 2021, and was 49 minutes long. The meeting started on time with no technical difficulties.

### Meeting Details

- Wayne Chubb started with introductions to the development team and who is on the call.
  - Requests that all participants sign in via the chat window with name and contact information
  - Attendees were notified that the meeting was being recorded
- David Nims went over presentation on the site and proposed project/development.
  - Question: (Tom Bray) Can you please indicate where the alley is located? Answer: (Wayne Chubb marked the Alley location directly on the presentation site image)
- David Nims goes over zoning, parking, character of the building (existing vs. proposed), etc.
- Tom Covert goes over plan for Stormwater / Utilities, etc.
- Wayne then directs attention to the questions in the chat window:
  - *Wayne confirms that Tom Bray's question was answered with the notation on the presentation. Confirmed.*
  - Question: (Anne Bannister) Does your banker / financing agree you may have only 6 parking? Answer: (Wayne Chubb) With experience from another local project, we have not ran into any restrictions with financing and parking requirements. However, they generally require a 1:1. (Tom Covert) The project is a unique situation based on location and proximity to train station, bus stop access and on/off street public parking. The proposed uses for the project (office, retail, residential) have different peak usage times for parking. (Mark Pfaff) Owners have not determined yet if they will self-finance or get financing, so these conversations have not been had yet. Owner will look into that for their own information.
  - Question: (Anne Bannister) How close will it be to the windows/balconies of The Garnet? Answer: (David Nims/Wayne Chubb) The places that abut the property line, and those areas do not have windows. The other areas where there are windows, the distances range from 13' where the second level is setback to 5'8"-6' where there is no set back.
  - Question: (Anne Bannister) Will Amazon/UPS/Delivery trucks pull into parking lot, alley, or park on Depot? Answer: (Tom Covert) We are anticipating that deliveries would use the Depot Street parking spots if they were convenient and open; and the alley will be the primary delivery location.
  - Question: (Tom Bray) is the residential apartments or condos? Answer: (Wayne Chubb) For Rent Residential. (4) units.
  - Question: (Tom Bray) How energy efficient will the building be? All electric? Highly insulated? Answer: (Wayne Chubb) We will meet all codes, fully insulated. In regards to green building, we have proposed the green roof, we are investigating and all electric building, as well as solar. Solar

- will not work due to The Garnet building height and our directional location to that building. There will be an electrical charging station in the parking deck.
- Question: (Anne Bannister) With the zoning change to PUD, will that trigger a “premium” contribution to affordable housing or parks? Why does it need a zoning change? Answer: (Wayne Chubb/David Nims) No. It does not trigger that due to the size of the project. We are not exceeding the 150% of the site that triggers that, we are only at 106%. Second factor is there is no underlying recommendation for housing amounts on this site within the master plan. Zoning change is needed b/c current zoning requires a minimum of 10’ setback from the street, so we would not be able to create the pedestrian connection/experience that the City desires for projects in relation to downtown. Also has conflicting a land use buffer is required on the east and south due to the properties being primarily used as residential. Those two factors if applied to the parcel would create a very small site that is challenging to develop in any real capacity. (Tom Covert) The reference to the 15’ setback is the ‘conflicting land use buffer’, which exists b/c of The Garnet PUD was approved and is primarily used as residential, which imposes the 15’ setback.
  - (Tom Bray) stated his viewpoint about energy efficiency and its importance to climate change / the town and that his hope is that as developers those factors are being taken into account. Sound isolation as well (Mark Pfaff) Goal is to make this as environmentally friendly and low impact as possible, within the project budget boundaries, and all those factors will be taken into consideration with this project.
    - Question: (Anne Bannister) Has The Garnet commented on the proposed project at all? (Mark Pfaff) Not to our knowledge.
  - Wayne concluded the meeting by asking if anyone else had any other questions or comments. Once confirmed that all participants did not have any further questions or comments, the participants were thanked for their attendance and contribution and notified that should they have any questions in the future they can contact Wayne Chubb via the contact information provided and were encouraged to

#### Additional information

Prior to the meeting, postcards were mailed out to 581 addresses per the list provided by the City of Ann Arbor, and a pdf copy of the city approved postcard was provided to the City Planning Department prior to being mailed out, for their use in posting on their website. Of the 581 postcards sent out, (16) were returned marked as “vacant”, (17) returned marked as “attempted – not known”, (2) returned marked as “unclaimed”, (1) returned as “no such number”, (1) returned as “not deliverable as addressed”, and (1) returned marked as “insufficient address”.

Also included in this summary are the following pages including:

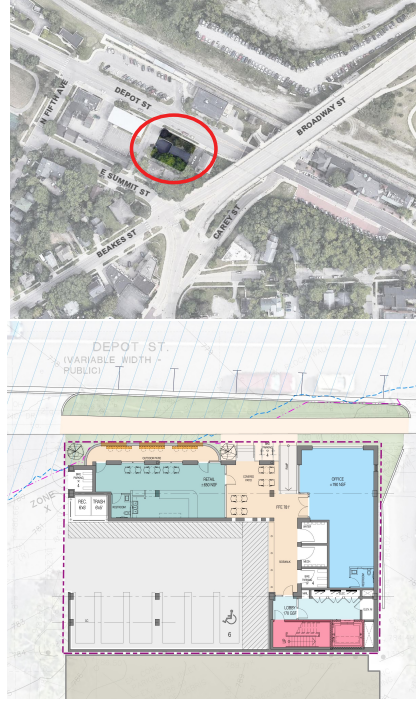
- Transcript from meeting chat window
- Copy of the Postcard sent out to 1,000 ft buffer residents
- Copy of the Presentation that was used during the participation meeting

### Chat Window Transcript

- 18:08:48 From Tom Bray : 801 Amherst Ave. 48105
- 18:08:49 From Anne Bannister : Anne Bannister, 612 N. Main, 48104
- 18:15:24 From Tom Bray : Can you please indicate where the alley is located?
- 18:20:40 From Anne Bannister : Does your banker/financing agree you may have only 6 parking?  
Thanks.
- 18:22:30 From Anne Bannister : How close will it be to the windows/balconies of The Garnet?  
Thx.
- 18:24:20 From Anne Bannister : Will Amazon/UPS delivery trucks pull into parking lot, alley, or  
park on Depot? Thx.
- 18:31:29 From Tom Bray : Is the residential apartments or condos?
- 18:35:37 From Tom Bray : How energy efficient will the building be?. All electric? Highly  
insulated?
- 18:36:18 From Anne Bannister : With the zoning change to PUD, will that trigger a "premium"  
contribution to affordable housing or parks? Why does it need a zoning change?

# RESIDENT PARTICIPATION MEETING!

A PUBLIC MEETING IS BEING HELD BY  
FOR A PROJECT AT



## MEETING INFORMATION

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Place: \_\_\_\_\_

Accommodations for individuals with disabilities can be arranged by contacting:

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In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the Developer for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6265 or [planning@a2gov.org](mailto:planning@a2gov.org).

Hobbs+Black Architects  
Attn: Wayne Chubb  
100 N State Street  
Ann Arbor, MI 48104

## RESIDENT PARTICIPATION OPPORTUNITY!

You are invited to attend a Resident Participation Meeting hosted by the Developer for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by the Developer and submitted to the City of Ann Arbor with their final application. The report will include attendance, a summary of the meeting, and any written correspondence received by the Developer.

Owner/Occupant Address Here



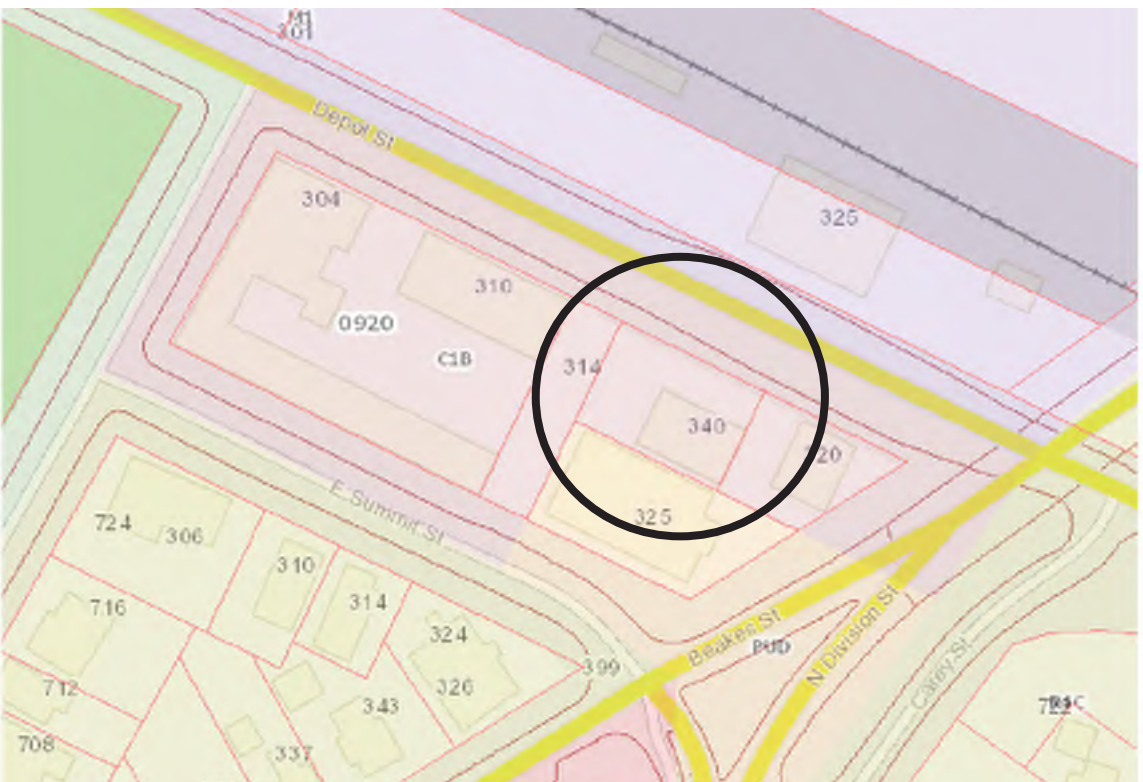
**SITE CONTEXT**



**Map Features**

- DDA Boundary
- Planning Area
- Railroads
- Central Area Future Land Use**
- Plan Area, FLU Type**
- Central, Commercial - Office
- Central, Downtown Core
- Central, Downtown Interface
- Central, Industrial
- Central, Institutional (Public and Semi-Public)
- Central, Multiple Family
- Central, Parks and Open Space
- Central, Residential - Office
- Central, Single and Two - Family
- Central, Single and Two Family Housing / Group Housing

**MASTER PLAN**



**CURRENT ZONING**

**SITE LOCATION & CONTEXT**

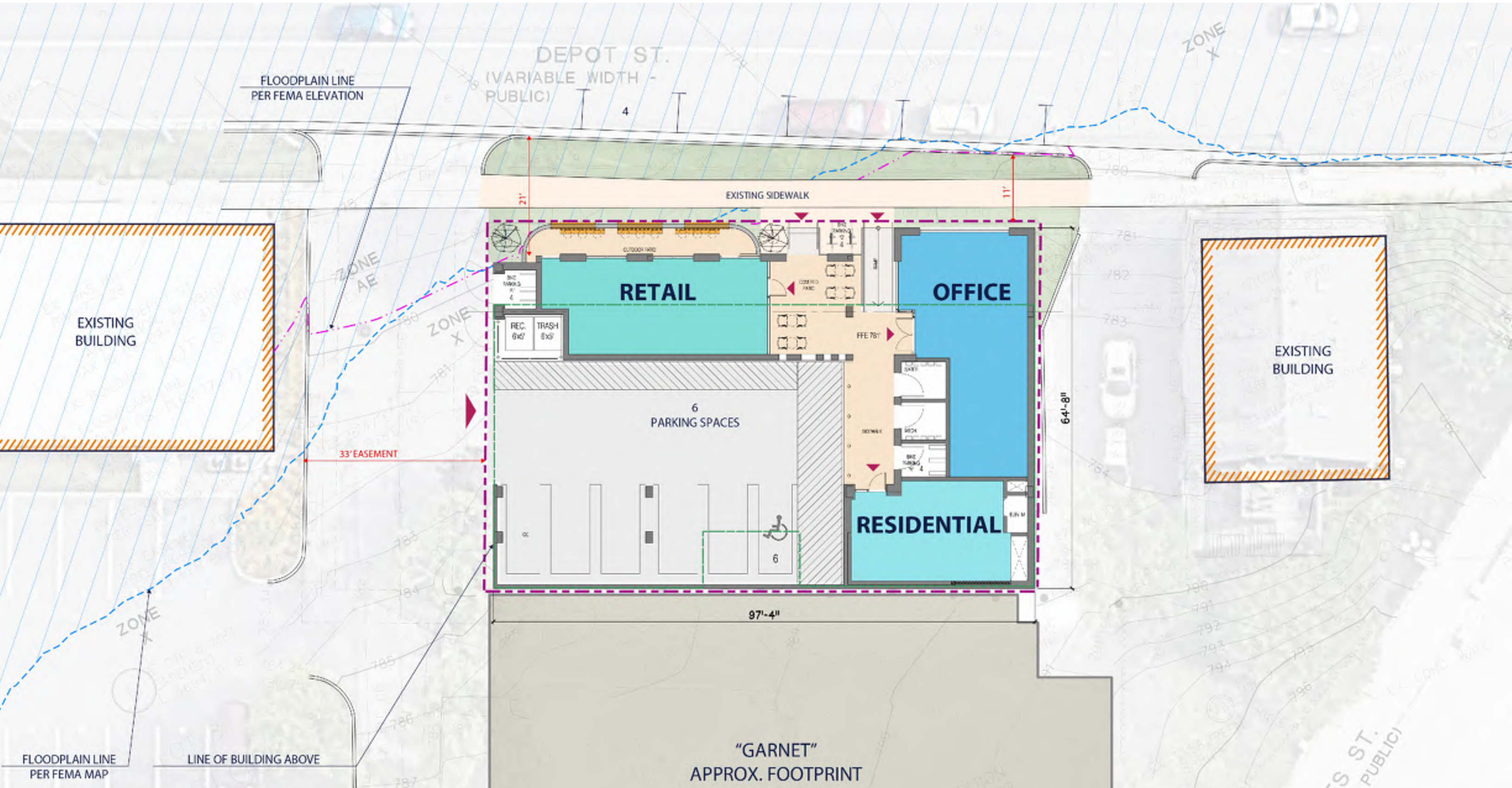


**CHARACTER IMAGES - ADJACENT BUILDINGS**



**CHARACTER IMAGES - ADJACENT NEIGHBORHOODS**

2021.10.07



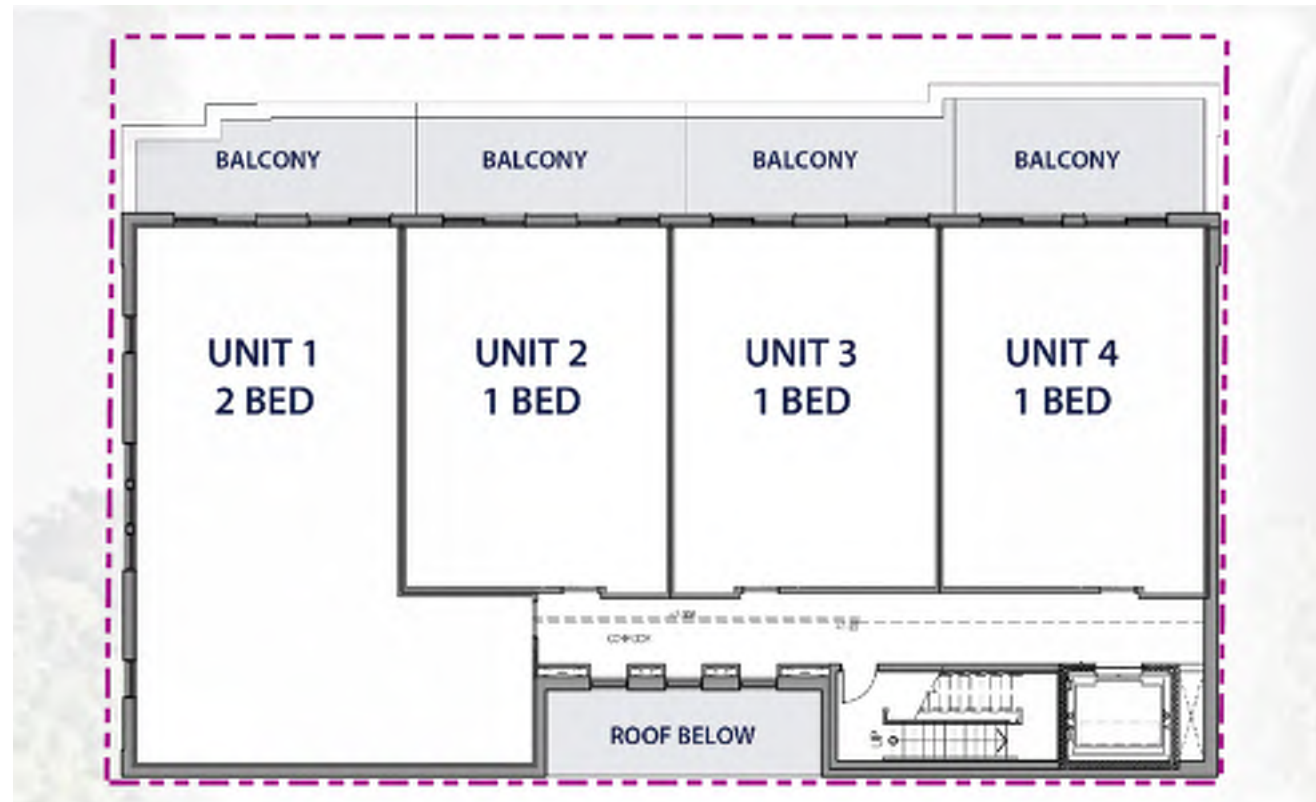
**CONCEPT SITE PLAN**

2021.10.07

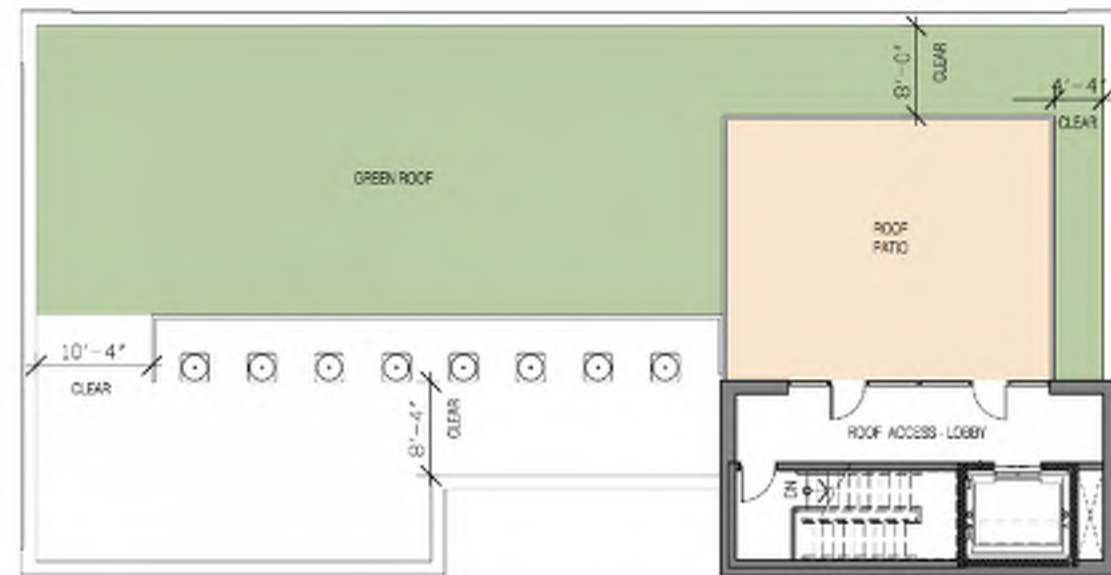




**1ST FLOOR / GRADE**



**2ND FLOOR**



**3RD FLOOR / ROOF**

	PROPOSED	EXISTING
<b>ZONING:</b>	<b>PUD</b>	C1B
<b>SITE AREA: +/- 6,534 GSF</b>	PROPOSED	PERMITTED (C1B)
<b>F.A.R % / GSF</b>	<b>106.7% / +/- 6,970 GSF</b>	150% / +/- 9,801 GSF
	PROPOSED	PERMITTED (C1B)
<b>HEIGHT / STORIES:</b>	<b>42'8" / 3 STORIES</b>	50' / 4 STORIES
	PROVIDED	REQUIRED (C1B)
<b>PARKING TOTAL:</b>	<b>6 SPACES</b>	<b>10 SPACES</b>
REQUIRED RESIDENTIAL:	1 SPACE / UNIT	4 SPACES
REQUIRED COMMERCIAL:	1 SPACE / 333 SF	3 SPACES
REQUIRED RETAIL:	1 SPACE / 310 SF	3 SPACES
<b>BIKE PARKING TOTAL:</b>	<b>12 SPACES</b>	<b>6 SPACES</b>
REQUIRED RESIDENTIAL:	1 SPACE / UNIT	4 SPACES
REQUIRED COMMERCIAL:	1 SPACE / 3000 SF	1 SPACES
REQUIRED RETAIL:	1 SPACE / 3000 SF	1 SPACES
<b>BUILDING AREA TOTAL:</b>	<b>+/- 7,830 GSF</b>	<b>+/- 6,970 GSF F.A.R.</b>
1ST FLOOR / GRADE:	+/- 2,530 GSF	+/- 2,250 GSF F.A.R.
2ND FLOOR:	+/- 4,700 GSF	+/- 4,400 GSF F.A.R.
3RD FLOOR:	+/- 600 GSF	+/- 320 GSF F.A.R.
<b>UNIT TOTAL:</b>	<b>4</b>	
<b>1 BEDROOM:</b>	<b>3</b>	
<b>2 BEDROOM:</b>	<b>1</b>	

**CONCEPT SCHEME - OVERALL**

2021.10.07



**EXISTING CONDITION**

**MASSING - VIEW NORTHWEST**

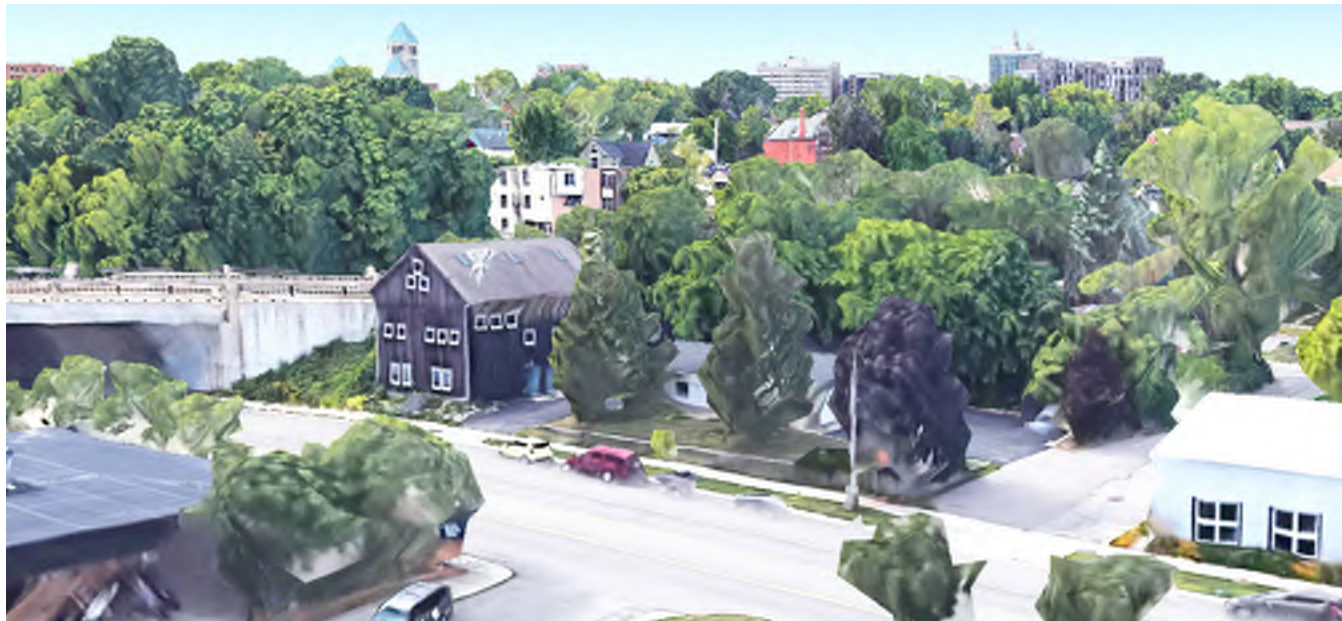
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**EXISTING CONDITION**

**MASSING - VIEW NORTHEAST**

2021.10.07



**EXISTING CONDITION**

**MASSING - AERIAL NORTHWEST**

2021.10.07



**AERIAL NORTHEAST**

2021.10.07



**APPROX. VIEW FROM BROADWAY BRIDGE**

2021.10.07



**VIEW EAST - 1**



**VIEW EAST - 2**





**VIEW NORTH - 1**



VIEW NORTH - 1



**VIEW WEST - 1**



**VIEW WEST - 2**