415 W. Washington	n - Resident Participation Meeting		
	Report Generated:	9/24/2021 12:44	
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	Actual Start Time	9/23/2021 16:40	
	Actual Duration (minutes)	147	
	Number of Questions / Comments	162	
CENEDAL ANGUED			
GENERAL ANSWER Category	S General (Framing Responses)		
Catego: y			
	Affordable housing (defined as 60% AMI households or less) can be		
	included on this site like any other site in the city. It is true that the typical		
	types of funding that the AAHC tries to leverage like low-income housing		
	tax credits and HUD funding would not be eligible on this site. It is also		
	true that the November 2020 affordable housing millage funds cannot be		
	used on this site. However, there are other sources of funding that can be		
	used for affordable housing at 415 W Washington: 1)County mental health millage funds that were set-aside for affordable		
	housing		
	2)Developer cash-in-lieu contributions to the affordable housing fund		
	3)Brownfield TIF		
	4)DDA affordable housing funds		
	5)Other types of unrestricted funds like donations and foundation		
A ££l - l- l -	funding		
Affordable Housing			
Housing	Staff are committed to including as much and as low an income-range as		
	is feasible on the site and it will be included in the PUD area plan		
	submission that must be approved by city council.		
	The feasibility analysis of developing affordable housing on city-owned		
	property was completed before the affordable housing millage was		
	passed. At that time, 415 W Washington as a lower priority site because it		
	is a difficult site to develop and other sites were much more straightforward to develop and easier to leverage funds for. The analysis		
	assumed that limited local resources would be used at the sites that were		
	easier to develop first. However, with the recent passage of the affordable		
	housing millage, there are significantly more resources available for all the		
	other sites now. Consequently, the other local resources mentioned		
	above, could be used on the 415 W Washington site instead.		
	The currently proposed elevated residential structure, meets the		
	Michigan Building Codes and the City's Flood Management Overlay Zoning		
	District and asks 1. What is good planning for the future of the site? 2.		
	What uses and development would contribute to the resiliency and		
	sustainability of the City? 3. What type of uses and development would fit		
	the goals of the City of Ann Arbor? and 4. What is potentially fundable to		
	meet the variety of goals? The proposal provides stormwater benefits		
	including but not limited to: no impact to the floodway, no net loss (and potential net gain) of flood storage capacity, reduced obstructions in the		
	floodplain (or flood fringe), increased impervious surfaces in the		
	floodplain (or flood fiffige), increased impervious surfaces in the		
	are forthcoming due to the significant level of questions received on this		
	topic. Potential mitigation strategies could include those approved by City		
	Council in our 2017 Ann Arbor Hazard Mitigation Plan, including: #17		
	"Protect and attain funding for natural features like green space and		
	green infrastructure in the floodplain", and #18 "Consider a program to		
	encourage dedication of open space in the floodway and floodplain".		
Stormwater			
	The existing chimney can be preserved and construction activities timed		
	to ensure continuous use by the Swifts. An initial structural assessment		
	determined the chimney is not structurally connected to the existing		
	building above grade. Below-grade analysis is in progress. Impact of demolition of the existing building surrounding the chimney and		
	construction of the new development on the structural stability of the		
	chimney is also in progress.		
	,		
	The project team met with Juliet Berger, the City of Ann Arbor		
	Ornithologist, to discuss impacts to the Chimney Swifts. Development of		
Existing Chimney	this site is possible without disruption to the Chimney Swifts with certain		
& Chimney Swifts	precautions.		
2, 211113	Prior analyses of the site concluded there is contamination of the soil. The		
	contaminants will require some level of remediation to make the site safe		
	for residential development. An assessment of the required remediation		
Contamination	and the cost of remediation is in-progress.		

opportunity presented at 415 W Washington and the goal is to try achieve a development where housing in recent developments. Why build in a flood plain when federal funds would be available? It seems disingenuous. Affordable Housing Sorry to repeat this, but it got skipped over: It is pertinent to what is being said right now. Doesn't the PUD ordinance have a formula for how many units of affordable housing (or \$ in lieu) and a certain AMI for it? Based on the unit estimate just provided as an estimate tonight, what					
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Parking, Circulation, Washington St. be removed with the development of 415 W Washington. The Washington St. The juryone of this persistence is a second continued to exist. The juryone of this meeting was to share the proposed concept design that addresses all of the community goals and the Historic District requirements. The exist spin the process, which is currently underway, is a construction cost estimate and a financial fleatibility assessment. This will include the cost of remediation of contaminants. For information related to Affordable incursing funding cources, see the Affordable Housing Remediations and a financial fleatibility assessment. This will include the cost of remediation of contaminants. For information related to Affordable incursing funding cources, see the Affordable Housing general assessment and various stages, including recent updates prior to this meeting. The concept continues to maintain #8 acres of the site, currently located within the floodlows, for the development of an at grade segment of treeline Trail between Liberty and Washington. Further Treeline Trail Question Number It is correct that affordable housing won't happen here because the match in it correct that affordable housing won't happen here because the match in terms of communication offsets won't won't? (now income Housing Tax Cordio Liffic and other release slussifies and #2 is own affordable housing milling don't seem't construction in the flood plans. So it religibly unlikely that there will be any contributions available in the end for infordable housing. Plass the cost to clean up the ground contaminants, will also absorb any exits funds, so that process will their be at qualified and quantified subsidiated housing. Is that correct? What contract assurances will be in place to guarantee less than market and the process of the process will there be a qualified and quantified subsidiated housing is that to being discussed as less than market rate housing? What contract assurances will be in place to guara		Street as a future Bike Boulevard. The improvements to the street, to be designed as a separate project under the direction of the City Transportation group, will be coordinated with the development plans for 415 W Washington in order to improve congestion, The Y pickup/drop-off, and safety. In this meeting two concept sketches for Washington Street were shared that show ideas for addressing these issues. These are not the final design options, they are illustrations to show Washington Street			
that addresses all of the community goals and the Historic District requirements. The next step in the process, which is currently underway, is a construction cost estimate and a financial feasibility assessment. This will include the cost of remediation of contaminants. For information related to Affordable Housing funding sources, see the Affordable Housing, As part of this project to date, the Treeline Trail Comervancy Leadership has been engaged at various stages, including recent updates grint of this meeting. The concept continues to maintain. 83 acres of the site, currently located within the floodway, for the development of an at grade segment of Treeline Trail between Uberty and Woshington. Further deatast negarding immig, design, cost, funding sources, etc. have not been determined at this time. Question Number Question Number Question Varies Question Number Question Sit correct that affordable housing won't happenhere because the math in terms of construction offsets won't work? Low income Housing Tax Credits LHTC and other federal subsidies and A2's own affordable housing millage don't permit construction in the flood plain. So its highly unlikely that there will be any contributions available in the end for affordable housing. Plus the cost to clean up the ground contaminants will also absorb any exits funds, so that zero funds will likely ever be added to the AAHC for 20 affordable housing. It shat correct? At what point in this process will there be a qualified and quantified subsidiced housing that is being discussed as less than market rate housing? What contract assurances will be in place to guarantee less than market 79 rate housing. The city has missed multiple opportunities to provide more affordable housing in recent developments. Why build in a flood plain when federal fordable Housing. Sorry to repeat this, but it got skipped over. It is pertinent to what is being said right now. Doesn't the PUD ordinance have a formula for how many units of affordable housing for is inleuj an	Circulation,	be removed with the development of 415 W Washington. The surrounding public parking resources will absorb the reduction of spaces if			
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	using? I thought that it is established that there can not be		us	
152 affordable ho	ising.	Affordable Housing	Attendee	live answered
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108 will millage fu	nds be used on this site?	Feasibility	Attendee	live answered
		Architectural		The max. height of the YMCA is
12 Do vou know	the height of the YMCA building?	Context	D. Maier	approx. 75'.
	3 6			
			Anonymo	
How tall is the 23 higher than th	Y? (just for elevation comparison is the 70' for 415 WW	Architectural	US Attended	The may height of the Vicenney 75'
25 Higher than th	E 11:)	Context	Attendee	The max. height of the Y is approx. 75'.
			Anonymo	
	d cores on this site 20 years ago. I saw the drilling service in		us	
119 the yard. They	should share this information with you and the public.	Contamination	Attendee	live answered We are currently working to develop
				parameters for a project that are inline with community goals and the standards set forth by the Secretary of the Interior for the OWS Historic District. As we get closer to understanding/finalizing those parameters, we will work to further understand cost implications to meet these goals and financial viability of a potential project so that a decision can be made regarding how best to spend potential public and private funding sources to meet these goals. We anticipate this portion of the study to be completed in the current (2021) calendar year. If the analysis continues to look favorable, we anticipate moving forward with HDC, Planning Commission and City Council approval of a PUD that meets those parameters. If approval is achieved we anticipate a public RFP process to gauge potential developer interest.
down the trac a developer m over 30 years. confidence the 127 absorb up from		Contamination	ralphmck ee	
	very useful to post any Phase I and Phase II environmental o people can see that this site has numerous concerns that		Luis	We will locate and post the previously
	be addressed by remediation and necessitating			completed Phase I and II reports on
	inding while building something new.	Contamination	-	the city and project website.
	e change a certainty how confidant are you that you will not			1. We will continue to run analysis that measure the impacts of this development compared to existing conditions, including the reduction of obstructions in the floodplain, potential reduction of impervious surfaces in the floodway and floodplain, and improved run-off impacts from the existing condition. Our models account for not only backward looking data but also forward looking projections including potential impacts from climate change. 2. it is our understanding that cores have been drilled previously and we will post previous environmental assessments on the website (s). A current analysis is being completed by another firm to understand remediation costs associated with
increase flood	ing onto Third Street.			that measure the impacts of this development compared to existing conditions, including the reduction of obstructions in the floodplain, potential reduction of impervious surfaces in the floodway and floodplain, and improved run-off impacts from the existing condition. Our models account for not only backward looking data but also forward looking projections including potential impacts from climate change. 2. it is our understanding that cores have been drilled previously and we will post previous environmental assessments on the website (s). A current analysis is being completed by another firm to understand remediation costs associated with
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Thank you for your comment. We have previously explored options for Luis additional density, but those weren't You folks are doing a great job, and what I have seen is very encouraging. I			6 15		
have previously explored options for Luis additional density, but those weren't You folks are doing a great job, and what I have seen is very encouraging. I	158	current building!!	General Comment	У	Thank you for your comment.
have previously explored options for Luis additional density, but those weren't You folks are doing a great job, and what I have seen is very encouraging. I					Thonk you for your and
You folks are doing a great job, and what I have seen is very encouraging. I Luis additional density, but those weren't supported through the community					•
You folks are doing a great job, and what I have seen is very encouraging. I				Luia	
		Vou folks are doing a greatish and what I have seen in			-
T59 think you are thinking too small, build big! General Comment (he/him) process to date.			Concret	-	
	159	unink you are triinking too small, bulld big!	General Comment	(ne/nim)	process to date.

		1	I	
	Many of the questions asked that state were answered, were not given an answer.	General Comment	MacKenzi	We have reviewed the footage and answered additional questions here that were not live answered, please let us know if you see a specific question not answered and we would be happy to respond.
			Anonymo us	
161	Nope. Not satisfied.	General Comment	Attendee	Thank you for your comment
162	Thank you for answering our questions.	General Comment	Kitty B. Kahn	Thank you.
17	is\	N/A	Wendy Carman	N/A
22	can you please show a close up of the view from the west leaking east	N/A	MacKenzi	We do not have this view to share at this time. The presentation is posted on the project website and can
	can you please show a close up of the view from the west looking east. Your after view hid the building with trees.	N/A	Anonymo us	Not sure what view this is referring to. The presentation is posted on our website for your further review and scrutiny. We are using the best graphic tools we have to accurately depict potential future character, but please note the intent of this phase of the process is to understand general massing, setbacks and building placement.
			Anonymo	
			us	
122	criteria	N/A	Attendee	live answered
400				
	*below market rate. Thanks for answering, Michael. Much appreciated.	N/A N/A	Daniel	live answered Thank you.
2	Please restate the info	N/A - participant survey response	courtney piotrows ki	N/A - participant survey response
	Fiedse restate the fino	N/A - participant	Marsha Benz -she- her-UHS-	
3	I've signed in but am not getting the question. I live in the city	survey response		N/A - participant survey response
4	A	N/A - participant survey response	Kitty B. Kahn	N/A - participant survey response
5	E	N/A - participant survey response	Marsha	N/A - participant survey response
6	I live in either 3 or 5on Third St	N/A - participant survey response	Benz -she- her-UHS- W2	N/A - participant survey response
7	Yes	N/A - participant survey response	Kitty B. Kahn	N/A - participant survey response
8	how do we know if our answers are going thru?	N/A - participant survey response	Sadira Clarke	N/A - participant survey response
9	Is A = yes?	N/A - participant survey response	Kirk Westphal	N/A - participant survey response
	how will a development partner be selected? will there be an open bidding/RFP process with set criteria?	Other	Anonymo us Attendee	live answered
	.		Anonymo	
74	Are there other options that the city could consider other than this one?	Other		live answered
	Doesn't the City's role as developer of this site create a conflict of interest?	Other	Mark Wishka	live answered
				

Is there a reason questions are not being read in their entirety (including 87 who asked it) and answered individually? What about if someone wanted to propose an alternative to this plan? Would the City be open to hearing it? Other Condo or rental units? Other D. Maier live answere Since you read a supporting letter into the record, please read mine as well. How much has the city spent on the pre-entitlement process for 415 W. Washington, to date? Other Attendee live answere	
95 Would the City be open to hearing it? 109 Condo or rental units? Other D. Maier live answere Since you read a supporting letter into the record, please read mine as well. Other Kitty B. Kahn live answere Kitty B. Kahn live answere Anonymo us	
Since you read a supporting letter into the record, please read mine as Well. Other Kitty B. Kahn live answere Anonymo How much has the city spent on the pre-entitlement process for 415 W.	ed
Since you read a supporting letter into the record, please read mine as 130 well. Other Kitty B. Kahn live answere Anonymo How much has the city spent on the pre-entitlement process for 415 W.	ed
130 well. Other Kahn live answere Anonymo How much has the city spent on the pre-entitlement process for 415 W. Other Kahn live answere Anonymo us	
How much has the city spent on the pre-entitlement process for 415 W.	ed
	ed
A number of anti-development activists who own single family homes in a flood plain appear to be organizing opposition to this development, in part, on the basis that it is in a flood plain. If we can't build this development in a flood plain, should we consider condemning their Daniel This is not we	within the intent or scope
143 homes and relocating these single family homeowners to higher ground? Other Adams of the current Adams of the	nt project.
Please see my question at 6:10 time stamp and answer, please. Isn't it time to tell Council their demands to be fulfilled on this site are 146 unrealistic? Other Anonymo us Attendee live answere	ed tempting to answer as
many questi coherent ma allotted time option. We questions, a will alleviate transparence instance and explore bett digital engag allow all voic in-person m including the comments a in the future	cions as possible in a canner in the amount of the and felt this was the best to hope the posting of all asker names and answers to eany potential cryconcerns for this downwill continue to ter ways to improve these agement processes and incest to be heard similar to neetings in the future, the potential to read all and names for all questions
Normally public is allowed/asked to make public comment for 3 minutes or so. Should be allowed, developers allow it when they have public Vince	
150 engagement. Other Caruso	
Anonymo What is your vision of who will live here?	
98 What size, configuration of apartments will be? Other Attendee live answere Has their been a analysis on tax base relating to Greenway/Treeline vs	ed
building in the floodplain and likely floodway. OWS existing tax base is very large. We have had major tax base loss due to very poor planning in	
That part of Washington is so congested and there are so many L Caruso live answere L Caruso live answere	eu
pedestrians going in and out of the Y. You really should direct traffic into 25 Liberty. Why is that not the plan? Washington St. r live answere	ed
Why would we require parking minimums? It seems to go against the goals of A2Zero and the location is so close to downtown, protected bike Nathan	
lanes, and busses. I'd like to see parking MAXIMUMS as part of the PUD, 16 as well as required bicycle parking. Mashington St. y live answere	ed
We are work one space point the review a moves forward to cover displaced parking, Circulation, Tim Planning Contact parking? Does this meet codes/standards regarding parking? Washington St. Rhoades will have inp	king with a maximum of

	Apologies if I missed this: why so much setback from Washington? To allow more privacy for ground floor units?	Parking, Circulation, Washington St.		The Historic District Commission and adjacent residents asked for the proposed development be set back to at least the front facade of the existing houses along Washington.
	I would challenge the assumption that "more space" on Washington would be safer. Perhaps consider reserving street spaces for handicapped drop off only, not adding parking.	Parking, Circulation, Washington St.	Westphal	live answered
	When you consider public parking, do you mean other than what the street front would accommodate?	Parking, Circulation, Washington St.	Joan Lowenste in	live answered
	Please clarify why parking minimum of .9 per unit is being included, this seems like a limiting factor in case a more urban oriented developer would like to propose a project in this space that requires less parking.	Parking, Circulation, Washington St.		live answered
	Are all of these parking spaces housed within the structure? Or are they located outside of the structure? Can you point out where are they are?	Parking, Circulation, Washington St.		live answered
	Derek - You answer didn't answer the question. If over 100 spaces are eliminated and 90+ are needed for future residents isn't there going to be a large parking deficit created?	Parking, Circulation, Washington St.	Tim Rhoades	The existing parking system will need to absorb the former public spaces, if that demand still exists in the future.
	Derek Delacourt mentioned in an answer above: "We are working with a maximum of one per unit at this point. As the review and approval process moves forward I imagine the Planning Commission and City	Washington St.	imoddes	that demand still exists in the lattice.
55	Council will have input into that. We are recommending no more than one per unit." I understood the consultant's comment that .9 per unit is the minimum advised, can you please clarify if the developer will have any flexibility with less/more parking than .9 per unit?	Parking, Circulation, Washington St.	us	Our recommendation to Council will be that it's limited to one per unit or less.
	Smith Group has been involved with plans that ultimately have dumped traffic onto the OWS (e.g., 1st St and 7 Ave). What impacts do you expect with this plan?	_		live answered
	Are you proposing a parking minimum? 0.9 cars/apartment seems way too high as a parking minimum.			
	If however, we can figure out how to provide 15 minute parking and 2 hour parking, coupled with a bike boulevard down Washington, then it starts to make sense.	Parking, Circulation, Washington St.		live answered
	Suppose many people don't use cars. What are the allowances for dozens of bicycles, e-bikes, e-scooters, etc.?	Parking, Circulation, Washington St.		live answered
83	Could you please explain the "fire lane" and who would be using it?	Parking, Circulation, Washington St.		live answered
84	I'm concerned that this project, like several others, will dump traffic and parking stress into the residential areas of the OWS. What impacts are expected?	Parking, Circulation, Washington St.		live answered
	My concern is that we create a promise to the developer that they get at least 0.9 spots/apartment. I don't think that is compatible with A2zero goals.	Parking, Circulation, Washington St.		live answered
	I would like consideration for less parking. Unparked units will be more affordable. One concern expressed by the presenter was that parking would be "pushed into the neighborhood" if there isn't enough provided on site. Is that accurate? I thought the surrounding blocks have residential permits. There are hundreds of units downtown that do not have parking associated with them, and lightly-parked buildings are more in line with	Parking, Circulation,		line and and
	A2Zero goals. The 1st Street design community meeting ending with consensus that parking would be on only one side of the 400 block of 1st, put the design has parking on both sides. Is this a legit community process or just checking a box?	Washington St. Parking, Circulation, Washington St.		This team was not at that community meeting nor engaged in that process. We can assure you that this community process is legit.
	Derek - Thank you for your candor regarding parking impacts. Is anyone considering the culm stress on parking and impacts on the OWS?	Parking, Circulation,		This process includes a high-level traffic impact analysis in-line with requirements for the city's Area Plan approval process.
		Parking, Circulation, Washington St.		
	FYI - traffic on Washington is artificially low right now because the YMCA is not full capacity right now - so study needs to account for that. Thanks	Parking, Circulation,		Understood. We have dealt with this same issue in other areas of the city and country and will work with the best, conservative, past, current and future projection information we have.

		I		
1	I understand it's a similar number of spots. But the people who park there now will need to park somewhere and that will be in the already congested neighborhood. This makes everyone less safe. I	Parking, Circulation, Washington St.	us	Thank you for the comment. Certainly a valid consideration that needs to be considered from both a planning and design standpoint as the project moves forward.
1	I appreciate the hard work that has gone into the proposal. I appreciate the dedication to increasing the housing stock, I appreciate the effort to increase the supply of market rate housing. I appreciate the inclusion of the Treeline connection. I appreciate the intent to remediate the site. I remain concerned about the indicated volume of parking and the possibility of setting a parking minimum above what is needed for A2Zero goals. It seems too high.	Parking, Circulation, Washington St.	Fric Boyd	Thank you for the comment and the parking minimum comment is well received. The team will continue to explore options in line with potential parking demand, community preferences, developer concerns, and A2zero goals.
1.	S godis. It seems too mgn.	washington st.	Life Boya	AZZETO BOUIS.
1	Two levels of parking???	Parking, Circulation, Washington St.		live answered
1.	The Y is an important community resource with chronic parking and traffic stress. The plan only seems to add parking stress in the area. Comment?	Parking, Circulation, Washington St.		live answered
		Parking, Circulation,		
1.	9 Agree with the last comment	Washington St.	943693 Julia	live answered
	Why does the building have to be so tall? (70 ft) Could it be 2 stories	Project Concept	Anne	
1:	shorter?	Design	Colvin	live answered
1:	You want to build in a historic district. Is there a way to design something that looks less like a prison?	Project Concept Design	943693	live answered
1	If moving to a smaller FAR concept has not placated the local anti- development activists, why wouldn't we maximize the FAR on the site?	Project Concept Design	Daniel Adams	live answered
1.	Of the three options presented in neighborhood and city wide surveys the least dense of the three options presented was favored by the highest majority of survey respondents. If we are continuing to proceed with this project why not scale it back to more closely resemble the surveys most favored less dense option. This would not generate as much cash return but 1. would meet desires of majority of survey respondent, 2. More possibly meet secretary of interiors standard, for new construction in an historic district, and 3- Have a lower building height witch might result in the Swifts continuing to live in the chimney? Glenn Ziegler	Project Concept Design	glennzieg ler	The previous options and community engagement sessions remain posted on the project website. There was no clear consensus or preference towards any of the options via all of the in person and remote input received over various sessions, thus we have continued to find hybrid options. Thanks for your continued commitment to finding ways to make a less dense option work.
1	I appreciate the work you have done, but this building separates the OWS neighborhood from the city with a looming wall.	Project Concept Design	us	would be happy to discuss specific concerns you continue to have about the current design.
	At some point please address what specific financial information you have received about the potential development of the site. E.g. appraisals that consider contamination/cleanup and easements. What is the opportunity cost of preserving the chimney? While people appear to be interested in preserving it, the community has not had the opportunity to weigh in on the potential cost. E.g., I don't believe we would sacrifice \$500K to save it when swifts have been known to relocate to a constructed habitat. I think people are anticipating this to be revenue positive for the city in addition to providing market-rate housing and the trail. I would hope that some financial information can be injected into the process before shopping the site. Will the developer be responsible for constructing the hardscape/trail area?		Anonymo	Financial information and estimates based on the previous concepts are available. We are currently finalizing remediation costs, part of that will depend on the use and development of the site. That process will continue to evolve as we move forward. We are assuming a residential standard regardless of approved development. Yes the developer will be responsible for the upfront costs but will be eligible to seek reimbursement through brownfield TIF as public infrastructure. To date preservation of the chimney is a Council priority, if the cost is too great that can be revaluated. As a
	I would also like to know the opportunity cost of reducing the parking ratio.	Project Financials & Feasibility		portion of the overall site cost it is

	Since any proceeds from eventual sale to a developer will almost certainly be reduced by the costs of demolition and remediation of environmental contamination, why aren't we getting better info (like a Phase II, for example), before proceeding with other elements of pre-entitlement? If we don't have good cost estimates on those items, we will have no idea whether the site will generate even \$1		ralphmck ee	All remediation will be eligible for brownfield reimbursement if conducted by a private development partner, that includes the cost of investigation. There has been a Phase II conducted previously but will need to be redone.
	whether the site will generate even \$1.	-		to be redoile.
	financing, and what is the likelihood that a future millage may be required to offset costs?	=	Doug Finch	live answered
75	to onset costs.	T customey	Tilleli	iive answered
	If the city takes on the cost of pre-entitlement expense, what margin of gain will the city get, over and above those costs.	Project Financials &	us	This depends on the details of the purchase agreement, which must be approved by City Council and has not been determined yet.
	Have you considered maximizing the city's revenue on the site rather than incorporating affordable housing? (I'm assuming the revenue then goes back to the affordable housing fund, thus maximizing total affordable housing in the city.)			This concept has been tested and could still be a viable solution for this site. Also, the city's revenue on this site will depend on the details of the purchase agreement which has not been determined yet. The purchase
00		Project Financials &	E . D . I	agreement must be approved by City
	I'm not advocating it, just wondering if you looked at that scenario. Why are the costs associated with the improvements to Washington st	Feasibility	Eric Boyd	Council.
	being assessed to this project, when this area is within the DDA	Project Financials &	СМ	
	Jurisdiction and could be funded by the DDA?	Feasibility	Ramlawi	live answered
	why is a developer not bringing forward a PUD concept plan? This feels like designing by public process, is there any assurance a development partner will be interested in these plans?			
	what is the rationale for not seeking requests for qualifications from		Anonymo	
			us	
31	plans?	History	Attendee	live answered
	Is the city doing more typical pre entitlement work on this site like a phase one environmental and other studies that can lower the developer's risk/sunk costs?	Project Process +	Anonymo us Attendee	live answered
	Did the city issue a request for proposals to local non-profit organizations that was recommended in the 2007 Allen Creek Greenway Task Force Report? It would open up the possibility for arts development in this	·	Carrie McClinto	There were development concepts from 2007 that we referenced in this current effort. Arts development and
77	creative district.	History	ck	uses can still be considered.
	has anyone expressed interest in developing this site in the past? has it ever been on the market since the city acquired it? Why not put it up for sale and see what happens, using transaction agreement to ensure city goals are met?	Project Process +	Anonymo us Attendee	live answered
	In the past i believe that both the Kiwanis and a local arts group had inquired about adaptive reuse of existing structures on the site. In addition the Allen Creek Watershed Group and other Greenway planning documents suggested using this site as an anchor greenspace on the Greenway. I addition there appears to be at least one local developer who would propose adaptive reuse for artist workspace, farm market and other community interactive uses of value to the many new residents of the downtown area as well as existing residents. Why weren't these options previously presented in surveys conducted and why not at least put out an RFP for other possibilities prior to spending a quarter million on this pre-entitlement. Is maximum dollar return the only community		glennzieg	
	value attached to the site? Glenn Ziegler Kiwanis was interested in the purchase, I was involved. The city turned us	History	ler	live answered
	down. The Club paid \$2.1M for a property outside the city and			
	subsequently relocated. Funding was not an issue, the city's willingness	_	Mark	
147	was the issue.	History	Wishka	Thank you.
	How many total units in this PUD proposal?	•	Greg Pratt	live answered
	Is there discussion about the siding of the building? The Y doesn't look like it fits in neighborhood (brick color, trim colors, style) and it would be nice		Marsha Benz -she-	
	if the brick and outside design of this building looked like buildings made	Proposed Concept	her-UHS-	
50	in the late 1800s-very early 1900s.	Design	W2	live answered
	Has it been determined whether condo or all rental at this point - or does that depend on the developer?	Proposed Concept Design	D. Maier	live answered
10	When was this map of the floodway/floodplain made?		MacKenzi e	The floodway/floodplain map is the latest map by FEMA. It is dated as effective 4/3/2012

	Is the 70 max elevation above the 500 year floodplain elevation or above		Tim	
15	the existing ground level?	Stormwater	Rhoades	Above the existing ground level.
				We are not proposing updating the flood maps for this development at this time. Updating the maps requires going through the Letter of Map Revision (LOMR) process with FEMA. A LOMR involves an analysis of the hydrology and a number of reviews
	Is there a mashanism for undating the floodway/floodalain man to 2021		Words	and submittals to FEMA to receive approval. The time it takes to complete this process varies considerably from 6 months to 3+ years.
19	Is there a mechanism for updating the floodway/floodplain map to 2021 before PUD is finalized?	Stormwater	Wendy Carman	
	Is there any update to the 2012 floodway/floodplain map anticipated?	Stormwater	Tom Stulberg	No, however the site survey should give further clarity to the floodway/floodplain lines and elevations on this site that can further clarify the conservative basis for design.
24	Please provide more information on the floodplain and rationale for	Stormwater	Stuiberg	uesign.
26	adding structure in an area that is risky for construction while we are in an acknowledged climate climate emergency, with much more rain and stormwater management required.	Stormwater	Anonymo us Attendee	live answered
			Anonymo	
20	The response to updating the FEMA map is unacceptable.	Stormwater	us Attendee	live answered
	The response to aparting the retwitting is undeceptable.	Stormwater	Anonymo	
35	What are the specific floodplain improvements that are listed.	Stormwater		live answered
	The parking lot at Krause has contributed to significant flooding of the		Anonymo us	
36	adjacent houses. How will this site be different?	Stormwater		live answered
37	The massing image suggests that the building's full footprint will sit on the ground. Is that correct? If so, how does the proposed design increase permeability at this location?	Stormwater	margaret wong	The vast majority of the existing site is impervious. The open space in the floodplain and floodway reserved for the Treeline Trail will increase permeability.
	It seems from the sections that this is basically a giant culvert - we need to apply current and projected floodplain data before we consider allowing any construction in this location. Better would be a park that future		Anonymo us	
38	floods go into. A2Zero projects large increases in storm water in the city FEMA 30% low Balls Floodplain maps currently	Stormwater	Attendee	live answered
	The Existing Decades-Long Tax Base (Old West Side) you may destroy is worth much more than the new tax base if building in this Floodplain and likely Floodway.		Vince	
44	city has Bad history of housing in FP	Stormwater	Caruso	live answered
46	If the floodway has expanded in real life, would we not want to know that? This site is fairly level Only a small change in stormwater levels could change the amount of the site that is actually in the floodway. Should we not have a determination of that?	Stormwater	Tom Stulberg	This process includes a site survey that will include further confirmation for the floodway and floodplain levels and we will continue to be conservative with design solutions that respond to the best information we have available at this stage in the process.
	According to the nonprofit First Street Foundation, who incorporate GW			<u> </u>
	effects unlike FEMA in floodmaping: On Sept 2021 on this site a 1% (100 year) is likely to have 4.5 feet - 7.9 feet of water reach the largest building on this property.			
40	In a .2% chance (500 year) 10.3 feet - 10.4 feet of water will reach the largest building on this property.	Stormwater	Vince Caruso	live answered
45			23.330	
51	(Correction: much of the buildable portion of the site is fairly level. Other parts are certainly not.)	Stormwater	Tom Stulberg	Thank you.
56	\$1B AAZero plan Missy Stults Sustainability Office leading AAZero: "not support FP development" period	Stormwater	Vince Caruso	Dr. Stults is aware of this process and we are happy to answer a specific question and/or connect you directly to Dr. Stults for further discussion, specifically as it relates to 415 W Washington.

	City of Ann Arbor displays the logo of the ASFPM on city documents.			
	Association of State Floodplain Managers:			
	Logo image: Tent on Highway with Caption: "BUILDING IN THE			
	FLOODPLAIN IS LIKE PITCHING YOUR TENT ON A HIGHWAY WHEN THERE		Vince	
57	ARE NO CARS COMING"! ASFPM: www.floods.org	Stormwater	Caruso	live answered
	Proposing any housing for the site, regardless of income level does not reflect sustainable practices. It is risky to arrange for housing, given flood			
	risk related to existing conditions and likely increases due to increases in		Δησηνισο	Thank you for your concern. The
	intensity and severity of rain events. The plan will result in flooded cars		us	intent would be to develop a long-
	and flooded access to the site. What will this building be like in 50 years?	Stormwater		term, resilient, investment in this site.
	It does not seem wise to base an huge project like this on a flood map that			, ,
	is almost 10 years old, especially with the climate changes we have been			Thank you for your comment. See
	experiencing. 3 months is not a lot of time to wait for good solid		MacKenzi	other comments addressing this
59	information!	Stormwater	е	concern.
	Many communities forbid building in floodplains, President Obama		Vince	
	virtually forbid using federal Tax Dollars for building in the floodplain.	Stormwater	Caruso	live answered
	Parking in the floodplain is not safe. 2 people died in Northern Ohio died		Vince	
63	getting cars out of parking in FP also cars lost to flooding.	Stormwater	Caruso	live answered
	Just this summer's flooding,			
	Aug 9th - 1,000 year rain, July 16 - 1,000 year rain in Detroit. June 25-26 5-			
	8" Washtenaw over 100 year rain			
	Bridge Mag Aug 9: "The worst of them — a "thousand year" rainstorm			
	that lasted several hours on the night of June 25 — dropped as much as			
	seven inches"			
	Jul 2, 2021 — Sue McCormick says GLWA has rain gauges around Detroit		Vince	Thank you, we are aware of this
	and "3 gauges in the city registered a one-thousand-year event."	Stormwater	Caruso	context.
	City council banned use of affordable housing millage \$ on this site due to floodplain issues. Your comments and Ms. Hall's comments via email and			
	tonight say, among other things, that since the affordable housing millage			
	exists now, using those funds will "free up" other funds sources for use on			
	this site. Why isn't this just an "end run" around the city council		ralphmck	
	resolution?	Stormwater	ee	live answered
	According to the nonprofit First Street Foundation, who incorporate GW			
	effects unlike FEMA in floodmaping:			
	On Sept 2021 on this site a 1% (100 year) is likely to have 4.5 feet - 7.9			
	feet of water reach the largest building on this property.			
	In a .2% chance (500 year) 10.3 feet - 10.4 feet of water will reach the		Vince	
	largest building on this property.	Stormwater	Caruso	live answered
				Our conservative recommendations
	Do any of the calculations around the floodway and floodplain take into		C:	around building elevations account for
	account projections of the impact of climate change on measures of floodplain depth?		Sierra ClubHVG	future models, not just backward- looking data.
71	пообрані церті:	Storriwater	Clubity	looking data.
				We won't comment on other sites,
				but the current recommendation for
				this site is to demolish the existing
				building and construct a new building
	Homeowners in the floodplain are denied the ability to make even		Δησηνικο	where the first occupiable floor is 12' above the current building and over 1'
	reasonable updates to their homes. Does the city plan to allow everyone		us	above the 500 year flood plain
75	in the floodplain to bypass regulations like this project plans to?	Stormwater		elevation.
	Found member of ACWG which produced MDEQ, County and city		Vince	
78	adopted Allen's Creek Watershed Management Plan	Stormwater	Caruso	Ok
			Vince	
88	Where will the floodplain loss be made up if built?	Stormwater	Caruso	live answered
				Mo are consequatively planning for
				We are conservatively planning for
				occupiable floors to be a minimum of 1' above the 500 year floodplain. In
				this area there is very little difference
				between the 100 year and 500 year
				flood zones. We continue to track the
	We are seeing 1,000-year floods around the country. What will happen if		Sue	changing floodplain insurance laws,
	we get one? What will be the impact on residents' ability to purchase		Kaufman	and understand insurance costs may
89	homeowners insurance?	Stormwater	n	continue to go up.
- 33				

_	T	т	1	
92	Floodplain Major Errors: Homeless Shelter \$1M plan scraped due to FW error, ACWG and other residents stopped illegal residential building in FW YMCA across street. could not be built today consultant commented in past year lost Floodplain Free Board within a year, out of compliance Blocks almost 100% of fw! More OWS flooding	Stormwater	Vince Caruso	No comment on the other projects, but staying focused on this project: we are continuing to model the before and after impacts of this proposal, and will continue to provide data that we have. The proposal is to provide no change to the floodway, and reduce obstructions in the floodplain, increase impervious surfaces in the floodplain, and likely result in reduced runoff.
			Anonymo	
93	FEMA maps are outdated. Please address future of flooding. We should follow the City Adopted goals of the Ann Arbor 2007 Flood Hazard Mitigation Plan the ACWG contributed to:	Stormwater	us	live answered
96	"Public acquisition and management of flood prone properties. Permanent relocation of flood prone structures to areas outside the floodplain. Establish clear and consistent government policy for public owned land in the floodplain aimed at preventing public buildings in the floodplain. Create Allen['s] Creek Greenway in floodplain area. Regular data collection and modeling to update flood hazard maps Decrease Flood Insurance Rates by meeting FEMA required flood hazard mitigation recommendations."	Stormwater	Vince Caruso	We are happy to forward this message to appropriate city staff.
				to appropriate only ordin
97	Why was Jerry Hancock not included in this event? He is the floodplain expert.	Stormwater	Kitty B. Kahn	live answered
	Given recent flooding events around the country, and the fact that nearly all of 415 W. Washington is in the floodplain, makes me think that the most appropriate use for this site would be to dedicate it to non-building use. The City is looking at several city-owned sites for development. It's useful step back and see the larger multi-site picture. Can the estimated 140 units be achieved in other locations? The highest, best, most longterm beneficial use for this floodplain site may be as a 90% permeable open space / green infrastructure site. Nature bats last. Please cite the specific ordinance that you mean with respect to the floodplain. 200,000 water-damaged cars are entering the used car market from	Stormwater	wong	Thanks for this comment. And we continue to look at adding housing and affordable housing at several downtown sites, many of which have been contentious. This proposal remains hopeful that we can provide units here and meet the multitude of additional community goals, including improving the floodplain and creating an integrated building and site design that increases open space and permeability. We are not sure what this is in reference to. Happy to follow up separately if you have additional questions beyond those answered here.
	recent hurricanes, what's another 90+ going to matter? Resolving the "current situation" is simply tearning down the demolition-by-neglect		Anonymo	Thanks for the comment and
103	structures that exist, minus the chimney	Stormwater	us Attendee	information.
105	I love the overall vision of this project and what it would bring to our neighborhood. I really want to see this plan move forward. Is there anything additional that could be done to help with storm water management? Such as the water retention project that was done at the Pioneer High School? It is great that we are reducing the impervious surface area.	Stormwater, General Comment	Andy Blyler	Thank you for your comment, we hope the above answered questions answer your additional questions regarding stormwater opportunities on site.
107	I recall that at a public zoom meeting over a year ago, Jerry Hancock said that "with his Floodplain Manager hat on, I don't think we should build in the Floodplain. I understand that Council gave you a multitude of asks for this site, and you are trying to meet them. Has it occurred to you, as staff and as Smith Group consultants, that you might honestly tell Council that their multitude of asks for this site is unrealistic? That they are trying to fit a round peg into a square hole? Council are not professionals. They would appreciate honest opinions from experts, I believe.		Anonymo us Attendee	live answered
	I also live on Krause Street and do not think building on the floodplain is a good idea. Also, we need alternatives to more market-rate housing. It is		Kitty D	
123	unlikely there will be affordable housing on this site.	Stormwater	Kitty B. Kahn	live answered
145 153	If you want to look up the calculations on the major flooding for this site go to their web site with this link: https://floodfactor.com/property/415-w-washington-st-ann-arbor-michigan/262072917_fsid Given all the questions re Floodplain that were raised, and you no doubt	Stormwater Stormwater	Vince Caruso Linda	Thank you, we are aware of this website. live answered

In finge, would meet the Multiplian dualing Codes and the City's Flood Management Overlay Zoning District However, a comprehensive planning effort for a City owned parcel should not simply recommend what is allowed by the dolling, Code or City Code. The questions should be: 1. What a good parnel front for future of the size? 2. What was a red development of future of the size? 3. What poe of uses and development of future of the size? 3. What poe of uses and development of the City of Ann Actor? In City of Ann Actor? In City of Ann Actor? In City participates in the National flood insurance Program 1, NPP Community Radius System (CES), a voluntary increase grade enourages community floodplain management activities, that exceed the minimum NPP requirements. As a result flood insurance permum rates are discounted to reflect the reduced insurance permum rates are discounted to reflect the reduced insurance permum rates are discounted to reflect the reduced insurance permum rates are discounted to reflect the reduced insurance permum rates are discounted to reflect the reduced insurance permum rates are discounted to reflect the reduced insurance appears of the APP and 3,1 monage a comprehensive approach to floods in management and the community floods and the property. 2.1 strengthen and support the insurance appears of the APP and 3,1 monage a comprehensive approach to floods in management and the community floods an		cont'd	Stormwater	
finge, would meet the Michigan Building Code or 14 Stormwater In a substitute of the Michigan Building Code or 15 Stormwater In a substitute of the Stormwater Stormwa				which results in a 20% discount on all flood insurance policies. The City's participation in the CRS is another reason we should surpassing what is allowed by the building codes and take a comprehensive and holistic approach to floodplain management on this City owned site. Most of the 415 W. Washington St. site is in the floodplain of Allen Creek. The floodway portion is being recommended for open space and the future Treeline – Allen Creek Urban Trail. That is an ideal use of the floodway in this urban area. The remainder of the site is in the flood
fringe, would meet the Michigan Building Codes and the City's Flood Management Overlay Zoning, District However, a comprehensive planning effort for a City owned pancel should not simply recommend what is allowed by the Building Code or City Code. The questions should be: 1. What is good planning for th future of the site? 2. What uses and development would contribute to the resiliency a sustainability of the City? 3. What type of uses and development would fit the goals of the City of Ann Arbor? Vince 2. What was Jerry Handcocks feeling about putting housing on this site? Stormwater Vince Caruso The City participates in the National Flood insurance Program's (NFIP) Community Rating System (CRS), a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the thre goals of the CRS: 1.) Reduce flood damage to insurable property; 2.) Strengthen and support the insurance aspects of the NFIP; and 3.) Encourage a comprehensive			Stormwater	The City is currently at a Class #6
fringe, would meet the Michigan Building Codes and the City's Flood Management Overlay Zoning District However, a comprehensive planning effort for a City owned parcel should not simply recommend what is allowed by the Building Code or City Code. The questions should be: 1. What is good planning for th future of the site? 2. What uses and development would contribute to the resiliency an sustainability of the City? 3. What type of uses and development would fit the goals of	155		Stormwater	Flood Insurance Program's (NFIP) Community Rating System (CRS), a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS: 1.) Reduce flood damage to insurable property; 2.) Strengthen and support the insurance aspects of the NFIP; and
From Jerry Via Email: The currently proposed elevated residential				proposed elevated residential structure, occupying the entire flood fringe, would meet the Michigan Building Codes and the City's Flood Management Overlay Zoning District. However, a comprehensive planning effort for a City owned parcel should not simply recommend what is allowed by the Building Code or City Code. The questions should be: 1. What is good planning for the future of the site? 2. What uses and development would contribute to the resiliency and sustainability of the City? 3. What type of uses and development would process and development would fit the goals of

		Proposing to develop the flood fringe (the area of the floodplain outside the floodway) either for public buildings or sale for private development would be counter to the mitigation strategies approved by City Council in our 2017 Ann Arbor Hazard Mitigation Plan. • Mitigation Strategy #17 states "Protect and attain funding for natural features like green space and green infrastructure in the floodplain". • Mitigation Strategy #18 states "Consider a program to encourage dedication of open space in the floodway and floodplain". • Mitigation Strategy #39 states "Considering acquiring properties (particularly Repetitive Loss and Severe Repetitive Loss properties) for acquisition within the floodplain and floodway".
cont'd	Stormwater	
		Since the City already owns this flood fringe area it would be counter to the stated goals of the Hazard Mitigation Plan to plan for, or sell it for, a more intense development than currently exists on the site. The idea of planning for residential uses is not suitable from a floodplain management standpoint. While codes may allow residential uses in the flood fringe, building elevated residential structures in the flood fringe increases the responsibility and cost of City emergency services in responding to flood events, increases the risk of occupants being injured in a flood, and floodplain construction is more costly.
cont'd	Stormwater	
		The United States Department of Housing and Urban Development prohibits spending federal money for residential uses in the floodplain for these reasons. The City should also avoid facilitating residential uses in the floodplain. Since the City owns this floodplain property, there is an opportunity to positively exceed the building codes and plan a resilient use that mitigates the pervious development impact and considers future flood conditions. The current proposal of a mixed-use building, that includes residential, and occupies the entire flood fringe is not a desirable outcome for the site.
cont'd	Stormwater	

				From a floodplain management standpoint, the maximum amount of development on this site should not have a footprint larger than the current buildings, should be elevated (as proposed), and should not have any residential use. Jerry Hancock, CFM
	cont'd	Stormwater		
	To the question of electrification of HVAC. The west side is plagued by power outages. Can the grid handle this building? In this part of town we are reliant on the use of sump pumps and can't afford to have constant power outages.	Sustainability	Anonymo us	We are in coordination with our team and Dr. Stults regarding the appropriate electrical/mechanical systems for this kind of building to meet A2Zero goals and the level of detail to be included in the PUD v. a potential developer RFP.
	What features of this development contribute to community sustainability?	Sustainability	Anonymo us	Several of these features have been listed including floodplain obstruction removal, impervious surface reduction, runoff reduction, net zero potential, multi-mobility connectivity and are happy to continue to brainstorm more.
41	Best use is Greenway/Treeline	Treeline Trail	Vince	Thank you. The Treeline/greenway component has been incorporated on the floodway portion to meet the goals of the Conservancy and community.
	Does the Treeline Trail still include the old Fingerle lot at William and First		Tim	
	being turned into greenspace?	Treeline Trail		live answered
444	What funds will be used to nay for the Treeline section?	Treeline Trail	Anonymo us	live answered
111	What funds will be used to pay for the Treeline section?	Treeline Hall		iive alisweleu
112	Derek, that is correct re Treeline at Fingerle.	Treeline Trail	Nan Plummer	live answered
114	Tax question will take some research. Please contact me.	Treeline Trail	Nan Plummer	live answered
	Derek - you answer regarding the old Finhgerle lot referred to the large lot. I was asking about the one currently used for parking at 1st and William. It was designated for a park. Will it still be turned into greenspace?	Treeline Trail	Tim	Focus of this discussion is on 415 W Washington.
	Allen's Creek Greenway/Tree Line: ACWG championed Allen's Creek Greenway starting in 1990, also is in the 1980 Master Plan Less flooding Better economics, Tax Base People will get out walk and bike, heather, see neighbors More spending in downtown by Greenwayers walkers, bikers - better health Pocket park for Greenway at 415, music or arts venu	recenie Haii		We feel that this current concept meets and exceeds all of those metrics
	Greenspace is lacking and is very valuable in our near downtown Need to compare this benefit in any plan.	Treeline Trail		listed and, like you, look forward to the Treeline Trail being implemented.
	We have been told that the Treeline Trail would funded by entities outside of the City Government, why is there discussion on providing funding for this particular initiative vis-à-vis the redevelopment of this site	Treeline Trail	СМ	live answered
	What is the current zoning of the site and what is the difference between that zoning and D2? What will the D2 zoning allow that the current zoning does not allow?	Zoning	Kitty B.	The site is currently zoned PL and master planed D2. D2 allows for 60' building height ant 200% FAR. The Planned Unit Development process is being proposed for this site which allows an individually designed set of zoning regulations to be created based on the project.
	Can you explain why this is being proposed as a PUD when there is no developer involved yet?	Zoning	Greg Pratt	live answered

3	On Planning Commission, we are often struggling in with proposals for new housing that will be fossil-fuel based, locking in our dependency on ff for decades after 2030. We typically have little leverage to ask for 0 electrification of HVAC. Could we write this into this PUD?		Yes, if that is a requirement the City wants as an absolute.
3	Does the HDC typically get to override goals, like reduced set backs, 4 identified in the city's guiding planning documents?	Anonymo us Attendee	live answered