

**NCPOA and Near North Meeting Notes**  
**Meeting at DFDG offices**  
**August 18, 2009 3 PM**

**Attendees:**

Damian Farrell, Bill Godfrey, Peter Pollack, Dale Sanders & Teresa Welsh

Peter Pollack met with representatives of Near North to review progress since the Thursday, 13 August 2009 meeting. Both groups are working to find common ground and agreement on design. The notes from the prior meeting prepared by both groups had general agreement and we believe, collectively, that we are making progress.

Peter reviewed an NCPOA revised site plan which has a number of common elements which Near North can pick up and reflect. They are contained on the attached "NCPOA Near North Attachment B ~ Work List."

Concern was expressed by Near North that a redesign process was costly (time and dollars) and there was some reluctance to invest in new design work unless there was reasonable assurance that the direction of changes would be acceptable to a majority of the neighborhood. Some discussion ensued and the attached list, Attachment A ~ "Next Steps" was an agreed upon direction for collaboration between groups.

In addition to these steps, and running outside of the sequence, there will be a separate meeting between the City, the Near North design team, and some members of the NCPOA Planning Committee to express support for a solution which keeps the mature trees in place on the Main Street lawn extension by moving the storm sewer into the street, if possible, or via some other compromise with the City. This is a key point for principals within both design groups.

In agreeing to undertake this work, Near North requested that NCPOA work to have the supermajority petition recalled by its petitioners, at such time as Near North and the neighbors reach agreement on a revised design and program, and a majority of the neighbors are prepared to support the revised plan at City Council. NCPOA agreed to discuss this with the Petitioners.

Given the number of Next Steps (Exhibit A) to be accomplished, Peter Pollack requested, and Near North has agreed, to ask for a deferral of the next City Council hearing of the Near North PUD to September 21, 2009 to provide sufficient time for Near North and the neighbors to come to agreement.

Please refer to the attached Exhibit A ~ Next Steps and Exhibit B ~ NCPOA and Near North Work List for additional, more detailed information.

**NCPOA and Near North  
Exhibit A ~ Next Steps  
August 18, 2009**

- 1) Near North is to draft a preliminary list of design changes to be pursued.
- 2) NCPOA Planning Committee reviews the list of design changes.
- 3) Upon agreement between NCPOA Planning Committee and Near North on design changes to be pursued, the groups jointly present the Work List to City Council and to the 1<sup>st</sup> Ward Council Representatives in particular.
- 4) Near North and NCPOA Planning Committee design teams meet with City to present redesign direction, with the intent being to receive a 'minor change' ruling so as to continue with the approval process at City Council.
- 5) With City comments received, Near North will prepare revised plans and submit to NCPOA Planning Committee.
- 6) NCPOA Planning Committee reviews the revised plans and votes on approval of the plans.
- 7) Upon approval, NCPOA Planning Committee, assisted by Near North, meets with neighborhood to communicate design changes brought about through the work of the Near North and the NCPOA, with the goal being to obtain neighborhood acceptance of the plans as revised.
- 8) NCPOA Planning Committee to submit a written letter of support for the revised Near North plans to City Council. The Planning Committee will also meet with adjacent Neighbors to present the new collaborative design and request project support.
- 9) Assuming successful completion of the above eight steps, Near North and NCPOA Planning Committee agree to appear jointly at the Public Hearing/Second Reading at City Council meeting to support the revised Near North plans.

**NCPOA and Near North  
Exhibit B ~ Work List**

**August 18, 2009/Revised 26 August 2009**

This list details a means of ongoing collaboration between the Near North Development team and the NCPOA Planning Committee. This process has produced the following list of additional design recommendations that provides both parties with common direction that will hopefully lead to further common ground. After the list of design recommendations is approved by the City of Ann Arbor and the NCPOA Planning Committee, the Near North development team will re-design the project accordingly. Thereafter, the NCPOA will review the revised design to ensure that the Near North development team has accurately interpreted and implemented the additional design recommendations. If the NCPOA Planning Committee agrees with the revised design, a letter of support will be sent prior to the September 21, 2009 Council meeting to the City of Ann Arbor Mayor and City Council recommending approval of Near North. In addition, the NCPOA Planning Committee will work to have the Near North neighbors reconsider their recently-filed petition that requires a super-majority vote from the Ann Arbor City Council to approve the Near North PUD. The Near North development team understands that the NCPOA Planning Committee has made no assurances that the neighbors will withdraw their petition.

- 1) Remove the four two bedroom units and convert back to one bedroom units to reduce massing.
- 2) Remove and redistribute all fifth floor units to reduce height. The intent to have a building that is three and four stories rather than three, four, and five stories.
- 3) Increase emphasis of the architectural facades in the horizontal direction rather than vertical.
- 4) Create more separation between the two main structures to break up the massing.
- 5) Soften and buffer the areas between the building and the public ROW (sidewalk and street), and between the building and properties on its eastern and southern borders by adding vegetation on both sides of these shared property lines.
- 6) Remove an area of internal space in exchange for an expressed separation in the north facade.
- 7) Ensure that 'Near North Park' is useful by adding pedestrian paths into the park area to provide better access for Near North residents and neighbors use. The purpose is to welcome the neighbors into this park and encourage integration of the new residents with the neighborhood.
- 8) If possible, revise the front/west setback to +/-15', the rear/east setback at +/-24', and the south/side setback to +/-15' with the intent being to allow for 'softer' terracing and enhanced buffering along adjacent properties while facilitating greater opportunity for item #4, articulating the building into smaller components.
- 9) Design direction for commercial space:
  - a) revise the site plan to delineate the commercial space/market as a second, separate future phase 2 of the PUD;
  - b) revise language in the PUD's development agreement and supplemental regulations to state that construction of that space would occur only after such time as the existing retail property, including the residential lot to its east, is controlled by Three Oaks, a public or tax exempt entity, the City of Ann Arbor, or an affiliate of any of the foregoing parties, and that the existing store would be demolished after the business is located to the new space in the PUD and access/driveway to/from Summit Street is constructed;
  - c) revise the PUD site plan by re-examining the relationship between the location and configuration of the driveway into the parking garage and the size and shape of the retail space with the objective being to move the garage access west, reduce the new market's size as much as possible (an approximate 2500 sf was mentioned), simplify surface parking layout, accommodate the driveway north to Summit, and add additional buffering along the eastern property line in this location; and,
  - d) revise the design of the park to include buffer plantings in phase 1 to minimize the presence of the existing party store as seen from the south.