TO: Ann Arbor City Council

FROM: The Treeline Conservancy Board of Directors

RE: Statement regarding the pending **City of Ann Arbor Resolution #20-0500**, to Direct the City Administrator, Ann Arbor Housing Commission, and Planning Commission to Create Proposed Application Materials, Review and Recommend Development Entitlements to the City Council for 415 W. Washington to Support the Development of Affordable Housing in the City

DATE: June 11, 2020

Treeline Conservancy Mission: To plan, build, and operate the Treeline Trail from the Huron River, through Downtown Ann Arbor, to Stadium Boulevard.

Since Ann Arbor City Council took action at its April 20, 2020 meeting to postpone consideration of the pre-entitlement resolution regarding 415 W. Washington, the Treeline Conservancy has appreciated the opportunity to confer with Councilmembers and with City staff about our questions and concerns. We have also listened with interest to the additional citizen input and staff responses generated at an additional community engagement session on May 21. Thank you for working with us in the spirit of our Collaboration Agreement on this very important City-owned parcel along the proposed Treeline route.

We understand that at the direction of City Council, the planning professionals at the City and SmithGroup must carry out this pre-entitlement process for building a new housing project on this site. We also understand that City staff believes that the "preferred option" represents their best response to the many challenges that the site poses—also taking funding realities into account.

SmithGroup's May 21 presentation showed a history of many options considered for 415 W. Washington going as far back as 2007. We realize that at this point in time certain options must be thoroughly examined and either accepted or rejected.

We also note that a significant portion of the site is reserved for the Treeline Trail under any development scenario, and we are grateful and excited to build this portion of the trail in the near future.

It was good to hear from SmithGroup that any plan that eventually emerges for 415 W. Washington will include compromises that may allow for additional public amenities that could enhance the contribution of the Treeline Trail to the neighborhood.

Therefore, likewise in the spirit of the Collaboration Agreement, the Treeline Conservancy would like Council and Staff to know that the Conservancy acknowledges the importance to the City of the pre-entitlement process going forward and is not expressing an opinion on the various concepts and options presented for this site at this time.

The Treeline Conservancy Board believes that the following information will be beneficial to all concerned and support the continued planning and implementation of the Treeline Trail through this key City-owned property:

1. Determination of the technical, financial, and political feasibility of the development of the site.

2. Discovery of the scope and estimated cost of remediating contamination; and removing structures at the 415 West Washington property (except the chimney).

We will continue to follow this process with interest. Creative, potentially fundable ideas might emerge that could be considered as the future phases of this process unfold.