

May 21 Public Presentation (Zoom)

Recording

<https://m.youtube.com/watch?feature=youtu.be&v=urjUHzi00A>

Presentation

(provided as separate PDF)

Attendees

Attended	First Name	Last Name	Email
Yes	Verena	L Brunner	vlbru@umich.edu
Yes	Joe	Lambert	joe.lambert@gmail.com
Yes	davidsilkworth		david.silkworth1@gmail.com
Yes	Muffy	MacKenzie	muffymackenzie@aol.com
Yes	Steve	Bellock	drdrnono@aol.com
Yes	Patrick	Chase	patrick.h.chase@gmail.com
Yes	Elaine		eneelands@gmail.com
Yes	Elaine		eneelands@gmail.com
Yes	Francesca		fra@comcast.net
Yes	karenkoykkaoneal		kko@umich.edu
Yes	Thomas	Reid	thomaslawrencereid@gmail.com
Yes	ralphmckee		rmckee2258@gmail.com
Yes	Susan	Kaufmann	kaufmann@umich.edu
Yes	Rita	Mitchell	ritalmitchell@gmail.com
Yes	Ali	Ramlawi	aramlawi@yahoo.com
Yes	Rebecca	C Ackerman	rcack@umich.edu
Yes	Lindsay	Fercho	lindsay.fercho@gmail.com
Yes	Lucy	Miller	portmiller@sbcglobal.net
Yes	Tom	Stulberg	TomStulberg@Hotmail.com
Yes	Horim		huml1c10@gmail.com
Yes	Student		pagels@umich.edu
Yes	nancygoldstein		njgoldstein@yahoo.com
Yes	Margaret	Wong	mwong@ltu.edu
Yes	Nan	Plummer	nplummer@thetreeline.org
Yes	don.neuendorf		dneuendorf@stpaulannarbor.org
Yes	Mark	Wishka	mswishka@comcast.net
Yes	Jeff	Crockett	jeffcrockett8@gmail.com
Yes	Jeff	Crockett	jeffcrockett8@gmail.com
Yes	Spence	Maidlow	stmaidlow@gmail.com
Yes	Julia	Goode	jrgoode@hotmail.com
Yes	jimmccauley		jrm.home@yahoo.com
Yes	Phil	Klintworth	klintpg@umich.edu
Yes	Derek	Delacourt	DDelacourt@a2gov.org
Yes	Patricia	Maki	pattimaki@aol.com

Housing + Affordability in Ann Arbor
 Redeveloping 415 W Washington
 May-June 2020 Additional Public Engagement

Yes	vicki	honeyman	vicki@honeyman.org
Yes	William	Kinley	bill@praxisproperties.com
Yes	Vince	Caruso	vrcaruso@comcast.net
Yes	David	Mieras	dmieras@umich.edu
Yes	jillcrane		jillcran@umich.edu
Yes	jillcrane		jillcran@umich.edu
Yes	jacolvin		colvina2525@gmail.com
Yes	Constance	Crump	concrump@yahoo.com
Yes	Steve	& Manal	sbsoliman@gmail.com
Yes	terri		artsearch.tm@gmail.com
Yes	Michael		michael.johnson@smithgroup.com
Yes	Lindsey		gallol@umich.edu
Yes	Jim	Pagels	jimpagels@gmail.com
Yes	JHall		jhall@a2gov.org
Yes	773312		kittybkahn@gmail.com
		M Verhey-	
Yes	Ann	Henke	averhey@umich.edu
Yes	Heather	Seyfarth	hseyfarth@a2gov.org
Yes	Ian	Pearsall	iandpearsall@gmail.com
Yes	Roy	Muir	Muir@martsandlundy.com
Yes	Danielle		daniellefalcon5@gmail.com
Yes	Russell	JH Ryan	rjhryan@umich.edu
Yes	Norman	Herbert	normanh@umich.edu
Yes	Sarah	Nisbett	nisbetts@gmail.com
Yes	TOM	BLETCHER	HCPandB@aol.com
Yes	Susan	Guszynski	sguszynski@me.com
Yes	Pat	M	martzes@earthlink.net

#	Question	Asker Name	Asker Email	Answer(s)
1	If the site is not developed and instead remains a part of the Treeline Trail, would brownfield cleanup still be necessary?	773312	kittybkahn@gmail.com	Yes, no matter what the use is on the site, some level of clean-up is necessary
2	wondering if you can hear me...	vicki honeyman	vicki@honeyman.org	cannot hear you, do see your message
3	or are we watching the meeting and not participating?	vicki honeyman	vicki@honeyman.org	Brett will explain the format in a minute. We will take written questions and verbally respond
4	Who made the decision that this is the "preferred option"?	773312	kittybkahn@gmail.com	live answered
5	Hi Vicki- I don't think we will be able to speak, only text. -Kitty	773312	kittybkahn@gmail.com	
6	Is this meeting being recorded and can we watch it later?	Horim	humllc10@gmail.com	Yes! This meeting is being recorded and will be available to watch later.
7	Who directed to propose buildings on this site?	Vince Caruso	vrcaruso@comcast.net	live answered
8	City council directed you to work with neighbors, Treeline Conserv. and stakeholders, not assume development to be chosen.	Vince Caruso	vrcaruso@comcast.net	live answered
9	Being residents of the Mark Condos, we would assume that no building would go up between us and Blank Slate Creamery at Liberty St., given that it is a flood way? We would strongly hope that we would keep some privacy without anyone looking into our building. Thank you.	Steve & Manal	sbsoliman@gmail.com	live answered
10	Dr. Missy Stults city's Sustainability and Innovations Manager states at A2Zero Kickoff Meeting on Nov 11th 2020 when asked by the ACWG: "No Building In Floodplain" Period. No discussion, no questions, just NO.	Vince Caruso	vrcaruso@comcast.net	live answered
11	I thought the treeline was a nonprofit and self funded?	Muffy MacKenzie	muffymackenzie@aol.com	live answered
12	Is there not a concern about an increase in the crime rate and the lowering of property values, especially given the already growing attraction to downtown Ann Arbor due to the legalization of marijuana sales here? Given that, how can you justify this next to the YMCA, a youth & children center and the Church daycare center? This doesn't seem proper practice.	Steve & Manal	sbsoliman@gmail.com	live answered
13	Do you have an estimate of cleanup costs for your possible scenarios, and do you have an estimate of sale value in those same scenarios? And if not, why not?	ralphmckee	rmckee2258@gmail.com	live answered
14	Does the community have any involvement/ review/ vote should the city be using an outside developer .	terri	artsearch.tm@gmail.com	live answered
15	Y site across the street is not accurately included in flood hazard mapping with fencing across virtually the entire site acting as a huge dam for floodwaters, in the middle of the floodway, flowing to the river. ACWG strongly petitioned the MDEQ to stop the Y building and then the Y fencing but was not successful. Y site flood hazard evaluation is needed ASAP. Fencing was never modeled in floodplain mapping.	Vince Caruso	vrcaruso@comcast.net	live answered
16	Thank you for the ongoing support of the chimney swift roosting site, the chimney that is located on 415 W. Washington St. Here are the last few diving in to roost at dusk last night, 5/21/20: https://share.icloud.com/photos/0aY4pS6h4SWJrYLQJec9Sq4w	Rita Mitchell	ritalmitchell@gmail.com	Thank you for sharing!
17	Do the percentages of preferences reflect ranking (overlap) or a lot of "none of the above" responses?	Nan Plummer	nplummer@thetreeline.org	live answered
18	For the density options	Nan Plummer	nplummer@thetreeline.org	live answered
19	I attended the Feb. mtg and this summary is INCORRECT. There was a lot of concern about building on the floodplain/floodway. There was a lot of support for no development and a lot of concern that no developmet should overshadow the neighborhood.	773312	kittybkahn@gmail.com	live answered
20	There is already a lot of traffic congestion on W. Washington because of the Y. We don't need more traffic congestion there. How does the Y feel about this proposal?	773312	kittybkahn@gmail.com	live answered
21	You say the proposed building would be no higher than the houses on 3rd street? Or do you mean the church, Mark, & Y?	jacolvinn	colvina2525@gmail.com	live answered
22	what is the view from 3rd Street?	Muffy MacKenzie	muffymackenzie@aol.com	live answered
23	I am the owner of 404 and 406 West Liberty Street. They are adjacent to the project site and sit on a higher ground. There has been ongoing land erosion along the property line between 415 W. Washington St. and 404/406 West Liberty St. Currently, there is no retaining wall along the property line with the city's property. This situation needs to be addressed urgently because of the foundation of 404 W. Liberty St. has been exposed and the outer structure of the building has developed multiple cracks. Our parking lot is also sinking steeply down toward 415 W. Washington St. It is getting worse every time when it rains heavily.	Horim	humllc10@gmail.com	live answered
24	I am very confused why you would be directing more traffic onto W. Washington vs Liberty? Liberty in this area is much better able to handle this traffic. Washington has become dangerous. It is very narrow with cars parked on both sides.	Lindsey	gallol@umich.edu	live answered
25	I apologize if this has already been said, but will the entire first floor be parking?	Anonymous Attendee		live answered
26	I live about a block away and this site is an unsightly unsafe mess. What can we do to make sure the City actually finally takes action on it? We need affordable housing now.	Julia Goode	jrgoode@hotmail.com	live answered
27	Has the number of vehicles this would bring been taken into consideration especially given the number of children at the YMCA, daycare, and children in the neighborhood?	Steve & Manal	sbsoliman@gmail.com	live answered
28	With 2-side parking on Washington, and heavy traffic at the Y, there is some concern about access to the site. Will it only be accessible from Washington?	don.neuendorf	dneuendorf@stpaulannarbor	live answered
29	What happens to the 150 cars now using the site for parking? If the new site has 160 spaces, that's only a net increase of 10. It appears that there will be a major increase to on-street parking load.	Phil Klintworth	klintpg@umich.edu	live answered

30	(Just asked about parking, but I wanted to add: I'm so excited about this proposal)	Anonymous Attendee		
31	Will the only access to parking be from Washington? With the traffic from the Y, have you considered access off of Liberty to minimize traffic on Washington. There is so much traffic already in the area. YMCA and commuter parking clog West Washington already.	Susan Guszynski	sguszynski@me.com	live answered
32	I encourage you to include the homes that are directly next door when you show these mock-ups. I didn't see any images that include the homes that are directly adjacent to the site. I think these images were designed this way intentionally which is unfortunate.	Anonymous Attendee		live answered
33	Is there a defined setback from the homes on the west edge of the property (Third Street)?	David Mieras	dmieras@umich.edu	live answered
34	In addition to existing contamination cleanup, does the current concept include the objective of increased green infrastructure performance? If so, can you be more explicit? If not, why not?	Margaret Wong	mwong@tu.edu	live answered
35	Why are you ignoring my questions? -Kitty	773312	kittybkahn@gmail.com	I don't see any more questions from you, please send them!
36	They are the ones about how does the Y feel about more traffic congestion there? And why was the summary of the Feb. mtg. misrepresented?	773312	kittybkahn@gmail.com	live answered
37	How much of the parking is mandated versus simply what the developer independently wants? If any parking is mandated, how does the city reconcile this (further) subsidization of car ownership with its carbon neutrality goals?	Jim Pagels	jimpagels@gmail.com	live answered
38	Recent credible reports have stated that FEMA "Low Balls" floodplain maps by up to 33% across the country due to reduced funding and political pressure.	Vince Caruso	vrcaruso@comcast.net	live answered
39	What is the minimum number of units this development can have in order to be financially viable. Option 1a is 32 units and option 2a jumps to 175 which will be overwhelming to the neighborhood on many different fronts. Can some number in between be considered? 75?	Susan Guszynski	sguszynski@me.com	live answered
40	Why is it assumed the height of the YMCA is an acceptable benchmark to be integrated into the neighborhood?	Mark Wishka	mshwiska@comcast.net	live answered
41	CityLab article on above comment on LowBallng by FEMA https://www.citylab.com/newsletter-editions/2019/07/maplab-hidden-risks-flood-maps/595126/	Vince Caruso	vrcaruso@comcast.net	live answered
42	NEPA at least for the moment requires a "no action" alternative, so, why not a new roof(required, I think) deep housekeeping and deferred maintenance...removal from the "Disposable Buildings" list and use the building for offices, garage, [restore the free carwash]...balance of site for trail and landscaped surface parking...	TOM BLETCHER	HCPandB@aol.com	live answered
43	the OWS neighborhood is West of the property and most of it much lower elevation then views you have are looking west and south. they don't take into account the views from the hood? do you have any?	Muffy MacKenzie	muffymackenzie@aol.com	live answered
44	How can the historic architectural character of the Old West Side be incorporated, and take into account the historic nature of the chimney?	Spence Maidlow	stmaidlow@gmail.com	live answered
45	Why is there any question of doing this, or allowing this, in the FLOODPLAIN!?! Rhetorical. If you feel like responding, please just say plainly and simply. This is a simple question.	Patricia Maki	pattimaki@aol.com	live answered
46	What about traffic congestion? Has the Y been consulted about this? There is already a lot of traffic congestion on that block of W. Washington.	773312	kittybkahn@gmail.com	live answered
47	so what are the costs if you do the preferred plan?	Muffy MacKenzie	muffymackenzie@aol.com	live answered
48	There are no illustrations from toward the west, which would show the impact of size of the unit on the immediate neighborhood	Mark Wishka	mshwiska@comcast.net	live answered
49	The Mark is at a significant elevation compared to the site. It's false equivalency to compare any dimension of this giant building to The Mark.	Anonymous Attendee		live answered
50	the coats of clean up I mean.	Muffy MacKenzie	muffymackenzie@aol.com	Addressed previously, we don't have the detailed clean up costs yet, but demolition costs are anticipated at 300-500k.
51	I thought no residential was allowed on a floodplain/floodway.	773312	kittybkahn@gmail.com	live answered
52	Will parking be free for building residents? If not there will an increased demand for parking on Washington which really cannot bear it. My kids can no longer play in our driveway because of all the cars that turn around searching for parking. People speed without regard for bikers or pedestrians. This isn't a major thoroughfare like Liberty or Huron.	Anonymous Attendee		live answered
53	What on earth did Michael mean that we need to determine what Washington Street should be? It is a residential neighborhood which can't swallow 175 cars trying to leave and arrive every day.	Joe Lambert	joe.lambert@gmail.com	live answered
54	Do you plan to do a more accurate floodplain analysis with currently no inclusion of the fencing on the Y and much more large rain events, as what just happened in Midland, to protect life and health?	Vince Caruso	vrcaruso@comcast.net	live answered
55	With your section drawings only facing to the west. You're ignoring the height (as well as architectural style) of the buildings to the west of the site.	Susan Guszynski	sguszynski@me.com	Addressed previously in the presentation.
56	A lot of the people who park in the lot now at 415 enter and exit on W. Liberty so any new development would cause more traffic congestion on W. Washington.	773312	kittybkahn@gmail.com	live answered
57	You'll have the residents but then still the people who rely on that parking lot now. Those people aren't going anywhere, they are just going to try to park in our neighborhood.	Anonymous Attendee		live answered
58	Really bummed that you skipped my question about how to encourage the building of affordable housing.	Julia Goode	jrgoode@hotmail.com	live answered
59	Sorry if this is repetitive, I'm not sure I understand. How high/tall above the houses on 3rd Street will the proposed building be?	jacolvin	colvina2525@gmail.com	live answered
60	Y lost the required FEMA Freeboard in 1.5 years after built-in a FEMA Letter of Map Revision (LoMR), and is out of state floodplain floodway compliance. ACWG helped stop the city building the Homeless Shelter in the floodway, costing about a \$1M tax dollars in a failed plan in the floodway. The Homeless Shelter was still built in the Floodplain with emergency exits into the Floodway!	Vince Caruso	vrcaruso@comcast.net	live answered
61	Does this indicate to you the level of issues facing this site? There is already an affordable housing development planned for the old Y lot on 5th Ave. That is a much better location. Why not concentrate on that location instead of W. Washington?	773312	kittybkahn@gmail.com	live answered
62	Are you recommending the "preferred option" then regardless of our feedback?	Muffy MacKenzie	muffymackenzie@aol.com	live answered

63	I understand what you are saying but it seems like nothing that residents were saying was incorporated into this design at all. If we don't speak up about our sign concerns who will? These look exactly the same as the February design.	Anonymous Attendee		live answered
64	No one has mentioned the train that comes through in the night and sounds its horn three times at Liberty and William as well as other nearby crossings. 95+ decibels. We need a quiet zone here. Anyone who might want to live here should know (and developers).	nancygoldstein	njgoldstein@yahoo.com	live answered
65	What is the estimate of cost for the Pre-entitlement process?	Norman Herbert	normanh@umich.edu	live answered
66	Did you mention there was a survey on this? I don't see it on the engagement site.	Anonymous Attendee		You can also find the survey information at www.a2gov.org/planning .
67	With all due respect, what is the purpose of this meeting? You don't seem to care about any of the resident's concerns. Can you give me an example of a concern you've thought about and incorporated?	Anonymous Attendee		live answered
68	I agree with Muffy. I think there is an agenda and we are only being paid lip service. This meeting is all for show, but you don't really care what the neighborhood wants. We were not notified by the City of the other meetings. We only learned of the Feb mtg because a neighbor put fliers in our doors. We were glad to finally get notification of this meeting, but it seems like things are already decided.	773312	kittybkahn@gmail.com	live answered
69	Has there been a proposal for individuals who want to use government force to block development to instead use their own money to purchase the land and then do what they want with it?	Anonymous Attendee		Can you clarify this question for me?
70	Why are the Y and the Mark the benchmarks for building height in this neighborhood when the neighborhood was here before either of those buildings?	Anonymous Attendee		Addressed previously in the presentation.
71	What is the risk to the chimney swifts for any work on the site?	Norman Herbert	normanh@umich.edu	live answered
72	Read the comments and questions here? How many do you see in favor of this "preferred option"? How many are against?	773312	kittybkahn@gmail.com	live answered
73	Are you doing a traffic study now while everything is closed? That isn't right.	Anonymous Attendee		live answered
74	It's not an additional 25 cars. You are reducing from 2 entrances to 1. It's over double the traffic.	Joe Lambert	joe.lambert@gmail.com	live answered
75	What has your group done to make sure you are getting feedback from people not already used to commenting at community meetings? Research has shown that people in forums like this tend to be richer, whiter, and less interested in development than other community members.	Rebecca C Ackerman	rcack@umich.edu	live answered
76	You keep missing the point - where to the current 150 cars go to park once they lose their lot?	Phil Klintworth	klintpg@umich.edu	live answered
77	Being successful is more than just "doing these things". And we can still be aesthetic and provide something in OUR neighborhood that we can be proud of and STILL "do these things". There is a importance to Aesthetics and this looks like a pretend mid century cement block! We are in a precious historical neighborhood and there is more out there to satisfy all these needs and still look great, be safe, and provide he needs.	terri	artsearch.tm@gmail.com	live answered
78	What about traffic visiting the 10,000 sq. Ft of non residential use included is there additional parking for them?	Elaine	eneelands@gmail.com	live answered
79	Just joining — Have you discussed the architectural standards for how any development will fit into the OWS? Specifically concerned about the architectural details on the pedestrian level.	Sarah Nisbett	nisbetts@gmail.com	live answered
80	You sure dropped the topic of train noise. What do other apartment/ condo owners say about their tenants' complaints?	nancygoldstein	njgoldstein@yahoo.com	live answered
81	There was no parking system considered when the Y was constructed.	Susan Guszynski	sguszynski@me.com	live answered
82	Too many apartments ...too dense for traffic use ... how can school buses get in out? Fire trucks turn around....	terri	artsearch.tm@gmail.com	live answered
83	those of us who live on 3rd Street have had a dramatic change in our neighborhood since the Y was built do to traffic cutting thru. will you please consider this when adding another major building.	Muffy MacKenzie	muffymackenzie@aol.com	live answered
84	Must do a traffic study! Too dense for this neighborhood	terri	artsearch.tm@gmail.com	live answered
85	Train noise is a HUGE problem for those of us who live near 415.	nancygoldstein	njgoldstein@yahoo.com	live answered
86	You may have addressed this already — but what is the final process of approval for this construction? Will there be a vote for the final design — or is it up to the discretion of elected members of town council etc?	Sarah Nisbett	nisbetts@gmail.com	live answered
87	Is there any chance of the commuter rail being near this site?	Susan Guszynski	sguszynski@me.com	live answered
88	Related to traffic — and parking - and pedestrian level design consideration — do all plans include a parking garage at the street level? That is really a waste of ground level space... which is better used by commerce or other pedestrian friendly ground level design	Sarah Nisbett	nisbetts@gmail.com	live answered
89	A number of your comments have referred to some affordable housing benefit as a result of this building, but I have not heard any specifics. How many 60% AMI or cheaper units are contemplated, and/or how much money is expected to be generated for affordable housing? And do you have underlying calculations of those items that you are prepared to share?	ralphmckee	rmckee2258@gmail.com	live answered
90	Why do people care if someone else builds their own development on a flood plain? How does this flood plain concern impact them personally in any way? I would genuinely like to know the justification. This concern seems to be merely an excuse for people who want to block development.	Anonymous Attendee		live answered
91	Isn't the wording on the tear down of the current buildings predicated on a new building which meets the requirements of the HDC?	Mark Wishka	mswishka@comcast.net	Yes, HDC approval will be required for any new construction.
92	When do you anticipate that the new floodplain overlay ordinance would be presented to city council and should we not wait to see what that is before starting the preentitlement process so it can meet the new Ordinance?	Tom Stulberg	TomStulberg@Hotmail.com	live answered
93	Thanks for the answer - on parking at ground level. I wasn't clear tho what consideration will be given to making the ground level attractive and not oppressive as is the parking structure one block up on Washington.	Sarah Nisbett	nisbetts@gmail.com	live answered
94	the assertion that people in affordable housing have a higher criminality index than market rate tenants is insulting...we have plenty of market rate criminals in town...more than our share...white, upper middle class, get let out of prison 'cause they might get sick...what a country!	Anonymous Attendee		live answered
95	Will those affordable units remain so throughout the entire life of the development? Or just for the first year of rental?	Sarah Nisbett	nisbetts@gmail.com	live answered
96	President Obama virtually forbid using federal funds for building in the 100-year (1% chance) floodplain how does Ann Arbor ignore this important stand by the Federal Government? They seem very concerned about flood hazard.	Vince Caruso	vrcaruso@comcast.net	live answered

97	Last February we did not like any of these suggestions . Disappointed there was no new creative alternatives. Big fear you'll give it to a developer that will turn it into the mess similar down on main st at Madison .	terri	artsearch.tm@gmail.com	live answered	
98	So no Number for actual number of affordable units or dollars for affordable housing	Elaine	eneelands@gmail.com	live answered	
99	Absolutely not in favor	terri	artsearch.tm@gmail.com	Thank you for sharing your thoughts and participating in this session.	
100	Not a question - well done by all of you, both in the initial presentation and then in responding to the questions! Very informative!! Many thanks!	Norman Herbert	normanh@umich.edu	Thank you!	
101	I'd like to be on record as someone who lives near this site that I am definitely not in favor of this. Please poll the attendees to ask how many are and are not in favor?	773312	kittybkahn@gmail.com		
102	I want to thank everyone who hosted and participated in this meeting. It was very informative.	davidsilkworth	david.silkworth1@gmail.com		
103	Very much in support of improvement here. Thank you for all your hard work!	Anonymous Attendee			
104	When is the next meeting !	terri	artsearch.tm@gmail.com		
105	thanks for this presentation! Just a comment to publicly say that whatever plan is done here needs to be thoughtful to the architecture of the area - and serve to develop the spirit of the town. A big monstrous development that overshadows the neighborhood and undermines the ability to have a diverse city would be a shame. We have enough of those in this town already and if we add more — who will want to live here?	Sarah Nisbett	nisbetts@gmail.com		
106	Please think out side the box and do something the group and community can be proud.not just BE FINALLY DONE WITH IT. THIS IS OUR COMMUNITY	terri	artsearch.tm@gmail.com		
107	Thank you for this presentation and engagement. CM Ramlawi	Ali Ramlawi	aramlawi@yahoo.com		
108	As a resident who partially overlooks this site, I just want to comment that I am supportive of the revised "preferred plan", and feel that it is a substantial improvement over the initial plans.	Russell JH Ryan	rjhryan@umich.edu		

Website Feedback 5/1/2020-6/1/2020

- 50 Comments Received via Website www.community-engagement-annarbor.com comment box
 - 34 Support the Preferred Option (68%)
 - 8 DO NOT Support the Preferred Option (16%)
 - 8 Offer Additional Ideas (16%)

Website Comments Support Preferred Option

1. I think the preferred option looks great, and would work well with the treeline trail and the Y across the street. It would be preferable to either the full buildout or the minimal footprint. The minimal footprint plan would be a waste of this lot. I think having one parking space per unit is excessive, but I suppose it's more understandable given that the project would remove existing parking spaces. I hope the City Council will move this plan forward and approve rezoning. I don't think immediately adjacent neighbors should get a veto, particularly over this kind of project that would have broad community benefits. I literally do not see any downsides to the preferred option plan. It would be a huge upgrade over the current blighted building and help create a vibrant connection to downtown along with the Y.
2. This plan looks great and I'm excited about the street level inclusion of the Treeline Trail. This plan would be a great addition to this area and add a good amount of housing in the downtown area.
3. This parcel has been an eye sore for 20 years. If it can only feasibly be developed by a developer for luxury housing but will mitigate the environmental hazards, add the to treeline and clean up the eye sore the city should sell it and earmark some tax dollars for affordable housing elsewhere, like on the library lot. The majority should stop wasting everyone's time with this and sell this site so that it isn't in limbo.
4. I am in favor of timely action on this, based on the recommended plans. Please do not tie this up in debate. The site is an eyesore and an environmental disaster. I frequent the Y and am sick of looking at it.
5. I am very much hoping this property is allowed to be developed into dense, affordable, environmentally friendly housing. (As dense as possible: I do not care about vague concerns about local "character." Only 60 ft height seems very low.) However, I am disappointed by the 1:1 ratio of parking spots to units, which seems like far too much parking. Surely, a dense building downtown would attract a large number of residents who do not want cars. If the parking spot ratio is indeed market driven, then I suppose that's fine, but I'm guessing there is some pressure on the developer to spend so much money on parking (driving up the cost of the development, which is then passed on to non-car residents' rents). I should also note that I personally do not place any value on the preservation of the chimney.
6. "The preferred option at the end, or the 2A option would be perfectly acceptable. While a full buildout (2B) would be the best option to add housing units to the A2 market, I doubt local neighbors or half of council members would easily allow it. Option 1A is fairly pathetic in terms of making good use of the space in my opinion. It is also pretty uninspiring from the perspective of fitting with local aesthetics. As such it isn't even appealing from the ""conservative"" viewpoint. Thanks for the opportunity."

7. "This site should be developed, mixed use housing etc. Anything but the current eyesore Thanks!"
8. I support the preferred option. It's attractive and practical, provides lots of housing in a great location, and fits well in scale to the variety of nearby buildings close to downtown, while being respectful of the natural environment.
9. Lot's of housing. Cool retail or public amenity space on ground floor that opens up onto the Treelin Trail. Not too concerned with height, but in-line or a little taller than the Y is fine.
10. Please prioritize real affordable housing, energy efficiency/renewable energy (no more building that ignores our Climate Action Plan), non-motorized transportation. We have housing, health, and environmental crisis unfolding in our community which need all possible attention. Thanks
11. I really like the 3-5 story option, as it meets most of the rest of the neighborhood. 2. Though more expensive, I would prefer a brick facade, also to meet much of the neighborhood aesthetic. 3. Having the city ensure the site is 40-60% affordable housing with mixed housing prices is a high priority in my opinion. 4. A small amount of retail space would be valuable in supporting a very walkable neighborhood.
12. This plan sounds great! We need more housing of all kinds, and the plan here to leverage this property to get market rate housing built as well as funds to support affordable housing elsewhere seems ideal, especially given the less than ideal parcel.
13. I support the development of this site, and I am in favor of the preferred option.
14. "Yes to the full build-out option, please. I like it! Let's be sure it is a net-zero, regenerative design project! I would add that it would be exceptionally beneficial to have off-street YMCA parking (with possibly even a 2nd floor pedestrian bridge connecting them), such that street traffic is shifted/expanded for pickup-drop off to the YMCA. The current situation causes a huge safety problem in the area and simply makes Washington St a parking lot for the Y."
15. "2a scores higher on ""provide housing units"" than 2b? How? I like the look of 2a, but I'm biased towards more housing. Option 1 seems like a waste. Why put in a big driveway? We don't need a driveway. Also no one is going to want to buy a house that has an office building as their front yard."
16. "These all seem like thoughtful and reasonable plans that carefully consider a variety of competing priorities. I think that any of the plans would be reasonable and the city should be commended for their careful planning. As somebody who spends a lot of time at the Y and walks down Washington regularly, I'd find any of those plans to be an upgrade. I completely agree with the prioritization of the Treeline connection through that property. Given the city's recent housing supply issues and price issues, I'd favor plan 2B â€” 80 more units in walkable range of down town is an option that doesn't come along every day. Plan 1 seems like it would be a major missed opportunity on the housing development front. Plan 2A seems like a decent compromise, but I have a hard time seeing how slightly better aesthetics would justify the loss of 80 housing units."
17. I fully support developing this site based on the plans put forth here.
18. Yes please.
19. "We need more housing in our community. If there's a way to have fewer parking spaces and more units, that would be great. I'm so excited that we are building more housing in Ann Arbor!"

20. I live one block away on Parkview Pl I like option 2B as it allows for more commercial space. What I'd like to see is something akin to similar buildings in Korea where there is ground floor parking and 2nd floor retail. Ideally there could be something like "affordable retail" having small restaurants or takeout stands would also be a nice option and/or a food cart lot along the greenway. Also why aren't we considering parking carousels for buildings here?
21. This location is most appropriate for dense housing. Part is committed to the Treeline and it is limited because of the floodplain, so housing can be maximized on the buildable area. This density will have no impact on nearby properties, many of which are commercial.
22. Follow staff's advice! They are smart, talented, and experienced. I respect their advice and Council should too.
23. Please build the preferred option. There is a housing crisis and it's important to use city owned land to its fullest potential to address this.
24. "I am a board member of the Downtown Development Authority and executive director of Building Matters Ann Arbor. I fully support rezoning of this site to D2. I hope we can encourage mixed use with ground floor commercial/retail; this block is so densely used and right on the edge of the downtown, it would be amazing to get a corner store or something for YMCA patrons and the folks who park on Washington and walk in to downtown. I would prefer less than 1 parking space per residential unit; I understand that neighbors are sensitive to the perception of too little parking, but the data suggest we need less parking over time, not more, and it would also contribute to the housing on this site being somewhat more affordable if the cost of on-site parking were built into it. Great work so far. Best of luck!"
25. Great that this building is finally being replaced. The plan is a great except I have one concern. There will be 175 units but only 160 parking spaces. This would be housing for young professionals I would think. That being said I'm sure all will have cars with some units having two cars. I have rental property close by where tenants walk to work but need a car for shopping, appointments etc. Parking is already scarce...need more parking.
26. Ann Arbor has plenty of park land, and plenty of parking, but not enough housing. Market rate housing would be fine if this site is inappropriate for affordable housing.
27. I would like to see this site developed as a combination of: Market Rate Housing, including a structure built to maximum height allowable, and including a small park and green space consistent with the Treeline project. My understanding is that the site is heavily contaminated with toxic materials which will require remediation, so offering a potential developer support in obtaining Brownfields cleanup funds would likely be appropriate and a way to leverage this site's utility. Also, my understanding is that "Affordable" housing would be difficult at best for the City or potential developers to be able to obtain funding for a building project due to being in the floodplain, and the proximity to a railroad.
28. Please make this project happen! As a neighbor only a few houses away, I cannot wait to see this parcel developed. I like the stepped buildout, but would support option 2B as well.
29. "Hi, In Normal Times I move through this block of Washington at least once (usually 2-3x a day) on foot or bike and spend a lot of time in this neighborhood where my daughter goes to school, child care (at the Y) and at friends' homes. Given the recognized barriers to building affordable housing on this site, I agree the best way to maximize our contribution to our affordable housing goals using this site would be to sell it for market rate development. We'd get the largest return

by pre-entitling the land with a denser buildable option. I am very comfortable with the idea of option 2b and think it'd fit nicely at scale in the block there as a transition from the bottom of the hill into downtown. I also think it makes sense to offer space nearest the tracks and in the floodway to the Treeline Conservancy but the buildable end of the site should be built! Proceeds from the sale should go to the city housing trust fund. Thanks!"

30. "My wife and I have lived on the 500 block of Third since 1985, so I am quite familiar with this site and its context. I think the preferred plan looks pretty good. Preserving the chimney is very important to me, though, and the lukewarm endorsement of that in the summary makes me worry that it's just getting lip-service and will be eliminated later after the project has been approved and fewer people are paying attention. Also, it's hard to tell from the two images presented here what the project will be like for the people living next to it on Washington and Third -- and I'd say that's critical. This isn't a neighborhood where you can assume that the houses next door will soon be torn down to make way for another large project. This project will have a permanent effect on them and on other nearby homes. Please help us see what that will be like."
31. I support the preferred option. Thank you for putting this together!
32. I like the stepped down design for the buildings so there is not such a massive mountain effect.... and of course the walkway is wonderful. I missed the zoom meeting on May 21st... My major concern for this development is parking. Washington Street is already heavily impacted by car traffic and folks juggling for parking spaces. There should be a parking space for each unit. Increased traffic not something to look forward to on Washington!!! Safety is an issue. The YMCA is really a school so there should be a speed zone put in place. The building "looks" attractive.... How attractive will depend largely on the materials used for the exterior..
33. To the planning group, I have lived for three years at 315 2nd St. #309, a condo that I own in the Liberty Lofts building. My condo partially overlooks the 415 Washington St. site under discussion. I am supportive of the "preferred option" plan that we discussed at the meeting today. I am a bike commuter myself (for most of the year), and appreciate the value of dense development in the downtown area, as well as the city's fantastic recent investment in the Williams St bike lane. I employ graduate students and technicians in my research lab at U-M, and am aware of the impacts of high housing costs on workers who are essential to our city. I love the idea of using this development to advance the treeline trail, which I would certainly benefit from and enjoy. I love that this development would provide opportunities for people to live and work downtown without needing to drive, at least during rush hour and in good weather. The scale of the building seems appropriate, given surrounding buildings. To me, the beautification of the floodway / trail, not to mention the improvements in vibrancy and support for businesses in the neighborhood, will more than compensate me for any minor imposition on my view. I was a bit surprised by the negativity and NIMBYism of some of the live comments in today's meeting. To me, the "preferred option" represents a significant improvement over the earlier configurations, and I appreciate the engagement with the community that led to those positive changes. Sincerely, Russell Ryan P.S. I am an avid birder, and greatly appreciate the consideration given to the chimney swifts.

34. Here's the city's chance to provide affordable housing conveniently located to transportation. Please build something that includes a ground floor grocery store for residents in the new affordable housing building and the people who reside in the downtown area.

Website Comments: Do Not Support Preferred Option

1. "I fully support: emphasis on fitting in with adjacent buildings for height and scale. A rarity in Ann Arbor development! Adequate buffering with single-family houses. Even the preferred option stretches these principles and the full buildout tramples them. Too big! I would like to see more than 1/3 of the property devoted to the tree line trail, especially given that this is floodway and floodplain. As we have added density to downtown we have not added additional greenspaces. This is another once in history opportunity to do that."
2. I strongly object to this "preferred option". I'd like to know how this was determined to be "preferred". I attended the February meeting at the DDA office and this was definitely NOT preferred by the people at that meeting. I notice there is no feedback from that February meeting mentioned here. I object to any development on this site. It should be a part of the Treeline as was originally planned. It is in a flood plain and a flood way and it is not suitable for affordable housing. There is already a lot of traffic congestion on this block.
3. "The City has approved some unattractive projects in AA in recent years that are cheap looking and will not look good in time. See, for example, the multi-unit project on Fifth Street near the Public Library and so many of the high rises that are just boxes with no architectural interest. When we look back in 10 or 20 years people will say: ""What were they thinking?"" So please make sure that it aesthetically pleasing by adding architectural details, appropriate exterior materials, etc. It costs more to do this but is better for the community in the long run. As to the project itself, I compare it to the once proposed tiny house proposal which is far more attractive and more in keeping with with the OWS neighborhood in my humble opinion. Thank you."
4. Re: 415 W. Washington, 5/21 Online Meeting
This proposed project, and the way resident participation is being handled are wrong in many ways. Nearby residents are not presented with lower density residential development options, or an option for use of the site as an anchor green space, as part of the Allen Creek greenway, as included in many preliminary plans for the greenway. In fact the consultant hired to develop options for the site was not allowed to develop a green space, open space option
The option presented was chosen as preferred by high density advocates at a series of meetings held last year at holiday time, meetings which nearby residents were not notified of. No further action should be taken on development at this site until nearby residents can be properly notified and participate in real face to face discussions on different options for this site. Online meetings are fine when absolutely necessary to conduct city business, but there is no such urgency in development of plans for this long underused site. This site is also located in the Old West Side historic district and immediately abuts a row of smaller historic residential homes along Third St. The massive 6 story structure as proposed is inconsistent with the historic nature of the district and has negative impacts on adjacent residents. If residential development is to take place at this site something significantly less massive would more closely reflect the character of the area. The Knob Hill complex with 2-1/2 story units, adequate parking and open

space, immediately south of this Historic District, is an example of a moderately dense development which fits the character of the area.

The fact that the high-density advocates previously had this project placed on the City Council's consent agenda, for approval, without any council discussion, prior to any resident notification, is another "wrong" associated with this plan.

City residents battled obstructionist high-density advocates, to get the referendum on the 17 story development planned for the Library Lot, on the ballot. The project was rejected by city residents. This is indicative of concern over excessive levels of high-density development, negative impacts on nearby residents, and negative impacts on the character of the community, by continuing to develop massive projects. The Old West Side district still maintains much of its historic character, let's not let it slip away.

The current corona virus pandemic should also be a factor when considering the wisdom of packing as many people possible into massive and congested structures. There is a lot to be said for yards, flowers, trees and birds. Glenn Ziegler, OWS neighbor, 5/17/20

5. We live just blocks from the site on West Washington. Plan 2B is just too much for that site. There is so much congestion with Y traffic already, I can't imagine it what it would be like with another 200 persons in that space. Also the height isn't in keeping with the rest of the old west side neighborhood. All the sections shown are comparing it to the north and south and not looking to the east and west. This will totally dwarf the houses to the west. This looks more in keeping with the build up that's taking place on the east side of the railroad tracks. Being a homeowner in the OLD WEST SIDE I am greatly limited in what I can do to my property. What does the OWS Board think of this? Less density would be better in this space. We need to have access to the treeline, which doesn't seem considered in 2A or B. Also what is the chance of the commuter train station being near this space?
6. We live just blocks from the site on West Washington. Plan 2B is just too much for that site. There is so much congestion with Y traffic already, I can't imagine it what it would be like with another 200 persons in that space. Also the height isn't in keeping with the rest of the old west side neighborhood. All the sections shown are comparing it to the north and south and not looking to the east and west. This will totally dwarf the houses to the west. This looks more in keeping with the build up that's taking place on the east side of the railroad tracks. Being a homeowner in the OLD WEST SIDE I am greatly limited in what I can do to my property. What does the OWS Board think of this? Less density would be better in this space. We need to have access to the treeline, which doesn't seem considered in 2A or B. Also what is the chance of the commuter train station being near this space?
7. It's difficult to tell what option 1a is going to really look like, but it is important that any development be of a reasonable size like that one (we have too much traffic now with the Y and lots of kids on the block to consider). Also, the development must have infrastructure and parking support and FIT IN ARCHITECTURALLY AND STYLISTICALLY WITH THE EXISTING HOMES that make up the majority of the street's edifices. And of course what is built there must not negatively impact the neighborhood or existing homeowners' property values. Why is option 2a deemed "the preferred option". Preferred by WHOM?
8. I previously sent an e-mail with my several concerns. I would add that I support the Old West Side board and their position. Also interesting that I the last day or so you reopened a way to

add comments on the Community Engagement page. Earlier attempts to comment, Monday or before, received a message that time had passed for comments. Interesting that earlier the only way offered to allow input from nearby residents was a complex 55 character address which was often rejected. The massive project proposed is wrong in many ways.

Website Comments Additional Ideas

1. " I would love to see this space developed at least partially as community art/music performance space and studio space. Ann Arbor has a real paucity of affordable space for the creators of art and music that make our community so special. Since the tech center went away on the current Y lot there is a real lack. That kind of community use could certainly co-exist with affordable housing. Perhaps partnering with the national organization Artspace might help yield funding and other options. There are not a lot of possible spaces in the city for this sort of combined work/live space and it would fill a real hole.
2. "Years ago I was involved in multiple discussions about utilizing 415 W. Washington as a place for creative pursuits. I was disappointed that these ideas never came to fruition, given the amount interest it seemed to generate. While I am absolutely in support of more housing and office space downtown - there is a great deal of demand - the reason that Ann Arbor is desirable is because of its culture. Businesses want creative thinkers. Residents want creative expression. The entire community needs these things to keep us learning and to keep us reflecting. Unfortunately the space for these opportunities has been pushed out, particularly in the downtown area. There are no spaces to get messy, let alone to afford. I would like to see space for creativity and making - for professionals and casual learners - to be integrated into this space alongside housing and office space. It is very possible, and would bring added value and desirability to this location. Regardless of what becomes of this location, environmental sustainability and diverse accessibility need to be at the forefront of design and construction."
3. Retain and rehab the existing building saving the cost of demolition and disposal. Convert its use to Artist's studios- plenty of room and structure for painters and sculptors. There is even room for a public gallery to show and sell the work produced. Use the remaining property in the flood plain as a park with places for outdoor art installations. For once do something to support the arts and artists who try to live in this town. We do not need any more ugly expensive apartment hives. Bravo for saving the chimney though!
4. Was part of a visioning and feedback process for this space put on by the ArtsAlliance over 10 years ago. Since then, there have been many, many opportunities for community feedback. It is about time we move forward with this space and put more eyes near the forthcoming greenway. I highly support this as a former W Washington St resident and someone who lives on this side of town. It is a great location for multi-family uses which is very near to many employers.
5. Elimination/reduction of train horn noise should be one of the goals if large numbers of residential units are to be built on this
6. Thanks for May 21st Webinar, very informative, thoughtful. Pleased that you are working to keep City/Community control of plans as long as possible, then find a developer. Is frustrating to brainstorm ideas, only to find money/floodplain/site cleanup realities will determine plan in the end. Thoughts:

- Seeing that boxy visual of the building again and again just limits any hope for more creativity. It mirrors everything else we are building to meet current zoning & finances, parking on first level and interactive space(or pools of all things) in the middle court, all limiting the goal of opening up to an active streetscape(the original essence of the OWS).
 - I vote for not giving up so fast, esp. now when we don't know how AA/UM(?more remote learning, fewer foreign students?) will change during and after COVID-19. Am still hoping for a City/DDA/donor/developer partnership, with fewer cars subsidized housing for artists/creative activities along W. Washington.
 - Questions:
 - Who do we anticipate living there? Who is renting recent projects(618 Main & the George, both pretty nice looking)?Can we mix things up, a few condo's for rich folks, some reasonable rentals.
 - I had the same ? about the swifts, is nice to protect them, but I couldn't imagine them surviving, even the demolition.
 - I do think you are all doing a great job with the limits you are working within. We have lived at 319 W. Mosley for 46 years, chose our house to be in a diverse neighborhood, had no idea it would be such a money pit, or that we would be looked upon as the old stodgy, rich folks with the big yards~~looks big to us now too. I'm not so concerned about density per se, or height limits for their own sake. Am more worried about the lack of creativity, the way finances and the rush to build is limiting creativity, and whether those cars on the ground floor will even exist 20 years from now.
 - Thanks and all the best, stay well, staysane. Lucy Miller
7. Are there any resources available for analysis such as surveys, environmental reports, geotechnical reports, etc? I work for a developer and am interested in the project. Thank you very much,Zack Weiss
8. I use the "Y" when it is open several times a week. My concerns are: Where will the very few available parking places that those of us who don't live in the neighborhood go? It is already impossible to park. Will any trees removed for the purpose of building the proposed buildings be replaced and even more added? Are ideas of treetop gardens on roofs of future buildings being considered? How energy efficient and zero emissions be part of the plan? How will the "Y" deal with added usage? Is there infrastructure set in place to deal with all this new development? Cathy Keresztesi-Stevens

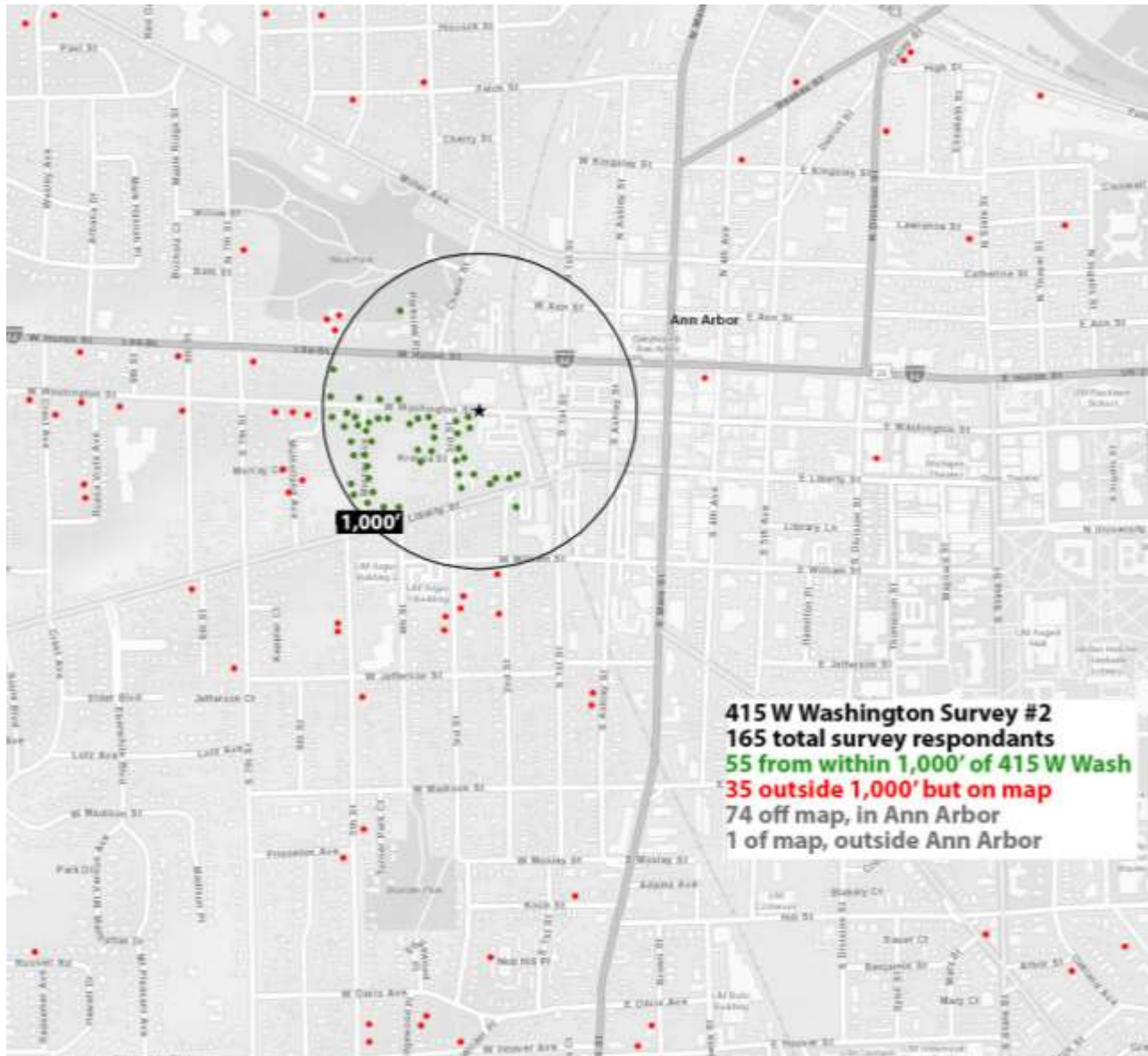
Housing + Affordability in Ann Arbor
Redeveloping 415 W Washington
May-June 2020 Additional Public Engagement

Online Survey Feedback 5/1/2020-6/1/2020

<http://sgiz.mobi/s3/415-W-Washington-Additional-Input>
169 Surveys Completed

Summary Results

1. What is your Street Address?



326Mulholland
712 W Huron St.
318 W Liberty Street
712 W. Huron

Housing + Affordability in Ann Arbor
Redeveloping 415 W Washington
May-June 2020 Additional Public Engagement

1427 Coler
305 Beakes St
342 Mulholland
220 3rd Street
426 2nd St.
217 3rd Street
413 Third Street, Ann Arbor, MI 48103
917 Edgewood place
283 Mulholland Ave
223 3rd St
906 Edgewood Pl
521 5th St
1234 Prospect St
515 Krause Street
834 W Washington
517 W Washington St
1109 W Washington, Ann Arbor
211 W. Kingsley Street, AA 48103
912 Hutchins Ave
353 lake park lane
225 Murray Ave
609 W Washington
611 w Washington st
230 Murray Ave
Murray Ave
228 Murray Avenue
225 Murray Ave
230 Murray ave
603 W Washington St
625 Felch St.
242 Murray Ave.
421 W. Washington
211 murray ave.
228 Buena Vista
6515 Cherry Hill Rd
140 N. 7th St.
Murray Ave.
712 w huron
1402 W Washington
Avondale
583 Glendale Circle, Ann Arbor MI 48103

Housing + Affordability in Ann Arbor
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318 W. Liberty St.
208 Murray Ave
514 W Washington St
219 Murray Ave, Ann Arbor, MI 48103
429 3rd St
719 West Washington
202 3rd St
505 Pauline blvd
515 west washington
232 Murray Ave
215 Crest
1416 Hill Street
415 Benjamin
2481 Lancashire dr
912 Brown St
404 West Liberty Street
214 Third Street
5 Parkview Place
717 west Huron
829 West Washington Ann Arbor on 8th & Washington
108 3rd St #1
1307 Culver Rd
618 W Liberty St Ann Arbor MI 48103
Felch
528 W. Liberty
318 W Liberty St
211 Pineridge St
501 Crest Ave
224 Murray Ave
719 W. Washington
621 Fifth St.
630 5th Street
408 Second St.
514 Krause St.
201 s. division st
401 Nob Hill Ct #3, Ann Arbor, MI 48103
1512 Plymouth Rd Apt 64 Ann Arbor
5512 Arbor Chase Dr.
816 Tappan Ave
3217 Homestead Commons Drive Apt 7

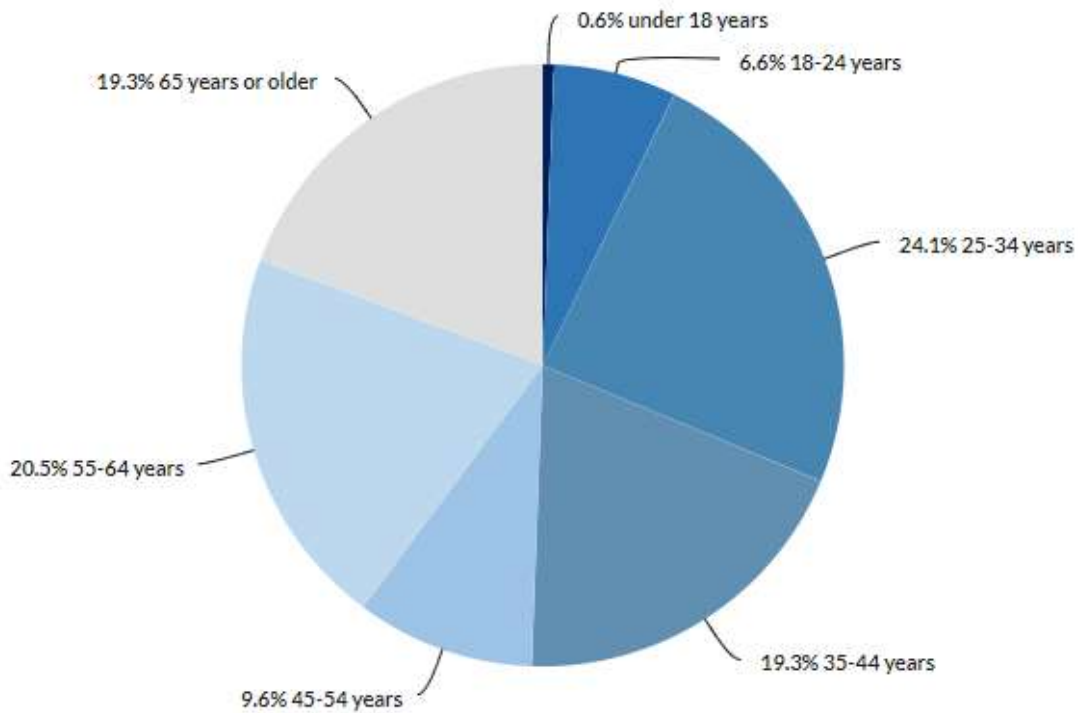
Housing + Affordability in Ann Arbor
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411 High St
711 Wesley St
426 5th St Ann Arbor 48103
812 Lawrence St
427 3rd St
613 S. Vermont Ave Royal Oak
532 S. Ashley St.
430 Third St
719 Packard St
512 West Hoover Avenue
Krause
556 Glendale Cr.
2263 Manchester Road, Ann Arbor, MI 48104
1718 Orchard St
518 Krause nStreet
1537 Packard, Ann Arbor, MI 48104
1200 Bardstown trail
2180 Medford Rd
121 crest ave
400 Virginia Ave
415 high st
837 west huron st
213 W. Liberty Street
1409 Pomona Rd
514 S Ashley
221 3rd St.
558 S 5th Ave
Koch Ave
1943 Ivywood
422 S 7th St
1943 Ivywood Drive
322 Virginia Ave.
1117 W Huron
724 West Washington
714 Duncan St.
724 W Washington St.
1716 Shadford Rd
2815 Ember Way, Ann Arbor
318 W Liberty St
817 W Summit St
211 3rd

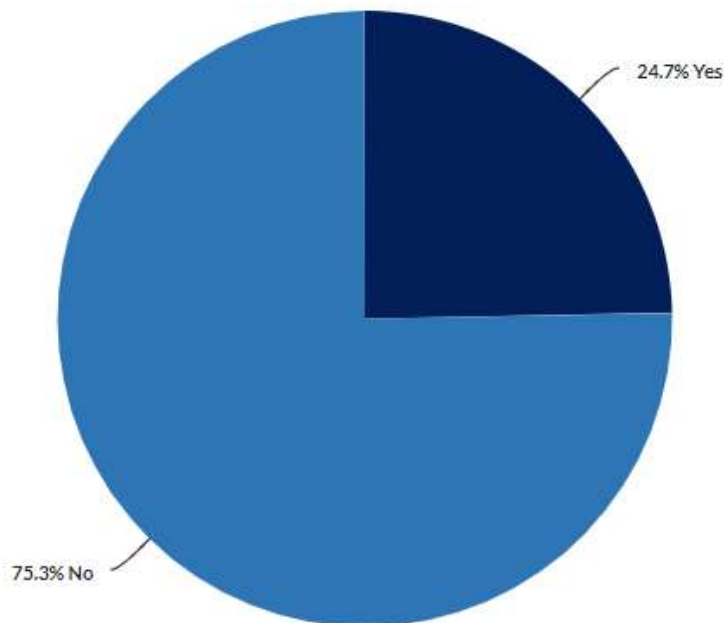
Housing + Affordability in Ann Arbor
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1449 Morehead Drive
827 Brooks
318 W. Liberty St. Unit 202
195 Harbor Way, Ann Arbor, MI 48103
1449 Greenview Drive
1914 Day St
2109 Carhart ave
2227 S.State Street, Ann Arbor, Mi
West Summit
2015 Miller Ave
1213 W Washington
208 Buena Vista Ave
2889 Maplewood Ave
1310 Russell Rd
1315 Astor Ave
225 Murray Ave
I own 811 W. Washington, live outside the city.
426 5th ST
802 fuller st
522 N Division St
1725 Charlton St.
100 S. Fourth Ave
423 W. Washington
2020 Devonshire
137 S Wagner
2260 traver
1311 Wisteria Drive
1003 W Liberty
2611 Manchester
807 Hutchins Ave
420 W Liberty
315 N State Street
1024 Woodbridge
4441 Blossom Hill Trail
1965 Independence BLVD, 48104
1721 Broadview Avenue, Apt. 304

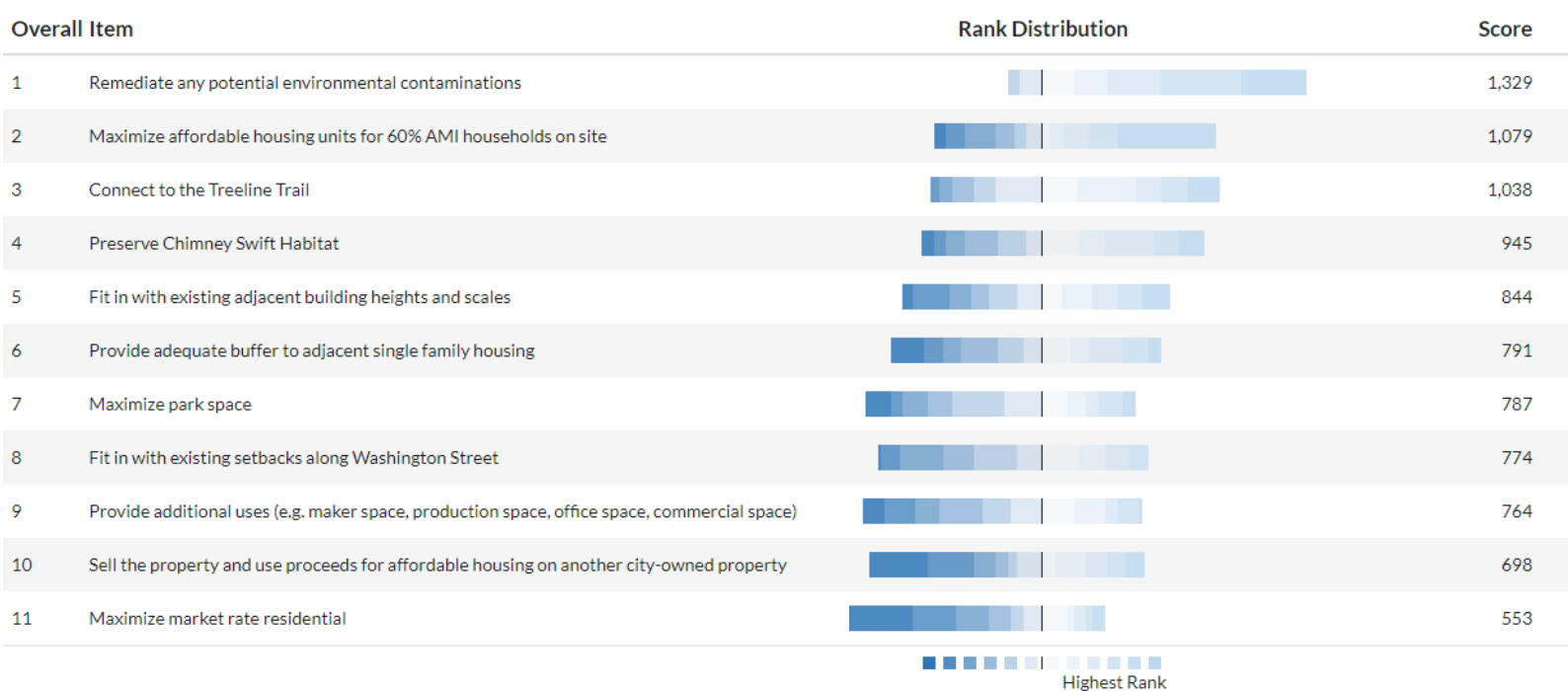
2. What is your age?



3. Did you participate in any of the previous housing and affordability surveys and/or in-person meetings for redeveloping 415 W. Washington Street and 350 S Fifth Avenue over the last several months?



4. The city is considering the following objectives for redeveloping 415 W. Washington Street. Rank these objectives 1-11, with 1 being the most important and 11 being the least important.



5. What objectives are missing (if any)?

Safety for pedestrians considering traffic concerns already evident and support for existing, neighboring businesses or organizations
Develop in an environmentally pro-active way with green building materials and practices and clean energy plans
Minimize and redirect the traffic in Washington away from the residential area.
Below-market rate housing
Active ground floor use
Aesthetically pleasing. Energy efficient construction.
Don't build on flood plain.
Some kind of green space or neighborhood usage
Making sure there is adequate parking.
Preserve the community feel and limit addition of high density housing. Open space.
work together with existing agencies/properties like Delonis, New Hope, Dawn Farm, Avalon, Food Gatherers, etc. (not an exclusive list) to generate shared ideas and resources
Create a park with the entire lot, less the chimney. return to a green space with trail network.

<p>I really think that the property could tie in as a station for the (hopefully not forever) defunct idea of tying A2 to communities north by rail. There could be a train level station next to or over the trail with dining, retail, and commercial there, and could tie in with market rate housing. If there is an ability to provide workforce-priced housing, that would be an immense improvement. With all of this, there could still be a courtyard for public performances, rec programs, activities. We need more ways for Ann Arborites and their visitors to interact positively. This can be the huge opportunity that we lost with the library lot. I know I would be interested in selling our house and buying an apartment with some outdoor (roof or balcony) outside space as we age and our needs and ability to care for our property changes. 5 stories here sounds very appropriate. I am all for turning a blighted industrial assault into a development that appropriately serves and shelters hearts and homes as we make this city a place for future generations to thrive. I would like to see any home over \$1million to pay a subsidy toward affordable and workforce housing. Not what the city is probably interested in; but I cannot, for the life of me, figure out how we can keep pricing our creative and vital workforce out of the city, and provide no options for young people than to go elsewhere.</p>
<p>Maximize use of native trees and plants Maximize use of porous surfaces Maximize protection of floodplain Remove all existing buildings from the site (preserve chimney)</p>
<p>Integrate with the YMCA</p>
<p>Children's play area. Break the pattern, and build some attractive buildings.</p>
<p>socialism city-owned nonprofit housing</p>
<p>Parking and traffic. W Washington is already a nightmare during "rush hour" times thanks to the YMCA. During non-peak times, the street is lined with cars parked for the Y. You can't add density to this site without adding parking and considering the traffic flow.</p>
<p>Provide plan for managing vehicle traffic and parking in immediate vicinity</p>
<p>None</p>
<p>Re the setbacks question, setbacks should be increased (in general, across all new downtown developments) - larger sidewalks needed.</p>
<p>Utilities and Storm Water - Area is prone to flooding. Also years ago I worked on a project at the Arbor Atrium building nearby requiring us to pop manholes in Washington and investigate. We found major issues related to sanitary and storm lines that to my knowledge have never been addressed. Treeline - I believe that if this project moves forward it should include Allen Creek storm water issues first addressed in a study by the Planning Department about 30 years ago. Study done by Jerry Clark I believe. Traffic - At rush hour (~5:30pm) this block is very dangerous due to day care pick up at the YMCA. Children are at great risk from double parked cars and commuter traffic (cars and bikes). I believe that before any project is embrace for this site that these three issues should be investigated and addressed as part of the master plan for this site.</p>
<p>Ensure that the new structure is as carbon neutral as possible. If that is a real goal for our city, shouldn't one of the most natural first steps be to set standards for any new structures?</p>
<p>Pedestrian safety.</p>
<p>Build retaining walls to prevent erosion of slopes/gradient between adjacent buildings and properties</p>
<p>1)Protect the health and safety of the residents and visitors of the immediate neighborhood during all phases of any transformation. 2) Provide a detailed list of all the contaminants in the subsoil of this area before any discussion of development. We do not need another</p>

'plume' of toxic chemicals released into the groundwater of this community. The city has this information from cores that were done in the past.
For "fit in with existing setbacks"--I was referring to setbacks of rest of block. Current building is pretty close to sidewalk; being a couple more feet off the sidewalk would be better.
Make it a community park / center
Design. Look
please, no more ugly apartments, and especially not one that will have minimum affordable housing at best.
Washington Street traffic is usually pretty congested there. If another building goes in, it may get even busier.
Consideration of the Public health impact of density
A green space
Attractiveness! For once, please!
FLOODING!!! Please help manage intake of MORE water in your designs from surrounding neighborhood. Please help provide additional areas to reduce water in the floodplain and floodway in our neighborhood. Safety
1) Address aging and under-capacity stormwater infrastructure. 2) Mitigate Y traffic and safety issues, which are significant even today. Consider a repurposing of the curb space away from parking (which creates double-parking and many safety issues) and enhancing the drop-off/pick-up zones. 3) Address the car-centric focus of the area and consider adding a protected bike lane and a mobility hub. Washington is often considered a bicycling through street, but with all of the double-parking parking and doors swinging open, it is dangerous. We should, as a community, take every opportunity we can to shift public space away from cars and towards active transit and mobility as a service. 4) Be consistent with A2Zero climate objectives
Parking (or is that what "park" refers to?)
neighborhood input
Use this space to hammer home how much we need sustainable development with truly affordable housing - that 60% AMI metric is over \$1100 a month for a 1-bedroom, which isn't so affordable
I am concerned with the 60% level for affordable housing. That level does not seem to be truly affordable! Ann Arbor desperately needs more subsidized affordable housing AND more unsubsidized but lower cost units. I hope the city will consider ways to ensure any development at the site is more affordable.
Ann Arbor desperately needs more sustainable development that is focused on generating usable affordable housing for the people who live here year round, and not luxury apartments that mainly house students. Additionally, in Ann Arbor, the 60% AMI metric works out to roughly \$1100/month for a single bedroom apartment, which is simply not affordable for many people who live and work here if they do not want to live with a roommate.
Sustainable development should be central to this and future projects due to the urgency of the climate change issue. Additionally, given that 60% of AMI calculates to about \$1100/mo for a one bedroom, which is clearly NOT affordable and yet still qualifies as "affordable

housing" in our current discourse, I would have liked to see an objective for maximizing units at a lower AMI limit than 60%.
60% AMI still leaves out many in need. The city should do its utmost to keep rent as low as possible.
Serving as a demonstration of how affordable housing can be constructed and managed close to downtown, while being sustainable and environmentally conscious.
Provide retail/restaurant space
Ann Arbor housing is broken. We need affordable housing. Housing where everyone can live and have families.
Provide for manageable traffic flow on Washington with special attention to safety on this already terribly overcrowded street. Y patrons are coming and going In cars, children are walking and bicycling. The street is already consistently fully parked all the way from First to Seventh, with many cars turning around and backing out of blind driveways to find spots. Adding possibly hundreds of additional car usages on a daily basis will make this section of the street a big ongoing mess, negatively affecting the residents and the many city-wide users of the YMCA.
minimize residential and commercial greenhouse gas emissions provide housing and development to meet human needs, not to maximize profit
Maximize fit to Joe O'Neil's plan.
Use the space to make clear how much we need sustainable development with truly affordable housing - that 60% AMI metric is over \$1100 a month for a 1-bedroom, which isn't so affordable
We need a sustainable solution to Ann Arbor's housing crisis--that means housing available at 60% AMI or better.
Make a park space to reduce local flood hazard and enhance neighborhood.
Include subsidized public housing for residents who cannot afford rent based on 60% AMI (or approximately 1100/month for 1 bedroom). Maximize density - for both affordable housing and environmental (i.e., energy efficiency, more housing near downtown and public transit hubs)
We need more objectives that prioritize sustainable development, e.g. low-emission construction or LEED certification. I am disappointed that the city chose 60% AMI as its target because that is NOT truly affordable. That AMI metric would convert to a \$1100/month 1-bedroom, which certainly is out of many families' price range. We should reduce that number.
Improve the quality of life in Ann Arbor by increasing green space.
These need to be truly affordable housing. None of these \$1,200 a month one bedroom apartments. We need to maximize the space. There should also be a variety of unit sizes from 1-4 bedrooms. These needs to be affordable housing for family near downtown and the buses to lower energy costs and the carbon footprint. Some of these places do retail or business on the first floor and that would be okay as it would maximize the land ... just as long as the housing stays affordable.
More ground floor retail or community / cultural space
Develop plans with neighbors, OWS rules and guidelines, and interested citizens concerned about city planning.

<p>Maximize affordable housing potential for the city regardless of the mechanism. Frankly, community members like me don't have enough information or expertise to recommend whether affordable units should be built on-site or the property should be sold to a private developer. This decision should be made by city staff and other experts, not surveys.</p>
<p>Affordable space for artists, musicians, non profits, authors, pro bono lawyers, artisans, etc... Affordable retail space... Public housing.... Honestly, small industrial/manufacturing space would also be 100% in character for the neighborhood as well.</p>
<p>Objective to keep this remaining unbuilt Floodplain property free and open to function in the way nature intended: for the conveyance, retention, detention, and storage of rain water, which is precipitating more frequently and in greater amounts due to climate change. This is the only truly sustainable option.</p>
<p>Provide adequate parking onsite Fit the culture and the ambiance of the old west side Protect the density of the old west side</p>
<p>We'll know it when we see it.</p>
<p>Not taller than houses in nearby neighborhood.</p>
<p>The city should consider the preferences of potential residents who would like to live in Ann Arbor but cannot at the moment due to the artificially constrained housing supply.</p>
<p>Do not build more student housing</p>
<p>Fit with existing historic neighborhood and single family residential character there. W.Washington set-backs, should be same as adjacent homes there.</p>
<p>Housing in Ann Arbor is out of control. We need more affordable housing options. Even 60% AMI is high.</p>
<p>Make sure that the project helps mitigate the ongoing traffic problem of West Washington from commuter and YMCA traffic.</p>
<p>Making something beautiful that fits in the existing space as a part of the existing neighborhood that doesn't overwhelm, exacerbate traffic and parking problems that are already bad.</p>
<p>We need to have genuinely sustainable development and housing that is genuinely affordable. The 60% AMI metric is still not very affordable.</p>
<p>Net zero energy design and walkability, and bus service</p>
<p>I would really love it if we used an even more affordable metric, like 40 or 50% AMI, rather than 60% AMI</p>
<p>Fitting into scale of existing buildings should clearly outline the residential neighborhood. Utilizing the YMCA, The Mark & St. Paul's roof lines as benchmarks dramatically discounts the near neighbors. The highbay area of the current building is ~10' lower than the homes in the OWS on Washington and then it steps down. The proposal starts 10' ABOVE those rooflines and then steps UP another 10' and then ANOTHER 20'! Though the group discounted the reclamation of the current building, I believe THAT should be a focus. Of course cost is a factor and scope and scale less, however the current "preferred proposal has a build cost of ~\$300 sq ft plus ancillary costs, projected at \$50M+ and scale which overpowers the residential neighborhood. The current building has potential to provide an transition from downtown to the neighborhood and integrate as an anchor for the Treeline at a much lower buy in.</p>
<p>Use as artist/artisan studios.</p>

Holding to the initial plan of using this property for a large and beautiful park. This would make the most logical sense in an effort to help minimize noise, crowding, traffic and to support the environment. This would also make the most sense for the safety of our children of the YMCA and neighborhood.
Parking concerns with YMCA across the street
Define affordable housing more clearly to include 30% of medium income or less in Ann Arbor Perhaps additional parking.
What was listed was appropriate.
Provide space for outdoor bar/food truck space similar to Little Fleet in Traverse City
Preserve some public parking space. Housing for those at 80% AMI
If the density increases, hopefully more bus lines would be feasible! I'd love one that goes from the west side to the north side.
Mixed use--small shops in the bottom to sell food.
We need more housing, period. I wish City Council would stop acting like density is not the answer, because density provides more housing units. More supply = cost goes down.
Provide housing and services in a single development for young working people
That was a good list
60% AMI is too high a bar, we need more housing that is cheaper than that. Also democratic control: the land should remain publicly owned and tenants should have a major say in how the property is managed.
Ensure adequate parking for new tenants as well as those currently parking on the property
Use this space to hammer home how much we need sustainable development with truly affordable housing - that 60% AMI metric is over \$1100 a month for a 1-bedroom, which isn't so affordable
The AMI metric still makes "affordable" housing unreachable for low-income residents and most low-income families need more than one bedroom. It's hard to argue that housing is not a fundamental human need. "Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else falls apart." There's no state in the country where a modest two-bedroom rental home is affordable for people working a 40-hour week on minimum wage. A renter earning \$7.25 an hour has to work 117 hours a week to rent a modest home. Although, Michigan has a higher minimum wage, a shift is needed in how rental housing security and its impacts are addressed.
Affordable housing MUST be truly affordable. 60% AMI is over \$1100/month which isn't actually affordable for many--especially those working minimum wage jobs.
I don't think any objectives are missing, but I think the maximization of affordable housing units could be made stronger. 60% of AMI for a 1 bedroom is still over a thousand dollars a month, which would be around 75% of a minimum-wage workers gross pay.

6. What objectives are not needed (if any)?

Retail
Not needed: Maximize market rate residential, maximize park space. The building should fit in with the scale of the YMCA!
1) additional uses 2) market rate residential

<p>don't need to fit in with existing buildings/set backs - we already know that Ann Arbor does not have adequate developmental density and trying to 'fit in' will just continue that. Don't need to maximize buffer, since that against will not change our housing density:</p>
<p>Market rate housing and parks. We need more affordable housing in Downtown Ann Arbor!</p>
<p>Maximizing parking! We don't need cars downtown!</p>
<p>Fitting in with surrounding neighbors</p>
<p>10, 9, 8, 11</p>
<p>Park space, building height conditions.</p>
<p>This has been demonstrated not to be a good location for affordable housing. i went to the February meeting at the DDA office. and am surprised at the option that is being presented as preferred. It was definitely not the preferred choice at that meeting.</p>
<p>Residential apartments, wayyyyyy too many already in that area!</p>
<p>Maximizing height is a very low Peterson all priority as it would dwarf residential properties surrounding the property. Also, selling land to provide more condo development is probably ill advised until glut of current condos have sold. Ex- 218 W. Kingsley is still only 50% occupied by owners; development at Miller & Ashley (50% presold); Ashley & Madison just breaking ground; development across from Kellogg Eye Center scrapped condo units last year.</p>
<p>Additional high density housing in the area, anything that increases low income housing in that area, anything that takes away from the esthetic of downtown and the west side</p>
<p>More residential housing. Too much is being built now.</p>
<p>park space is neither necessary nor economically sensible, tho one or more thru-paths to connect non-motorized transit would be great</p>
<p>Do not need to convert this into housing. We need more affordable housing, and it is explicitly stated that this site is not eligible for affordable housing. We don't need a high-rise in that area. We do not need more parking lots.</p>
<p>Keeping the property in line with houses on the street. The property is surrounded on three sides by large buildings. It is important That these borderline properties fit in (the side of the development near small homes can have an upper story setback) as a buffer between city and neighborhood. If keeping the industrial character is wanted, Industrial loft-like homes and businesses can fill the lot.</p>
<p>Objectives that involve new construction of buildings Objectives and involve selling of the property Objectives that involve use of the property for anything other than public use</p>
<p>Maximize market rate residential: "market rate" is unaffordable to the vast majority of Ann Arbor renters -- this should absolutely not be considered for this space.</p>
<p>Provide safer access to the YMCA</p>
<p>single family homeowner bitching. we need density. maximizing market rate is destructive to working class interests</p>
<p>Providing market-rate housing</p>
<p>None</p>
<p>I assume that remediating contaminations is not optional.</p>
<p>I do not think selling the property makes sense. This is a terrific site, and keeping land adjacent to the Treeline public where possible makes sense.</p>

My understanding is that residential in the flood plain would need to be elevated which of course impacts viability.
More high end, cheaply made 1-2 bedroom units and NOT necessary. I'd like to see some single family reasonably priced housing become available. There should be 3 bedroom units available for \$350,000 so that families who are interested in being closer to downtown and don't mind not having a yard, have the ability to purchase which would free up competition for single family homes within the neighborhoods. Additionally, given the situation we are currently in, new structures should be asked to create green spaces on their flat-top roofs to be used by all residents. This is also much cooler than a tar roof.
I don't think the area should be developed, instead as a park.
All except affordable housing
Maximize market rate housing, maximize parking
Maximize market rate residential
Given the last line about not being eligible for federal low income credits, I don't think it makes any sense to develop affordable housing here. A private developer paying into affordable housing fund would go way farther. And I don't see any need in preserving the chimney--those swifs are actually kinda creepy.
Large apartment complex is completely unless where already there is empty apartments
my number 11 -- Maximize market rate residential. I interpreted it as "make as much money as possible" from the apartment renters/owners. I wish number 8 read: "sell the property NOT TO A DEVELOPER and use proceeds for affordable housing . . . property and for creating a downtown park in that space." Also, I don't understand what my #10 really says.
Worrying about height and setbacks
Maximizing housing is not a necessary objective.
Commercial space, office space, affordable housing (destroys the Old West Side!!!!!!)
i honestly don't care about buffers for adjacent housing
Maximize market rate residential
I don't think we need park space here. Ann Arbor has plenty of park space. I do support bike/ped through this space (whether or not Treeline occurs). Setbacks are not a concern to me for this type of building. Affordable housing is important, but this does not seem like the right location. Very expensive "affordable" housing. I don't think we need to "maximize" market-rate housing, but it should be one key use of this space.
Sell to a developer
The objectives vary significantly in what they affect: Siting, funding, uses, environmental cleanup, habitat, and park amenities. Not all are conflicting. Environmental cleanup should be a requirement, regardless, and likely will not interfere with other objectives. Other objectives are with associated with distance and height, fitting in with the neighborhood. The list is not an either/or. I question "maximize market rate residential", for example, without providing details defining meaning of the objective.
Exploration of other options
fit in with existing setbacks along washington st. fit in with existing adjacent building heights and scales provide adequate buffer to adjacent single family housing
Use this space to discourage low-density development and development that creates unaffordable housing or space for other purposes

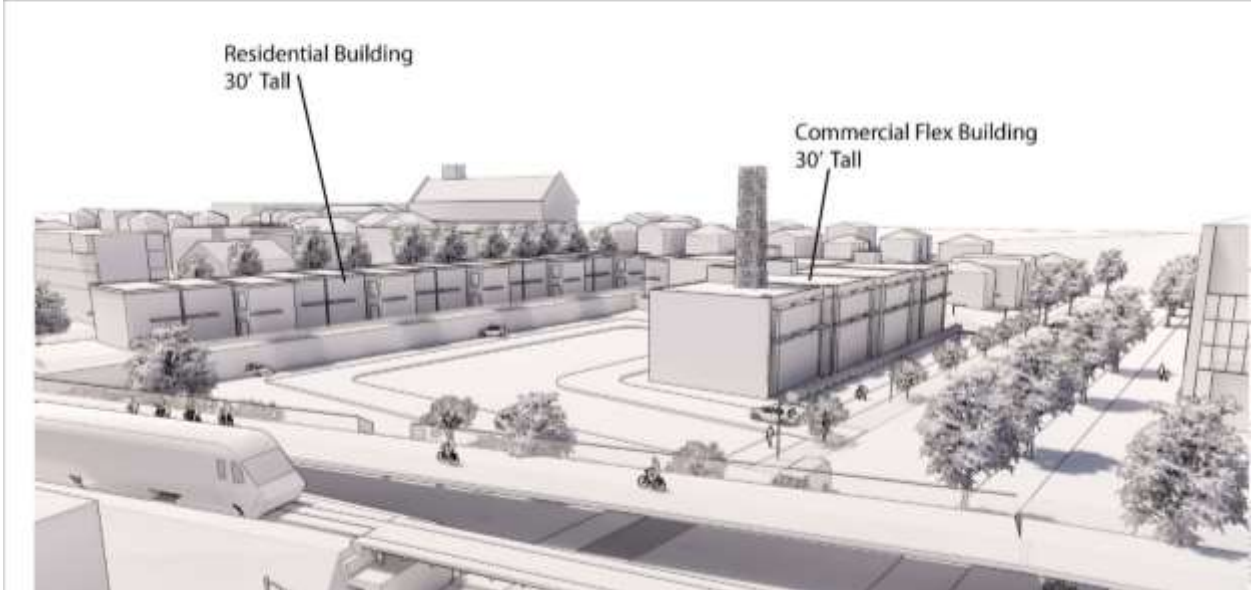
The single family buffer concern is totally unnecessary. I am familiar with the site- it isn't an attractive "buffer" as it is. Providing more affordable and dense housing would be better for the neighborhood.
Any objective that would result in the building of low-density development, unaffordable housing, or space that is not usable for housing are unneeded and should be taken off the table immediately.
Low-density development and using the space for other purposes-also selling the space.
The city should absolutely NOT devote this space to anything other than affordable housing, as there is such an intense housing crisis right now. It should not prioritize aesthetic considerations like buffers and setbacks that prevent sustainable and dense housing.
The aesthetic and scale concerns are pandering to a few NIMBY constituents and not in the best interests of the City and environment in the long term.
Adequate buffer to adjacent single family housing, fitting in with existing setbacks
Any objective which does not advance truly affordable housing must go. Ann Arborans do not need more commercial space or housing buffers. We need affordable housing.
Maximizing residential and commercial use will create congestion and safety problems for the neighborhood and the for the functioning of the YMCA.
buffers for single family housing
Low income housing,,
Use the space to discourage low-density development and development that creates unaffordable housing or space for other purposes
We do not need more of the same--that means low-density planning that keeps housing unaffordable to working people.
I think the City should retain ownership of this property. I think there should only be for green space and residential. With adequate parking so the neighborhood streets do not have to be used for parking by the residence that live at 415.
"Market rate" housing Setbacks that Lower density Low density housing More parks
Any objective that prioritizes single-family zoning or low-density housing is misguided. Such development priorities produce unaffordable housing.
The university can not continue to grow forever. Thus the need for housing is going to plateau. Ann Arbor needs sunlight and trees to make it a desirable living environment. All of the proposals deny that possibility. town planners should be brave and look at the works of the designers of Central park New York City.
Luxury apartments or low density housing
Chimney swifts should not be reason for decades-long blight. Affordable housing is important but impossible economically here; only market-rate commercial / residential make sense here, with dollars to be captured for affordable housing, if council doesn't screw this up again like the Library Lot debacle.
Setbacks (unclear if referring to residential setbacks west of Third or commercial setbacks downtown)
Maximize affordable housing...on site Maximize market rate residential

Integration with the "Treeline Trail" need not be considered. The cycletrack and streetscape improvements currently under construction on First St. will obviate the need for a separate trail to be built through this site. Fitting in with existing setbacks and building scales is also unnecessary. The block is zoned D2, and at a minimum, any site plan compliant with D2 zoning should be on the table here. We have a housing crisis, and we should maximize the potential of this site to contribute to remediating it.
More parks. "Greenway" trail. Million dollar condos.
New construction of any type is not needed. Tear down the old building, make it open green space for storm water conveyance.
Condo tower.
The city should not protect the financial and personal interests of incumbent homeowners by blocking new housing.
maximize market rate residential
Market rate rental NOT needed! Traffic congestion, and vehicle access to whatever may be built.
More low density expensive housing options. Ann Arbor already has plenty.
I would not advocate the city sell to a private developer - there will be even less oversight if that happens and residents will cease to have any voice.
We do not need any more low-density development or development which creates more unaffordable housing.
Market rate, community buffers
I think there are already ample market rate residential properties within a few blocks of this site; market rate residential should not be the priority for 415 W. Washington.
Affordable housing is a wonderful goal for the city. As outlined by the study, funding assistance for affordable housing is unavailable for this site and therefore, from a practical basis, affordable housing should be sought on those city sites which qualify. Is housing of any type necessary on this site to provide the greatest benefit to the community?
"Maximize park space" What does that even mean? There should be adequate outdoor common space and a park-like connection to the Treeline, but we do not need another park at this location. If "Maximize market rate residential" means at the expense of affordable housing, then we don't need it. I am not opposed to a mix of market-rate and affordable housing.
Market rate housing or offices.
We believe that more housing is not needed in this area. Maybe in a large metropolitan city, such as Detroit or Chicago, makes sense for AMI housing of this size.
A couple objectives were similar in regards to blending in with existing buildings
No housing unless flood plane is mitigated
Market rate housing.
Maximizing parking space and ensuring that future buildings built on this site are of similar heights.
Setbacks, bird habitats, connection to a nonexistent trail, and more park space less than a block from one of the biggest parks in the city. This property should be developed as public housing, or sold and developed commercially with the proceeds to benefit affordable housing. If the city attempted to get into "maker spaces" or other commercial uses it would be a laughable flop.

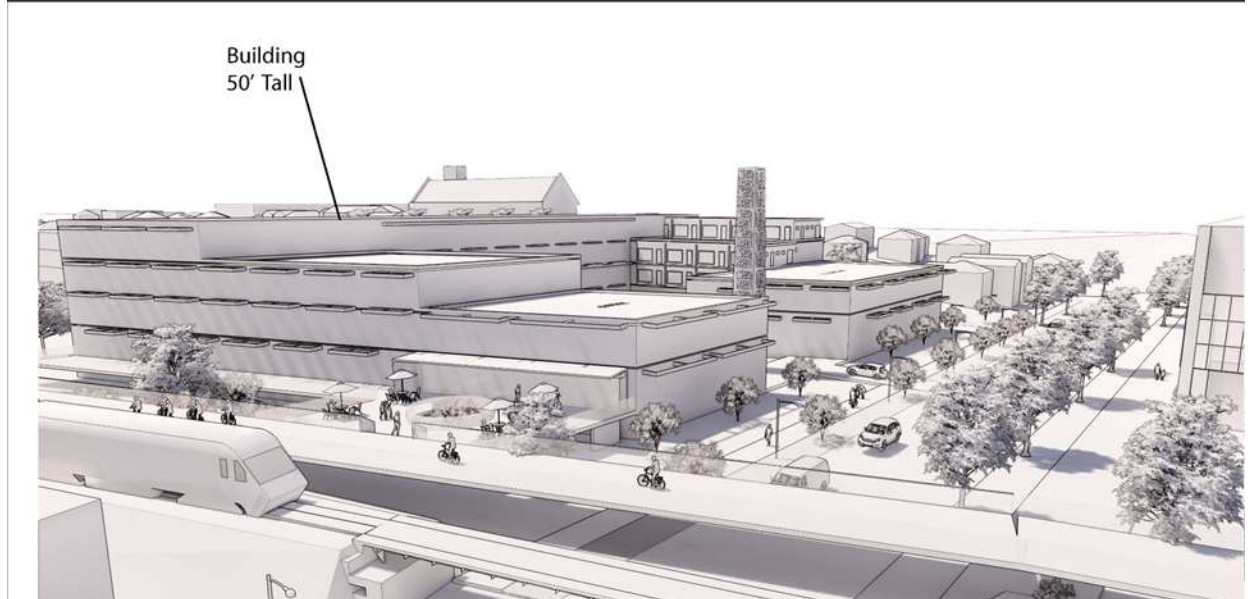
No need to worry about density or character of neighborhood. Also no need to worry about park space or setbacks. Ann Arbor desperately needs more housing.
None
Environment
We don't need a park there. It does not have good visibility, it floods, and we have just designated the Library Lot as park space.
I own a single family home and I assure you I'm not concerned about "neighborhood character" or other NIMBY agenda items. Get affordable housing there now!
Matching the setbacks of Washington st and providing a buffer to single family homes.
We do not need to "provide adequate buffer to adjacent single family housing," and we do not need to "fit in with existing adjacent building heights and scales." We are talking about housing here for people who need it. These two objectives are often used to justify not building anything, which should not be an option in a time where so many people are struggling to find housing.
maximize market rate residential - we've overbuilt the top of the market for years and now have a lopsided RE market (too much luxury space, too little affordable)
Don't know
I think all those issues are valid
Don't need market rate housing here, also don't need to worry about building height.
affordable housing
Use this space to discourage low-density development and development that creates unaffordable housing or space for other purposes
Any objective that creates low density development of areas. Property owners have an inequitable ability to exercise control over surrounding areas by virtue of ownership. One might assume that these very large lots were acquired because the owners wanted the space and the control. (Though it is possible that land use regulations and/or choices made by the prior owner or developer of the area limited options available to the purchasers of these lots.) It is very likely that you are not going to see the purchasers of these large lots soon subdividing their land for higher-density development. Over time, as demand increases and conditions change, further subdivision and development in the very low-density area becomes an increasing possibility -- and likely, increasingly difficult to create much needed areas for lower income residences.
Emphasis on low density housing will NOT help with the problem of affordability and housing for all in Ann Arbor.
While I understand the desire not to create alienated urban spaces, I think density is very important and some of the concerns about setbacks and matching heights and scales puts the focus in the wrong place. Some of the development in down town gives some reasonable examples in my opinion of increasing density by increasing heights, without creating the sort of placeless alien architecture that people dislike.

7. Which of the three (3) redevelopment options do you think best meets the eleven (11) redevelopment objectives?

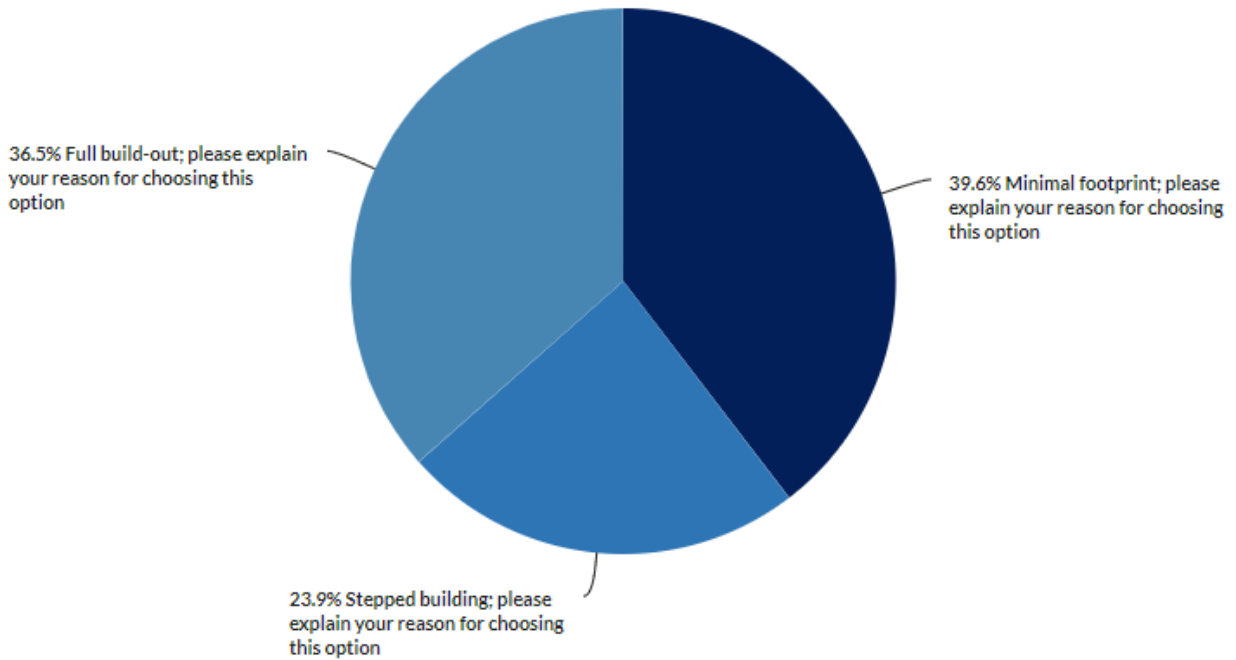
MINIMAL FOOTPRINT



STEPPED BUILDING



FULL BUILDOUT



Please Explain Your Reason for Choosing This Option: MINIMALFOOTPRINT

Fits in better with surrounding area. Keep Old West Side from high rises
It fits best with the residential area. The mark in the church are on a high elevation compared to Washington Street. If you build that high it\'s going to dwarf all the homes in the area.
most appropriate for a residential neighborhood
I don\'t like any of these options.
Fits better with residential area around it.
Preservation of the existing habitat and esthetic.
Building height is most appropriate for the area
As a neighborhood resident it is the option that beat fits the neighborhood
more green space, less buildings
The green space is necessary for the surrounding residential area. This will have the least impact on the nature of the neighborhood.
scale of buildings seems to fit in with existing
floodway issues would be most favorable for this footprint
Good to provide housing which fits well with existing building heights and feel of the neighborhood. Nice creation of green space and connection to Treeline.
Fits the aesthetic, minimal residential will reduce impact on traffic/parking
Lowest impact on existing community
Most public space.
The buildings are not too tall
Better transition from OWS to downtown. The \'Y\' is much larger than the adjacent housing but it fits well because of the step backs from the street on three sides. Anything over 30\' next to the older houses looks crowded and forbidding.
Any other choice would be too dense for this residential area .
Fits best with most of the criteria. Although not all. Meets my most important criteria
It\'s the only one that fits at all into the neighborhood. The other 2 should be thrown out!!!!
The buildings fit the area and will not overwhelm the traffic.
A2 is not NYC stop trying to be
To preserve the historic district and Old West Side
Density, green space
Public space, park, greenway, WATER/FLOOD!, The other two options do not fit the neighborhood (we already have one hideous huge building on 1st (ann arbor city apartments). Please don\'t compound that with more of the same
Maintain the integrity of the area that is less built than other options.
fits neighborhood character
Fits neighborhood, more green, no connection Washington/Liberty
this is the least damaging to the area.
least damage to other objectives not included here
The 32 one bedroom units could be public housing. The flex space could be rent capped.

Maintains the character of the neighborhood and brings in affordable housing. Ann Arbor needs to continue to provide a place for low income people who bring value to the community. I've seen this city consistently edge out the very people who make the community and town a hot spot for people to set up shop and live. Please don't destroy that in the OWS -- we need a vibrant street life, respect for the architecture and to support Ann Arbor as a diverse community.
It is more in keeping with adjacent residential properties
It's in the flood way and flood plain.
It would fit in better and it has the best cost-to-revenue ratio
lowest height
Least intrusive, meets more of the objectives; see #8 comment.
less obtrusive.
175 is too many units to stack up in that area. A series of divided townhouse type units (garage on the bottom; living space on the second story) that mirror architecturally the existing homes would be better.
This is the ONLY option which offers integration into the neighborhood. It is of a scale which creates buffer necessary to transition from downtown proper, to a residential neighborhood
The other two are too massive for the site and neighborhood. Get real!
The other options have way too many units for this location
Appropriate size in relation to existing buildings
Best fits with look of A2 since none of the rest guarantee truly affordable housing
Don't find that we need more market rate housing in OWS area. Think environmental footprint should be priority. Think mixed-use commercial space will offer needed activation to the area.
This is clearly the least disruptive for the single family residences adjacent.
Preserves neighborhood feel, green/open space.
the other options look too big for this site
It fits in with the neighborhood the best. And I think we should not underestimate the potential calamities from the flood plain (especially bc of our changing climate)

Please Explain Your Reason for Choosing This Option: STEPPED BUILDING

Stepped building; please explain your reason for choosing this option: Which of the three (3) redevelopment options do you think best meets the eleven (11) redevelopment objectives?
Tries to balance streetscape against housing
Maximum housing
I find this option a good combination of density and low trauma to the area (eg, building height and front onto W Washington, while the third option is a bit imposing). It also has a pretty good FAR; the first option wastes tons of space. Second option also apparently has a better devel cost to tax rev ratio.
Most housing, similar tax revenue to #3
Good compromise, not too big and adds needed revenue.
Fits better in the area than the full build out
Least polarizing design. 1A minimal design definitely preserves a greener footprint, but doesn't assist those looking for tax \$\$\$. 2B is overbuilt & overwhelming for size lot. Maximizes tax \$\$\$, but Dramatically overwhelms the space.

I'm also okay with option A but I think it gives too much to parking, and option c is too blocky
The building looks more appealing to me. I am also open to the full build-out option. I prefer both these options over the minimal footprint. We need more housing for our city's workforce.
The building design is hideous, but it should be stepped on one side, otherwise it still looks like a brutalist monolith. There needs to be variation on the facade so that the project is pleasant to look at. I would be ok for some of the project (especially closer to the tracks be higher, more aligned with the height of the church on Liberty.
It provides almost as much tax revenue as the full buildout and fits better in the space.
The stepped building preserves the skyline that other people care so much about while maximizing the housing and use of the space. I would prefer the full build-out, but I think that this stepped design is the best fitting for all of the objectives.
Scales best with neighborhood - note Liberty Lofts across Liberty
this meets most of my needs, for scxale, affordable housing and tree line access
Best balance of options
This one
hand's down; the retail on Treeline. Stepped fits in best with rest of block.
More units available, building size fits in with neighborhood
Include affordable and market rate housing but also make space for the tree line trail and some amenities related to that
combines density with sensitivity to neighborhood scale
Middle ground addressing the most needs, imperfectly
Compromise option, with concern about the public functioning of the near-enclosed central area of the building and the connection to the Treeline above-grade.
More in scale with neighborhood + more open land while still offering significant housing increase.
It seems like the best blend of all the things I value - there is some park space, but not at the expense of living space. There's also retail, which I like.
The general idea of this option, with the stepped building and intermediate occupancy level, meets many of the 11 objectives without totally overwhelming the visual and physical space, the limitations of the street, and already high usage by the existing residents and YMCA patrons.
Moderate
Sufficient compromise between housing units and public/commercial space without overpowering surroundings
Reasonable middle ground and transition from downtown to single family neighborhood. More housing than less dense option.
Maximum housing
It seems to balance all interests in the discussion, including environmental concerns, providing additional housing, and fits into the existing local community aesthetically.
Nice compromise between other 2 options
It hits the objectives but fits into the neighborhood better than the full build. I'd prefer something in between 1A and 1B due to traffic issues on Washington St.
Looks nice, includes diverse options, fits in neighborhood and with other downtown needs

Seems a good balance of the competing goals

Please Explain Your Reason for Choosing This Option: FULL BUILD OUT

We need the most possible amount of affordable housing
We need housing!! That is affordable for more than just wealthy people
Ann Arbor needs more housing.
It's a downtown site and full build out is appropriate. We need a lot more housing of all kinds downtown
This creates the highest amount of much needed housing near downtown
I appreciate the value of more housing units, and buffer for west boundary houses.
Max out the site but no parking. Use 500 year flood plain for planning
I believe that additional housing is the biggest local need that could be met by the proposed options and objectives of this plan. I'd prefer less parking as I think the nearby intersections are already deceptively busy and somewhat dangerous as a full year bike commuter, however I recognize that there may be guidelines and requirements that I'm unaware of, and the ground floor may otherwise go unused.
max use of space
Ann Arbor is in a housing crisis and desperately needs to build medium density affordable housing. Given the YMCA's location, I see no issue with an adjacent building of similar size.
most efficient use of space, most affordable housing, sufficient connection to Treeline
density density density
Maximized commercial space
I care most about affordable housing and this model seems to maximize that goal while preserving the bird habitat and maintaining moderate building height
Provides the most opportunity for below market rate, which should make up the majority if not all of the units built. Preserves chimney sweep habitat
I consider it a downtown location so dense is okay, AS LONG AS IT IS VISUALLY ATTRACTIVE. You can do it!
more affordable housing
Full build-out = Most affordable housing
Highest density is necessary to help address the housing shortage in AA.
Maximizes housing units
This option provides for the highest volume of affordable housing among the three options listed here.
Offers the most units that are more affordable
Maximize affordable housing
More housing close to downtown is good. We need people living close to work and walking, biking, not living on the outskirts and driving.
Most affordable housing
maximize amount of affordable housing available
A full build-out will be best for affordable housing
Maximizing affordable housing units and density are the top priorities

I want more affordable housing in Ann Arbor. This option provides the most affordable units.
it maximizes the space, the most density and also apparently the tax revenue too
It's downtown, and it's a site challenged environmentally and situationally (train tracks, floodplain). I am not a developer, architect, or real estate professional, but this site demands full utilization, with exploding residential and commercial rents from lack of available space
More money for affordable housing, more housing near downtown
Building the largest quantity of housing, and gaining the largest benefit to affordable housing (either directly or through proceeds from a sale to a private developer) must be the priority.
this options makes the best use of the valuable real estate and, by increasing housing supply the most, helps make Ann Arbor the most affordable and allows more people to live here
More multi use space
Providing the highest number of affordable housing units is my top priority
We need affordable housing
This option provides the most affordable housing.
I think this looks very balanced when you consider the Y building across the street and it helps move the city toward its affordable housing goals.
more housing units
This is a downtown location. Density on the site should be maximized.
Fully transforms the site to maximize its usefulness. Can provide the most amount of housing..
Improve density + more neighbors in Ann Arbor
More city revenue, affordable housing, and honesty I think it's pretty!
The space is already impervious, it's close to downtown so it makes sense to have a full buildout. Don't waste space!
Housing in Ann Arbor is increasingly unaffordable and building dense housing downtown is our most sustainable option
Since none of the options seem to explicitly include affordable housing, I'm going with the one that provides the most housing period.
we need more affordable housing.
Close to downtown should have density to take pressure off the rest of the city like where I live. That way people can have what they want. If you want space, live further away, and if you want vibrancy, live closer to downtown.
Just the right size (same height as the Y), nice to see reduced parking in line with best practices. Maximizing the # of people on this footprint = more green space elsewhere.
maximum / best use of property
Most affordable housing
Most likely to increase the chance or create an opportunity more affordable housing.
Most affordable housing option.
this option adds the most housing

8. What additional comments do you have regarding the three (3) redevelopment options?

Full build out does fit at all and the minimal build out does not meet needs
--

<p>All are one bedrooms, I think mixed sizes work better. But the goal is to increase the amount of affordable housing, and it is a good site for high density.</p>
<p>If we continue with low-density development we are dooming the future of our city</p>
<p>Think about parking on Washington for the Y. Think about bike boulevard along Washington.</p>
<p>Let's keep old west side quaint. Keep higher buildings for Ashley street and east</p>
<p>I find it unfortunate that so much of the ground floor, which in a way is the most valuable part of the building for people who don't live in it, has to be wasted on parking. I understand that its uses are limited, given floodplain and floodway restrictions; but seriously, parking? Surely there are much better uses. Frankly, I'd be happy to eliminate parking outright (or offer ~10 spaces at actual rather than subsidized cost): the location is well-connected to amenities.</p>
<p>Those of us who live on the OWS have had to live with very cumbersome restrictions on building out our homes. We can't even build a If it's not in the old plan! If you build option two or three then all of those restrictions for the residential area seems for not. The whole purpose was to keep the OWS protected from overbuilding. I do think we desperately need some small businesses in the new complex as well. Look how well Argus does, but they only sell farm or locally made items. There used to be the fabulous arts I'm small business buildings where the why now is. It was a place that people with creative ideas could start their business in an affordable space. We've lost that in Ann Arbor. It seems as though we should leave the high density to the downtown area and keep the old west side with a more residential small business feel.</p>
<p>We don't need to let nearby neighbors dictate what happens in this site. This property belongs to all of us in the city. Nearby neighbors should get no special preference.</p>
<p>Full buildout is not compatible with a residential, historic neighborhood</p>
<p>I like maximizing housing quantity.</p>
<p>I don't like any of the presented options. This land was supposed to be a part of the Allen Creek Greenway, now the Treeline. It is in a flood plain and flood way. Do not build here.</p>
<p>Please no more apartment high rises. I would love commercial and community space, somewhere for people to be together.</p>
<p>Please don't put a giant apartment building in the middle of a bunch of single family homes. We have a street of young families, we love the old west side. The smaller footprint keeps with the feel of the community (like the mark directly behind). I also don't understand the choice to open it Washington traffic. Liberty at the spot is more commercial and wider. It makes much more sense to open to that street and close off Washington.</p>
<p>The push to attract builders of high end condos has not occurred at a pace that absorbs the units produced. Condo owners in existing new builds are frustrated with the number of empty or rented units and yet we push to make more land available to developers. Time to reassess that timeline & build what is needed or in demand.</p>
<p>I honestly don't like any of them. I think adding more high density and modern esthetic housing in the area is a mistake.</p>
<p>I think higher density would lead to a boon in the micro economy of the neighborhood. I think it could provide incentives for more businesses me and my neighbors cherish such as Argus, Knight's, and Jefferson Market.</p>

<p>New buildings should be 3-5 stories tall. Please use building materials to fit in with the historic character of the neighborhood. Please focus on making the area pedestrian friendly.</p>
<p>The notion of filling the space with as much building as possible seems out of scale with the neighborhood. 5 stories? While it seems to be the way many downtown areas are being rebuilt, it would be an eyesore in this neighborhood.</p>
<p>The large building footprint should not be within the Old West Side area.</p>
<p>totally open to compromises</p>
<p>I appreciate the efforts that went into considering so many factors with this project. I personally hope as a community we'll choose to go for the option which provides the maximum amount of housing, but I'd be willing to compromise and go for the middle-of-the-road option. It would be a shame if we missed the opportunity to help address the housing crisis in Ann Arbor by selecting the option with the fewest dwelling units.</p>
<p>The first is a huge waste of space, money, and time. I really believe that most of the people interested in saving the chimney swifts are just looking for an excuse not to build anything, but if it is important, the interested parties need to create a foundation to fund this goal. I am more interested in creating a beautiful and engaging space for humans who cannot currently get in to A2 despite having a great desire to add to this city. The last monolith is exactly what naysayers are painting the project as. Thank goodness there are smart and creative architects that can make this huge property into a gem for this city.</p>
<p>I do not understand why all 3 options include new construction of buildings. I would be nice to have an option where residential and commercial buildings are not included and where the entire site is devoted to park/green/public space while still preserving the chimney.</p>
<p>Option 2A is hideous - just please don't. Option 2B does not fit with the surrounding neighborhood.</p>
<p>provide max public space</p>
<p>The first option seems to me to be plenty for the spot. It would be a pleasant place to live.</p>
<p>The Stepped and Full build-out options are much too large, considering the current City Council will not allow any of these types of structures downtown. They should be placed downtown first, before expanding to the smaller neighborhoods. That makes more sense economically and environmentally.</p>
<p>i'm sure this will be cheaply made and incredibly ugly if the full build-out doesn't include any commercial options then the stepped building is better.</p>
<p>The taller buildings will choke out that corner, given the height of the Y</p>
<p>Options 2 and 3 are too large and are more likely to confound local traffic and parking and significantly alter the character of immediate neighborhood.</p>
<p>Ann Arbor must encourage projects that pay taxes.</p>
<p>Any development must have a public connection to the treeline path. Public park would be the best option.</p>
<p>I would prefer the full build-out. The revenue generated would be great for affordable housing and I think the combination of many more living units and retail spaces would allow the community in and around the Old West Side to thrive even more. However, I think the stepped building is a decent compromise.</p>

<p>I do not always understand the min-max rankings. Do any of these represent the project that was done by the students of Peter Allen? That project seemed very well thought-out and I recall (perhaps incorrectly) that it had access to Liberty but was scaled somewhere between 1 & 2.</p>
<p>I believe that any option must have a drive connection to Liberty Street due to dangerous traffic situation on Washington and danger to children.</p>
<p>What is the "Market rate housing" is that market rate for a high-end condo? If so, that is extremely unfortunate. There is also no discussion (other than the birds) about eco-friendly standards for this building. Do we actually care about these things or just say we do?</p>
<p>I don't agree with any of the building options. I would prefer the space to be used as a park. I walk by this area 7-10 times per week, it is already congested with traffic from the Y. I also feel you need to allow residents a few opportunities to meet in person instead of using a zoom option. Please keep me informed at michelsonben59@gmail.com</p>
<p>None of them indicated what percent of total units built would be affordable housing units or the number of affordable housing units that would be built, which gives a troublesome indication that affordable housing is not actually a city priority</p>
<p>I am very skeptical that any major redevelopment can be on this property without risking the health and safety of everybody in the immediate area. I am sure there is asbestos in the building, I know that there are significant amounts of oil and other petroleum products in the subsoil. I think there used to be a battery factory on the premises. The city needs to tell everyone about the contaminants in the subsoil and in the buildings themselves.</p>
<p>I love the idea of some sort of retail accessible from the Treeline! This seems like a real amenity that we haven't seen (yet) on private property, but I feel like we could/should use this City property to help demonstrate what is possible. I'd be willing to "accept" the larger scale of 2b if it included the mixed use component.</p>
<p>Let's not have any more disastrous outcomes</p>
<p>Who decided on the redevelopment objectives?? Any of us out here who live in the area????</p>
<p>We desperately need affordable housing of acceptable quality.</p>
<p>Glad to see the Chimney Swift habitat is an option in all three. 2B seems way too large for that space.</p>
<p>Please do not build on a flood plain Stop trying to shove more people onto A2 Its already crowded</p>
<p>I object to being limited to these three options.</p>
<p>The minimal footprint would be the least invasive. For the residents in this area, having another massive building built with over 100 units destroys the historic beauty of this area. We do not need anymore high rises. It blocks the Old West Side from light and is obstructive to downtown views.</p>
<p>If it's yet another ugly blocky thing I will feel betrayed. Hire an architect who can pull it off. It can be done. It needs to look good to residents' eyes, not to architects' eyes, who seem to love ugly.</p>
<p>Thanks for seeking input. I look forward to seeing results of this survey.</p>
<p>Honestly, neither option 2 or 3 'fit' the neighborhood. With 3 being by far the 'worst' option. Both option 2 and 3 could potentially create more water run off with less areas for the water to flow.</p>

<p>Must it have so many parking spaces? Doing so enables/locks in a car-centric future. Mobility hub coupled with minimal parking spaces can allow space to maximize other uses AND enable the mobility changes we must see if we want to meet A2Zero objectives. If parking requirements don't allow this, then it is time they are changed. Would be ideal if residents were provided with mobility passes for transit and bikeshare, rather than parking spaces. Parking spaces that are included should provide for electric vehicle charging, or at least be EV-ready.</p>
<p>Features the enclose open space will be problematic and potentially will not serve the purpose of open space, specifically the central courtyard. The connection to the Greenway, could also be a problem. Disappointed that the larger options create a greenway that is elevated from ground level. That will remove people from the earth. We are not in NYC and do not need to create a Highline. Will such a design allow the space to provide ecosystem services for groundwater and surface floodway water?</p>
<p>We need to develop for people and the planet. Higher density areas spur economic growth and reduces greenhouse gases. It is a catalyst for public transportation and more shops within walking distance.</p>
<p>It's time to put an end to development for profit and to turn to a future of development for people and for planet by using the site at 415 W. Washington to build dense and sustainable affordable housing.</p>
<p>I hope the city will consider larger units (2 or 3 bedroom) which can be more affordable as well as more sensible for families.</p>
<p>A full build-out is the option that provides a chance to show that it's time for development for people and for planet. We live in a rapidly changing world and it's up to all of us to be responsible stewards of our planet, and to provide shelter to all who need it. Building dense and sustainable affordable housing is the way to do this. Keeping this in mind, if a full build-out is chosen as the final option, it would be ideal if the entire space was 100% dedicated to housing, 0% non-residential use.</p>
<p>Dense sustainable housing must be a priority!! The housing crisis has become unbearable. This is also in keeping with the A2Zero Carbon Neutrality goals.</p>
<p>Intentional connections with bike paths would be great.</p>
<p>We need affordable housing in order to meet the needs of Ann Arborans and maintain the spirit of Ann Arbor. The full buildout maximizes affordable housing.</p>

<p>I would consider Option 1 to be by far the best option if I thought there was any possibility of its acceptance. I am inclined to be offended that public money was spent to develop and present this option, since it appears to be a false choice, likely presented for appearance purposes only, that has virtually no chance of acceptance due to its lower sales price and tax revenues. I would think that a larger low-end option which fulfilled more of the 11 objectives, but with a lower profile (3-4) stories, fairly large occupancy, and an intermediate tax income would have been a much more productive approach as a realistic possible choice. One other specific reason that the 2b option is unreasonable is that for 210 units there are only 159 parking spaces, exactly the same as for the 132 unit version. This is totally unacceptable for this street, particularly with the inclusion of commercial space. Where are the residents and customers going to park? It's probably too few even for the 2a version. A reasonable parking plan for this already congested area must be part of the basis for sizing the project. The project should include parking space for ALL projected vehicles generated by its use.</p>
<p>we want higher density and more affordable housing in an area as dense and well-connected to transit as downtown. this will reduce residential greenhouse gas emissions and transportation costs</p>
<p>Blending in to the rest of the residential neighborhood while adding market rate housing is preferable to me. This would hopefully not look like the 'monster' structure behind the houses on North Ashley. Looking out their back windows is horrible not to mention the hum of all their air conditioners.</p>
<p>Most dense development is too big..</p>
<p>It's time to put an end to development for profit and to turn to a future of development for people and for planet by using the site at 415 W. Washington to build dense and sustainable affordable housing.</p>
<p>Since we are in a new era, with new situation and consideration with the current corona virus restrictions. I believe the City needs to move cautiously., not rush to make decisions. For instance will office space be in demand with more people working at home? How can we provide affordable housing for low income families that include outdoor space and parking?</p>
<p>This survey is biased, #7 is not valid, no park space option allowed. Who is paying for the survey? It is biased.</p>
<p>It's time to put an end to development for profit and to turn to a future of development for people and for planet by using the site at 415 W. Washington to build dense and sustainable affordable housing.</p>
<p>We do not need to have any redevelopment. we need more green space.</p>
<p>I might even say build it taller. All three of the options say "1-bed". I think it is important to make sure there are a variety 1-4 bedroom units to accommodate different family sizes.</p>
<p>The stepped version is probably aesthetically more appealing, but enabling a developer to make full use of the site would be preferable, with the community (and neighborhood)'s input</p>
<p>These designs are based on options which were created without full community input. We must go back to discussion of options, this time with full community input.</p>
<p>I don't understand why we would even consider anything less than a "full build-out" under D2 by-right zoning.</p>

<p>The next best option is the full 6 story.build out. That could provide the most public housing and affordable spaces for "makers" and retail. It would also be able to produce enough tax revenue from rich people's condos to pay for the rent free or rent capped housing and studio/office/retail spaces</p>
<p>None of the options is ideal. The few remaining unbuilt portions of the Floodplain in this part of the City should not be filled with new construction.</p>
<p>Option 2A -- terrace level commerce -- NO! We need activity on the street to attract customers and bring vibrant life to the community. Parking at ground level is an uninspired and NOT-Pedestrian friendly design. Look to downtown architecture as your guide -- look to NYC! Let's build density and mix of commercial and residential in a meaningful way.</p>
<p>Option 2B would be totally against the character of the old west side and would not be appropriate. It would be awful.</p>
<p>I like the idea of taking down the existing buildings and replacing with something useful for all citizens (that is NOT condos).</p>
<p>The 2 denser plans simply do not have enough parking for real life. The massing is out of scale eith the neighborhood.</p>
<p>Even the "minimum footprint" is too high; surrounding houses are much lower. This is a neighborhood, not downtown.</p>
<p>The "full buildout" is nowhere near dense enough given the immense value of the land, and it should be allowed to be at least four times as tall.</p>
<p>Support commercial space</p>
<p>Avoid luxury housing.</p>
<p>The first looks nice, but ~30 beds doesn't appreciably help housing supply. Third design overpowers surrounding buildings and looks out of place.</p>
<p>Look at the chimney in drawings provided, and the trees relative to building height. You think the Swifts will stay with the building in 2b? or even 2a? Loss of trees plus buildings will increase the carbon footprint dramatically, against our "carbon neutral" goals.</p>
<p>This is a chance for Ann Arbor to take action for the people who are suffering here. We need options for our low income residents who are getting priced out.</p>
<p>The first plan could be tweaked to have the major access to the parking to come from Liberty instead of Washington, which is where congestion occurs most from the YMCA.</p>
<p>Residential units should favor layouts for working families.</p>
<p>None of the drawings have changed in the last 3 months. There is no beauty, so sense of scale, no acknowledgment of the rest of the neighborhood reflected. The larger (175/210 units) developments look little better than project housing.</p>
<p>The city needs to stop developing for profit and should instead start developing for the people and our planet and they could start by using the site at 415 W. Washington for dense and sustainable affordable housing.</p>
<p>I think it's pretty exciting that option 2B could provide 210 units of much needed housing in such a great and accessible location. This location would truly allow for people to live without a car and would also contribute to the city's environmental goals. It is so great that there's an option that can do both!</p>

The two large proposals bring downtown scale to the immediate neighborhood. My preference is a proposal which repurpose the current building. It was protected by the HDC until recently and in my opinion should remain so.
Still too big and neglecting the need for artist space.
There are no buildings in this quiet neighborhood that are this big, such as Options 2A and 2B. There's no reason a drive connecting to Liberty Street should be considered as the traffic here is already bad and there are so many people with children crossing the street going to Argus Farm Stop and Blank Slate Creamery.
The full buildout seems excessive for the neighborhood
Since a City objective is to preserve the environment, then the smallest footprint best meets the objective
I think 2 and 3 are overkill on housing, unless true affordability is fully incorporated.
I think the first option is the option should receive the least consideration. It does little to address housing concerns.
I don't see why there would be any consideration of setbacks or community fit or other sops to single-family homeowners, of which I am one. This is an urban site. Don't put a suburban development in the middle of downtown.
If the city doesn't plan to develop the site, please sell it and allow a developer to build more housing. Use the money from the sale to build affordable housing elsewhere.
They are all pretty awful.
Why are all the options architecturally uninteresting? Why not make it look like it has always been there, while providing more housing?
Stepped one looks nicest actually, but the lesser revenue and affordable housing makes full build out best. The minimal one seems like a waste of good space.
I hope that a significant amount of affordable housing is included. It is a perfect place for it, so close to downtown.
I think more, ideally affordable housing near downtown is the most important part of this project, but providing space for the tree line trail would be nice.
we need housing for people near the city. it is better for the environment and better for the people who live here.
These look like parking garages or factories? Surely these are not the only options being considered? They will certainly not fit in any sense with the surrounding buildings (except the Y, which one expects to be a monolith). Is it not possible to build a diverse development with housing and possibly some services/workspace that looks welcoming and somewhere one would want to live?
None
I feel like 1 is too small and 2/3 are too big. There's gotta be a compromise between them, right?
Lot of wasted space in the first one for being in the 400 block of Washington
Whatever is built here should be climate change-aware in terms of impact of construction and resilience & impact of operation

<p>None of the plans provide adequate parking; in fact, all make the current parking problems in the neighborhood worse.</p>
<p>It's time to put an end to development for profit and to turn to a future of development for people and for planet by using the site at 415 W. Washington to build dense and sustainable affordable housing.</p>
<p>Option 1A is too timid and tentative a use of the space</p>
<p>Market-based development for profit above everything else needs to end. Hasn't that kind of effort already reaped enough damage to people and our planet? Providing dense and sustainable, affordable housing by using the 415 Washington St. property is the right thing to do. It also speaks to the value of taking care of people above everything else.</p>
<p>It is time to put an end to development for profit, and it is time to prioritize the people of Ann Arbor and the environment. This site should be used to build a dense affordable housing site along with an environmentally sound structure that respects the surrounding elements. It also is a great site for affordable housing because it has direct access to the bus line, is centrally located, and also would have access to the trail, the YMCA and downtown area jobs and groceries.</p>
<p>I think it is very important to create more housing in Ann Arbor so we can keep a diverse and exciting mix of residents in our city to make it a vibrant and interesting place to live and work. I hope we can create dense housing while keeping an ann arbor character and not creating faceless / placeless development.</p>



9. What do you like about the preferred option?

Attempts to respect streetscape, treeline trail and housing needs
I like that the height matches surrounding buildings.
Consideration of the many different issues.
Habitat preservation
Treeline Trail.
Nothing
I find this is a nice way to accommodate the features already in place, like the floodway; and of course the replacing parking with the Treeline Trail is brilliant: reducing car use and fostering better means of transport is the direction Ann Arbor *must* head toward, and it incorporates nature so well.
There's very little I like about the preferred option. Who preferred it?
Scaled similarly to area, tree path seems great
Great space for Treeline. Building looks appropriately sized
pubic space next to the railway is maintained
The high capacity for people to live near downtown.
Nothing ... hate it
I appreciate the accommodation of trail preference, maximum housing, and fitting well in this part of the neighborhood.
I went to the February meeting at the DDA office and this was NOT the preferred option.
The green path.

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I think the size is insane. Please do not put a 175 unit there and then open up Washington to its traffic. W Washington is already dangerous with the YMCA traffic. This building's footprint makes no sense in this neighborhood.
good value for the property without dominating the area
They opportunity to remediate adverse environmental issues and address current flood plane standards.
Connecting the trail. That's literally it. There's no way this is the preferred option for anyone but the city council.
Higher density, cogent design to blend in with existing structures.
Height, scale, green space, tree line trail access
Greenspace
I like nothing about it
stepping and set back but most of all the thru-path
Glad to see people are in favor of adding housing to this area of the city.
The preserved chimney, but Not much else.
I like the stepped building aspect, and the tree lined trail and open space.
It integrates the needs and wants of those of differing opinions. It is aesthetically more pleasing, it makes the tree line trail a priority.
Removes all buildings and preserves chimney
Chimney is preserved
widening of Wash St
I don't like it. Way too big.
It's stepped design.
more housing
Nothing
Makes attractive use of open/park space
It fits the best.
Treeline trail at grade
It looks good, but it's not clear to me what commercial space will be available.
I love the amount of space used for housing and the through-path made by the treeline trail.
Not bad.
Very little
It looks modern
emphasis on the treeline
Looks like adequate open space
I don't like any of the options
Housing Units
I like the tree trail and design of the building
Largest opportunity for affordable housing opportunity, retains chimney sweeps, connects to treeline trail

Why not show us a section looking east from Washington? The OWS would be adversely affected by a building of this scale. The 'Y' building is larger than the surrounding buildings but it is built with a set-back. This proposal has no setback from surrounding buildings.
The stepped design does help it blend the different heights between Liberty and Washington. I almost think it could be taller on the south side.
Trail. Building is too big. Out of scale
the greenspace and the trees. And the Chimney having been retained. The 30foot height is fine, but not the 60'. The drawing makes The Mark and St Paul's look obnoxiously huge. That is not true of the church, the tThe Mark was the old Eatons, I believe, and was built years ago and it ok. It's back away from the street.
I like that it accomplishes multiple goals, with a lot of housing as well as a good amount of space for the tree line trail. I like that it preserves the chimney.
Keeps the Chimney Swift environment in place.
Tree line trail
I do not like the preferred option.
Nothing
Satisfactory balance of open vs built
Not much. Not appropriate for bordering a single family residential neighborhood.
at least a 1/3 for trail/park, at grade level for treeline trail, entire floodway section through this site for the Treeline Trail.
Balance of density and sensitive scale, in general, except at the west end
I don't like it. The mass is exceptional for the area, scale is much more intense than the Mark.
Keeps buildings out of floodway.
Treeline Trail. Do I see children's play areas? Hard too tell.
affordable housing is good and we need more of it.
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
Environmental remediation and chimney sweep protection with high density of apartments still built
I do like that the parking for the structure does not appear to be visible from the street, and that space for the treeline trail is included.
Environmental provisions
I like that it maximizes housing in the presumed available footprint
Almost everything! The density makes a lot of sense for that area and fits in very well with the streetscape.
It preserves the chimney swift habitat
Treeline trail at grade, stepped buildings with 30' frontage
Additional green space flanking the trail.
Amount open space
Like the consideration of environmental remediation

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Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
Very little about this option I agree with except including consideration of the Treeline trail.
don't do it
A little more housing than the least dense option
Preserves the local habitat and builds new affordable units
nothing
It looks nice
Nice frontage all around, nice accommodation of the Treeline, someone tried hard to meet a bunch of constraints here. More flexible zoning is important.
Fits in with scale of Y, interacts well with Treeline
Fits with character of neighborhood and citizen preferences
I appreciate that it is close to the "full build-out" scenario in terms of the housing that it would add to our city.
See my previous comments.
Nothing
I like that the Washington street height is limited to 30 feet.
The dedicated green space
That was NOT the preferred option. Where did you get that? A party for developers?
I cannot judge it, off the cuff because the drawing is from a completely different angle. Elevations are not so helpful to the lay public.
Some of it is below 60'
It is denser than the others
Environmental considerations
I like it
It's more or less same height as surroundings
Nothing.
Access to the Treeline
Building is stepped towards back of site, nice integration of tree line trail.
Nothing.
Seems ok
With the Mark, 415 W Washington and the YMCA all on the same plane, the height of the structure makes sense as a gateway to downtown. (I would also include Liberty Lofts in this collection of buildings.)
I'm impressed with the flattering illustrations which does nothing to show the impact from the residential side. If I was unaware what it would look like from the neighbors, it would appear in scale to the landscape. I find this very misleading.
I did not choose this option and do not like it. Too hulking.
This option maximises open space & treeline.
It is attractive, fits in well with the surrounding areas, and seems to blend many of the objectives effectively
Green space

Like environmental mindfulness of design strategy.
It seems large for that space
I think it is pretty good! I like the design of the building!
It's a building alright
Builds more housing, smartly uses the floodway in a productive way with the Treeline Trail
I like it!
Lots of units
The stepped height
Oh wow actually I like it best. Treeline looks beautiful and the stepping looks nice too.
Incorporated green space
I like the number of units, but would have preferred the 200+ in option 3
Gives space to the treeline trail and maximizes housing.
it provides more housing
Much better than the others, but still feels large for the site (as is the current building).
Nothing. It is out of scale and looks like a hospital.
Preserves green/open space. Confines building to non- flood zone.
The tree line trail & environmental Remediation.
Looks good, meets needs
Seems to be a pretty good balance
Looks great
Nicely to scale with surroundign structures, lots of open space
Best use of property
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
Maximizing affordable housing and protecting the environment.
I like that it adds density, preserves the chimney swift habitat, and incorporates the trail

10. What would you improve with the preferred option?

Less bulk on the the west transitioning to the neighborhood
I think I like the bike/walking path better elevated, so you do not have to cross the street at grade.
More affordable units, less parking spaces
Could still increase amount of housing created
Maximize affordable housing units
Bridge to the YMCA. Shared parking. Reduce on-street parking on Washington.
Lower the building
The biggest drawback of this plan is that it's monotone residential (if I understood correctly). If a location is to have any life, it must be mixed-use, incorporating commercial in particular. It would be a considerable mistake to not make this mixed-use.
Make the building much less imposing. Get rid of the parking spaces, at least minimize them. The whole reason to live downtown is to simplify. We don't need all those cars! It should be a walkable or public transportation option

Will there be any street parking for visitors/YMCA visitors?
Active ground floor space. Please no parking at all, this is downtown
reduce the 60' height to 40'
The building in these renderings is not particularly attractive.
Reduce bldg height
I wonder if there's covered bicycle parking in the plan.
Do not build in this location.
Too tall of a building, would like smaller more residential small shops feel-like Kerrytown
Make the building much smaller. 30-50 units max.
Change 'seeks to maintain the chimney' to DEFINITELY MAINTAIN THE CHIMNEY.
Fewer housing units and something that fits the existing building heights in the area.
Less parking
There should be commercial on the bottom level, historically minded building materials like brick
Have 3 stories maximum. Less of a solid facade.
To make it option 1
seems a bit wall-like on the far side of this image
In my opinion, more housing is better.
Limit the entire building to 30'. Remove or minimize the paved areas to create more greenspace. Reduce footprint to create more green space.
Nothing, it looks great! We need more housing, which this provides.
Maybe more variation in depth of front elevation to add interest, opportunity for benches. There does need to be some parking. A car share on site might eliminate the need for some car ownership on site. I would love to see the courtyard open into the tree line site through some larger opening in the building.
I would make the building more attractive and increase the connection to the treeline trail
might need more parking
reduce height to ~30ft over overall.
a bit more commercial space.
Drop it about 30'
Break up the mass of proposed building(s) so they blend into existing community more compatibly and are scaled better
Nothing. Nice work.
Are the residential units affordable?
Information. I about potential commercial space.
Nothing, maybe make it bigger, allow for some commercial spaces in the bottom.
Opening to the treeline? But this is okay.
Pick another option
It is too tall
Would try to incorporate more of the existing building, would have the building lower where it interfaces with the existing housing
I don't like any of the options

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More affordable housing units
More housing units would be nice
Explicitly dedicate most (if not all) of the space for affordable housing
Build no higher than 30' except on the east facade.
1) I really would like it to have a cafe or retail along the Tree Line. As mentioned in my other comments, I think the City requiring this of a developer would help demonstrate for other private properties along the Tree Line the possibilities.
Make building smaller
More greenspace and trees and add benches.
Maybe some retail that would be used by YMCA members and people on the tree line trail? A really nice building design facing the trail?
Make the overall building footprint smaller.
I see no affordable housing
Make it smaller and less tall
Can't think of any. I'm pretty pleased.
Reduce height. Significantly reduce density. How did this become "preferred"?
Lower the height that exceeds 30' feet. If picture is at scale - will be 'high' in relation to the houses on 3rd (tower over them) and will cast a large shadow on these smaller old west side homes.
Reduce the number of parking spaces. Add mobility hub.
Remove at least one story throughout. Open the courtyard to the Treeline space, rather than segregate it from the Treeline. Do not use an elevated Treeline design.
Clusters of seating areas, play areas.
I would remove a lot of the parking spaces and allow for more units.
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
If possible, I would support building up higher to the height of the neighboring church to increase units and/or add multi bedroom units.
I don't think it goes far enough in terms of providing sustainable affordable housing. Rezoning to D2 is a good start, but rezoning to D1 would be even better to allow for higher density housing development.
Doesn't hit the max number of units
Ensuring affordable units
Giving the entire floodway to the future trail seems like too much of the footprint. Showcase how housing can fit with the environment, while still meeting floodway requirements and providing enough room to accommodate a future trail that is transportation focused. It doesn't need to be a park everywhere.
More housing! If at all possible, retail on the ground floor - a wall of parking is not awesome for pedestrians.
Make it affordable
Unstated whether there is Liberty Street access. Unclear if such access would interfere with grade-level trail. Liberty St access could reduce

Decrease building height
Should integrate more sustainable practices such as renewable energy, natural landscaping, habitat restoration, and other measure which positively impact the environment and should increase affordable housing
Make it smaller to meet the guidelines and character of the Old Westside community .
don't do it
Maximize housing affordability and density
nothing worth improving.
I would make it much taller. Add more units. The west side could be one story higher than the St Paul and the east side can be one story taller than the YMCA. That way you can maximize the space, but not too much.
Get rid of the chimney swifts already!
Make the ground floor active and welcoming
reconsider residential units
Add more housing units.
Affordable/free housing and studio/office space must be priority number one.
I would reject that option completely. It does not advance sustainability or resilience. Sustainability and resilience require no more building in the floodplain. This is Sustainability 101.
NO STREET LEVEL PARKING!!! Please -- the last thing we need to use the ground floor - the pedestrian level -- to be another parking garage to walk past. Gross. Get more creative -- what an offense.
Reduce the total height
Scrap that. Go with option 1a.
Drop the height to below 30'
Allow it to be at least four times as dense, and remove all parking requirements (which are ridiculous to have while simultaneously claiming to care about climate change)
Include housing for middle income residents
It should include resiliency features such as rooftop solar or garden space.
Open the building up. It looks like a giant clunky wedge
Dump it. It is NOT the preferred option, except by you, the presenters.
Smaller, driveway access to Liberty as well as Washington.
Zones for public interaction at street side would be nice.
Reduce number of units. Make the entrance Liberty Street. Open up more park space. Make the units look like two or three story town homes. Ensure parking is provided for the Y first before moving forward with this project.
I would make sure that it maximizes affordable housing. I appreciate the connection to the Treeline trail, but with the abundance of green space nearby (West Park is only a few blocks away) I would want housing to take precedence over a bigger park. If the park space is necessary for floodplain issues/raingardens/stormwater run-off then that makes sense.
A dramatic reduction in scale, providing a transition to the Old West Side, similar to option #1
Reduce bulk.

This option has too many units. We would like to see fewer units than 175 units.
I think it is very appropriate
the majority of unit need to have rents affordable by those earning median or less income
Visually, it looks "blocked off" and not very interactive with the rest of the street. Like I wouldn't go around it unless I was a resident.
I just wonder what the number of affordable units would be!
If the park / path is because of floodway concerns, fine, but the treeline is not a thing. It was antihousing from the beginning and this is where that strategy is attempting to bear fruit.
Building should be much taller to maximize density and should eliminate setbacks.
Please add some commercial space, if not already included.
More units
Not all units should be 1 bedroom, so some units may need more than one space. I'd like to see more parking allocated.
Nothing, looks great!
Make it a floor or two taller
We don't need one parking space per unit in a building that's downtown and close to campus
If possible, more required affordable housing.
fewer parking spaces
Lose the chimney.
Don't know.
Make the building shorter. Even 1 story shorter I think would help.
underground parking options
Less parking - assuming each residence will own its own private car does not reflect the changes that humanity will make if we are to survive as long as this building stands.
Double the proposed parking
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
I would work to see if there is a way to place parking on low and main levels to alleviate concerns about potential flooding. then have offices space/community space and also MAXIMIZE healthy and safe affordable housing for local families.
I would add even more density. Looking along the Washington street section it seems like the height could be increased along the whole building without being wildly out of scale to the adjacent structures.

11. What additional comments do you have regarding the preferred option?

It is a work in progress
Looks good.
Consider closing Washington under the bridge.
No
I think it's a great modification of the previous three plans.
Just that you need to consider those people on the old west side in their homes. The traffic is terrible as it is on Washington with the y right there.

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Do not add any parking
it still encroaches on the residential neighborhood
This is the option that gives the most people a chance to fulfill their dreams of living in Ann Arbor.
Nothing additional
I resent this being presented as the preferred option. It seems our meeting was just lip service. I am very disappointed because it seemed like we were being listened to, but that doesn't seem to be the case.
We would move if this building is approved in our neighborhood.
The single car parking slot option per living unit is naive unless each living unit is single occupancy. This AnnArbor narrative pushes the extra cars out into residential neighborhoods and causes friction and crime. Also, the carbon neutrality AA hopes to achieve would call for special parking equipped with many electrical chargers.
I'd like to see evidence that this is actually the preferred option.
It should not be built within the old west side. These are TOO LARGE and not needed.
It does not address neighborhood concern for aesthetic nor use, and fails to address the real areas of concern plaguing A2.
I really like the open space and trail.
I wish this could really happen, but I fear that the only way we will get any housing is if we sell the site and just accept the garbage the developer is legally allowed to deliver.
It seems ridiculous to allow a building with 175 residential units to be created without any dedicated affordable housing units. This city is already unaffordable for the majority of the labor force that truly makes the city run and creating another source that will make their jobs more essential without providing housing opportunities for them would be shameful for the city.
i'm guessing the rent will be astronomical despite being in a floodplain
We need to create a gradual transition from downtown density to residential density. That should be a major determinant in choosing a site design.
I live at The Mark. I prefer development that pays taxes.
What would this do to traffic on Washington?
None
It looks really good! As a homeowner in the Old West Side, I would be happy with this plan in my neighborhood.
None. Seems pretty reasonable, though it is a bit larger than I might prefer.
See previous priorities and comments
We really do not need to build on all available land in the central city. Some areas should be left open and just sealed over especially when they are contaminated AND on a flood plain. These two factors will create problems at every step of the project. There will be unexpected costs and compromises in quality. This is a very poor location for a project of this size. The city will have other opportunities to create needed housing close to downtown.
Having the Treeline at grade here is cheaper and makes sense since you really don't want to build anything in the floodway anyway...
The building seems massive and out of scale

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Why don't you give a short description of D2 for us??
Try to maximize the housing. We need more of it.
Stop making ann arbor the land of the affluent This will be the death Of the town
It is a massive building that will do nothing for the Old West Side.
Go for it.
I am interested in how this option became the "preferred" option. The level of community input, (# of comments, sources of input)
preferred option is better than option 2 and 3 on the previous plan.
Scale is too large at the west end, where it abuts single-family houses.
Provide a better description of how the option integrates with the Treeline. Provide rationale for selecting the most intense development as the preferred option. Provide assurance that the chimney will be protected during construction and in perpetuity. Consider closing Washington St to through traffic, to facilitate at-grade access to the Treeline throughout the site. Redesign to allow the courtyard to flow into the Treeline.
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
While incorporating the Treeline Trail is nice, utilizing the full footprint of the entire property for housing is more beneficial than creating a small additional amount of green space for the city.
Very happy to see so few parking spots!
If this option does not offer a lot of truly affordable housing, then it is not worth it.
Unstated whether there is Liberty Street access. Unclear if such access would interfere with grade-level trail. Liberty St access could reduce traffic and congestion on Washington, so that might be a benefit if the trail is not affected. Unstated how much commercial; with increase in residential units by 40 over 1A and purposely vague number of parking spaces ("approximately equal" probably means about the same 159 as 1A), there is still likely to be a parking crunch.
It doesn't appear to smoothly transition to adjacent housing..How will this impact traffic in an already congested area due to Y traffic?
Should ensure it's main purpose is affordable housing
Although there is mention of numerous public meetings on this project, the postcard mentioning this survey and 5/21/2020 meeting, is the first notice near neighbors to this proposed project have received.
Seems to ignore the priorities that were expressed in past meetings as summarized here which did not including rezoning to less dense D2 and did not prioritize 1/3 space for a trail
Preferred by who?
The path is nice, but not sure it needs to be that wide ... unless you add some play/park equipment for families. Unless that is what is in the court yard in the middle. Maybe a pool in the courtyard for the families and the park/pay area near the path.
Please just move forward and build this.
We should do it - like 10 years ago!
better but needs re-working with full citizen input

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Instead of giving space to the Treeline Trail in perpetuity, we should consider reserving the option of using that space for a future commuter-rail platform.
Treeline trail is of very minimal importance.
No to the so-called "preferred option." It is counter to a sustainable and resilient City.
Where is the affordable housing??? What about adding a grocery store or other ammenities to the plan that would allow people to live in downtown without the need for cars???
You are only showing the view from the east. What is the view the homes will have from the west?
Things are missing from the city that free market capitalism will not provide. Use your imagination.
This drawing does not show surrounding houses at the correct height. Our houses are MUCH lower than the Mark or the Y. The Y was originally to be 2 stories lower.
Completely remove all parking requirements. They are subsidies to car ownership, which is a negative externality.
The feel of the building looks like Soviet block housing.
The introduction above is NOT an accurate description of the input given at the previous public engagement sessions!
Too Tall compared to the houses on Washington.
The Y construction didn't take traffic and parking into consideration and now residents of Washington St are living THAT nightmare. There has to be a traffic and parking study first before ground is broken on this. We do not need another boxy monstrosity of a building plopped down in that block. This is a neighborhood with FAMILIES.
I think it's really exciting!
Nothing positive
Do something else—smaller, more open space.
The height proposed in this option is too high for this location/neighborhood.
Choose this option!
Clarify the negatives of removing 150 parking spaces already short supply for downtown employees and what will be done so that doesn't become worse
It looks great!
Not dense enough for a downtown location.
It's better than 2 a and b
It would be nice to have some retail space for a coffee shop or small business that serves the people walking by, but that doesn't require much parking, if any.
Every unit should have a balcony.
I would love to see ground-floor retail and offices, like space for a cafe and/or fitness shop across from the Y. I'm not sure why the building needs to step down to be shorter than the Y on Washington Street. I think the treeline trail connection is great, but with West Park and Center of the City so close, can we use more of the space for housing?
I like it, seems to be a good compromise.
we need more affordable housing.
None

Make a clause to make it fit the character of the surrounding buildings, the way Kerrytown has. Don't let it be another anonymous vomited standard dev project like you see up on first street.
Seems like you've done a great job incorporating feedback
It's essential that both the construction & operation of the building require as little energy as possible. This should be a model for the A2Zero shifts.
none
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
No other additional comments.
Maximize affordable housing! This is essential for the well being of our community.
It would be really exciting to see the project invest in new more green building technology like cross laminated timber, if that is economically feasible.

12. Is there anything else you would like to tell city staff and city council in regards to affordable housing in Ann Arbor and/or the redevelopment of 415 W. Washington Street?

Please avoid multiple-bedroom units for many reasons and please pay attention to traffic needs
Please prioritize the number of affordable units!
We need more affordable units. 415 W. Washington desperately needs to be redeveloped. If it makes more sense to sell and build affordable units somewhere else that would be fine.
Ann Arbor HAS to change its traditional developmental density if we really want to move forward in an inclusive way that protects our environment. And car usage will have to change in the future anyway so don't over-emphasize parking.
It doesn't matter if the affordable housing is here or someplace else. Maximize the city's revenue, stay out of the developer's way, and invest the money in affordable housing and nonmotorized infrastructure.
Don't care about affordable housing.
Yes, we certainly do need more housing urgently, but to build *only* housing is a problem: people need not only homes, but places where they can get their food and other supplies and simply benefit from city life. Imposing enormous residential-only swathes only takes care of part of the problem. All residential development should have commercial areas at least nearby, if not incorporated within the development.
I am not clear why there is always such push back against a high-rise building on the Y lot. High density right downtown. The Washington Street Lot should refer to the historical feel of the old west side. One thing that people don't consider is the noise that the Y creates all day and night when the air conditioning and heating is running. It would be compounded if you built a big building on the Washington lot. And if you do end up building the option three then it seems to me the restrictions that you put on the old west side residence that we can't have additions put on like mother-in-law apartments would make no sense if the purpose is to create more housing in Ann Arbor.
Continue to prioritize the creation of below-market rating housing whenever possible

Please redevelop this embarrassing eyesore. Stop delaying this process because some nearby neighbors are complaining. Many will oppose any changes at all to the site (except making whole thing park, like library lot fiasco).
please consider the existing character of the neighborhood.
Adding housing of any kind makes our city more affordable overall. Full stop.
Truly affordable housing is impossible to achieve in Ann Arbor. Let's be realistic.
Providing affordable housing enhances downtown workforce options.
The Y Lot is a much better location for affordable housing. 415 is in a flood plain and flood way. It should not be developed!! Leave it for the Treeline.
Traffic on Washington is already too much at times and needs to be considered. Many schools and the YMCA are in the area. I'm concerned with a large building and many occupants this would drastically uptick this. Please consider speed bumps on Washington or another way to control speed and traffic.
Affordable housing is important. But if it's so important to have it in this neighborhood then why not allow homeowners to build accessory dwelling units? It's a slap in the face to rezone 415 W Washington when people who live in our neighborhood can't be approved to build on their own homes in the floodplain.
Make a decision!
This conversation always began as a discussion toward affordable housing, but these three plans never really moved that conversation forward due to flood plain concerns. Why have we continued to pursue plans that do not reflect the priority assigned to affordable housing?
This is not affordable housing and I don't think it should be disguised as anything other than serving the interests of someone politically or financially.
I recognize that subsidies will likely be challenging or impossible to obtain for the purpose of providing affordable housing, but that this is an excellent chance to repurpose a blighted property.
Stop building these overly large areas within these areas. This is NO DIFFERENT from the apartments that pockmark other areas of the old west side that were built in the 1960s. They add nothing to the character of this neighborhood.
be aware that plenty of us in the neighborhood are strongly in favor of development and are aware of the significant practical issues---let's all try not to get polarized
Thank you for your efforts, keep up the good work!
The proposal explicitly states, "Because the site sits within the floodplain and is adjacent to a railroad track, state and federal subsidies for affordable housing are very unlikely on this site." So this is NOT an affordable housing development. It seems the City is continuing to ignore the very real issue of the dearth of affordable housing or needs to reassess its understanding of "affordable". Affordable is not a \$1700/month one-bedroom apartment. You are driving out low-income, and middle-class families. It is nearly impossible to live in A2 with anything less than \$150K/year family income. This proposal has done absolutely nothing to illustrate how this housing development will be "affordable", how that price-bracket is defined, nor does it do anything to increase family housing, which the neighborhood is known for.
I am very much in-favor of this option and the affordable housing that it can help bring to the city. Please re-develop this site. I walk past if everyday and dream about it becoming what is being proposed. Let's get this done!

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I am heartbroken that young people don't really have a reason to want to live here because it is not affordable, so not a place where young, innovative people are. This problem will increase with the lack of housing alternatives, dooming Ann Arbor as a city that imitates culture rather than spearheading and driving it.
If 415 W. Washington includes residential units, IT NEEDS TO INCLUDE AFFORDABLE HOUSING.
Can the City make affordable units available even if this project does not qualify for subsidies?
have you liberals considered public housing? i know you guys hate poor people but instead of selling everything off to wealthy private interests maybe invest in the working class - you know, the people that do all the real work while you dine in fancy restaurants.
Sell this property to be developed. Use the money for affordable housing on the Y lot.
Even at 60% of market income, the proposed building won't do much to alleviate the shortage of affordable housing. We need more imaginative solutions. Existing housing is the most affordable housing. Can't we develop programs that use and improve existing housing, rather than demolishing it?
The city's most desirable land should be used to maximize tax revenue.
Nope!
All tax revenue generated from this project should be designated for spending ONLY on affordable housing!!
Please maximize it. This is a wonderful spot for people without cars who work downtown.
See previous comments about children's safety, flooding, and sanitary/storm utilities issues adjacent to this site on Washington Street.
Do you know how many affordable housing units each option would provide? I understand the property likely does not qualify for many subsidies but an estimate would help inform my decision. If it's too low, I would rather the City just sell the property if it thinks it can get more units elsewhere
Stop building primarily luxury housing with a couple affordable housing units sprinkled in. Take the monetary losses and build housing for who is actually here as opposed to the rich people who you want to live here
To Whom It May Concern, My name is Horim Han and I am one of the owners of 404 and 406 West Liberty Street. I want to notify the city that there is ongoing land erosion along the property line between 415 W. Washington St. and 404/406 West Liberty St. Currently, there is no retainer wall along the property line between the city's property and 404 and 406 West Liberty St. To prevent further damage to our buildings from land erosion and potential landslide, the city needs to build a retainer wall. I am inquiring to check if the retainer wall is part of the new plan development plan for 415 W. Washington site. Please come out to our property and assess and inspect the erosion problem, the situation needs to be addressed urgently because of the foundation of 404 W. Liberty St. has been exposed and the outer structure of the building has been damaged; developed multiple cracks. Our parking lot is also sloping steeply down toward 415 W. Washington St.
If we had a better transportation infrastructure we could provide housing and services to everybody at every income level. We do not need to build as densely as we are in order to achieve a mixed income, integrated community.

<p>If affordable housing credits aren't possible here DON'T require this to be affordable. Instead, dedicate a portion of the proceeds of the sale to the affordable housing fund and multiply those dollars elsewhere on a site which is eligible for tax credits.</p>
<p>Ann Arbor is not affordable.</p>
<p>We need affordable housing here. And market rate housing to take the pressure off the other available housing stock in town.</p>
<p>Please consider a way to develop middle income housing. It's a joke to continue to develop Housing for the professional Class "there is plenty if that. We need housing for service industry people" we live in a bubble that has been created by greed and people patting themselves on the back about creating the Ann Arbor of the future. People live in Ann Arbor because they do not want to live in Big city type environments. I hope the reality of the pandemic and the greatest threat to our survival (superbugs and viruses) are considered as Ann Arbor continues on the plan to pack people into this city. The city needs to pay attention to what continues to happen "H1N1, SARS, ebola, Corona virus etc. This is not new. It's just happening with increased frequency. We are an intelligent community-we need to examine without hysteria the impact of pathogens and the need to mitigate it as we plan next steps our community. This is not ever considered in density planning. It is time to address this as a community" NOW "before we continue to make density decisions.</p>
<p>This new development will destroy the historic aspect of the Old West Side. It is large, blocks views and is an eye sore.</p>
<p>Nothing I can think of, but I have to say I really like this survey; it is really digging for feedback. I hope you get a decent cross-section of respondents rather than the usual small cadre of angries.</p>
<p>Even if federal funds are not available to subsidize affordable housing, it would be consistent with city goals to allocate a small portion of this project to meeting this goal.</p>
<p>We struggle with commuter/non-resident parkers on our streets. More residents equals even more pressure on parking on our streets. This becomes a bigger issue after it snows, people park far away from the curb, block driveways, etc. If we do this in our neighborhood - can we think about 'snow emergency' plans to get cars off the streets for 24 hours after a snow to better clear the streets (curb to curb)? This is a yearly stressor for us, makes it hard to safely drive down W. Washington in particular (bike or walk too). My dream has been to limit parking on W. Washington to the North side only. And reserve it for residents only - and then add a bike lane on the South side (like W. William) all the way to s. Seventh. For cars turning off Mulholland and Murray - bikes, pedestrians and other cars are all in danger because it often feels you are turning onto Washington 'blind' because parked cars block good sight lines.</p>
<p>We need to consider the role of this development in conjunction with the A2Zero objectives, especially in the transportation space. If we continue to invest in making space for individually owned vehicles and do not specifically invest in other mobility options (mobility hub, transit passes, micromobility stations), we cannot get there. Given the emphasis in this option on Treeline, it seems worth considering expanding the emphasis on active transit opportunities and connection to transit, and reducing the emphasis on driving and parking.</p>
<p>Make sure that leases are required to be within the workforce housing guidelines, in perpetuity, not allowed to expire after a time to move to market rate.</p>
<p>neighborhood input lacking</p>

<p>we need more of it. This is also the only way that Ann Arbor is going to get close to it's carbon-neutral goal by 2030.</p>
<p>Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.</p>
<p>Truly affordable housing is not 60%. at about \$1,100/month for a one bedroom apartment, this is above the median housing cost in Michigan. Lower costs and/or multiple bedroom units should be considered.</p>
<p>One of the biggest crises facing our city right now is the lack of affordable housing in Ann Arbor for those of us who live and work here year round. More and more people are choosing to live elsewhere because of the prohibitive cost of rent in A2 and commute into the city. Building more high-density affordable housing close to downtown will help shorten people's commutes, inject money into local businesses as people are able to spend their income on things other than rent, and foster a sense of community within Ann Arbor as being a place to make a life, rather than just where your office is located.</p>
<p>To reiterate: Dense sustainable housing must be a priority!! The housing crisis has become unbearable. This is also in keeping with the A2Zero Carbon Neutrality goals.</p>
<p>Ann Arbor needs way more medium-density buildings like this.</p>
<p>I haven't taken a detailed look at the old Y-lot plan yet. I would like to know how the prospective tax income figures into the city council's decision-making, and whether any of the tax income is or can be earmarked for on-going development of affordable housing - in other words, does a larger project with more tax income DIRECTLY accrue resources to future affordable housing or does it just go into a general fund.</p>
<p>we need a lot more affordable, high density housing if we are going to reach zero carbon emissions quickly as all leading climate scientists say we need to do. and downtown is the right place to put it</p>
<p>Everyone talks about affordable housing but few actually want that housing in their neighborhood. This seems like a great location for affordable housing especially with its proximity to downtown and bus lines.</p>
<p>Not at this time Thank you.</p>
<p>I think what many people consider "Affordable " is not really in reach for many people in Ann Arbor. I believe there is a great need for more small scattered units that are subsidized for families with limited incomes. These should include outdoor space and parking for the people who live in them. I think cooperative type communities similar to Arrowwood could be a possibility. Also, those run by Avalon housing.</p>

The Allen's Creek Watershed Group's (ACWG.ORG) does not support development on this property. The notice sent out about this meeting misleadingly does not state Proposed Affordable Housing, but at a public meeting on city-owned properties, this was clearly proposed as an Affordable Housing project in the Allen's Creek Floodplain (likely floodway). Federal, and likely State, funds will not be available for this site due to its location in the floodway and floodplain. One of the most dangerous sites in the City of Ann Arbor for housing or building due to major flood hazard. In the 68 flood this site and main building were in many feet of floodwater trapping those attending a watershed meeting (of all things) from the drain office, city staff and interested residents. Residents in Northern Ohio in recent years were killed trying to get cars out of parking areas, under their apartments/condos, in a flood. With FEMA's poor floodplain maps this building will likely be in the real floodway not just many 10's of feet into the floodplain. City has a long storied history of placing disadvantaged in harm's way like floodplains and floodways ACWG helped stop the city putting the Homeless Shelter in the floodway, losing \$1M tax dollars in a failed plan in the floodway. The Homeless Shelter was still built in the Floodplain with emergency exits into the Floodway! President Obama virtually forbid using federal funds for building in the 100-year (1% chance) floodplain and virtually forbid the use of federal funds for building any critical structures in the 500-year (.2% chance) floodplain due to Global Warming effects causing more intense rain events. Recent credible reports have stated that FEMA "Low Balls" floodplain maps by up to 33% across the country due to reduced funding and political pressure. City staff has commented in public meetings that FEMA floodplain maps are very poorly calibrated flood maps and lack real data to guide them. Y site across the street is not accurately included in flood hazard mapping with fencing across virtually the entire site acting as a huge dam for floodwaters, in the middle of the floodway, flowing to the river. ACWG strongly petitioned the MDEQ to stop the Y building and then the Y fencing but was not successful. Smith Group has commented in public meeting recently that the 2006 Y would never get approved today, and this group helped design the building in the floodway. Y has regular flooding evacuation drills and worries about flood hazard according to a reliable inside source. Y lost the required FEMA Freeboard in 1.5 years after built in a FEMA Letter of Map Revision (LOMR), and is out of state floodplain floodway compliance. As we asked before and FOIA'ed the DDA - we would like to see the FTCH Study: The DDA's FTCH \$1/4 to \$1/2M budgeted consultants study of the watershed, just upstream of this site. should be made available to the public. The ACWG FOIA'ed the study but was just given a copy of the raw data and model run data used to do models but the report was never offered. FTCH said the DDA had to agree to make it available which they never did. These results were said to ACWG to be 'Very Surprising' by FTCH. \$1B plan for Climate Change!!! "But let's build in the floodplain and likely floodway". Dr. Missy Stults city's Sustainability and Innovations Manager states at A2Zero Kickoff Meeting on Nov 11th 2020 when asked by the ACWG: "No Building In Floodplain" Period. No discussion, no questions, just NO. TaxBase is a huge buzz word with many in the Planning Commission and some on the council to justify any new development. But a critical Tax Base is the existing Tax Base you don't Throw Under The Bus. The Old West Side is one of the most valuable areas in the city and has hundreds of homes that have been paying taxes for close to a hundred years, and is a know HUGE property tax base for the city, and many will be at risk if the floodplain and floodway are blocked with new developments greatly threatening existing Tax Base. Floods recently in the lower Michigan area include 500-year rain with 3 deaths and \$2B in losses, 500-year rains that washed out 13 bridges, and

back to back 100-year rains. Mayor Taylor said recently that Ann Arbor has personally experienced the effects of climate change, referencing a one-degree temperature increase during the last few years as well as a more than 45 percent increase in precipitation within the last 50 years. Follow Adopted goals of the 2007 Flood Hazard Mitigation Plan, no building in the floodplain: We should follow the Long-Past Adopted goals of the 2007 Flood Hazard Mitigation Plan the ACWG contributed to: "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 the floodplain area. Regular data collection and modeling to update flood hazard maps Decrease Flood Insurance Rates by meeting FEMA required flood hazard mitigation recommendations." NWS New Normal - 12" Flooding Rains: 'Heavy rain accompanied the thunderstorms with the hardest-hit areas across portions of Manistee, Mason, and Lake counties in northwest lower Michigan on July 20, 2019.' : NWS 12" rain in 24 hours caused flooding and severe erosion in the area. These types of historic rains are the new normal for Michigan and other parts of the nation, the 1,000-year June 2018 rain in the MI UP and 10,000-year April 2016 "Tax Day" rain in Houston for example. "Increasing precipitation, especially heavy rain events, has increased the overall flood risk," according to the most recent National Climate Assessment. The Tree Line Greenway Conservancy asked the city to wait on actions on this site, which is being ignored. This site best and most valuable use is clearly to be part of the Tree Line Greenway, Allen's Creek Greenway. Vince Caruso ACWG.ORG

This is an important downtown opportunity to maximize affordability and density that does not come often. These priorities can be met without having a high rise that is significantly taller than the nearby YMCA building.

Our city cannot call itself "progressive" if it continues to ignore the housing and climate crises.

This is not about affordable housing, it is about development and money. Make this a great town and go green.

Affordable housing downtown is better for the environment. We don't need to be cutting down forests and wooded areas in the suburbs. It also cuts down on commuting, cut the carbon footprint and we would need less space for parking. This is a college town. We need housing for graduates that still have student loans. This is also a great town to raise a family, so we should provide affordable options rather building more single family homes. We need housing for the working man, not just another luxury apartment building. I want options other than renting a room in an old house that is slowly falling apart. Don't get me wrong, I do love the charm of some our historic houses here in Ann Arbor. We just to be able to provide more options in town rather than having to move out of town because I can't afford the rent.

<p>You screwed up the affordable housing fund we could have had from the Library Lot - do not do this again. It is completely irresponsible for council and staff to hold the city hostage to a small number of ignorant voices that cannot recognize the reality of actual site constraints, and refuse to understand how supply and demand work. There is no affordable housing scenario that works on this site given funding realities, just like there is no green park scenario possible on an underground parking complex. This process has been hijacked again by a do-nothing council, who simply cannot abide by a public process that demands they actually do something to correct decades of blight. We need to get ahead of monopolistic landlords, escalating rents from lack of supply, and the cultural death of this city from a visionless council. All we see are endless attempts to block progress, and continue to kick the can decades further down the road. Do your goddamn job.</p>
<p>Do it!</p>
<p>Any change must include all the stakeholders. Citizens are shut out of planning, sometimes even by being silenced at meetings. Development should not be driven by moneyed interests. Full community input is needed and development team should be headed by neighborhood citizens and citizens concerned about changes to our ambiance so the character of our city stops being chipped away at by people who want to turn the city into something else.</p>
<p>Creative solutions to the gentrification of Ann Arbor are crucial to the city's future. A failure to correct the city's gentrification will lead to the death of Ann Arbor as a vibrant community. The city is no longer a complete city, with all income groups represented. The city no longer supports manufacturing and industrial use of land in the downtown area. The city needs to rezone for much more mixed use in all areas. And increase housing to meet demand for all groups.</p>
<p>Concentrate on building affordable housing at or below 60 % AMI for the cafe and restaurant workers and bus drivers in city-owned parcels that are not in the floodplain. And help build supportive housing for people at or below 30% AMI.</p>
<p>I am an artist and I grew up on Huron street. I can't afford to live anywhere near my childhood home as an artist. I find that a sad state, given that growing up in Ann Arbor and especially so close to downtown is a huge part of what inspired me to be an artist. I saw creative life everywhere in this town. Now, there are fewer and fewer ways for folks who don't work at fancy companies to live in Ann Arbor. Keep this up and we'll be a shell of a town -- full of fancy buildings with boring people living inside -- wondering where all the life in this town went.</p>
<p>Quit pretending developers represent anyone's interests but their own. This is public land for public use.</p>
<p>None of 415 W Washington will be used for affordable housing;</p>
<p>Allowing more market rate housing helps affordability. Economist experts who study this topic unanimously agree.</p>
<p>If we're adding housing, please add actual housing units, not the student oriented "multi bedrooms with shared living room"</p>
<p>Please use more accurate terminology, rather than the generic "affordable" housing. It matters whether you are talking about subsidized, workforce, or market rate! Provide context of how much of each category already exist in A2! Context of the cost to taxpayers for these programs (Ms. Hall has several times mentioned a Millage to support the proposals).</p>

<p>I know you have a tough job. I was part of the online workshop yesterday. It was my first time really getting involved. I think a lot of my neighbors wanted to see a more pleasing design than the boxy look of the current design. Am I right to assume this is merely a place holder generic design, if yes that would let the others know that the final design is not going to look like the other modern block apartment buildings on the east side of the tracks.</p>
<p>Let's get this affordable housing built! We have been waiting too long as a city and we're not meeting the goals we set.</p>
<p>Please do not allow this to morph into something that is too large and unwieldy. Washington St is strained under the weight of the Y parking and traffic now. This development has to work to ameliorate that issue not exacerbate it.</p>
<p>Please approve it such that ownership is retained by the City and its on a land lease basis</p>
<p>Thank you for such a clear presentation of the options: I think there has been a great deal of work put into showing the range of possibilities for this promising site and I hope this information helps dispel fears of a high-density structure being out of place in the neighborhood.</p>
<p>No</p>
<p>This site is not appropriate for affordable housing and you know it. Why are you pushing this? The smaller the footprint in flood plains and ways the better. This is a very sick joke.</p>
<p>We do not believe that this location is appropriate for affordable housing for the following reasons: - There are already too many units, too much traffic & too much noise in this location. - We would like to preserve the Old West Side feel.... We do not see this kind of project happening in Kerrytown for example. - Affordable housing in this area will decrease surrounding property value. - We always hoped to see a beautiful large park in this area and believe that this would be the best option for our residents & children.</p>
<p>N/A</p>
<p>Be far more clear and detailed in your definition of affordable housing ,e. monthly rents that equate to no more than 30% of median Ann Arbor income</p>
<p>Thank you for trying your best in a very opinionated town. :)</p>
<p>Not at this time!</p>
<p>All plans that assume the treeline will happen are delusional. It is as unserious as the loathsome center of the city claptrap. It puzzles me how the mayor and his relatively professional allies on council can be assuming the certainty of such a pointless and irresponsible project. The only difference between Joe O'Neal's pet project and Alan Haber's pet project is that one of those men (Joe) has achieved something with their lives. I understand why that would get the Treeline the deference that it has obtained, as Joe has done a lot for the city, but the claim that private money will pay for a path to nowhere has no substantiation. Both projects are disingenuous, bad faith attempts by landlords to prevent the competition that new housing would bring. Make it public housing, or sell it to put the money in the public housing fund. The city should not be getting into areas where it has no successful track record.</p>
<p>Just build more housing - Ann Arbor desperately needs it</p>
<p>It is scandalous that such a prime piece of property in such an enormous state of disrepair has sat idle for this long. Please do something useful with this space in the next two years. If the city can't do something please sell the property so that someone can do something useful</p>

with it and make it a benefit to our city. The inaction associated with this property is unacceptable and embarrassing.
Why can't you have developers make more attractive buildings that fit the style of downtown. Brick. Not monsteriously huge.
I'd like to see more affordable housing integrated into wealthier neighborhoods so the kids can go to walkable neighborhood schools rather than being bussed in. I'd like to see a partnership with the Y where there is an extension across the street into a building and have the Y manage some short term housing there as well.
Get it built! Now is the time for more affordable housing and density.
Details that reflect the character of "old Ann Arbor" in the modern building will help it fit in.
Please don't let a small handful of neighbors block housing for hundreds of people. I've been hearing ideas for this space for over 15 years, so please pass a viable plan that reduces the pressure to build more sprawl around Ann Arbor.
Thanks for all the work that goes into this, we need more housing in the city.
I wish the city council would stop acting like they care about affordable housing and then doing everything they can to prevent it (cc. CM Eaton, Hayner, Bannister, Hayner, Nelson). I wish that the council would stop saying they care about pedestrian safety and then voting against everything concerning it (cc. CM Griswold, Hayner)
The city currently has several properties that are more suitable for this project. The flood plain and environmental issues at the W. Washington site clearly add considerably to the cost.
No
Make the building be green through building materials and energy usage!!! Councilman Hayner & others asked the building to be net 0, I think that's a good goal. At least have it be LEED certified!
no
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
Consider no cars in that section of Washington, or some sort of YMCA kid pick up only.
It's important to make this happen sooner than later. We continue to operate in a crisis mode concerning housing and the environment. By now, the facts of the problem are so familiarâ€”growing homelessness, rents that are rising much faster than incomes and more people suffering. Every delay in solving local and world-wide environmental issues will have negative, and potentially irreversible, consequences for global warming, rising sea levels, agricultural yields, and public health.
I think affordable housing is really important, and we should find ways to create more affordable housing while also encouraging developers to create buildings that fit the Ann Arbor character and don't look like generic architecture that could exist anyplace.

13. What aspects would be essential for you to support a council resolution to redevelop 415 W. Washington Street?

Respect for streetscape, greenway, chimney swifts and traffic concerns
The number of affordable units would need to be high.
Has to have actual affordable units created.
Affordable housing, sustainability
Keep it small and low
Simply that this *is* housing, which we need; that it doesn't fold to demands of single-family dwellings in the area that want only to keep their quasi-suburban lifestyle, even if at the expense of many, many other people; that it minimize or outright eliminate car infrastructure and foster better transportation; that it incorporate commercial development in the nearby, *walkable* vicinity.
Needs sufficient density. Should have 0 parking spaces. Needs active and flexible ground floor space. Needs to support treeline.
buffer space with the residential neighborhood limited height encroachment on neighboring houses.
The most important thing is preserving the habitat of the chimney swifts. Beyond that, the site must be used to create housing for future residents of the city.
The only aspect that might have value to the wider population is that relating to the addition to the Trail.
Affordable housing, and good looking design, both buildings and grounds.
Leave it for the Treeline as was originally promised.
Community use, not large in scale.
A significantly smaller footprint with enough parking to support the people living there.
Any decision!
A balanced plan that reflects the need to preserve green space, environmental remediation, chimney swift protection, and address affordable housing - or is at the very least, developing housing that is in demand- not adding to a glut on the market. Figure out realistic & adequate parking - only the real hardy folk bike in the winter snow & rain.
Preservation of the area, no high density housing in my neighborhood, and appropriate proportions to the existing area.
Low carbon footprint. demonstration of green building.
I have stated my preferences, but I'd accept almost anything I could think of. This property should be developed.
Appropriate building scale and materials
Adequate green space, a facade and massing that matches the surrounding residential area

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Aspects would be to stop building overly large buildings that do not add anything to our neighborhood.
I'm on board
Providing affordable housing and minimizing adverse environmental impacts.
1) AFFORDABLE housing 2) more green space 3) less luxury student-housing aesthetic 4)honesty
I am bought into the preferred option. For me it needs to provide additional housing, green space and connection for the proposed trail, and be ascetically pleasing. This proposal accomplishes all three for me.
Actually developing it...
affordable housing.
Allow for more housing downtown, like the Library Lot, before moving large housing buildings into the smaller neighborhoods.
just fckin build it instead of bitching endlessly about procedural minutiae.
thorough analysis and explanation of how parking and traffic will be impacted.
Covered previously.
Project must generate tax revenue.
Minimal disruption of sidewalk use during construction. Completely adequate off street parking for residents. Somewhat lower building.
I would like to see a balance of environmental factors, affordable housing, and commercial space that could be used to provide services to the west side of AA. Thanks!
At least 150 or more living spaces must be provided by the building. I am not going to accept the minimal plan.
None in particular. All these options seem reasonable, though please keep in mind scale to neighborhood. Retail or commercial ground floor facing the streets would be nice, but, especially after COVID, demand will be soft. Given this is a residential neighborhood, I do not think it is absolutely imperative to "activate" the street/ground floor in this way.
See previous comments about children's safety, flooding, and sanitary/storm utilities issues adjacent to this site on Washington Street.
An eco friendly building that provides a significant amount of affordable housing to help us reach the goal we committed to years ago and then never completed.
affordable housing support and retaining tree line access
Affordable housing

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<p>I don't agree with any of the building options. I would prefer the space to be used as a park. I walk by this area 7-10 times per week, it is already congested with traffic from the Y. I also feel you need to allow residents a few opportunities to meet in person instead of using a zoom option. Please keep me informed at michelsonben59@gmail.com</p>
<p>Housing</p>
<p>Maximization or near-maximization of affordable housing overall. This means the units could be built on this property or another, I just want overall affordable housing to be maximized</p>
<p>Large fraction of units being dedicated to affordable housing, retention of chimney sweep habitat</p>
<p>Lower density, Smaller structures. More attention to scale, More elaboration of streetscape details. Whatever is build on this site should exhibit some visual reference to the historical architecture of the immediate neighborhood both in scale and surface detail. Above all we need a sectional drawing looking east from Washington and Third.</p>
<p>That it includes at least this much FAR. We need more housing, and so I wouldn't want a proposal that has less "building". A small retail space is a nice-to-have, rather than an essential for my support.</p>
<p>It should happen. But don't go overly large and expensive.</p>
<p>The aspects I noted above -- make lots of open space, keep building height low (30' or less) so it fits in much better with the nearby homes, and don't make space for any public parking (people can walk or take the bus)</p>
<p>The preferred option really hits all the key areas of affordable housing, market rate housing, tree line trail, and the chimney swift habitat. Good job.</p>
<p>Acknowledgement and thoughtful consideration of the public health implications of new development in the era of a pandemic which has made social distancing the new way of life. Lets be thoughtful and incorporate what we have Learned to plan fir a safe future.</p>
<p>More respect for the immediate neighbors, more respect for the TreeLine Conservancy and its goals, recognition that it is part of an Historic District.</p>
<p>Turning this area into a green space and park, not another concrete building that destroys Ann Arbor's historic charm.</p>
<p>The chimney, the open space, and something that's nice to look at, i.e. not a monstrosity. Don't hire Quinn-Evans who did the godawful city hall.</p>
<p>Low density, stricter height restrictions; better fit with existing single family residential neighborhood.</p>
<p>public spaces!! lower height, etc</p>

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Consistency with A2Zero objectives. Sensitivity to neighborhood scale.
See #11 and #12 above. Provide criteria for the selection of any final proposal, so that rationale for a selection is clear. Maximize greenspace, ecosystem services (permeable surfaces), and protect the chimney.
Not 2Bâ€™ too dense, blocky for neighborhood. Not enough green space.
Improvements of a parklike area at 1st and William, as a destination after walking through/from the mostly private 415 area, or if living in 415. Nice to have a trail, but that's all it is. We need an R & R spot at 1st and William, very near the 415 development. So many people living near here (as well as Liberty Lofts and other), folks need a real park, not just a trail.
reopen discussion
dense housing
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
Maximum housing development that also allows for environmental remediation and chimney sweep protection
Sustainable, Affordable, High-Density Housing.
Maximizes affordable housing on the site and protects the environment both during construction and over time via how the building operates.
Maximizing affordable units.
Maximize affordable housing and leverage any and all site factors that can improve the environment and fight climate change.
That it actually get built with few parking spaces.
Affordability! Affordability! Affordability!
The property definitely needs to be utilized and improved. The postcard I just received is the first I've heard of this development. I am aware that there are neighborhood citizens and organizations that feel the action on this is happening too fast to allow for sufficient citizen input and review, so I would oppose immediate acceptance of the existing preferred plan without satisfying reasonable requests.
It is essential the structure does not dwarf neighbors.
maximum green space, low density-height, good traffic plan.
Building height that fit that of the Old Westside.
Real affordability options (not just 60% AMI), environmental remediation, and density
Strong commitment to maximizing affordable housing units and ensuring we protect our environment. Those are not trade-offs.
It must be about trees grass and water.

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Maximize the space, make it affordable, provide options for different families.
More permissive zoning. Maximize use of the site. Increase density to offload demand for older single family homes. Secure funds from the sale of the site to do what the Library Lot should have done: establish an affordable housing fund. Secure real tax revenue, instead of a habitat for a few birds in the chimney of a rotting building that should have levelled a decade ago.
Full citizen input with information and concerns sent to widespread citizens. Citizen input actively sought. Recognition of concerns about the type of city we have and want to preserve. Great care taken to listen to all concerns.
I would absolutely support this building as currently proposed in the "preferred option" described above; however, I would prefer to maximize housing units even further.
Affordable housing and affordable studio/office/retail/light industrial space
A resolution would have to state that the old building be demolished and the parcel remediated and left in it's entirety for the Treeline as open green space that fulfills the function of a Floodplain for conveying and storing water.
Limit the height of the building on washinton to 30 ft. Use an architectural style that respects the OWS neighborhood -- including setback and pedestrian level detail. Mixed commercial and residential with affordable housing. Let's develop something for Ann Arbor -- not for the sake of a flashy development most people will hate and will serve the very few. We're better than that.
Tear down existing, support green space.
Lower density. The projects that have gone in the last several years are too big. They have a deadening effect on street life.
A building that is not higher than my house: 221 3rd St. What you are proposing will be literally in my back yard.
Anything is better than a vacant lot. But if you give developers freedom to do what they want with the site, it could be a great opportunity for the city.
Affordability is important
I can support a redevelopment plan that provides housing options for most people working in Ann Arbor.
Ecologically conscious affordable housing should be the main priority.
Not building in flood zone; reasonable fit in terms of height, set-backs, and character of surrounding homes and historic buildings.
We need to maximize the amount of affordable housing we create for our residents, while protecting the environment.

Less density. Traffic concerns of West Washington being part of the solution. Since the city never considered the traffic issues when the allowed the YMCA to be built. Treeline issues and the possible commuter rail in the area. Or is the commuter rail using the train tracks a dead issue?
Environmental sensitivity, mix of affordable and market rate housing
A smaller, reasonable design that is beautiful and intelligent and to scale. If that cannot be done, it should just become park land.
Maximum affordable housing
I would be really disappointed if the council goes for the least-dense option. I think the high density option is balanced and sensitive to the neighborhood and I'm very impressed by all the work that has gone into showing the pros and cons of the different options.
A plan which incorporates the current building revamped to provide retail, services and office to dovetail with the Treeline, thus offering a clear transition from downtown, an enhancement to the OWS and the broader community as the Treeline becomes reality.
Maximizing affordable housing, strong environmental commitment, and ensuring the integrity of the Treeline Trail.
That the need to mitigate/prevent flooding is considered a priority at this site. Anything built here takes flooding as the number one priority. That housing is not appropriate here. And parking "are you kidding. You've just released the NetZero plan and you're planning on more space for cars???"
Most importantly, to keep the floodway as a Treeline and with no roads connecting to Liberty Street. Also, to keep the number of units proposed as low as possible, with preference being a park with no units at all.
Valuing community input from surveys like this one
clarity and candor of affordable housing definition so I know it will serve people such as fire fighters, nurses, teachers, police, and bank tellers
Environmental cleanup, a focus on a mixed use space, and the importance of having at least some affordable housing units.
Maximum density, public housing, or a benefit to the affordable housing fund. No compromise on height or density. This is an urban site, it should have urban density.
Dense housing options
None
Green space and smaller sized footprint.
No taller than current zoning allows; More than just single bedroom units; Traffic management and calming to keep Y patrons safe; and consider making Washington a one way street going west - at least between third and first.

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It would need to further affordable housing either by creating affordable units or using generated revenue to increase affordable housing elsewhere in Ann Arbor.
A significant number of affordable housing units as defined should be mixed in with market rate units to avoid segregation.
Full use of the space for as much affordable and market-rate housing as possible.
Something to do with affordable housing. Either required units or money from the sale/property taxes fund affordable units elsewhere.
That it provide affordable housing instead of continuing to placate the single family homeowners who generally block all development in our city.
I do not and will not support this proposed development.
Preserving green/open space.
The happiness of the homeowners next to it. Attaining environmental certifications.
Don't "downgrade" any development in the already denser parts of greater downtown, so it doesn't creep out into the neighborhoods
address the parking issues discussed above
Affordable housing is good and we need a whole lot more of it. Protecting the environment is good and we should do more of it.
Treeline, birds, lots of housing
Essential aspects -- providing affordable housing and protecting the environment.
Remediation of the site, density, affordable units, preserving the chimney swift habitat.