

## **Citizens' Participation Meeting Report**

December 18, 2015

Project: The **Residences at 615 South Main - Ann Arbor, MI**

Meeting Date: **December 9, 2015**

Location: **Main Library on 5<sup>th</sup> Ave.**

Time: **6:30pm-8:00pm**

The City Planning & Development Services provided a list of addresses to which to mail notices of the meeting. Approximately 1495 postcards were mailed out to the addresses provided describing the project and indicating the time, date, and location of the **Citizens' Participation Meeting**.

At approximately 6:35pm the meeting was convened by the project architect, J. Bradley Moore, and a sign-in sheet started for meeting participants to record their presence. He indicate that he had other members of the project team with him including the project land planner, landscape architect and civil engineer from Midwestern Consulting, other members of his staff, and a representative of CDG, the developer. At approximately 6:40pm, with about 55 attendees in attendance, Mr. Moore started the evening's meeting by outlining the process and requirements of obtaining site plan approval through the city's designated processes. He then made a presentation of the multi-family residential project proposed for the east side of Main Street from East Mosley north to the existing gas station. He noted that the new proposal is in compliance with the existing D2 zoning of the property, as well as with the other recent developments on the west side of Main St. including planned project designations. After the presentation Mr. Moore opened the meeting up to participants for their questions and comments.

The following is a summary of comments and questions voiced by participants and answers provided (*answers/responses in italics*) by Mr. Moore and/or other project team members:

How far will the building be set back from the rail road property? *The setback along the east property line, common to the railroad, will vary but is about 24 to 26 feet at the minimum.*

Is it likely that the proposed greenway would be impacted by the development? *Mr. Moore stated that all the proposals he had seen so far had the anticipated greenway route on the other side, the east side, of the railroad tracks.*

Will the market tenants be able to stay on the site to stay part of the community? *We are providing about 5,000 sf of retail space at the corner of S. Main and E. Mosley. This space is intended for neighborhood/community retail uses such as markets and cafes – we hope that it will be possible for most of the existing retail tenants on the site to relocate to this space in the salvaged buggy building.*

Is the project in the DDA boundaries? *Yes*

Are the developers buying the lots south of E Mosley that front on Adams to build a parking lot? *Mr. Moore indicated that although one owner of multiple properties on Adams St. who wants to sell 5 or 6 homes there (and who has approached other potential buyers) has approached the developers of the 615*

*S Main St project they are not interested in buying or developing the properties south of E. Mosley. He further stated those properties were in a different zoning district and that no zoning district would permit the demolition of the homes to create just parking as parking alone is not a permitted principle use, except on city or university owned land, anymore.*

*Will the project be asking for any public subsidies? No. The developers are investigating whether or not they will qualify to apply for a Brownfield program that would allow some of the increase in property taxes to be allocated for environmental clean-up costs. The increase in property taxes on the site when the proposed project is completed will be approximately 10 times or more than the tax revenue the city gets now.*

*How energy efficient will the project be? The project will be designed to be LEED certifiable.*

*How many residential units will there be in total? The building floor plans are still being finalized but there will be around 236 units distributed amongst town-homes, studios/efficiencies, micro apartments (with less than 400 sf), and 2,3,4 & 5 bedroom units with the 5 bedroom units representing only about 4% of the mix.*

*How many bedrooms will there be in total? The building floor plans are still being finalized but there will be around 530 bedrooms total on all floors.*

*Who will the units be marketed to? Anyone who wants to live in the downtown area.*

*How big will the units be? The smallest – the Micro apartments will be less than 400 sf and the biggest will be around 1,350 sf.*

*What will the rents be? Rental rates have not been set but will be comparable to rents of other new dwelling units in the downtown and near downtown areas.*

*Will there be any parking provided? The project will have about 155 parking spaces in a single level basement garage which is more than required by ordinance/code. The project team is currently working to create additional parking on or adjacent to the site to, in part, support the proposed retail component of the mixed-use project.*

*A participant asked why the building was pushed up so close to the street. Mr. Moore stated that the zoning ordinance requires pushing buildings up toward the street. He further indicated that the set-back along Main St. will be at least as much as the new 618 S. Main St. and in some areas even greater. The exception will be in the area of the old buggy factory which will be salvaged in its current location with its current setbacks (except that the front glass and aluminum frame showroom addition will be removed).*

*How will the trash pick-up be handled? There will be a common trash room with a compactor and compact trash bins and recycle carts that will be wheeled to the curb for pick-up along Mosley – this is the same system used by 618 S Main and other new developments through-out the city.*

Will the project require approval from the Planning Commission? *Yes, the project will go to the Planning Commission and City Council for approval.*

Are all the parking spaces in the new 618 rented out? *We don't know.*

How long will the construction take and when would the first occupancy commence? *We estimate between 13 and 16 month of construction with a start of construct by mid to late 2016.*

Have you incorporated any of the suggestions of the Design Review Board? *Yes. We have reduced the number of exterior materials and increased the differentiation between building modules and are configuring the building to permit pedestrians on the Main S. sidewalk to have a line of sight through the large windows fronting on Main St. to the interior courtyard.*

Have you done shade studies to determine how much sunlight the pool in the interior courtyard will have? *We are in the process of doing such studies but believe the pool will be in full sun for several hours during the summer when the sun is at a high angle in the sky.*

Is the existing utility infrastructure adequate for the project? *DTE says yes for theirs. With respect to the city utilities we believe they are but the city will do computer modeling to verify this once the project is submitted for staff review. Any deficiencies determined by staff will have to be mitigated by the project.*

What will the ceiling height be in the dwelling units? *The ceiling heights in the apartments will be between eight and nine feet.*

Will all the traffic coming out of E. Mosley cause a problem on Main St. with all the current traffic on it? *The developers have hired a traffic consultant who is in the process of preparing a traffic study which will be submitted to city staff.*

Is there data on how many downtown residents own their own cars? *Mr. Moore stated he was not aware of any such statistics for Ann Arbor specifically but there are figures the traffic engineers use. He said that city staff could be contacted to see if they knew if such data existed.*

What will the rental rates be for the retail space on-site? *That will be determined between the landlord and tenants. The developer stated that they understand the importance of the existing neighborhood retail and are working to find ways to keep existing retail on-site including a favorable rent structure.*

Will the outdoor courtyard in the middle of the building be open to the community? *For security reasons the courtyard with the pool and other amenities will be open the residents of the new project and their guests only.*

Will you need to do footing drain disconnects? *We will have to do Sanitary Flow Off-set mitigation according to the city requirements which can include Footing Drain disconnects.*

When will the Project come before the City Council? *Spring of next year, most likely.*

A participant stated that traffic speed of cars on Main St. is too fast and that can lead to accidents. *Mr. Moore stated that the developer is willing to work with the neighborhood in support of any traffic calming measures the city will agree to.*

What will it cost to move existing tenants out and back in.? *Mr. Moore stated that that would also be a point of negotiation between the landlord and tenant. The developer emphasized that they will be working hard to retain the existing tenants.*

How many stories tall is the project, is it seven stories like 618? *Our project is six stories over a single level of basement parking.*

Several attendees asked questions about the flooding in the area. *Mr. Moore and the project civil engineer, Mr. Betzold, indicated that there is no flood plain on the site as determined by standard surveying techniques and in conjunction with MDEQ & FEMA. Mr. Betzold further stated that the site now has no on-site storm water detention so that all storm water runs immediately off the site (much directly into the floodplain) and that the proposed project will keep about 75% of that storm water on-site (per county & city standards) in detention tanks and slowly, gradually, released over time into the city storm sewer thus improving or reducing off-site flooding.*

An attendee asked where the storm water detention areas would be as we had no room for a typical bowl or basin in the site. *Mr Betzold indicated that the storm water would be in vaults or chambers in the basement of the building. He further stated that the new project would have no more impervious area than currently exists on the site as most of the site is paved over or has buildings on it.*

What are the next steps? *Presentation of the proposal for review by city staff and then the planning commission and lastly City Council.*

A participant asked if storm water from the project would add to the problem of sanitary sewer back-ups into neighborhood homes? *Mr. Betzold indicated that the storm water from the proposed project would not be introduced into the sanitary sewer system which is a separate system from the storm sewer system.*

A participant asked if asked if students will be living in the project? *Mr. Moore stated that the project team fully expected that there would be some students living in the project but that the project is designed with a very diverse mix of unit types in order to appeal to a much wider more diverse market.*

An Attendee stated that this is not the area where undergrads want to live.

A participant asked if there would be many small children living in the project? *Mr. Moore stated that while the owner of the project cannot discriminate against people with children they did not anticipate a large number of young children in the project.*

An attendee asked if the units would be for rent or for sale? *Mr. Moore stated that these would all be rental units as proposed but that the project could be converted to condominium ownership at any point in the future.*

A participant asked if tenants would be subletting their apartments for Air B & B type uses? *The developer stated that the leases would prohibit such subletting and that the security system for the building would make it not only impractical but very difficult for it to happen as tenants are issued a limited number of RF key-fob security devices for entry into the project and management tightly controls this – it is not like the “old days” where tenants could just go down to the hardware store and get extra keys made.*

Will there be on-site staff? *There will onsite staff, both leasing and maintenance during business hours and on-call 24/7 otherwise. Some Staff will likely live on-site.*

A participant asked will the tenants have to pay for on-site parking and what would prevent tenants from taking up street parking spaces. *Mr. Moore stated that the tenants would have to pay for on-site parking and that the developers are negotiating with multiple shared motor vehicle providers to reduce the need for tenants to own individual cars. Furthermore the project will provide more car parking than required by code and more bike parking than required. Mr. Moore indicated it was his understanding that the neighbors in the Old West Side had the ability to get residential parking only designation on their streets. He further indicated that three bus routes serve the location and that the developers hope to be able to get a shared bike location on the site, also to reduce the need for individual cars.*

A participant asked if the project would permit pets? *That is has not been determined.*

Another participant requested that the owner have regular meetings with neighbors during construction.

A participant indicated that they thought the project should have more parking than currently proposed.

A participant suggested a traffic light be installed at the intersection of Mosley and Main to help reduce accidents.

A participant indicated that they didn't think the flood plain maps used by the city were accurate.

A participant indicated that they did not like cement siding.

A participant indicated that they would prefer not to see any 5 bedroom units in the project even though they currently represent only 4% of the units.

An attendee indicated that it was very inconvenient to have so much construction going on in the neighborhood due to disruption in the traffic flow.

A resident said that the project should have more retail space than just 5,000 Sf.

An attendee requested that some of the street trees to be planted be Oak trees.

Several attendees stressed how important it was to the neighborhood residents that the existing merchants on the site be retained in the neighborhood and hopefully on the site.

A participant indicated that they hope the units would not be “luxury” apartments but rather more main stream or “regular”.

A participant stated that in general she like the project but wished the 5 bedroom apartments could be reduced or eliminated.

A participant stated that he like orangier brick over browner or tan brick.

Another attendee stated that he was glad we had incorporated some of the Design Review Board comments into the project already.

A participant stated that our project was “stepping into” a situation in that the Old West Side is getting things like a dance-hall distillery/brewery and the like that OWS residents are not happy about.

The meeting adjourned at approximately 8:25pm as the meeting had progressed well beyond the time the room had been reserved for. Mr. Moore indicated that he would be happy to receive additional questions and comments via the e-mail address listed on the post card mailed out announcing the meeting. His staff reiterated that participants were encouraged to sign the attendance sheet. Mr. Moore and members of the design team stayed after the meeting until the library closed at 9pm to answer additional questions which have been include here.

Public comments made at the Design Review Board, in individual meetings with neighbors, via phone call or by e-mail included:

Keep the retail tenants on-site!

Make sure that garage ventilation system is positioned towards the railroad so that it won't disturb neighbors

Include more retail space than 4,700 to 5,000 sf.

Find a way to get an Arbor Bike bike-share location on-site.

Incorporate patio space on top of the buggy factory building for third story apartment residents.

Find a way to improve E Mosley which is in bad shape and looks “sketchy” like a “back alley”.

Name	Mailing Address	Phone #
	E-mail address	
Kim KACHADOORIAN	KKACHADO@YAHOO.COM	
Julie Weatherbee	Juliew@umich.edu	
Robert Droppelman	rdropp@earthlink.net	
Susan Barcis	121 Adams Ave Ann Arbor 48104	
DENNIS GALA	1719 WINSTED BLVD. A <sup>2</sup> 48103 dgala@aol.com	
Susan Agler	susanagler@gmail.com	
Beverly Strassmann	545 S 5 <sup>TH</sup> Ave #2 bis@umich.edu	
Ethel Potts	1014 Elder Blvd potts Ethel@att.net	
Robert Fouser	618 S. Ashley St Ann Arbor 48103 Kagoshimabob@gmail.com	
PJ Holt	1907 Arborview Blvd. 48103 PJHOLTULA@GMAIL.COM	
Cindy Bourland	1000 Pine Tree Drive, Ann Arbor, MI cynthb@umich.edu	

PROJECT  
GIS S.MAIN

★ send audio  
 AUDIO  
 TRACK

W

Name	Mailing Address	Phone #
Cecy Ewing	E-mail address ceeewing@comcast.net	734 686 126
Susan Soth	SLSOTH@yahoo.com	(734) 846-8849
RAY DETTER	RDETTER@UMICH.EDU	734-668-7027
Susan Lawless	slawless@ameritech.net	734-668-7620
Janet Osborn	Janet48103@gmail.com	
Fran Wright	455 Hilldale Dr 48105	
Carol Spencer	carol13.spencer@gmail.com	
Janet Holbrook	jkholbrook@sbcglobal.net	
EDITH BLETCHER	emkb@umich.edu	
Michael Miller	mainstmike@sbcglobal.net	
KEN WADLAND	wadkj@yahoo.com	734 662 6903
Barbara Steer	BarbaraSteer@gmail.com	734 834 4386



Name	Mailing Address	Phone #
	E-mail address	
Laura Strowe	1327 Broadway A <sup>2</sup> 48105 LEKSARTS@yahoo.com	
Pot Mortz	514 S. Ashley A <sup>2</sup> 48105 pmortz@ku.edu	
NANCY VEIT	535 S. ASHLEY NANCY. STOKES, VEIT@gmail.com	
Carole Kirby	CaroleTK@aol.com	
Thomas S. Bletcher	834 Brown Street; ANN Arbor, MI 48104-3202 HEPbudB@aol.com	(734) 663-6772
Marcia Polenberg-Ramsay	524 S. First St. mpolen@umich.edu	734-327-1084
Vince Caruso	VPC@ACWS.ORG	
Rita Stark	rijstark@comcast.net	
Diane Giannola	dgiannola@SBCglobal.net	
AUGUST ERRARD	→ GUS. ERRARD@GMAIL.COM → 503 S 1 <sup>ST</sup>	
JW CALHOUN	Calhounjw2348@gmail.com	

PROJECT

Name	Mailing Address	Phone #
MICHAEL STEER	E-mail address MICHAELRG7@GMAIL.COM	734-730-1998
Pamela Sadler	127 Adams Avenue, AZ 48104 pamelaannsadler22@gmail.com	734-545-0667
Jack Eaton	1606 Dickon Dr 48103 jeaton@azgov.org	734-662-6083
Alan Connor	1019 Pine Tree Dr alconnor1019@provides.net	734-769-1592
ALAN HABER	531 3rd Street 48103 megiddo@umich.edu	734 761 7967
HENRY HERSKOVITZ	404 Mark Hannah Pl. 48103 henryherskovitz@hotmail.com	734-663-3649
MARGO WEST	528 Chandler St. -chelsea 48118 margowest64@yahoo.com	734-272-2901
Rita Mitchell	rita1mitchell@gmail.com	
Frank Okolo OKOLO	only1franklin@hotmail.com	

Name	Mailing Address	Phone #
Kathryn King Conrad	503 S. First St. A2 48103 E-mail address kathking57@gmail.com	
Ann Wagar	1116 Norman Place On2 48103 ann-wagar@hotmail.com	
Susan Livingston	594 S. seventh A2 48103 sjliv@umich.edu	
Richard Weise	217 Bucholz Ct #2 48103 richardweise@comcast.net	
Sarah Moss	502 S. Ashley St 48103 mass.sarah@u@gmail.com	
Christine Crockett	506 E. Kingsley St. 48104 christinecrockett8@gmail.com.	
Lucy Miller	319 W. Mosley 48103 portmiller@sbcglobal.net.	
Johanna Epstein	1306 S. Forest Ave, AA 48104 epstein.johanna@gmail.com	
Glenn Bourland	1006 Pinetree Dr. Ann Arbor, MI 48103 glennbaa@yahoo.com	
Janis Appleton	327 Crest A2 48103 jjjaaa322@aim.com	
Gertrude Warkentin	550 - 5th St. g.warkentin@att.net.	
Dallas Moore	1618 South Blvd 48104 dallasmoor@sbcglobal.net	