

**Downtown Area Citizens Advisory Council**  
**Tuesday, February 28, 2023 at 7 pm at City Hall and via Zoom**

**Roll call:**

Carolyn L Arcure: present

John Chamberlin: not present

Donald N Duquette: present

Joan M French: not present

Peter Honeyman: present

Stephen G Palms: not present

Angela F Peat: present in Ann Arbor (Zoom)

John Splitt: not present

Also attending: Joseph Arcure, Chen Lyu, Chris Crockett, Maura Thomson (Zoom), Kitty B. Kahn (Zoom), Frances Todoro (Zoom), and Linda Berauer (Zoom)

The Downtown Area Citizens Advisory Council, which advises the DDA and City Council about issues and opportunities that affect downtown livability, met on February 28, 2023 in hybrid format.

Much of the meeting was taken up by a discussion of the 415 W. Washington PUD recently approved by the Planning Commission. Meeting participants agreed that the need to address soil contamination on the site is a critical priority but held divergent views on funding mechanisms and the Planning Commission's decision. Concern was expressed over building in the flood zone, massing of the planned development, historic district issues, process issues, and legal issues. Others expressed strong support for adding to the city's housing stock, promoting connectivity through downtown, and the plan's approach to dealing with the site contamination.

The rest of the meeting reviewed numerous ongoing downtown matters, each with their unique complexities. These include the search for a new DDA Executive Director, the Main St. and State St. roadway projects, Avalon Housing's funding request to DDA for the Catherine St. housing project, the University's proposal to construct a large new dormitory, the proposed 19-story high-rise development off South University, and a consultant's report to the Planning Commission on the failure to generate affordable housing with downtown premiums.