



Mill Creek Community Center Replacement and Infill Development Resident Participation Meeting – Summary Report

Attendees – see sign in sheet

Development team

Tom Covert – Midwestern Consulting

Mike Martin – First Martin

Darren McKinnon – First Martin

Hobbs and Black – architect

The meeting was held on zoom at 6:30pm on Wednesday April 7, 2021 and was 52 minutes long.
The meeting started on time with no technical difficulties.

- Tom Covert started with introductions, basic zoom tips, and a presentation on the site and development (attached).
- Tom Covert requests that everyone singed into the chat with contact information.
- Questions – not knocking down any of the existing units? Answer – No
- Question – when are you planning on doing this? – Answer - City process is about 4 to 6 months and then permitting with the state. Potentially break ground spring of next year.
- Question – what are ou doing with Mary Beth Doyle Park – Answer – we do not anitcipate doing anything with Mary Beth Doyle Park
- Question – when constructed – R3 zoning required all the open space. How does this not act against existing covenants for the site? Answer –Zoning code today is promoting infill development. Mary Beth Doyle also didn't exist at the time of the construction and is currently a big amenity to the site. The proposed development will still meet the required open space per current code.
- Question – why is R4B the choice? Why not just develop under R3? Answer – the R4B allows for a different type of residential unit that is not permitted in R3. The City has been looking for diversity of housing typology in general.
- Question – in R4B – how high would you be building? R3 is two stories. Answer – these will be 3 story buildings. Roof lines/height are not yet determined and will be provided with the site plan.
- Question – can you explain the stormwater system a bit? Any porous asphalt in parking? Answer – we have done infiltration testing on the site and there is a lot of clay / no infiltration. We are proposing underground detention and then released to the existing stormwater outlet to Malletts Creek at rate per current standards.
- Question – are they going to do anything to upgrade the existing buildings? Answer – not currently part of this project.
- Question – roughly 300 unit complex to roughly 400 unit complex. How are you going to handle traffic increase? Answer – as part of process currently doing a traffic impact study to evaluate impacts. We anticipate we are a grain of sand once looking at Stone School. Study will be filed with site plan submittal.
- Question – zoning question – does change from R3 to R4B – believe this violates existing covenants. As rezoned – what happens to neighboring condos – are they rezoned as well? Answer – we are only proposing changing zoning for existing site; no change to neighboring parcels.
- Question – what is the owner view on knocking down existing units and building new apartment buildings? Answer – there are open space requirements that would have to be met. In the future, the building typology could change but that would be a different level of investment. There are no plans to do that at this time.

- Questions – are all planned units going to be multi-story, multi-family buildings? Answer – all proposed residential units are proposed as three story
- Question – how long will construction process take once started. Answer – no construction team here but generally it can take anywhere 12 to 20 months. (perhaps 16-19 months)
- Question – what is break out for types of units? Answer – not finalized at this point. Right now, at least 1 bedroom.
- What will happen to existing clubhouse/pool area? Answer – it will be demolished and rebuild with residential unit. New community center/pool will be built on north side of Birch Hollow.
- Question - Can clubhouse remain where it is? Answer – there is limitation due to existing watermain. It is more efficient to put it across the street from Birch Hollow Drive
- Question – how many of the existing units are 1 bedroom units? Answer – there are approximately 57 one bedroom units on the properties right now.
- Question – is there a sidewalk on both sides of Birch Hollow? Could there be a controlled crosswalk across Birch Hollow for movement of community center to north side of street. Answer – we anticipate walk on south side on Birch Hollow and sidewalk that addresses the Clubhouse area. We will have crosswalk with strip and can look further into controlled sidewalk.
- Question – will no longer be Mill Creek Townhomes? Now will be Mill Creek Townhomes and Apartments? Answer – we have not though through new
- Question – there is already a lot of traffic from people going to Mary Beth Doyle and parking on Chelsea Circle. Not realistic to say that it will only be a 25% increase in traffic. It is already a busy/crazy place. Study on the weekend when they are having a tournament. Answer – No statement on the amount at this point; we would like to have the traffic study completed prior to responding to this.
- Question – this removes the playground from the open space. Are they anticipated to play in Mary Beth Doyle? Way too much open space being removed. Answer – we would anticipate use of other open areas, new clubhouse, Mary Beth Doyle park.
- Question – Will Village Green still be the operating company? No plan to sell it. Answer – there is no anticipated change in management. No plans to sell it now.
- Question – Under A2Zero sustainability guidelines, what is envisioned for this project? Is solar a requirement? Answer – there will be electric vehicle charging station, stormwater management underground. Building materials – too early to say what those will be. Solar is not a requirement.
- Question – does this fill in the open space that was required as part of initial development. Answer – it may fill in from that time but does meet the open space requirement for existing zoning code.
- Question – Mary Beth Doyle does not have play area. (other attendee says it is covered by weeds) Answer – understanding there was playground by entrances.
- Question – Card that was sent out does not describe what is being proposed. This needs to be represented more accurately. Answer – look to provide open space and provide infill development. We are increasing the clubhouse and pool from what exists today.
- Question – seems like relying on there being a City park right next to it. Answer –the city does look to see
- Question – zoning – density and different style of building is encouraged by City overall. Why would current residents want this? It is taking away the open space that they current have – not a benefit. Answer – there are different answer that appeal to different people. It may be seen as an investment into the community; it may provide an opportunity to have a family member nearby in different housing typology; improving the clubhouse and associated amenities for the community; not developing a greenfield within the City; provides opportunity for people to reside in City that are not currently able to. What could we incorporate to provide a benefit to attendees? – Answer by attendees– leave some green space for people to go out and play with their dogs. Or kids can play there (play structure was torn down)
- Question/comment – not looking forward to 2 years of construction right behind my home. Answer – there will be an effort to be courteous to neighbors during construction timeframes.

- Question – when would construction begin? Will community center remain open? Answer – demolition of community center would be last thing to be done.
- Question – will the buildings be LEED certified? Answer – no, they will not be LEED certified.
- Question – is there a break even number of units? Answer – do not know; not aware of what it is for this project. We have heard that the number of units create a concern from traffic standpoint, reduction of open space areas. I think you will find there is a different traffic impact to apartments vs. townhomes – but less the traffic study address that.
- Question: What is contingency plan if you don't get R4B? Answer – don't know that there is a contingency plan.
- Question: what will be open space for kids? Answer – there will be more fragmented open space scattered throughout the site as smaller areas. Follow up comment – the other areas are all hill areas.
- Question – what will traffic diversion look like on Birch Hollow? Answer – fairly limited to access points and utility constructions. Tend to be one side at a time to traverse around lane closures. This is worked out with the pre-construction meeting with the City.
- Question – will these be condominiums or lease? Answer – these are rental units
- Question – when phase 2 was built – what was the timeframe between phase 1 and phase 2? Answer – not sure but believe that were built quickly after phase 1 was completed.
- Question – how will rent be impacted while on-going or afterwards? Answer – good question and really can't answer right now but look to remain competitive in the market.
- Question – where is homestead commons? Answer – showed location on aerial map to the north of the site.
- Tom – you can sign up to receive updates from the planning department if you would like.
- Tom – will provide summary of this meeting to the City as part of site plan submittal.

Response to comments after meeting:

The demolition of the existing community center is proposed in phase 2 after construction of the new community center in phase 1. The amount of open space to remain has been confirmed to be 65% of the site, which is consistent with current open space requirements for R3 and greater than amount required for R4B zoning, and the site is located directly adjacent to Mary Beth Doyle Park which has many open space amenities for residents of the community. A painted crosswalk has been added to the plans on Birch Hollow Drive between the northern and southern development areas. Open space lawn areas have been identified on the plans west of the pool area for potential lawn games and potentially a playscape area. A traffic study has been included in the site plan submittal documents.

Attached are a copy of the presentation and the postcard that was mailed out. The mailings were sent on March 23, 2021 to 1,440 addresses per the list provided by the City of Ann Arbor and a copy was provided to the City Planning Department for posting on their website. There were 108 postcards returned marked as “vacant”, 3 returned marked as “no such number”, and 1 returned as “No mail receptacle”.

Attached are also two emails received regarding the resident participation meeting.

Tina R. Fix

From: Tom J. Covert
Sent: Tuesday, March 30, 2021 2:53 PM
To: Allan Trumbull
Cc: Tom J. Covert
Subject: RE: Mill Creek Townhomes

Allan –

Thank you for your inquiry.

The project vision and detail will be shared at the scheduled meeting. We are currently working through the design. If you like you can check back closer to the 7th to see if we have final documents ready ahead of the meeting.

Thanks

Tom

From: Allan Trumbull [mailto:doyle Russo@gmail.com]
Sent: Tuesday, March 30, 2021 1:42 PM
To: Tom J. Covert <tjc@midwesternconsulting.com>
Subject: Mill Creek Townhomes

I am a neighbor looking for additional details and a site plan for your current property changes. Prefer to review before your zoom meeting. Can you link me to details, understanding that this is in the design phase?

Much appreciated,

Allan Trumbull, Forest Creek Condos. 246.496.4611

From: [Tom J. Covert](mailto:Tom.J.Covert)
To: [Tina R. Fix-Woodworth](mailto:Tina.R.Fix-Woodworth)
Subject: FW: Mill Creek rezoning
Date: Thursday, April 8, 2021 3:46:59 PM

From: Ed Schneider [mailto:ejschnei@umich.edu]
Sent: Thursday, April 08, 2021 3:14 PM
To: Tom J. Covert <tjc@midwesternconsulting.com>
Subject: Re: Mill Creek rezoning

Tom,

One thing I wanted to clarify from last night. When I recommended you look at a crosswalk for Birch Hollow Dr I did not mean a traffic light. Rather I was suggesting a pedestrian controlled blinking yellow warning light similar to those appearing all over town.

More importantly I wanted to let you know I walked through the area to better understand the changes you are proposing. I recommend you supply before and after photographs/drawings. Only then can you really understand your proposal.

If I'm not mistaken you'll be taking out several trees and leveling what is clearly sloped areas which provide some noise control. It also looks like to the north of Birch Hollow Dr there is a walk but it's close to the existing homes rather than near the street. I would recommend you add a sidewalk leading to the park since your proposal makes sense only because a park is now available which it sounds like was not when the townhomes were originally created.

I'm still perplexed by the question: does this improve Ann Arbor in any way? I am hard pressed to see who this benefits other than the property owner who in some sense made a commitment to provide the open space which is now being taken away. Could you at least propose a benefit for the existing residents such as a bigger community center or pool or more importantly first right to move to the new units at some reduction in rent. Perhaps you'll provide better insulation than in the existing units to lower operating costs. There's gotta be something here for the people whose permission you are asking for. Just to say this is consistent with Ann Arbor's Master Plan misses the point. It's VERRRRRRY hard to see anything other than a less improved quality of life.

A minor point. Are you asking for a zoning change for the entire Mill Creek Townhomes property or just the area you want to change?

One more thought. You mentioned a traffic study will be happening. I hope it will look not just at the area of the changes. Since all traffic will have to go through the Stone School/Birch Hollow Drive intersection I hope that will be included as well. Perhaps it's time for a rotary there.

Ed

On Wed, Apr 7, 2021 at 7:48 PM Tom J. Covert <tjc@midwesternconsulting.com> wrote:

Thank you Ed,

I do appreciate your comments and suggestions. We are certainly looking at the input received tonight to help inform our project. Guaranteed, the group will be looking at sustainable project elements and the what's in it for me question.

Thank you again for attending and the follow-up.

Tom

From: Ed Schneider [mailto:ejschnei@umich.edu]

Sent: Wednesday, April 07, 2021 7:42 PM

To: Tom J. Covert <tjc@midwesternconsulting.com>

Subject: Mill Creek rezoning

Tom,

I heard very little reaction in this evening's meeting of "that's a great idea". Instead it comes across as we're taking away your green space and we're going to add a bunch of new apartments. Very little was said to address the reasonable "what's in it for me" question. Unless you want people just to show up to oppose this you might want to add some positive in the mix. One suggestion might be adding solar for these units. In case you are not aware that goes over big here. It may not help existing tenants but at least it allows them to think there's something positive here. Unless you do something different this just comes off as someone wanting to increase the income they get from the property. Not a great reason for saying yes to a rezoning.

Respectfully,
Ed

18:42:55 From Lynn Gilbert : Where is Homestead Commons?
18:43:48 From John Held : Does this fill in the "open space" that the City
required when Mill Creek was first approved?
19:08:19 From John Held : Mary Beth Doyle Park does not have any simple
open play area to replace the current open area; It has only Mallets Creek, the
Disc Golf Course, and a completely wooded area.
19:09:57 From Jackson Hammond : When will demolition begin on the current
pool again? Will it be open for this summer season?
19:17:20 From Jessica & Tom : Are the new units going to be LEED
certified?
19:17:57 From Jackson Hammond : Jackson Hammond, address is 3288 Chelsea
Circle
19:20:08 From John Held to Tom Covert - Midwestern Consulting(Direct
Message) : I would like to be kept aware of the development process: John Held,
jcheld@gmail.com
19:22:40 From Jess & Ben : What will traffic diversion look like on Birch
hollow?
19:24:07 From Jess & Ben : thanks
19:24:50 From Matthew : 3017 Forest Creek Ct

ONLINE RESIDENT PARTICIPATION MEETING!

A PUBLIC MEETING IS BEING HELD BY: **First Martin Corporation**
FOR A PROJECT AT: **Mill Creek Townhomes - 3002 & 3202 Chelsea Cir.**

The project includes proposed rezoning to R4B - Multi-family zoning district. The development concept includes demolition of existing community center/pool and construction of new community center and residential dwelling units within existing open space at Mill Creek.



CONCEPTUAL PLAN



SITE LOCATION MAP

VIRTUAL MEETING INFORMATION

ONLINE VIDEO MEETING via <https://zoom.us/meetings>
Wednesday, April 7, 2021 6:30pm - 8:00pm
Meeting ID: 925 1627 8571
Password: 731661
Audio Only call toll free: 312-626-6799

For more information or for accommodations for individuals with disabilities, please contact Tom Covert, Midwestern Consulting, LLC at tjc@midwesternconsulting.com or 734-995-0200, ext. 201.

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the petitioner for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6264 or planning@a2gov.org.

MIDWESTERN CONSULTING, LLC
TOM COVERT
3815 PLAZA DRIVE
ANN ARBOR MI 48108

RESIDENT PARTICIPATION OPPORTUNITY!

You are invited to attend a Resident Participation Meeting hosted by the Developer for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by the Developer and submitted to the City of Ann Arbor with their final application. The report will include attendance, a summary of the meeting, and any written correspondence received by the Developer.



Mill Creek Townhomes - Rezoning and Infill Improvements

Resident Participation Meeting
April 7, 2021

Meet the Team

Mill Creek - Owner/Management Team

First Martin

Mike Martin

Darren McKinnon

Village Green

Matthew Williams

Brittany Rohn

Design Team

Midwestern Consulting, LLC

Tom Covert

Ted Hirsch - Civil Engineer

Tina Fix-Woodworth - Landscape Architect

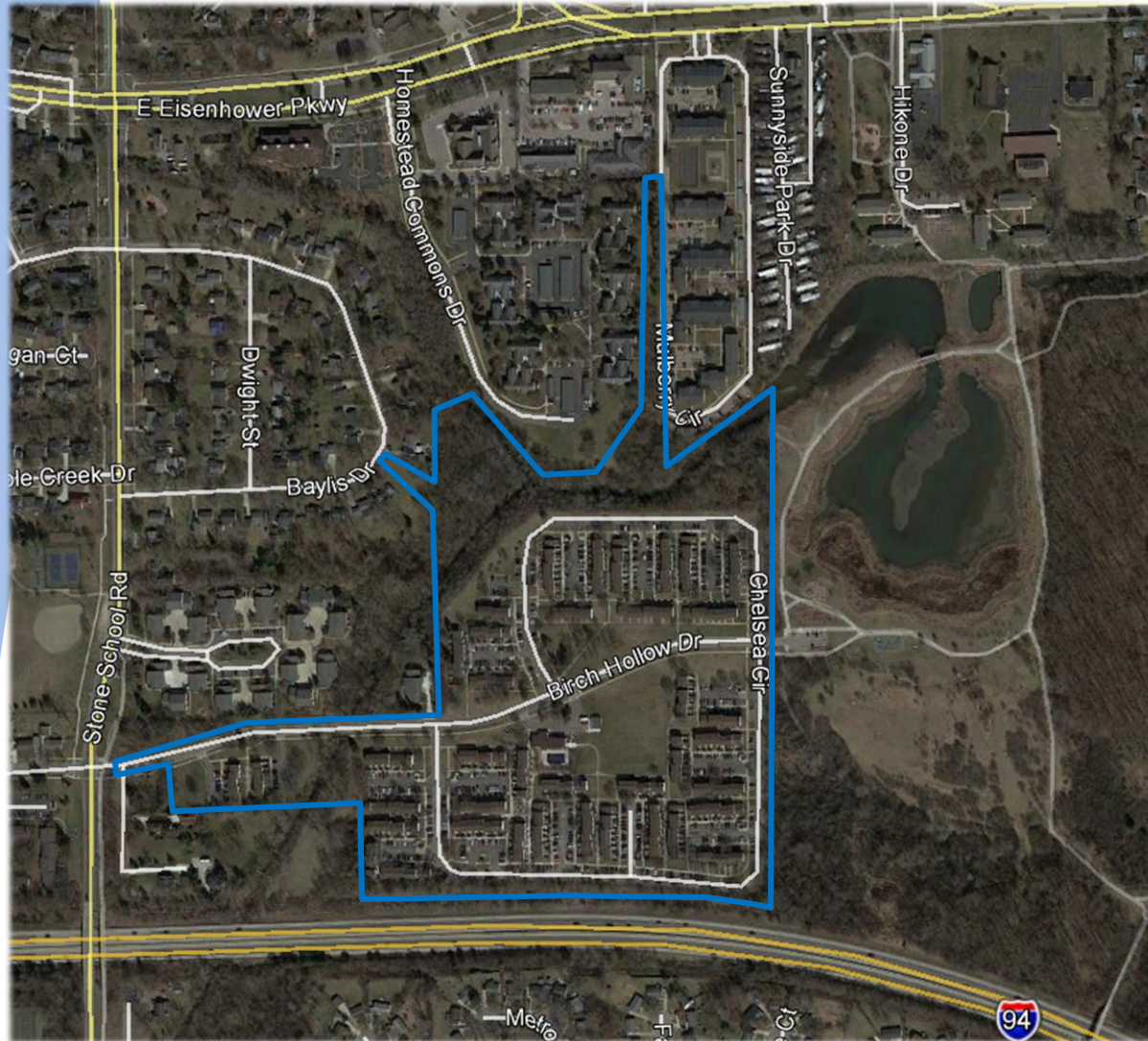
Hobbs + Black Architects

Wayne Chubb

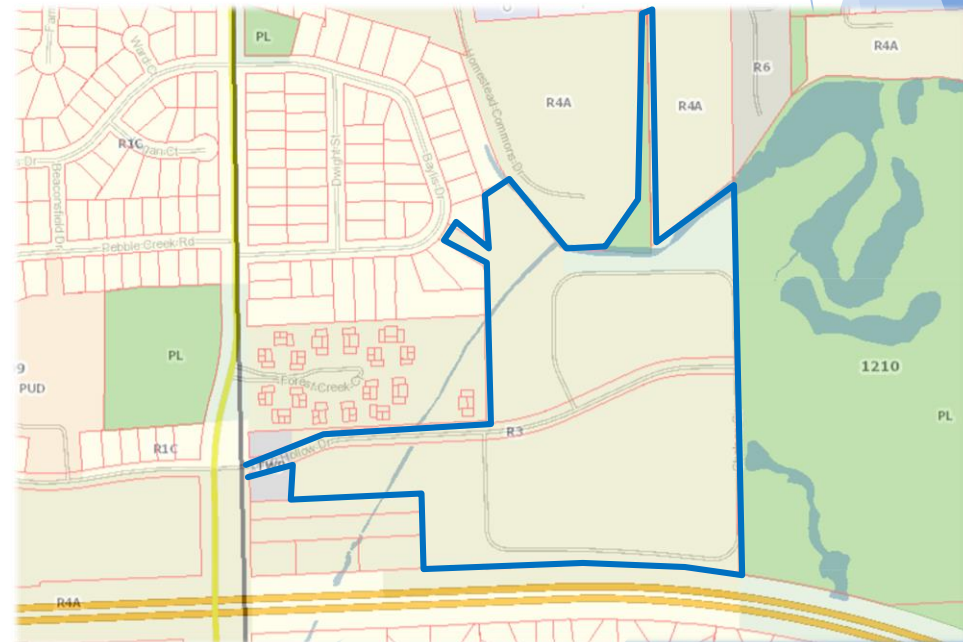
David Nims

Steve Dystra

Site Context



- Existing Mill Creek Townhomes located at Birch Hollow Drive & Chelsea Circle East of Stone School Road, North of I-94
- Zoning - R3 - Townhome zoning district
- Master Plan - Multi-family Future Land Use
- Adjacent to: multi-family residential, single family residential, Mary Beth Doyle Park



Existing Conditions



- 281 existing dwelling units
- Outdated community center and pool
- Existing open space including Mallets Creek and associated floodplain/floodway, wetland, and wooded areas

Advantages/Benefits of Infill

- Existing infrastructure
- Unit diversification
- Increase availability of workforce residential units
- Natural features preservation

Development Goals



- Rezoning from R3 to R4B
- Additional multi-family units with different home type; creating housing diversification
- Demolition of existing clubhouse and swimming pool
- Addition of new clubhouse, swimming pool, and amenities

Proposed Development Concept



Project Benefits

- Rezoning allows for stacked flat unit typology not permitted in R3; achieving housing type diversification
- Incorporate new buildings that better meet sustainability goals of City
- Upgrade clubhouse amenities and swimming pool, which serves residents in Mill Creek and Homestead Commons
- Incorporate stormwater management for development areas

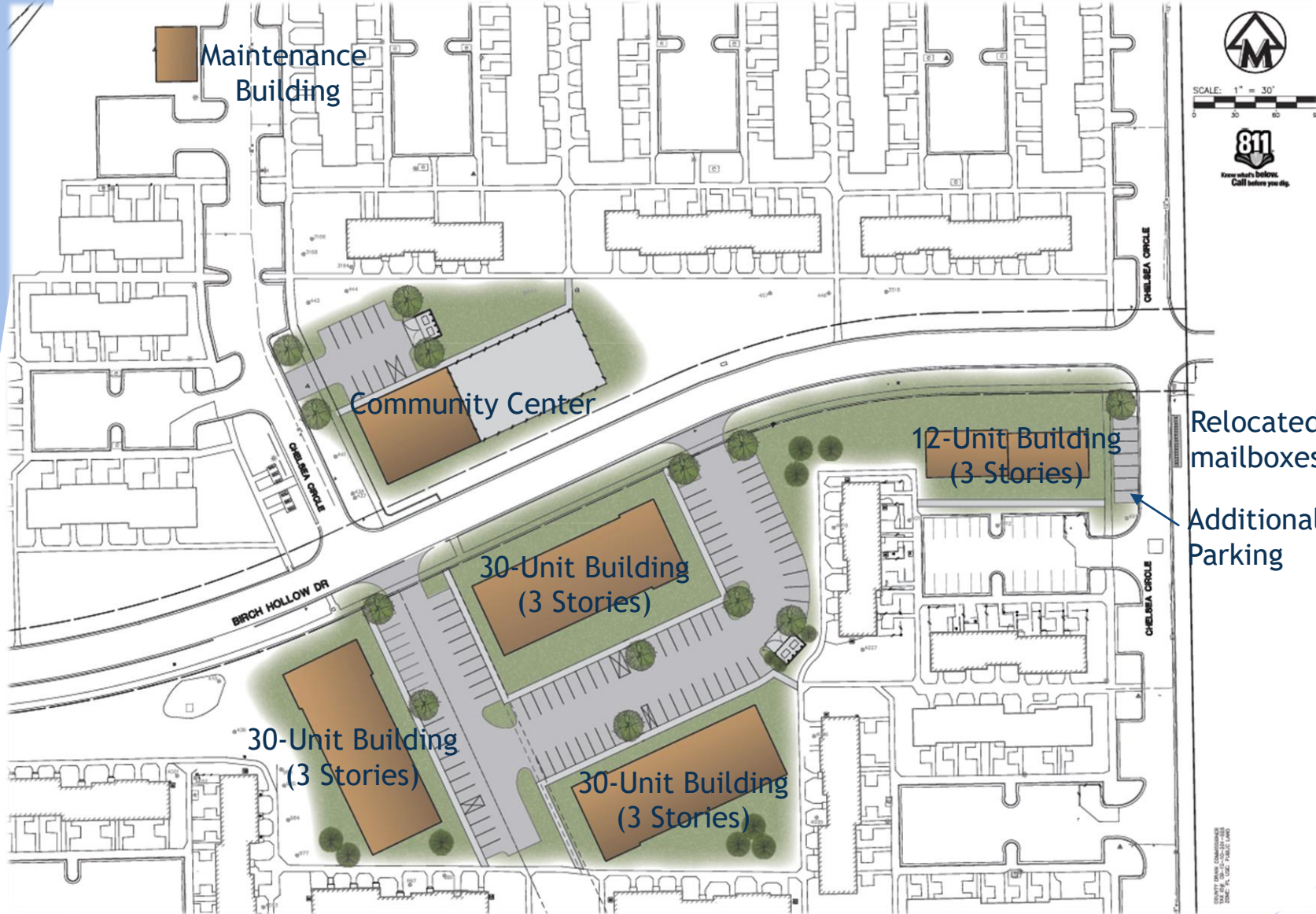
Proposed Development Concept



Community Center

- Located on north side of Birch Hollow Drive
- Better accessibility barrier free features
- Updated amenities in building ~5,826sf
- Updated outdoor amenities including pool
- Accessible by Mill Creek and Homestead Commons

Proposed Development Concept



- Residential Dwelling Units
 - Located on south side of Birch Hollow Drive
 - Three Story Buildings
 - Stacked flats - 1 bedroom units
 - 1 parking space per dwelling unit
 - Parking requirements for overall development provided
 - Underground stormwater management for development area

Development Process

- ✓ Resident Participation meeting - Today
- Site Plan Submittal - anticipated April 22nd
- Can sign up for all notifications from the City
- Planning Commission Review - Public Hearing
- City Council Review

Questions/Comments?



Mill Creek Townhomes - Rezoning and Infill Improvements

Resident Participation Meeting
April 7, 2021