



CITY OF ANN ARBOR, MICHIGAN

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Subject: Update on Kline Lot Construction Project

Dear Downtown Development Authority,

We hope your new year is off to a great start! We're writing to provide an update on the ongoing development efforts at 309 S. Ashley Street (Kline's Lot). We want to ensure the neighborhood stays informed about our progress and understands what to expect in the coming months.

Current Progress

In September 2025, Ann Arbor City Council authorized the City Administrator to negotiate a Purchase and Sale Agreement with Hines as the developer for the site. Since then, Hines has conducted an in-person site visit, met with City departments to understand development processes, and received information on current lot usage that accommodates the operational needs of neighboring businesses and stakeholders. Hines has begun preliminary design work and expects to have initial concepts available to review in early spring, which will provide a clearer sense of the project's direction and allow us to begin broader engagement efforts prior to City's Council's consideration of the Purchase and Sale Agreement.

Community Engagement

A key priority for us is ensuring that the neighborhood has a direct line of communication with our team. Once the initial design concepts are ready, our goal is to work with you to bring Hines to the table to meet with neighborhood stakeholders, introduce their team, and begin a collaborative dialogue about the project vision and logistics during construction. In the meantime, we are happy to answer any questions and deliver relevant feedback to the development team.

What to Expect Next

As the design process advances, we will continue to share updates and provide opportunities for feedback. We are committed to transparency and to working closely with the community throughout each phase of the project. We expect to provide another update once the initial site concepts are available. For planning purposes, it is very unlikely that any meaningful construction would take place prior to spring of 2027.

Thank you for your continued engagement. We look forward to working together.

Joseph R. Giant

Director of Economic Development

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