



**BRIARWOOD MALL
PUBLIC MEETING REPORT FOR RESIDENT PARTICIPATION MEETING
SIMON PROPERTY GROUP AND HINES**

Date: Thursday, February 16, 2023 at 6:30 p.m.

Location: Briarwood Mall
Mall Management Office Conference Room
100 Briarwood Circle, Ann Arbor, Michigan 48108

Reason for Meeting: The development team would like to allow the public the opportunity to express comments or questions they may have for this proposed project. The project includes the demolition of the existing Sears building in order to accommodate a new grocery store, a 2-level retail building, an approximate 4 level multi-family residential building and an outlet building.

A total of 975 residents were mailed a postcard notification of the meeting (e-mail from Mia Gale from Planning Service at the City of Ann Arbor who provided the labels, and the mailing label list is attached). Two additional postcards were also mailed to the two city council members for Ward 4: Jen Eyer and Dharma Akmon. In addition, the postcard was posted on the City of Ann Arbor website (e-mail confirmation of this is attached from Courtney Manor in Planning Services at the City of Ann Arbor), and twenty-three residents attended the meeting.

The following is a summary of comments/issues/and problems from residents that attended the meeting and the responses and how they can or will not be addressed:

1. The area that is going to be residential is currently zoned for apartments, what zoning will you seek?

Response: We will be seeking the C2B zoning, the mall is currently that classification, and the little flag out the ring road that also has a classification so it will just be an expansion of that classification and we're going to do some parking designation.

2. How are you working with M.D.O.T. to work through the in and out of the traffic pattern on State Street? The amount of the volume we have now, the cars are backed up beyond ---at Christmas time and south.

Response: We have a traffic report we have to submit to the City and what we are talking about is the level of service at the intersections will remain the same. As for the problem that is after the development, the one change to the traffic for the development that is recommended is as you exit Briarwood Mall --- right now there is two exit lanes, and it merges down into one before you get to State Street. What is contemplated is to create another right turn out. So that instead of the one right out onto State Street going south, there will be two right out going south to try and relieve some of that.

Resident:---- into ---- or Kensington Property or into....I think we are talking about two different streets...are we talking about Briarwood Drive or Hilton?

Response: We are talking about Briarwood Drive.

Resident: Ok, I said before the light.

Response: So right here as you are going eastbound on Briarwood Circle there are two lanes that merge into one and we are going to create a second right out here to alleviate some of the wait time there.

3. What is the car log coming into the mall?

Response: Car wide volume?

Resident: Because right now we struggle right now with where Kensington is and where the Mexican restaurant is at Christmastime those cars are backed up, not even at night, to past to where the original Sears entrance was and now you're going to add in I didn't hear the first part of how many homes are going to go in, and large retail, and restaurant operation and so on and State Street now is bottle necked the way it is, so there has to be some correlation or work with MDOT to change that the entrances and exits are safer----so that the traffic coming into the mall is bottle necked and getting customers into the mall on critical path.

Response: We hear what you are saying, we will address that and we have a traffic report which will be available but we feel the report says that we feel confident that the level of service will be substantially the same with that one modification.

4. I have a couple of interrelated questions about the timing...so there is the Sears parcel, who owns that now? And the parcels that your looking to develop will they be split or are they all ready spilt? And then further related to that I assume that the whole mall parcel project is subject to some kind of declaration or reciprocal leasing agreement and what kind of controls do the other owners have for the mother may I that you will need to change the uses here?

Response: Simon bought the Sears parcel; we were in a joint venture with another partner, and we bought them out so we own it 100% at this point. There are several property owners on the site. Simon owns the mall building and now the Sears building, and tract and we own some property down here and some property up here. Macys owns a parcel, Penny's owns a parcel and Von Maur owns a parcel and the mall entity owns a parcel so there is a lot of property owners, and your right there reciprocal easement access agreement that's in place where we will have to go through the department stores, we are in active discussions with them now and everyone wants to see this happen this has been in the make up for several years and that's private contractual things that we will work out with them but that is nothing we will be working through while we're working through the entitlements for this project.

Resident: So hopefully the other owners have reached the pain point where whatever you might have to cross their palm with lower or so that's all...

Response: Yes, Simon has a lot of malls and we have these same folks at these malls and so it's like a three dimensional chess board but it all gets worked out in the end, and you also asked about the timing of things? So assuming we are starting our entitlements tonight with the meeting and we will get your input and provide feedback to the City when we a site plan application but we are hoping to get through the entitlement process which is the site plan application and the rezone by the end of the year. I don't know if that's optimistic or not, but we think its realistic and then we would immediately start tearing the building down, and then the Simon, Hines joint venture needs a couple of years to build the buildings so if we start the end of this year then the end of 2025 or early 2026 the residential will be open. The other players, they want to open with the residential, they won't take as long to build, it's not a two year build. So they may start and we will tear the building down and there may be a pause on those pieces while the apartments get underway. If we could talk them into opening sooner, we certainly would because we like to see those uses as soon as we can.

John if I can add the existing mall businesses to bring different uses, the grocer effort is tremendous, the multi-family, I think creating that diversity of uses that complement each other and create a live work play environment

is really powerful and is a great advantage to the existing businesses and I think to Johns point those conversations going on will be very excited to have that happen.

5. Do you have more details on the proposed housing?

Response: It's a four story building about 350 units, a mix of studio and one, two, three bedrooms, and we are early stages of design right now just focused on entitlement but Hines is a developer, we very much focus on quality, we think quality holds value much better than building something that is not of high quality so we are very particular about who we work with and we are very excited to be working with Simon, I think they share the same values so I think what we are going to bring to market is going to be differentiated just in the execution and we think it will be an awesome place to live with this terrific grocer right here and all this retail creating a more walkable, bikeable home where you can enjoy an easy path up State Street to where you can enjoy the University and you have everything right here on site that a resident would want so we are very excited about it.

6. What percent of the land or square footage will be for housing, grocery and for retail?

Response: So the whole site is about 15 acres, 6.2 of that is the residential, the balance of the other two uses of parking for those uses, so 6 acres is multi-family, I think the balance of that is 9 something of the 15. So the grocer is about 57,000 ft on one level, it does have a mezzanine, and then the ----- retailers is 100,000 ft. Estimate the square feet at the multi-family is 300,000 to 350,000 sq. ft. and this is an average, 350 units by 1000 sq ft, and there will be some court yards for some outdoor space and a parking structure that's wrapped with the building itself so you won't see a parking structure but it will be for about 350 car structure that sits within the footprint of the building that will serve a portion of the residents.

It's a four story building, a couple of outdoor spaces that are courtyards, and then the garage is wrapped by the units. Our landscape architect is focusing a lot on the greenspace and the experience because obviously we are here next to a mall and ring road and there is a lot of automotive traffic, we want to make sure there is a lot of walking paths and access for pedestrians as well as for bicycles. We are contemplating a bus route, as the Ann Arbor transit supports the mall area its thoughtful in terms of the route it takes, and we are talking about a bus stop that will be between the grocer and the multi-family. We are trying to think about all motives and all ways that people will use the site and the development and just being thoughtful about that.

7. As for the residential, it is an apartment not a condo?

Response: Correct.

8. Resident: And then geared toward multi-family as opposed to student housing? It's just that of course we've seen a lot of student housing being in the central area. What are the general sizes of the apartments and the price points, and lastly has Simon and Hines done anything like this together before?

Response: I think we have a couple of different projects around the country that we are working on, but this is the first one to go. Simon is doing this in a lot of the malls now rather than replace a department store with another department store, that universe is shrinking, and the available department stores. Actually the guys that lease the mall now are saying we don't want more of the same we want something new with a little more dynamic. So, we have done this in a couple of places where we have an available inventory of vacant anchors in the market, so this is pretty much the way we are going.

9. Resident: Any idea of price points?

Response: I think it's going to be market rate. For the most part we will have an affordable component but the

majority of the units will be market rate which is a constantly moving target and we are a few years out so that is hard to say. In terms of the unit sizes, I think because we are ranging from studio one bedrooms to up to three bedrooms the rate range will be pretty big. With all the amenities we try to put into a project both indoor and outdoor we have found that folks want a very efficient layout so that is important. So, I'd say the efficiency range on smaller units might be 600-700 sq. ft. for a smaller unit, then upwards a three bedroom will be 1500-1600 sq. ft. coming from a one bedroom to a three.

10. I'm here representing senior citizens, who are you targeting to live here?

Response: That's a great question, I don't see as many students here just based on location. I think there is a really broad mix of seniors looking to downsize and lifestyle to have an opportunity to easily walk to retail to grocery store etc. and everything in between so I'd say come up from students and say maybe its faculty, maybe grad students that want to get away from campus, but I'd say from a demographic range its pretty wide in between that point and seniors.

Residential: Here at the mall, prior to the pandemic, the school of kinesiology runs an exercise program out from JC Penny and there were 100 people who would show up every day. The seniors like the idea of one of these if they want to go grocery shopping then they can do all that stuff so I guess one of the things I've seen that they would like is a grocery store, and a big diner where for \$20 we can go in and get some food.

Response: This grocery store, I can't tell you the name, but its new to the market, they are really big on farm to table type of things local produce, they will have a component where you can buy prepared food and it will have a dining room, it has a mezzanine where you can sit upstairs and eat, there is a wine tasting, it's an experiential grocery store but they will also have typical grocery store offerings where you want to get your day to day stuff you can.

11. When you mention the retail space, the one big retailer, is there going to be one retailer like a department store or is there going to be multiple?

Response: It will be one retailer, and all I can say at this point is it's a large format retail but it's not a conventional department store.

12. So affordable housing, recognizing that there is no black and white definition of what that is and lands on the eye of the beholder as a public member of the community I'm very concerned about that Ann Arbor typically certainly needs a lot of housing and affordable. You guys are really smart so I am assuming you are looking at this to encourage any kind of public incentive either at a local level, state level, or I don't know what is available at the federal level to help make that happen because your experts in this but you know that that can make a huge difference in terms of not just having private financing, but public financing and at the state level there is more money available. So I assume and hope that it is something that you are really looking at really minding because not all of that in my observation is necessarily made really public and can take some real digging. Certainly, Simon and Hines national footprint I assume that you have tentacles into this but as a member of the public input, please really look at that because private financing residential development alone just isn't truly going to translate into truly affordable work force housing.

Response: Thank you

13. Without revealing the grocery store are you able to let us know in general are they in test stage or maybe twinkle in the eye or maybe

Response: We really can't say too much more about that at this point. Let me say that if we weren't pretty sure

that we were far enough along in our negotiations to start this process then we wouldn't be doing this, we have a high level of confidence.

14. Will there be any remodeling inside the mall to the current stores with Macys and ---?

Response: As far as the inside of the mall is concerned, nothing is planned, although when we take the building down this retailer is going to have an entrance right from the mall inside and then there's going to be all this exterior. So what we've done is we've exposed this GLA and that's an excellent opportunity have this inward facing out become outward facing in and activate this greenspace. So that is an opportunity we have afforded ourselves, but that is really the extent of when we find the right tenants for that and turn it outward that's really about all we are going to do to touch the mall at this point.

15. Is there a residential intended to be built in a single phase?

Response: Yes.

16. Is the mixed-use concept specific to Briarwood or are there other malls around the country that Simon is working to redevelop in a similar manner?

Response: We are working to redevelop in a similar manner. I'm involved in a mall in Dima, Minnesota, which is a suburban of Minneapolis, St. Paul, which reminds me a lot of Ann Arbor, and there we are doing the exact same thing. We build residential and then we are also repurposing a building (not taking it down) into a grocery store and an entertainment venue. Not every mixed-use development will have these components but we are looking to do this wherever we can.

Resident: So you haven't done one yet but are in the process?

Response: Correct, well we did just finish one in Buckhead, Atlanta, we took down a department store and three levels of parking underneath, built the parking back. In place of the department store, we put in an office building, a food hall and a lifetime fitness and a hotel. It's really market dependent, so it really depends on the market and the available anchors. Unfortunately, some of the malls have one or two anchors that are empty, and we can't get there with something like this, but this is a great market, and we have plenty of interest from Hines and others.

17. One of the things you'll find about our community is how we highly prioritize sustainability in our building; how do you incorporate sustainability into this?

Response: For the multi-family perspective avoiding gas appliances, an all-electric building that doesn't use fossil fuels but relies on electricity is probably high on the list in terms of sustainability. It's a wood frame so it's a renewable type of structure, the material selections throughout whether it's on the outside of the building or within. We always have our minds towards sustainability, our firm has been very involved in that over time including the USGBC, whether its LEED certification we helped to write the book in terms of what are the best practices for thoughtful construction and development so Ann Arbor is no different. This product type is no different its embedded in our philosophy as a firm to pay attention to now sustainability is table stakes everybody should be thinking about it, decarbonization that's the new thought process, how do we decrease our carbon footprint and how can we do that and live in a multi-family environment. A limited footprint is a way to think about that, making a more walkable community, where you can take buses and ride bikes and your grocery and retail are all around you, so you don't have to drive across town, some of those thought processes are baked into this location is why we are really excited about creating this environment here adjacent to the mall.

As far as the demolition of the building we have to repurpose all our --- material that's demolished, the resident buildings

and the rest of the project will have the requisite number EV (electric vehicle) active of spaces, we are going to have bike racks to help with that multi mobile, so on the property that we are redeveloping we are thinking pretty hard about that.

18. You mentioned with the residential if everything goes as planned that maybe end of 2025-2026 do you know the retail and grocer?

Response: They don't have as long a time to go but they would like to open with the residential, it could open sooner.

Resident: Two years? That's a two year build from when you have your final permit?

Response: Yes, two year build for the residential the other components will take about a year. Starting 2024-2026.

Resident: How many units total at the residential?

Response: 350, with that density it does help us to offer residents the amenities so we will be best in class in amenities for indoor and out and that is something residents appreciate, with that scale comes the ability to do that. Building a 50 unit is more difficult to do that.

Resident: And to build affordable?

Response: Yes that is correct.

19. The stormwater retention requirements have changed drastically since the mall was built, the City policy ----- and bringing it up to current standards have you thought about how you will handle the stormwater detention?

Response: It has been ongoing for some time talking to the Water Resource Commissioner in regard to the existing detention basins surrounding the property now and with the available capacities available for the property, we are in process of adding mechanical sedimentation filters to the existing system and we are working through some of the details in regards to infiltration and which direction we want to go with all of this. So, it's moving forward but there are a lot of things that we still need to address.

20. You mentioned traffic pattern, what is the estimated car volume coming in? If you have 350 units each person is going to have 1 or 2 cars potentially and two large retailers and a restaurant. Can you share how many cars will be coming into the mall?

Response: Not off the top of our heads but that is one of the things that the traffic study is reflecting, they compare the peak times when the mall is operating versus what's going to be taking place in the future and that's part of their entire analysis. We have those numbers, but I don't have them.

21. Are you aware of other interest in building other than apartment buildings on the parking lot?

Response: There may be interest in, but Simon doesn't own it, it's owned by Macy's, Penny's, and Von Maur. So over time never say never right, there could be more opportunities in the future. Part of our contractual obligations with all the property owners on the site we have to keep them a minimum of parking ratio which is one of the things that we do with the other anchors is what can we do to reduce that number but for now no plans to do anything.

22. After developing all three properties will they continue to be owned by Simon?

Response: Simon will own the ground under the retailer and the grocery and Simon/Hines joint venture will own the

residential, so we will both continue to own all of it.

23. Will Hines manage the residential?

Response: To be determined, we have a residential operations platform called Willowick that does operate many of our properties around the country, it depends market to market, sometimes we hire a third party firm to manage it and sometimes we do it ourselves.

24. Are you considering having some units to be affordable or is that not in the picture?

Response: Yes, we will have some affordable units.

25. I know its outside this area but the former Italian restaurant that is now vacant, can you discuss what the plans are for that?

Response: That was rezoned TC1 along State Street corridor which afforded more development rights but also if we wanted to do something as soon as we tear that building down then all the TC1 requirements will kick in. So, if we reuse the building as it sits we can operate it indefinitely in that footprint, but right now if we change it we are actively working with potential tenants for the building itself and in the future we will take advantage of that, hopefully that TC1 zoning by itself or in conjunction with other adjacent property owners. It makes sense if we could do more, but it's hard to get dense on that one little parcel but if you can combine them with adjacent parcels then it starts to make sense.

26. There is a vacant restaurant, Bravo's, next to Macy's, do you have plans for that?

Response: Yes, we have a new tenant for that a Steakhouse called Texas Steak Brazil and they are under construction targeting for August of this year.

27. I think this is awesome, I think this is a great idea. A lot of thought put into the uses is fantastic, there has been a lot of thought been put into the land, I think they will reinforce and support each other, I'm excited.

Response: I appreciate that. We have been working on plans since pre-pandemic and our plan before the pandemic looks quite different than it is now. But we were kind of forced to rethink the kind of things we want to underwrite when we are developing something so we have been knee deep in it for a long time so its easy for me to want it and be real clinical about it and say look here we go, it is a very exciting project. We are happy it's on the way and hopefully we can get through the entitlements and get the demolition underway and start to take the building down.

28. This is for Gensler, can you go through some of the design developments and the thought process behind the utilization of the site?

Response: I can only speak to the residential, but originally when we all got together it was all about how to create this new community in the mall. Having grown up in Ann Arbor I have been to this mall many times so in a sense to see it become kind of a dead mall in at least the sense of the Sears component. I can remember taking the AATA and taking off and getting off and going to the movie theater and everything this dynamic that was there before, so as we were thinking about the project and creating a residential that doesn't feel like its in a parking lot so we tried to pay close attention to the adjacencies, but we also want to deliver the appropriate amount of housing to the market that it needs it so the building itself, the elements here that you see are to scale it a little bit to the size of the mall as well as break up the façade so you don't get the sameness all the way down and its broken up as you walk across the face of it. Then the landscape architect has really tried to bend these paths and make intimate spaces around for residences and I guess other people, mostly the residents so we have different amenities around to curate their experience so its not so much of the near the mall but so it's a residential experience.

29. As a follow up to that are there plans to potentially update the --- façade to create architectural continuity between residential and existing mall?

Response: Exterior wise? When you think about the mall it is like a picture frame and the exterior and the anchors take up most of the exterior so it's hard to take what's there other than the entrances which were renovated a bit ago its hard to really do anything. But we have an opportunity in the corner where we are taking the Sears building down and outward face those shops you can see that right here in this rendering. This is the grocery, this is the entrance by Chipotle and CVK and all this can be activated and we creating the new mall entry I mentioned just back there. So, this green space is something that we can hopefully activate and community events there it will be a cool space.

One thing I'd also like to mention is that since we paid attention to the TC1 zoning, and State Street master plan this trying to engage that as well from an urban perspective.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Albert Mickalich, P.E.
Associate

AM/nef
pc: HRC; File

Attachments: Emails, Postcard, Meeting Sign-In Sheets, Presentation Drawings

Resident Participation Meeting

Project: Stearns Redevelopment Meeting Date: 2/16/23 @ 6:30 - 7:13 PM

Resident Attendee Contact Information Log

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Resident Participation Meeting

Project: Seas Redevelopment Meeting Date: 2/16/23 @ 6:30pm - 7:13pm

Resident Attendee Contact Information Log

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From: [Manor, Courtney](#)
To: [Fortino Nicole](#)
Subject: RE: Briarwood Mall Resident Participation Meeting Postcard
Date: Thursday, February 9, 2023 12:43:59 PM
Attachments: [image001.png](#)

Hi Nicole,

Thank you for sending the postcard. It has been posted on our website.

Please let me know if you have any additional questions.

Have a nice day.

Courtney

Courtney Manor

Administrative Assistant, Planning Services

City of Ann Arbor | Guy C. Larcom City Hall | 301 E. Huron, 1st Floor · Ann Arbor · MI · 48104

(O) · 734.794.6000 | Internal Extension 42618 | (F) · 734.994.8312

cmanor@a2gov.org | www.a2gov.org

From: Fortino Nicole <NFortino@hrcengr.com>
Sent: Thursday, February 9, 2023 10:18 AM
To: Manor, Courtney <CManor@a2gov.org>
Cc: Mickalich, Albert <AMickalich@hrcengr.com>; Slicker, Matt <MSlicker@hrcengr.com>
Subject: Briarwood Mall Resident Participation Meeting Postcard

You don't often get email from nfortino@hrcengr.com. [Learn why this is important](#)

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Per the request of the Planning Manager, please see the attached post card for posting to the City website.

Thank you

Nicole Fortino

Department Administrative Assistant

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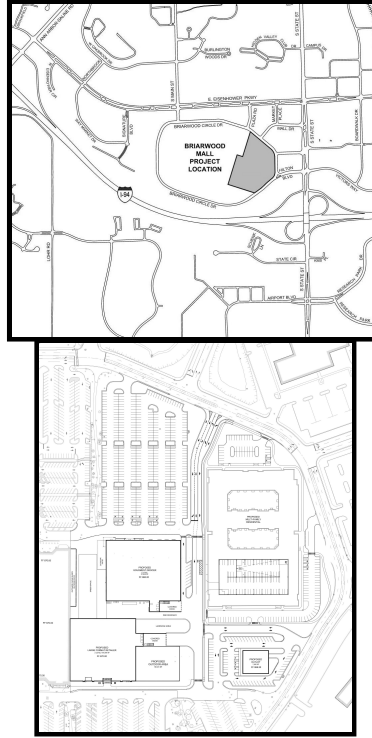


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RESIDENT PARTICIPATION MEETING!

A PUBLIC MEETING IS BEING HELD BY Simon Property Group and Hines FOR A PROJECT AT Briarwood Mall

The development team would like to allow the public the opportunity to express comments or questions they may have for this proposed project. The project includes the demolition of the existing Sears building in order to accommodate a new grocery store, a 2-level retail building, an approximate 4 level multi-family residential building and an outlot building.



MEETING INFORMATION

Date: February 16, 2023

Time: 6:30 pm

Place: Briarwood Mall - Mall Management Office Conference Room
100 Briarwood Circle Ann Arbor, MI 48108

Accommodations for individuals with disabilities can be arranged by contacting: Erika Hickman at Erika.Hickman@simon.com

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the Developer 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 734-794-6265 or planning@a2gov.org.

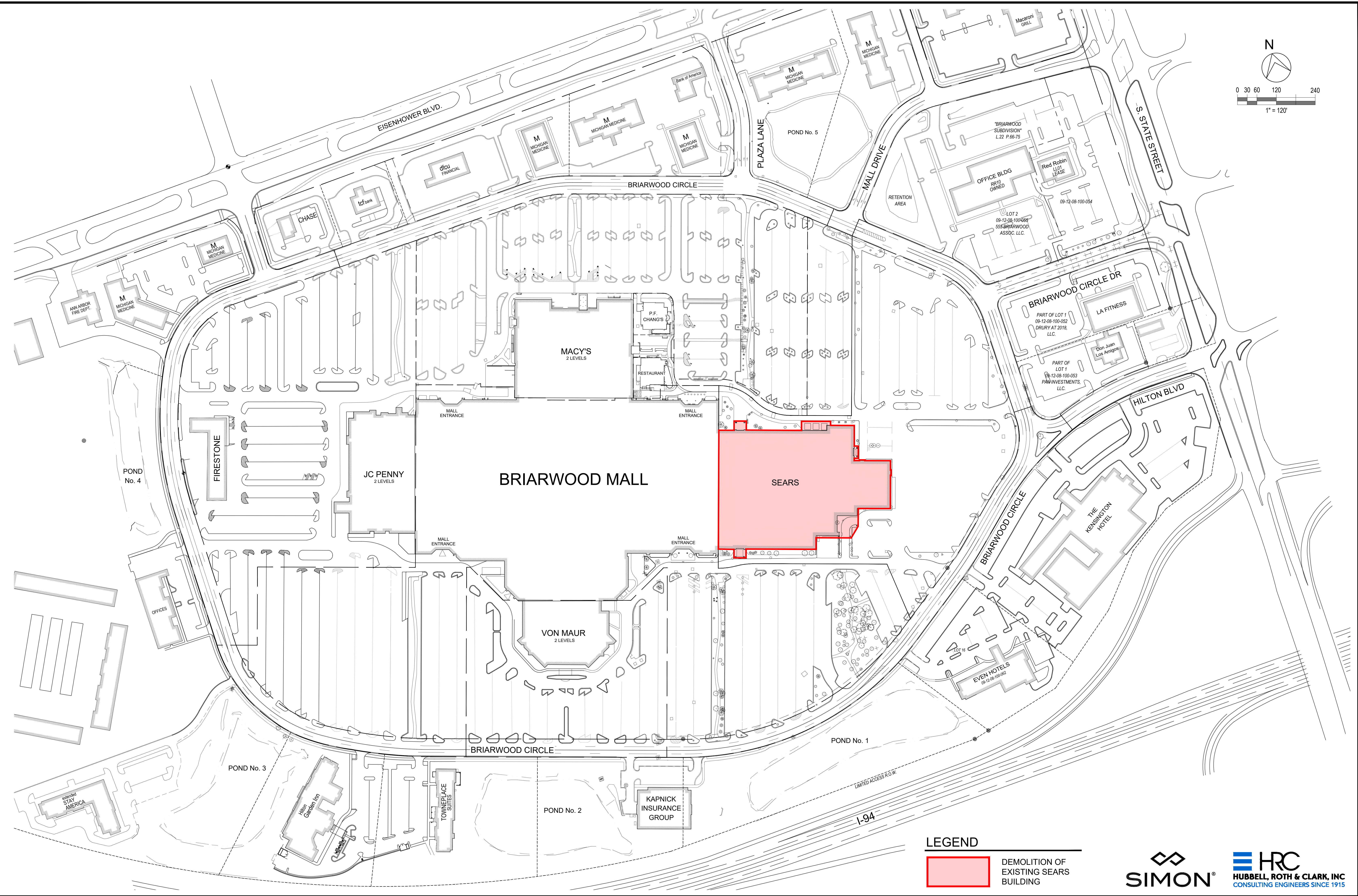
Return Address Here

RESIDENT PARTICIPATION OPPORTUNITY!

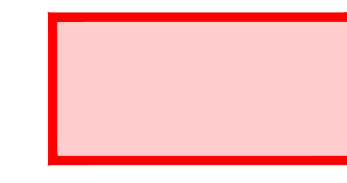
You are invited to attend a Resident Participation Meeting hosted by the Developer for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by the Developer and submitted to 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.

Owner/Occupant Address Here

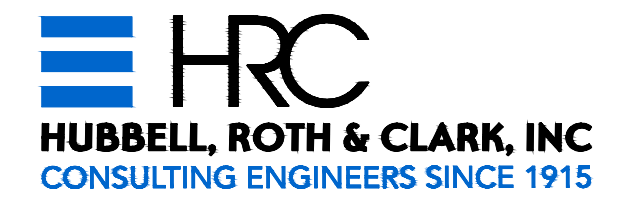
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Hardin, Robert

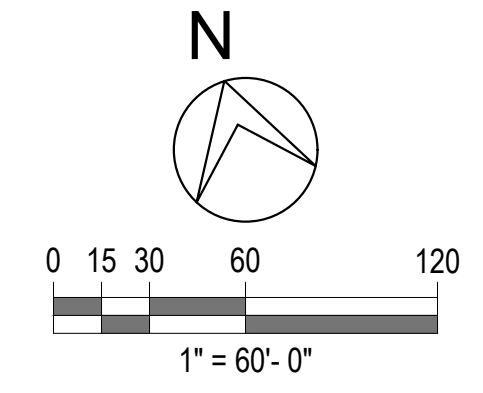
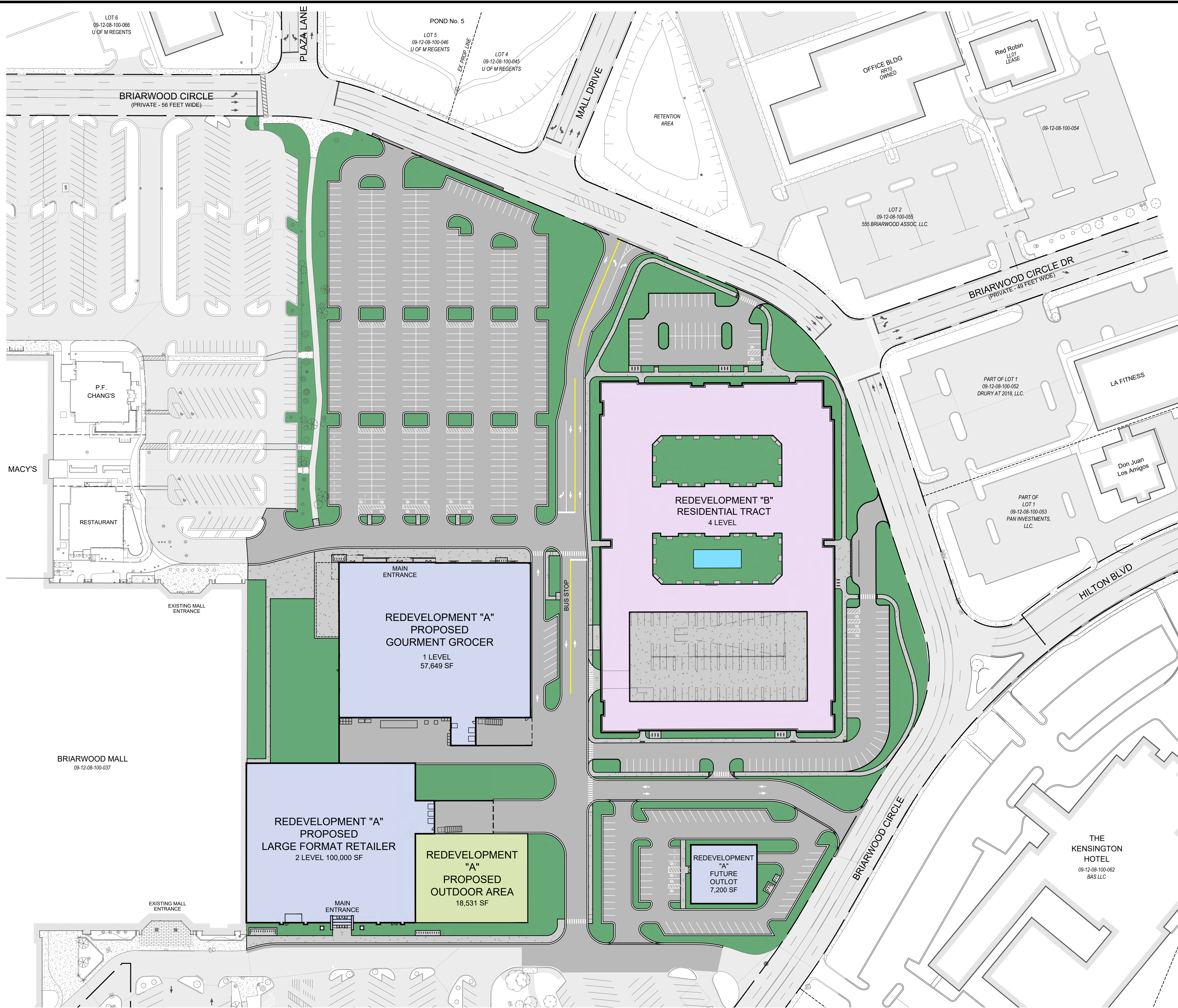


LEGEND



DEMOLITION OF EXISTING SEARS BUILDING

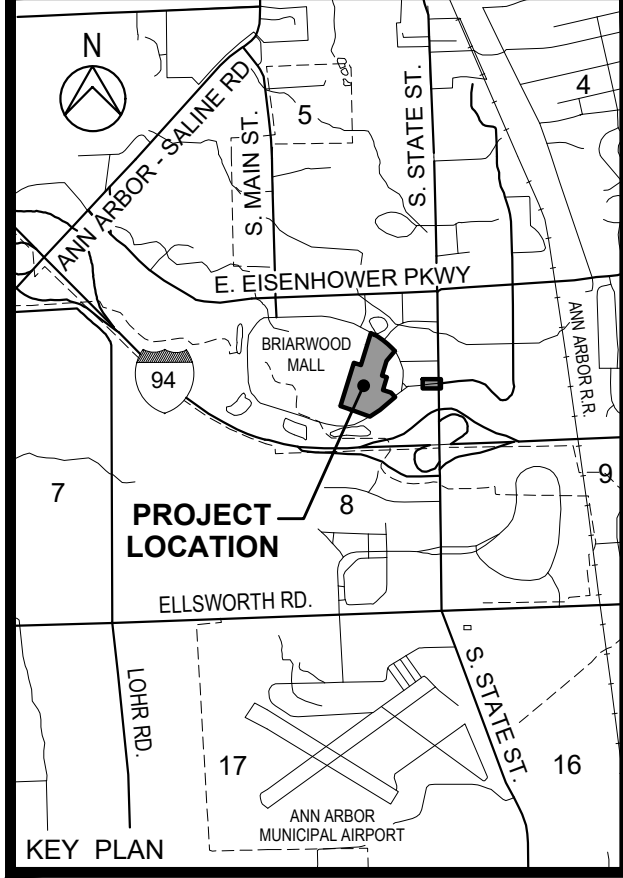




SIMON
 225 W. Washington Street
 Indianapolis, IN 46204
 (317) 636-1600

HRC
HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915
 555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824
 PHONE: (248) 454-6300
 FAX (1st. Floor): (248) 454-6312
 FAX (2nd. Floor): (248) 454-6359
 WEB SITE: www.hrcenr.com

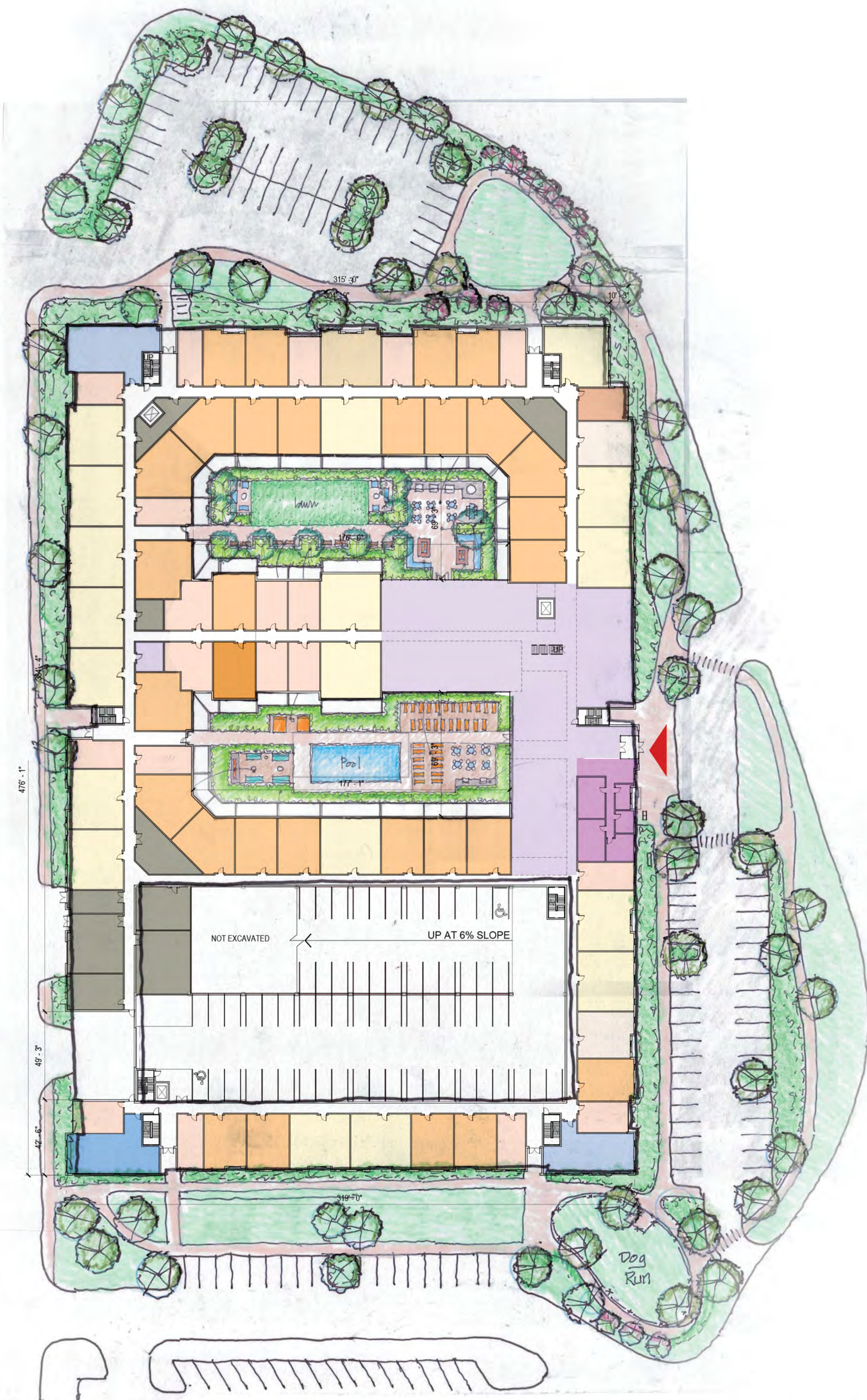
| DATE | ADDITIONS AND/OR REVISIONS |
|----------|----------------------------|
| DESIGNED | M.G.S. |
| DRAWN | D.H. - R.C.H. |
| CHECKED | M.G.S. |
| APPROVED | A.P.M. |



BRIARWOOD MALL
SEARS REDEVELOPMENT
 100 Briarwood Circle
 Ann Arbor, MI 48108
 WASHTENAW COUNTY MICHIGAN

PROPOSED
 REDEVELOPMENT "A"
 AND
 REDEVELOPMENT "B"
 SITE PLAN

| | |
|-------------------------|--------------|
| SCALE | DRAWING No. |
| HOR. 1" = 60' | |
| HRC JOB No. 20220788 | SHEET No. OF |



1ST FLOOR PLAN
SITE + LANDSCAPE

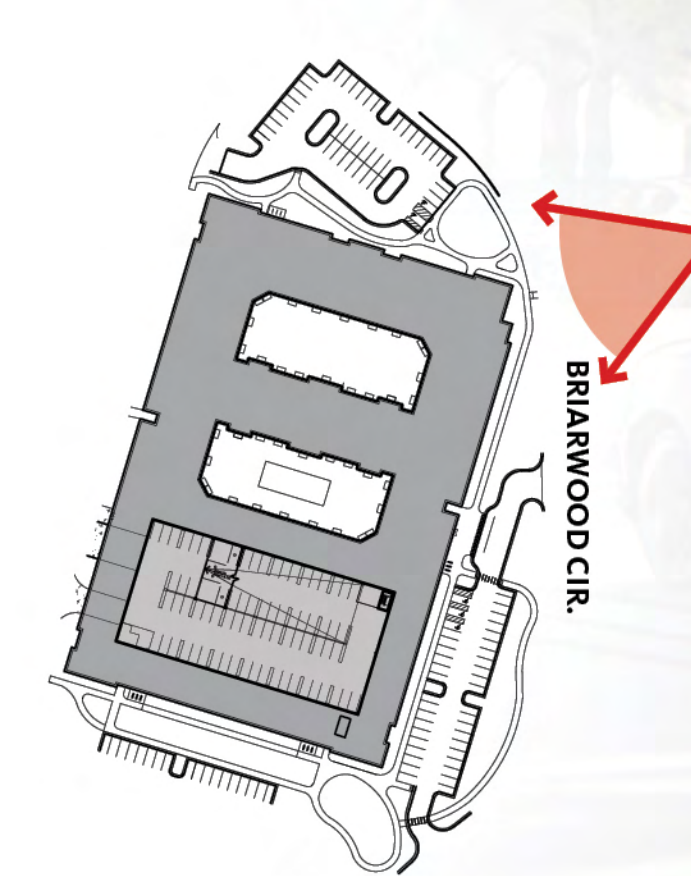


ENLARGED EXTERIOR
EAST ELEVATION



ENLARGED EXTERIOR
EAST ELEVATION



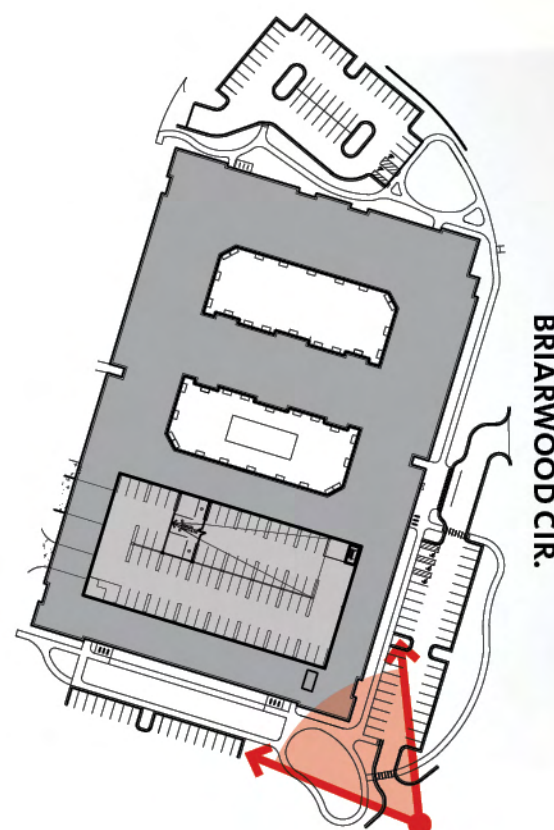


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