



Ann Arbor Apartments

Adding to the Base of Affordable Living

CITIZENS PARTICIPATION MEETING

You're Invited to a Community Participation Meeting!

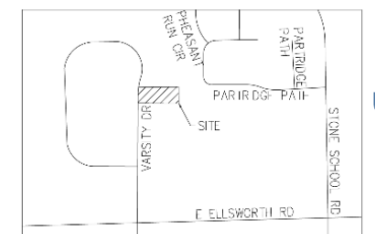
A community participation meeting for a development that includes a proposed rezoning or special exception use has been submitted for review.

Project Information:

The site has been proposed as a 50-unit, four story apartment complex. The project includes two apartment buildings, a parking lot, and a patio area overlooking natural features along the south of the property.

Meeting Information:

Bayt Al Mocha
(Mocha House Café)
109 Catherine St, Ann Arbor, MI 48104
3/5/26 @ 6PM



VICINITY MAP



Ann Arbor City Code Chapter 55 requires invitations be sent to neighbors and registered groups within 1000 feet of proposed developments needing public hearings (ex: rezoning or special exception use). Meeting summaries with feedback are submitted to the project record. Agendas are posted the Friday before each meeting at <https://a2gov.org/legistar/calendar>.

TRAFFIC STUDY

Julie Krull, PE, PTOE – Traffic Engineer

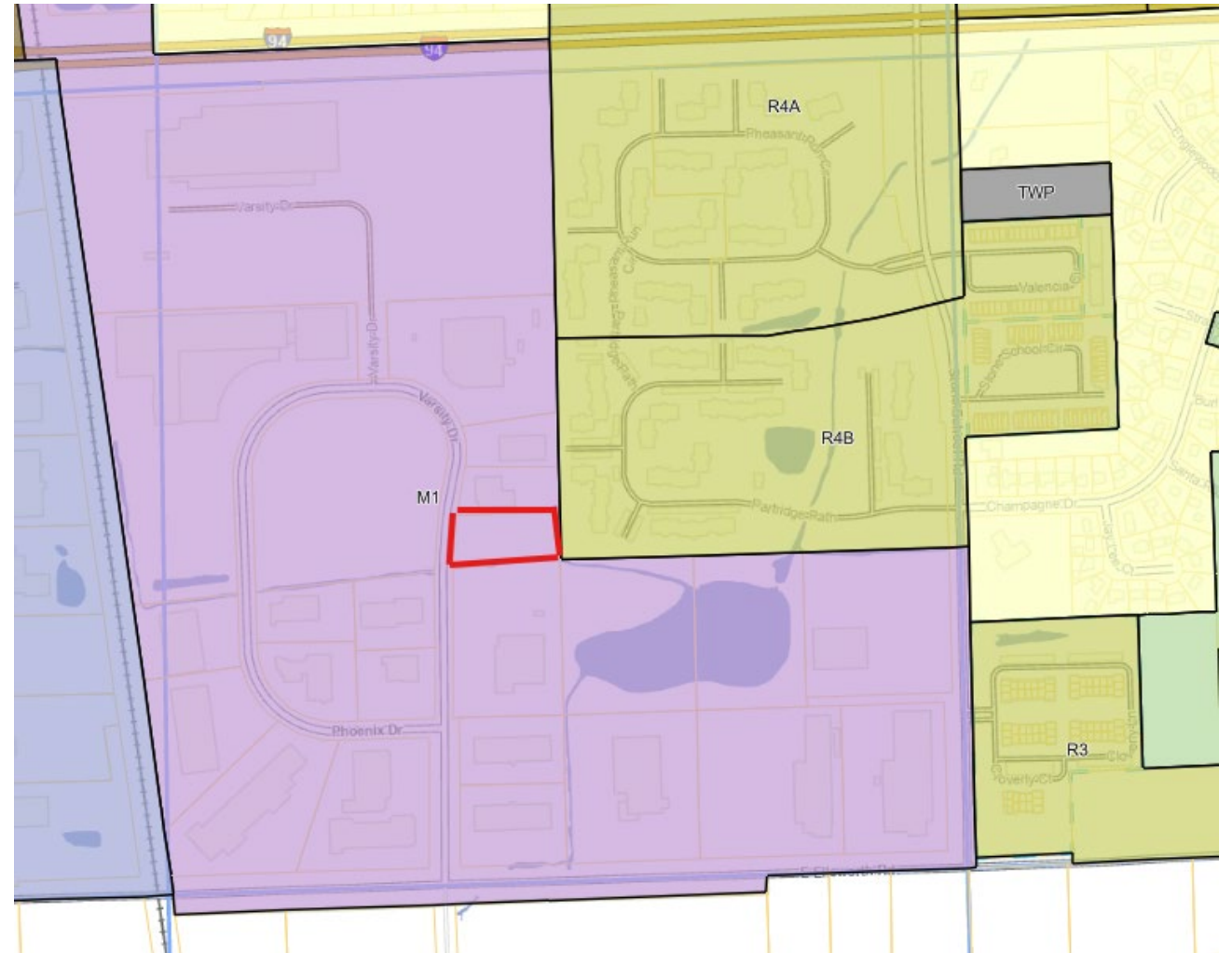
Table 4: Modal Split Trip Generation Summary

Land Use	Modal Split	Average Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Multi-Family Housing (Mid-Rise)	Vehicle	104	3	4	7	8	5	13
	Pedestrian	33	1	2	3	3	2	5
	Transit	18	1	1	2	2	1	3
	Bike	6	1	1	2	1	1	2
	Total Trips	161	6	8	14	14	9	23
	Work from Home*	65	2	3	5	5	4	9
City of Ann Arbor Threshold		n/a	50			50		
Exceeds Threshold		n/a	No			No		

- The site-generated multi-modal trips from the proposed development are *below* the City of Ann Arbor threshold for a Multi-modal Transportation Impact Analysis (MTIA).



- Large amount of Residentially Zoned property adjacent to the property.
- Pheasant Run Apartments is right next door.
- Gentleman who was at our CPM walks through our property on his way to work.
- R4B, R4A, R3



- Large technology firms giving way to smaller firms and retail as you get closer to Ellsworth.
- Proposed residents could live and work there.
- In Hi Tech jobs to smaller retail.



Transition

A flexible mixed-use category that accommodates residential, commercial, and industrial employment uses. It supports a variety of building types near transit to enhance walkability, increase transit use and strengthen commercial activity along key corridors and nodes.

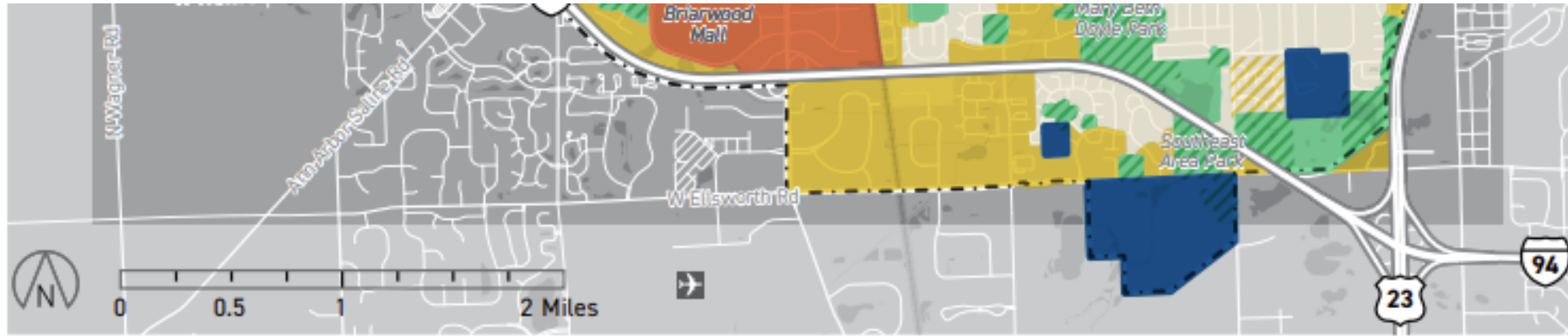
- ▶ Redevelopment of larger lots
- ▶ Conversion of suburban multi-family residential patterns to greater floor area and intensities
- ▶ Re-introduce grid for larger sites
- ▶ Minimize impacts of parking (screen, locate in rear, consider maximums)

Transition

- ▶ Low- to high-rise buildings
- ▶ Building height dynamic relative to proximity to the Residential or Hub categories
- ▶ Pedestrian-oriented design
- ▶ Lot size and access considerations for industrial uses

- ▶ Residential
- ▶ Commercial / Office
- ▶ Industrial uses that do not create nuisances or hazards
- ▶ Prefer active first floor on arterials

New mixed-use district(s) that may self-regulate height when adjacent to established Residential and Hub categories, may provide a variety of place types to emphasize or limit distinct land uses

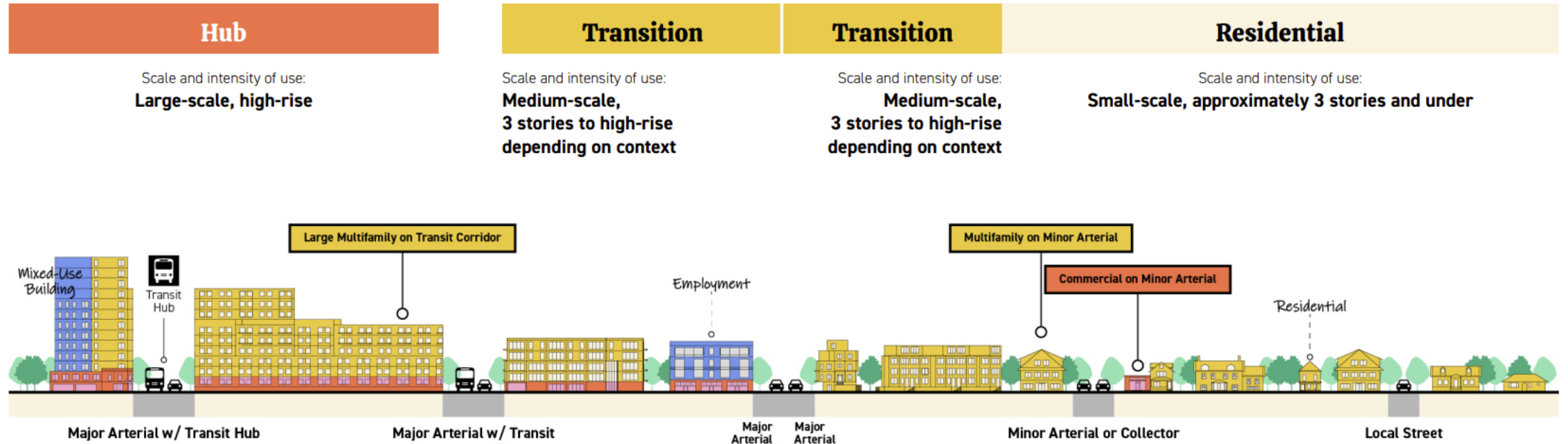


Map Future Land Use

- Residential
- Transition
- Residential or Transition
- Hub
- Public (City/County/School District)
- University of Michigan
- Parks/Open Space/Recreational Facilities
- City Owned Parks



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Thank You for Your Support

