

5/28/2020 12:45			
Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question
833 0746 6654	5/26/2020 18:25	111	61
<u>Question</u>	<u>Asker Name</u>	<u>Asker Email</u>	<u>Answer(s)</u>
Out of curiosity, will you be offering covered parking spaces? Uncovered seems like a stretch in winter for the prices you would need charge these units	Sam	samhoman@gmail.com	Still considering covered parking - either garage or carport.
How many affordable housing units will be included?	natasha	nabner@gmail.com	Project does not contemplate affordable units - incentives are not available - such as Low Income Housing Tax Credits.
The Crestland/Packard corner needs enough set-back to allow sight northward for safe left turns onto Packard. If diners are sitting there, it will obstruct left-turn views. The Anderson-Packard first floor is set-back. The same might be better for Crestland-Packard.	Steve Ball	sball@sienaheights.edu	Waiting on traffic study - severely delayed to pandemic. Difficult to get real traffic counts in current environment. There are certain guidelines from city - right now exceed view corridor lines. Arch of corner from Crestland is only slightly different from Flatiron corner - city staff will look through that as well - if concerning we will pull building back in a heartbeat. We will work with city staff to look at this. In reality 30 foot setback is significant - hard to tell on the site plan. We can prepare a pedestrian view for that as well.
We live on Jewett and already have to deal with a lot of through traffic. What is the plan for traffic speed control on Jewett and Rosewood with the added traffic that will inevitably come with this project?	jed	kayro7@mac.com	The traffic study may be able to address this, still waiting for that study to commence. Traffic calming measures may be needed here - neighborhood is really good at asking for that and we would be supportive. We will make sure traffic engineer will review this as well at what can be done at a community level.
You are showing comparable rents to student housing, and it would appear to be attractive to students as it is new, fresh, and not as expensive. Why do you think this will not be for students?	Gary Rochman	gary@rochmandesignbuild.com	We can't restrict who rents at this location. The style of unit isn't typical of what students desire. Very few students for example are renting at the George. Difficult to predict, but this will be marketed more broadly and not specifically to students.

Realistically enough parking?	Ann Marie Jensen	marie.ann.jensen@gmail.com	Parking complies with ordinance. The neighborhood is walkable, and the bus line is near. Bike lane on Packard is an asset also. Parking is a tricky balance, more than 1 per unit currently. Traffic analysis by us and city will show this is the best use for parking. Gives us the ability to stagger parking out as well. We anticipate that 7 to 10% more parking.
Do you have a target for energy/sustainability performance?	Geoff Lewis	glewis@umich.edu	We are aware of city goals. Planning to have roof top solar. We are reviewing energy standards but have not yet decided what level of energy efficiency standard and design to achieve. LEED Silver has been discussed. Marketing this building as a bus stop with AATA to make this property as "car lite" as possible.
What members of the community/associations have you been in contact with? We live so close and this is the first we've heard of this project	Anonymous Attendee		We had two informal meetings and reached out to the neighborhood associations to get the word out. This is the first official meeting. Very early in the process still.
Not a question - I just want to say that I think this project is needed, and I look forward to its completion - Phil on Brockman Blvd.	Phil	ptribble@gmail.com	Thank you Phil
We saw the view from every side of the building except the view on Anderson at Packard. Do you have a view of that?	Kate McCune	kmccune@provide.net	There are two options provided from Anderson. And also the Crestland view is there as well.
Just to clarify, all 72 units are for rent only?	Re	kristena@gmail.com	Correct
I don't see how 85 parking spots are enough for 72 residents and retail spaces. This neighborhood already has a lot of parking on the side streets because of sports event and I'm concerned about even more street parking.	Brenda	bromigfox@yahoo.com	Parking is more than adequate - perhaps 7-10% more that what is needed. When the traffic study is completed we can share those. 13 are intended for the commercial use.
Will you accept housing vouchers for some of the units?	Anthony S	anthonysammour@gmail.com	Market rate new construction projects typically don't fall into affordable/low income. But we will speak to the AAHC about.
Where are you with the traffic study for how this will impact both Packard and neighborhood? We understand that you may not do that till traffic gets back to normal.	Kate McCune	kmccune@provide.net	We have answered this question already. There is a lot of data available for this neighborhood already - some of that will be used in conjunction with what might be available currently to get close to finished.

How do you expect the current economic situation due to COVID to affect the project as a whole and the expected demand for units?	rwjack	rwjack2000@yahoo.com	Difficult question to answer right now. Timeline is 2022 project to open. Hopefully we will be closer to normal at that point.
Thanks! Crestland and Anderson are already "cut throughs," for people avoiding the right turn (Packard to eastbound Stadium). It'll be good to improve this, or at least ensure the project does not increase the neighborhood problem.	Steve Ball	sball@sienaheights.edu	Thanks!
how will you get any retailers as The George has not gotten a single one since its finished just up the road? What about parking for the retailers?	Ann Marie Jensen	marie.ann.jensen@gmail.com	13 spaces dedicated for retail. this is envisioned as neighborhood "mom and pop" walk up retail. The George is in foreclosure in particular as it relates to the retail. Its set off the road and under the property. The ownership group has really not paid adequate attention. We will offer smaller spaces at lower rents than the George to be consistent with local retailers.
I appreciate the thought to buffering to the residential neighborhood. Has there been any thought to providing some additional privacy to the four houses directly across from the development on Anderson? Right now we only see the back of a building, and this would be a big change.	Claire Martin	cmartin709@gmail.com	Anderson has walk up residential units - sometimes referred to as stoop units. We are hopeful this facade is active with foot traffic, plus the landmark trees that can stay. Hopefully this is more than the back of a building you envision.
I am concerned that the traffic that gets very busy at the intersection at Packard & Stadium will divert through the neighborhood	Tom Gray	tom721@comcast.net	We will defer to the traffic study.
Because both Crestland and Rosewood are through streets what impact on traffic flow on those streets do you anticipate?	Patrick Murphy	patmur@umich.edu	Defer to traffic study when available.
What is your projection for filling the retail spaces and apartments? The George still has unoccupied retail spots and apartments and they are very near this locations.	Brenda	bromigfox@yahoo.com	Previously answered.
Luke (private, if you like), that was "diners," i.e., people sitting outside eating will obstruct the left turners. Thanks, the project is coming along nicely. (I'm set here.)	Steve Ball	sball@sienaheights.edu	Thanks Steve and we will take this into account.
The George down the street has never been fully occupied and their retail space has remained empty, what was your thought basis for the first floor retail? I'd hate to have another building with	Anonymous Attendee		Previously answered

<p>an empty street level retail level - seems depressing.</p>			
<p>So, this is a done deal?^{R.P.}_{SEP} With all similar developments close to what you are proposing would you please explain why this is necessary in this neighborhood?</p>	<p>Anonymous Attendee</p>		<p>Definitely NOT a done deal. There are multiple steps in the process still go. The project is just getting started from an engagement stand point with the neighborhood. This site is highly under utilized and was attractive to put back into a productive reuse.</p>
<p>Do you know if the city has any goals to narrow Crestland or Anderson for the purposes of traffic calming reducing paved surface space to reduce storm water runoff in the Mallett's creek watershed. Perhaps this project could be an opportunity to narrow both streets with project friendly planted or green strips.</p>	<p>Phil</p>	<p>ptribble@gmail.com</p>	<p>Great question but we are not aware. We can get back to you after we talk with city.</p>
<p>Julie: I live further down Packard, closer to The George... this is a mixed use project that doesn't seem so successful. What does your project have, in comparison, that you think can ensure its success?</p>	<p>Anonymous Attendee</p>		<p>We believe our building is better from a material and design stand point. We believe in fitting in with the neighborhood and not be an oversized burden. Our rents are lower for residential and retail - we tried to learn from all the George's mistakes.</p>
<p>What is this project doing to minimize its carbon footprint once it is completed, that is once it is in use. Among other things please address insulation plans for this project.</p>	<p>Ernesto Figueroa</p>	<p>Ernesto.figueroa@stjoeshealth.org</p>	<p>Roof top solar is planned - seeking an efficiency certification, maybe LEED Silver. Part of the normal things we do - it will be a very tight building just from basic energy requirements - as we work towards more sustainable goals that will up the ante even further and push us to go higher - we will do analysis of the entire building and find its weak points and fix it and demonstrate that we exceed the energy requirements.</p>
<p>The George has had a hard time filling and their retail spaces are empty - what will be done differently here so that we're not sitting with more empty units?</p>	<p>Anonymous Attendee</p>		<p>Previously answered.</p>
<p>The neighborhood would love to have good retail and commercial businesses to keep it thriving. Do you know why the George is empty commercially? What kind of retail will you be marketing for? Could you add more retail if there is demand?</p>	<p>Gary Rochman</p>	<p>gary@rochmandesignbuild.com</p>	<p>Previously answered.</p>

What type of retail tenants are you hoping to put in each of the retail units?	Kristin Mixon	mixonk@umich.edu	Really hoping for neighborhood retail, cafe, restaurant, small shops. Or small neighborhood dentist/doctor offices.
has the same person that ok'd the parking at the Whole foods shopping center which is obviously too small agreed that a parking lot for 72 units should be enough. seems too little to me. where will the shoppers be parking? Tom on Anderson Ave	Tom Gray	tom721@comcast.net	.9 to 1 parking spaces per unit is typical nationally for multi-family properties. City promotes less parking - but we do meet the parking requirements under code.
I live across the street, and this is the first time I have been contacted as well. I am not too please about that.	Anonymous Attendee		We have done two informal meetings utilizing the neighborhood associations to get the word out. This meeting is the formal meeting required by City ordinance which is broadly notified via direct mail.
I guess this isn't a question so much as a comment. I live at 1606 Anderson which is very close to the proposed project and I just cannot believe the density relative to parking. Say what you will about the future of transportation, this spells a complete overwhelming of side streets with over flow parking.	XT1585	stevenswild@gmail.com	This is really dependent on traffic study.
Is the retail space near Crestland open to anyone? We already have York and RoosRoast - two wonderful neighborhood coffee shops and would hate for them to be compromised by a chain coming in	jed	kayro7@mac.com	Retail is open for anyone.
All electric is good, solar is good, but LEED silver is weak and doesn't meet the city's net-zero goal. You should be picking low embodied carbon materials and designing for very high (near Passivhaus) thermal performance.	Geoff Lewis	glewis@umich.edu	We are designing for materials that make sense. A three story structure that doesn't have an invasive structure - on slab grade - limit disruptive soils. Building will be built out of renewable wood materials. Recycled content and chipped wood materials. Some recycled brick can be used on the exterior also gives more charm. Our goal is to hit the targets necessary.
Do you not want to answer this question "With all similar developments close to what you are proposing would you please explain why this is necessary in this neighborhood?"	Anonymous Attendee		There aren't too many neighborhood multi-family projects like this one. This is more neighborhood focus and a need for this type of housing. There has been a lot of effort to make this fit.
For clarification, what is the distance in feet from the sidewalk to the facade of the building along Packard?	Anonymous Attendee		Between 10-14 from property line, may be a little deeper if from sidewalk.

Already asked my question 2Xs so obviously you have not answer.	Anonymous Attendee		WE did our best.
do anyone associated with	MMUZIK	mrmuzik64@aol.com	
Mike	MMUZIK	mrmuzik64@aol.com	
does anyone associated with this project have any personal or business relationship with anyone on city council	MMUZIK	mrmuzik64@aol.com	
Just a note for attendees that there is no neighborhood association for the area immediately surrounding the proposed project.	Anonymous Attendee		
You said that these will be rental units - have/could condos been considered?	Anonymous Attendee		Still a possibility.
if you want to change the zoning to all commercial, will more commercial be developed in the neighborhood? That would be great!	Liora	liorarosen@gmail.com	There are spots along Packard that could be but that is out of our control. this has a strange parking designation.
What will happen to the occupants of the current building during and after the construction?	Brenda	bromigfox@yahoo.com	Will work with them to find a suitable alternate location.
Do LEED considerations include HVAC sound input into the neighborhood? Is it something you're working on at a materials and planning level?	Kate McCune	kmccune@provide.net	There are a lot of environmental guidelines for noise requirements. We will meet all of those requirements - using the internal units will definitely help. Lighting is something else - in terms of energy conservation that we will use. We will work with neighbors by using the proper lighting as well. We have committed to doing dark sky lighting as well.
Was there any outreach to the existing commercial tenants? It seems like they will be displaced.	Anonymous Attendee		Current ownership is having those conversation. We have a contract to purchase, but the current owner is really responsible for that.
Will you consider permeable paving stones for the parking lot rather than traditional concrete or asphalt?	Ann Marie Jensen	marie.ann.jensen@gmail.com	Permeable paving as a percentage could be used. It wouldn't be more than what could be filtrated naturally. We use storm traps below grade and water can be controlled and buried into the ground. AA requires all the storm water stored below grade is emptied into the ground. A large majority is released at a lower ground water level and goes into the ground that way. All of that required by city of Ann Arbor. Permeable Ashpalt in the Midwest doesn't hold up well.

You will be seeking rezoning of the parking area. Have you considered seeking a less intense zoning classification than C3? The proposed project would fit into a less intense zoning classification, such as C1B.	Jack Eaton	eaton4council@gmail.com	We would be interested in this and we will look into it further. we only used C-3 because its the prominent zoning in the corridor. We did have that conversation with the city. They felt it made the most sense, however as part of getting this re-zoned and approved there would be a commitment that this is the project will be built. A conditional re-zone
If you are expecting some residents to use bikes have you made any plans for indoors bicycle storage?	Patrick Murphy	patmur@umich.edu	Definitely there will be storage.
Not a question: I would like a small grocery store in that area. Since we lost the Kroger in Georgetown and the market that was at Stadium/Packard there is no longer a grocery store within walking distance.	Brenda	bromigfox@yahoo.com	Great suggestion!
I'm a different anonymous! Not the angry one, you guys are doing great :-)	Anonymous Attendee		Thank you
The Independence Neighborhood Association has been well informed about this project.	Debb	debburch@umich.edu	Thank you!
From Margaret Tribble, Age 5, Brockman Blvd. Can it have a playground?	Phil	ptribble@gmail.com	Adorable! We will look into it!
Hi Guys, Thanks for your response on dealing with light and noise output in the neighborhood. Very clear--and reassuring. Few people like big change around their homes, but you guys seem to be doing a mindful job of considering all the impacts on us. It's appreciated.	Kate McCune	kmccune@provide.net	You are welcome!
What is the projected impact on sewage capacity?	John B Godfrey	jgodfrey@umich.edu	It is heavily analyzed through the city and is taken through engineering and is measured against multiple data points and vetted. Some preliminary information has been collected. It will be met.
Have you considered adding a mail Dropbox?	Pamela Ehrhart	pehrhart@hotmail.com	For this building there will be a mail room for pick up and drop off. Also looking at Amazon storage lockers as well.
Are you planning to charge a fee for a parking spot? Brenda Millett on Anderson Not the same Brenda who has asked two previous questions.	brenda	brenda.millett@gmail.com	There may be a charge for covered parking or garages, but right now no plans to charge for parking spaces.

<p>I think we're all wary of a George 2.0 as you've heard from so many questions regarding it. Please make sure this is done right and respects the neighborhoods surrounding this project as it will undoubtedly impact our lives.</p>	<p>Anonymous Attendee</p>		<p>agreed!</p>
<p>are there any parking spaces for visitors</p>	<p>MMUZIK</p>	<p>mrmuzik64@aol.com</p>	<p>The parking calculation has a balance between residential and commercial which allows for over night guests and additional parking spaces. That is what the traffic study will look at as well. Who is using the spaces and at what time? For example.</p>
<p>I would like to remain informed - since we have no neighborhood association in the neighborhood could i be added to a list for updates? my email is kayro7@mac.com</p>	<p>jed</p>	<p>kayro7@mac.com</p>	<p>consider it done!</p>