

Citizens' Participation Meeting Report:

May 10, 2021

Project: 2060 W. Stadium Redevelopment Project – Northstar Ann Arbor Bank/Office
City of Ann Arbor #SP20-019

Location: Zoom Meeting

Time: 6:00pm-6:45pm

At the request of the Planning Commission at the November 17, 2020 meeting, Northstadium, LLC and Northstar Ann Arbor Properties, LLC held a second Citizens' Participation Meeting on May 10, 2021 to review the revised site plan being proposed for the property. The City Planning & Development Services provided a list of addresses to which to mail notices of the meeting. Approximately 838 postcards were mailed out to the addresses provided describing the project and indicating the time, date, and location of the Citizens' Participation Meeting (CPM). At approximately 6:05 pm the meeting was convened by the project developer representative, Sean T. Havera. Due to this being an online meeting, attendees were requested to provide their name and address. Mr. Havera indicated that they had other members of the project team with them including their civil engineer from Midwestern Consulting, their architect from Hobbs + Black Architects, and representatives of the developer. At approximately 6:05pm, with about 9 attendees in attendance, Mr. Havera started the evening's meeting by outlining the purpose of this second Citizens Participation Meeting and where the project was at in the site plan process. Mr. Havera then made a presentation of the revised Bank/Office building proposed for the property. Mr. Havera noted that the new proposal proposed to do a lot split with of the north portion of the property and abandon the storage facility, reduction in height of the Bank/Office building from 3 stories to 2 stories, reduction from 3 drive-thru lanes to 2, and no longer seeking a rezoning of the Parking zoning at the rear of the property. Midwestern Consulting provide a summary of the changes to the traffic impact study which noted a reduction in the overall trip generations. David Sass with Northstar Bank provided a summary of the number of staff that would occupy the building and future staff increases anticipated. Mr. Sass also summarized that they are a local regional/community bank, and this location is the first in their expansion into Ann Arbor which they view as their next primary growth market. After the presentation Mr. Havera opened the meeting up to participants for their questions and comments.

#1

- **Attendee Name:** Mr. Love-Rameriz

- **Question/Comment:** Noted that at the 2-story height that the building would still be visible from the homes 2nd floor as they can see Dimo's restaurant. However, they appreciated the changes made to best accommodate the neighbors' concerns with height.?
- **Response:** The team took this into account as best they can and by lowering the building from 3 stories to 2 stories they felt that this work to better accommodate these concerns.

#2

- **Attendee Name:** Mr. Love-Rameriz
- **Question/Comment:** Inquired about the lighting on the property and impact on adjacent neighbors.
- **Response:** The team noted that we are in the process of getting an updated Photometrics plan and would share that to anyone interested. The team noted that the City ordinance outlines the lighting requirements on the property and at the property line and that our design will meet these requirements.

#3

- **Attendee Name:** Ms. Sulter
- **Question:** Inquired about what would be done with the northern portion of the property and if the building would be demolished and the surface parking.
- **Response:** The team noted that as part of the project they would be demoing the existing building, surface asphalt, and existing utilities. Approximately 6" of soil will be removed and replaced with topsoil and seeded to stabilize the site. Part of the reason for proceeding in this manner is because the existing storm sewer system on the north portion of the site flows to the south and these pipes and structures need to be removed. The plans have been submitted to the Washtenaw County Water Resource Commission for their review and approval.

#4

- **Attendee Name:** Mr. Love-Ramirez
- **Question:** Can you discuss the choice of the dark metal cladding for the stair tower and the complementing brick selection.

Response:

To complement the dark brick blend that will encompass the body of the building, along with creating a silhouette that is more recessive / diaphanous against nature.

#5

- **Attendee Name:** Ms. Sulter
- **Question:** Do you need the city's approval to sell the north portion of the property?

Response:

The team noted that for the sale of the lot our project will have to get its approval for the lot land division which was submitted as part of the project. After this any project on that property would have to go through the same site planning process that ours is going through. The team further outlined how typical development projects work when acquiring property for development.

No other questions were asked, however, one of the attendees did note their appreciation for the removal of the storage facility and welcomed us to the neighborhood.