



12.16.2021
North Maple Road Apartments
PUD Development Proposal - Citizen Participation Meeting Summary

MEETING DATE: December 16th 2021

MEETING LOCATION: Virtual - Via Zoom - Meeting ID 867 3061 2026

MEETING TIME: 6:00 PM

Flyers for the meeting were printed and distributed in accordance with Ann Arbor's Planning and Zoning Requirements. Project parcels for listing radius were confirmed by Scott J Harrod, Senior Applications Specialist (GIS), City of Ann Arbor. Mailing list was provided by Mia Gale, Administrative Assistant, Planning Services, City of Ann Arbor.

The meeting started on time at 6:00 PM on December 16th of 2021 and ran for 58 Minutes and 14 Seconds. The meeting was recorded via Zoom.

A record of attendees was kept and provided below:

From A2 North Maple Properties / A2 Collaborative: Jeff Wilkerson, Tristan Snyder and Carolina Aguilar.

From Midwest Engineering: Tom Covert.

From Architects Design Group: Robert Overheiser.



From the public:

Terry Hirth Caldwell, Pete and Joan Miller, Jacques Kabongo, Moe Kasham, Mark Lee, Lauren Gwin, Chris Roper, Lance and Cheryl Brown, Ann Harlow, Danny Szopo, Erin Larowe

The comments and questions received during the meeting are summarized below.

Tom Covert from Midwest Consulting opened the meeting and welcomed everyone in attendance. Tom explained how to sign in, leave the appropriate contact information and how to use the chat function. Everyone was informed that the meeting was being recorded per the city's site planning process requirements.

Jeff Wilkerson, the Owner/Developer of A2 North Maple Properties then introduced the project and his design/development team. Previous projects and experience in the area were discussed including the overall development philosophy of the firm, which is focused on sustainability, energy efficiency, and equitable housing opportunities.

Carolina Aguliar and Tristan Snyder were introduced as the lead designers on the project. Tristan and Carolina provided an overview of the design and various project considerations and goals.

Tom Covert then opened the meeting to questions from those in attendance.

Public Comments and Questions

Q: Terry Caldwell asked about traffic issues and had concern that foss street would be used for parking.

A: Tom responded that he would be collaborating with state county and the city traffic authorities and that those issues would be addressed with the submittal of the project.

Q: Terry then asked about the Gleman Plum and if this would add pressure to the water system.

A: Tom responded that if there was an issue with the plum all utilities would be properly sealed and gasketed. He further stated that soil samples and other geological testing indicated that it was unlikely that there would be groundwater flowing through the site.

Q: Someone asked if they could see an aerial view of the project.



A: A2 Collaborative shared the relevant overhead image.

Q: What about the financial impact on the neighborhood?

A: Tom Covert noted that these types of projects generally add value to the surrounding property owners. Tristan added that numerous studies support a boost in community value, while also adding more opportunities for community growth in the future.

Q: Kasham asked about zoning as it related to the parcels involved.

A: Tom explained that the project would be annexing those properties that were not currently in the city. Parcel 1815 is the only parcel currently in the city. The remaining parcels are in Scio Township.

Q: There was a question about the timeline of the project.

A: Jeff responded that we were looking at moving the project forward based on the typical city planning process. This process and the necessary steps were explained by Tom. An estimate of around a year to get the necessary approvals was mentioned.

Q: There was another question about parking as it relates to foss street and garden homes.

A: Jeff explained the goal of working to best utilize the features of the site by trying to reduce impervious surfaces and parking, as this is in line with sustainability goals for the city. Tom added that we are in a location with public transportation and good opportunities for pedestrian connectivity to both recreational areas and business opportunities and that this project would create opportunities for shared car concepts. This development would be marketed to those interested in a less car centric community.

Q: A question was asked about the stone house on the property and it's age.

A: Jeff responded that it was probably built in the 40's or 50's.

Q: There was a question on acreage involved in the project.

A: Tristan explained that the site included 3.13 acres with split zoning between Ann Arbor and Scio Township. The current zoning is R1-B, but A2 Collaborative discussed how a PUD is supported by different studies and alternative designs for single family homes, as well as language currently contained in Ann Arbor's Master Plan. Additionally it was explained that the current project provided better preservation of natural features, less impervious services and more equitable opportunities for future housing needs.



Q: There was a question about future water table levels.

A: Tom explained that we are working with both the city and the county on stormwater management. We would address any stormwater regardless of origin. Our grade slopes from the south to the north, and water would be captured and then outletted to inlets on Maple Road.

Q: A question was asked about affordable units.

A: We explained that we were still evaluating the affordable housing market and how our units would relate to that objective.

Q: There was a question about the parcels being acquired.

A: Jeff responded that all of the parcels involved in the plan had been acquired.

Q: A question was asked about the “flatness of the building and echoing street noise.”

A: A2C responded that any such echoing would be eliminated or reduced with our facade system that would in fact break up the architectural plane. It was also noted that the current plan would be preserving landmark trees and replanting/adding street trees.

Q: Ann Harlow mentioned that the plan doesn't have one space per unit.

A: A2C responded that we would do our best to address that issue with shared vehicle opportunities, extensive bicycle parking, and the promotion of the pedestrian opportunities for transit (bus line) that currently exists on Maple Road.

Q: There was a question on community benefits and traffic increase.

A: A2C responded that the northernmost drive is fire access only and the southern driveway placement allowed maximum visibility both North and South of Maple Road, as well as a clear view of the proposed pedestrian walkway. As a public benefit, we are promoting improved connectivity and activation of an otherwise inaccessible neighbourhood.

Q: A question was asked about our landscape plan and minimizing sound and pollution from M-14.

A: Window glazing and triple pane windows for the structure are being considered as well as acoustic studies that will confirm acceptable noise levels.

Q: A question about Calvin Street was asked, and if it is a private Road.

A: Yes.



Q: There was a question about site lines into existing homes.

A: A2C explained that the height of our building does not exceed the current tree canopy and that any site lines would be natural obstructed but the existing canopy.

Closing:

Tom explained that there would be an etrakit number to follow the project and how a typical submission timeline like this looked. A2C also provided an email addresses for anyone who would like directly information about the project.

