

415 W. Washington - Resident Participation Meeting				
	Report Generated:	9/24/2021 12:44		
	Webinar ID	914 5843 8608		
	Actual Start Time	9/23/2021 16:40		
	Actual Duration (minutes)	147		
	Number of Questions / Comments	162		
GENERAL ANSWERS				
Category	General (Framing Responses)			
Affordable Housing	<p>Affordable housing (defined as 60% AMI households or less) can be included on this site like any other site in the city. It is true that the typical types of funding that the AAHC tries to leverage like low-income housing tax credits and HUD funding would not be eligible on this site. It is also true that the November 2020 affordable housing millage funds cannot be used on this site. However, there are other sources of funding that can be used for affordable housing at 415 W Washington:</p> <ol style="list-style-type: none"> 1)County mental health millage funds that were set-aside for affordable housing 2)Developer cash-in-lieu contributions to the affordable housing fund 3)Brownfield TIF 4)DDA affordable housing funds 5)Other types of unrestricted funds like donations and foundation funding <p>Staff are committed to including as much and as low an income-range as is feasible on the site and it will be included in the PUD area plan submission that must be approved by city council.</p> <p>The feasibility analysis of developing affordable housing on city-owned property was completed before the affordable housing millage was passed. At that time, 415 W Washington as a lower priority site because it is a difficult site to develop and other sites were much more straightforward to develop and easier to leverage funds for. The analysis assumed that limited local resources would be used at the sites that were easier to develop first. However, with the recent passage of the affordable housing millage, there are significantly more resources available for all the other sites now. Consequently, the other local resources mentioned above, could be used on the 415 W Washington site instead.</p>			
Stormwater	<p>The currently proposed elevated residential structure, meets the Michigan Building Codes and the City's Flood Management Overlay Zoning District and asks 1.What is good planning for the future of the site? 2. What uses and development would contribute to the resiliency and sustainability of the City? 3. What type of uses and development would fit the goals of the City of Ann Arbor? and 4. What is potentially fundable to meet the variety of goals? The proposal provides stormwater benefits including but not limited to: no impact to the floodway, no net loss (and potential net gain) of flood storage capacity, reduced obstructions in the floodplain (or flood fringe), increased impervious surfaces in the floodplain (and floodway), reduced runoff. Additional metrics and data are forthcoming due to the significant level of questions received on this topic. Potential mitigation strategies could include those approved by City Council in our 2017 Ann Arbor Hazard Mitigation Plan, including: #17 "Protect and attain funding for natural features like green space and green infrastructure in the floodplain", and #18 "Consider a program to encourage dedication of open space in the floodway and floodplain".</p>			
Existing Chimney & Chimney Swifts	<p>The existing chimney can be preserved and construction activities timed to ensure continuous use by the Swifts. An initial structural assessment determined the chimney is not structurally connected to the existing building above grade. Below-grade analysis is in progress. Impact of demolition of the existing building surrounding the chimney and construction of the new development on the structural stability of the chimney is also in progress.</p> <p>The project team met with Juliet Berger, the City of Ann Arbor Ornithologist, to discuss impacts to the Chimney Swifts. Development of this site is possible without disruption to the Chimney Swifts with certain precautions.</p>			
Contamination	<p>Prior analyses of the site concluded there is contamination of the soil. The contaminants will require some level of remediation to make the site safe for residential development. An assessment of the required remediation and the cost of remediation is in-progress.</p>			

Parking, Circulation, Washington St.	<p>Proposed Parking: The 415 W Washington PUD currently proposes a maximum parking ratio of 1 spaces per unit. This is based upon the anticipated parking required for a developer to deem this project feasible without burdening the neighborhood streets with additional parking. The Planning Commission and City Council may provide further guidance on this ratio.</p> <p>Washington Street: The City's Transportation plans show Washington Street as a future Bike Boulevard. The improvements to the street, to be designed as a separate project under the direction of the City Transportation group, will be coordinated with the development plans for 415 W Washington in order to improve congestion, The Y pickup/drop-off, and safety. In this meeting two concept sketches for Washington Street were shared that show ideas for addressing these issues. These are not the final design options, they are illustrations to show Washington Street can be improved to address congestion and safety.</p> <p>Existing Parking: The existing approximately 150 public parking spaces will be removed with the development of 415 W Washington. The surrounding public parking resources will absorb the reduction of spaces if the demand continues to exist.</p>			
Project Financials & Feasibility	The purpose of this meeting was to share the proposed concept design that addresses all of the community goals and the Historic District requirements. The next step in the process, which is currently underway, is a construction cost estimate and a financial feasibility assessment. This will include the cost of remediation of contaminants. For information related to Affordable Housing funding sources, see the Affordable Housing general answer above.			
Treeline Trail	As part of this project to date, the Treeline Trail Conservancy Leadership has been engaged at various stages, including recent updates prior to this meeting. The concept continues to maintain .89 acres of the site, currently located within the floodway, for the development of an at grade segment of Treeline Trail between Liberty and Washington. Further details regarding timing, design, cost, funding sources, etc. have not been determined at this time.			
QUESTION DETAILS				
Question Number	Question	Category	Asker Name	Answer(s)
20	<p>Is it correct that affordable housing won't happen here because the math in terms of construction offsets won't work? Low Income Housing Tax Credits LIHTC and other federal subsidies and A2's own affordable housing millage don't permit construction in the flood plain. So it's highly unlikely that there will be any contributions available in the end for affordable housing.</p> <p>Plus the cost to clean up the ground contaminants will also absorb any extra funds, so that zero funds will likely ever be added to the AAHC for affordable housing. Is that correct?</p>	Affordable Housing	Anne Bannister	live answered
79	<p>At what point in this process will there be a qualified and quantified subsidized housing that is being discussed as less than market rate housing?</p> <p>What contract assurances will be in place to guarantee less than market rate housing?</p>	Affordable Housing	CM Ramlawi	live answered
81	Doesn't the PUD ordinance have a formula for how many units of affordable housing (or \$ in lieu) and a certain AMI for it? Based on the unit estimate just provided, what would that formula yield and at what AMI?	Affordable Housing	Tom Stulberg	live answered
102	The city has missed multiple opportunities to provide more affordable housing in recent developments. Why build in a flood plain when federal funds would be available? It seems disingenuous.	Affordable Housing	943693	This session is focused on the current opportunity presented at 415 W Washington and the goal is to try to achieve a development where multiple city and community goals are met, including affordable housing.
133	Sorry to repeat this, but it got skipped over: It is pertinent to what is being said right now. Doesn't the PUD ordinance have a formula for how many units of affordable housing (or \$ in lieu) and a certain AMI for it? Based on the unit estimate just provided as an estimate tonight, what would that formula yield and at what AMI? I understand that number could go up or down based on unit count.	Affordable Housing	Tom Stulberg	live answered. Answer corrected: There is no affordable or AMI requirement as part of the PUD. For reference, the current proposal stays within D2 base density.

152	When you say "less than market rate" housing, are you referring to affordable housing? I thought that it is established that there can not be affordable housing.	Affordable Housing	Anonymo us Attendee	live answered
108	will millage funds be used on this site?	Affordable Housing, Project Financials & Feasibility	Anonymo us Attendee	live answered
12	Do you know the height of the YMCA building?	Architectural Context	D. Maier	The max. height of the YMCA is approx. 75'.
23	How tall is the Y? (just for elevation comparison -- is the 70' for 415 WW higher than the Y?)	Architectural Context	Anonymo us Attendee	The max. height of the Y is approx. 75'.
119	The city drilled cores on this site 20 years ago. I saw the drilling service in the yard. They should share this information with you and the public.	Contamination	Anonymo us Attendee	live answered
127	Based on your comments just now, it seems like we could get fairly far down the track and then find out the remediation costs are quite high and a developer might balk at paying them up front and getting reimbursed over 30 years. This seems like a pretty big gamble. Do you have confidence that the eventual cost will be small enough for a developer to absorb up front?	Contamination	ralphmck ee	We are currently working to develop parameters for a project that are in-line with community goals and the standards set forth by the Secretary of the Interior for the OWS Historic District. As we get closer to understanding/finalizing those parameters, we will work to further understand cost implications to meet these goals and financial viability of a potential project so that a decision can be made regarding how best to spend potential public and private funding sources to meet these goals. We anticipate this portion of the study to be completed in the current (2021) calendar year. If the analysis continues to look favorable, we anticipate moving forward with HDC, Planning Commission and City Council approval of a PUD that meets those parameters. If approval is achieved we anticipate a public RFP process to gauge potential developer interest.
154	That would be very useful to post any Phase I and Phase II environmental assessments so people can see that this site has numerous concerns that would need to be addressed by remediation and necessitating Brownfields funding while building something new.	Contamination	Luis Vazquez (he/him)	We will locate and post the previously completed Phase I and II reports on the city and project website.
64	1)With climate change a certainty how confident are you that you will not increase flooding onto Third Street. 2) Have you drilled any cores on this lot? If so what contaminants did you find?: any lead, cadmium, pesticides, etc. Have you budgeted in a real estimate for dealing with these contaminants. What precautions are you prepared to protect the health and safety of everyone if this becomes a problem?	Contamination, Stormwater	marshap umroy	1. We will continue to run analysis that measure the impacts of this development compared to existing conditions, including the reduction of obstructions in the floodplain, potential reduction of impervious surfaces in the floodway and floodplain, and improved run-off impacts from the existing condition. Our models account for not only backward looking data but also forward looking projections including potential impacts from climate change. 2. it is our understanding that cores have been drilled previously and we will post previous environmental assessments on the website (s). A current analysis is being completed by another firm to understand remediation costs associated with making this site developable for residential uses and to ensure protection of life safety. As that study is completed, we will continue to update our financial models.

42	The construction for the Yard apartments resulted in destruction of the old carriage-building section. That section had provided some "community benefit" credits for the project, but ultimately, the old building was destroyed and then "rebuilt". How will this project protect the chimney from the process of demolition and construction?	Existing Chimney & Chimney Swifts	Anonymous Attendee	live answered
11	What is the height of the chimney?	Existing Chimney & Chimney Swifts	MacKenzie	The height of the chimney is approx. 45'.
80	Who has determined the effects of construction around the chimney on the chimney swifts?	Existing Chimney & Chimney Swifts	Anonymous Attendee	live answered
91	What was the city ornithologist's opinion about whether swifts will use the chimney in your current design?	Existing Chimney & Chimney Swifts	Sue Kaufman	live answered
104	What windows would be used? There are windows that minimize reflection and deter birds from crashing into them.	Existing Chimney & Chimney Swifts	943693	live answered
140	The concern about birds vs windows is extremely important.	Existing Chimney & Chimney Swifts	Anonymous Attendee	live answered
54	As a neighbor on Krause Street I simply want to indicate my support for redevelop of this property. I appreciate deeply the commitment to less than market rate housing, the tree line trail, improvement to W Washington streetscapes - I look forward to new neighbors, blight removal, and new energy in the neighborhood!	General Comment	courtney piotrowski	live answered
62	Just want to note that I am a 5th ward resident not at all concerned about flood plain and congestion questions. Efforts should be focused on reducing parking, reducing setbacks, and increasing the housing density of this development. Thank you!	General Comment	Anonymous Attendee	live answered
69	What about if someone wanted to propose an alternative to this plan? Would the City be open to hearing it?	Other	Kitty B. Kahn	live answered
73	Thank you for all your hard work to make better use of this challenging site! Appreciate it.	General Comment	Doug Finch	Thank you for your comment.
86	Just want to say thank you to everyone working hard on this proposal. It looks good to me -- an enormous improvement over the current ramshackle building and surface parking that is there now.	General Comment	Elyce Rotella	Thank you for your comment.
129	Sorry. I'm on my phone and can't figure out how to just comment (v. Q&A). So I'll just say here I feel this proposal is well thought out. Nice job! I would also note I would not want HDC setbacks changed. They fit the neighborhood.	General Comment	Daniel	Thank you for your comment.
137	Thank you for your work on this and all the possibilities you have brought forward. I am in favor of maximizing the amount of housing that can be built on this site, in favor of the least amount of parking, and very much in favor of building up the Treeline as part of any project moving forward on this site.	General Comment	Luis Vazquez (he/him)	Thank you for your comment.
144	Michael thanks for sharing the idea that in order to reduce building height while maintaining the same amount of units, we could eliminate some of the parking. That might appeal to some neighbors while moving more in the direction of A2Zero goals.	General Comment	Greg Pratt	live answered
156	It appears that this project will be rammed through. Compromises is not the way to describe it. It appears that safety last and poor preparation for climate change is not part of the process.	General Comment	Anonymous Attendee	We have continued to be transparent with our process and our data collected and shared throughout the process, and the concept has continued to evolve with additional constructive criticism. Please continue to review past information that is up on our website and additional information that will continue to be posted. https://www.community-engagement-annarbor.com/ Let us know if we can more specifically answer one of your questions related to the topics you raise.
157	Thank you for holding this public meeting	General Comment	943693	Thank you for participating.
158	Thank you all so much, literally anything would be an improvement to the current building!!	General Comment	Nathan Sadowsky	Thank you for your comment.
159	You folks are doing a great job, and what I have seen is very encouraging. I think you are thinking too small, build big!	General Comment	Luis Vazquez (he/him)	Thank you for your comment. We have previously explored options for additional density, but those weren't supported through the community process to date.

160	Many of the questions asked that state were answered, were not given an answer.	General Comment	MacKenzie	We have reviewed the footage and answered additional questions here that were not live answered, please let us know if you see a specific question not answered and we would be happy to respond.
161	Nope. Not satisfied.	General Comment	Anonymous Attendee	Thank you for your comment
162	Thank you for answering our questions.	General Comment	Kitty B. Kahn	Thank you.
17	is\	N/A	Wendy Carman	N/A
22	can you please show a close up of the view from the west looking east.	N/A	MacKenzie	We do not have this view to share at this time. The presentation is posted on the project website and can potentially be enlarged if helpful.
32	Your after view hid the building with trees.	N/A	Anonymous Attendee	Not sure what view this is referring to. The presentation is posted on our website for your further review and scrutiny. We are using the best graphic tools we have to accurately depict potential future character, but please note the intent of this phase of the process is to understand general massing, setbacks and building placement.
122	criteria	N/A	Anonymous Attendee	live answered
138	*below market rate.	N/A	Eric Boyd	live answered
151	Thanks for answering, Michael. Much appreciated.	N/A	Daniel Adams	Thank you.
2	Please restate the info	N/A - participant survey response	courtney piotrowski	N/A - participant survey response
3	I've signed in but am not getting the question. I live in the city	N/A - participant survey response	Marsha Benz -sheher-UHS-W2	N/A - participant survey response
4	A	N/A - participant survey response	Kitty B. Kahn	N/A - participant survey response
5	E	N/A - participant survey response	Kitty B. Kahn	N/A - participant survey response
6	I live in either 3 or 5...on Third St	N/A - participant survey response	Marsha Benz -sheher-UHS-W2	N/A - participant survey response
7	Yes	N/A - participant survey response	Kitty B. Kahn	N/A - participant survey response
8	how do we know if our answers are going thru?	N/A - participant survey response	Sadira Clarke	N/A - participant survey response
9	Is A = yes?	N/A - participant survey response	Kirk Westphal	N/A - participant survey response
121	how will a development partner be selected? will there be an open bidding/RFP process with set criteria?	Other	Anonymous Attendee	live answered
74	Are there other options that the city could consider other than this one?	Other	Anonymous Attendee	live answered
76	Doesn't the City's role as developer of this site create a conflict of interest?	Other	Mark Wishka	live answered

				We were attempting to answer as many questions as possible in a coherent manner in the amount of allotted time and felt this was the best option. We hope the posting of all questions, asker names and answers will alleviate any potential transparency concerns for this instance and we will continue to explore better ways to improve these digital engagement processes and allow all voices to be heard similar to in-person meetings in the future, including the potential to read all comments and names for all questions in the future.
87	Is there a reason questions are not being read in their entirety (including who asked it) and answered individually?	Other	Mark Wishka	
95	What about if someone wanted to propose an alternative to this plan? Would the City be open to hearing it?	Other	Kitty B. Kahn	live answered
109	Condo or rental units?	Other	D. Maier	live answered
130	Since you read a supporting letter into the record, please read mine as well.	Other	Kitty B. Kahn	live answered
141	How much has the city spent on the pre-entitlement process for 415 W. Washington, to date?	Other	Anonymous Attendee	live answered
143	A number of anti-development activists who own single family homes in a flood plain appear to be organizing opposition to this development, in part, on the basis that it is in a flood plain. If we can't build this development in a flood plain, should we consider condemning their homes and relocating these single family homeowners to higher ground?	Other	Daniel Adams	This is not within the intent or scope of the current project.
146	Please see my question at 6:10 time stamp and answer, please. Isn't it time to tell Council their demands to be fulfilled on this site are unrealistic?	Other	Anonymous Attendee	live answered
150	Normally public is allowed/asked to make public comment for 3 minutes or so. Should be allowed, developers allow it when they have public engagement.	Other	Vince Caruso	We were attempting to answer as many questions as possible in a coherent manner in the amount of allotted time and felt this was the best option. We hope the posting of all questions, asker names and answers will alleviate any potential transparency concerns for this instance and we will continue to explore better ways to improve these digital engagement processes and allow all voices to be heard similar to in-person meetings in the future, including the potential to read all comments and names for all questions in the future.
98	What is your vision of who will live here? What size, configuration of apartments will be?	Other	Anonymous Attendee	live answered
106	Has their been a analysis on tax base relating to Greenway/Treeline vs building in the floodplain and likely floodway. OWS existing tax base is very large. We have had major tax base loss due to very poor planning in Ann Arbor.	Other	Vince Caruso	live answered
25	That part of Washington is so congested and there are so many pedestrians going in and out of the Y. You really should direct traffic into Liberty. Why is that not the plan?	Parking, Circulation, Washington St.	L Carpenter	live answered
16	Why would we require parking minimums? It seems to go against the goals of A2Zero and the location is so close to downtown, protected bike lanes, and busses. I'd like to see parking MAXIMUMS as part of the PUD, as well as required bicycle parking.	Parking, Circulation, Washington St.	Nathan Sadowsky	live answered
18	How much parking is needed for the development and to cover displaced parking? Does this meet codes/standards regarding parking?	Parking, Circulation, Washington St.	Tim Rhoades	We are working with a maximum of one space per unit at this point. As the review and approval process moves forward, we imagine the Planning Commission and City Council will have input into that.

27	Apologies if I missed this: why so much setback from Washington? To allow more privacy for ground floor units?	Parking, Circulation, Washington St.	Kirk Westphal	The Historic District Commission and adjacent residents asked for the proposed development be set back to at least the front facade of the existing houses along Washington.
39	I would challenge the assumption that "more space" on Washington would be safer. Perhaps consider reserving street spaces for handicapped drop off only, not adding parking.	Parking, Circulation, Washington St.	Kirk Westphal	live answered
40	When you consider public parking, do you mean other than what the street front would accommodate?	Parking, Circulation, Washington St.	Joan Lowenstein	live answered
45	Please clarify why parking minimum of .9 per unit is being included, this seems like a limiting factor in case a more urban oriented developer would like to propose a project in this space that requires less parking.	Parking, Circulation, Washington St.	Anonymous Attendee	live answered
47	Are all of these parking spaces housed within the structure? Or are they located outside of the structure? Can you point out where are they are?	Parking, Circulation, Washington St.	Anonymous Attendee	live answered
48	Derek - You answer didn't answer the question. If over 100 spaces are eliminated and 90+ are needed for future residents isn't there going to be a large parking deficit created?	Parking, Circulation, Washington St.	Tim Rhoades	The existing parking system will need to absorb the former public spaces, if that demand still exists in the future.
55	Derek Delacourt mentioned in an answer above: "We are working with a maximum of one per unit at this point. As the review and approval process moves forward I imagine the Planning Commission and City Council will have input into that. We are recommending no more than one per unit." I understood the consultant's comment that .9 per unit is the minimum advised, can you please clarify if the developer will have any flexibility with less/more parking than .9 per unit?	Parking, Circulation, Washington St.	Anonymous Attendee	Our recommendation to Council will be that it's limited to one per unit or less.
61	Smith Group has been involved with plans that ultimately have dumped traffic onto the OWS (e.g., 1st St and 7 Ave). What impacts do you expect with this plan?	Parking, Circulation, Washington St.	Tim Rhoades	live answered
67	Are you proposing a parking minimum? 0.9 cars/apartment seems way too high as a parking minimum. If however, we can figure out how to provide 15 minute parking and 2 hour parking, coupled with a bike boulevard down Washington, then it starts to make sense.	Parking, Circulation, Washington St.	Eric Boyd	live answered
68	Suppose many people don't use cars. What are the allowances for dozens of bicycles, e-bikes, e-scooters, etc.?	Parking, Circulation, Washington St.	Tim Rhoades	live answered
83	Could you please explain the "fire lane" and who would be using it?	Parking, Circulation, Washington St.	Anonymous Attendee	live answered
84	I'm concerned that this project, like several others, will dump traffic and parking stress into the residential areas of the OWS. What impacts are expected?	Parking, Circulation, Washington St.	Tim Rhoades	live answered
85	My concern is that we create a promise to the developer that they get at least 0.9 spots/apartment. I don't think that is compatible with A2zero goals.	Parking, Circulation, Washington St.	Eric Boyd	live answered
94	I would like consideration for less parking. Unparked units will be more affordable. One concern expressed by the presenter was that parking would be "pushed into the neighborhood" if there isn't enough provided on site. Is that accurate? I thought the surrounding blocks have residential permits. There are hundreds of units downtown that do not have parking associated with them, and lightly-parked buildings are more in line with A2Zero goals.	Parking, Circulation, Washington St.	Kirk Westphal	live answered
110	The 1st Street design community meeting ending with consensus that parking would be on only one side of the 400 block of 1st, put the design has parking on both sides. Is this a legit community process or just checking a box?	Parking, Circulation, Washington St.	Tim Rhoades	This team was not at that community meeting nor engaged in that process. We can assure you that this community process is legit.
113	Derek - Thank you for your candor regarding parking impacts. Is anyone considering the culm stress on parking and impacts on the OWS?	Parking, Circulation, Washington St.	Tim Rhoades	This process includes a high-level traffic impact analysis in-line with requirements for the city's Area Plan approval process.
115	Keep in mind, if you do a traffic analysis now, it won't be very accurate bc of the pandemic.	Parking, Circulation, Washington St.	MacKenzie	live answered
116	FYI - traffic on Washington is artificially low right now because the YMCA is not full capacity right now - so study needs to account for that. Thanks	Parking, Circulation, Washington St.	D. Maier	Understood. We have dealt with this same issue in other areas of the city and country and will work with the best, conservative, past, current and future projection information we have.

118	I understand it's a similar number of spots. But the people who park there now will need to park somewhere and that will be in the already congested neighborhood. This makes everyone less safe. I	Parking, Circulation, Washington St.	Anonymous Attendee	Thank you for the comment. Certainly a valid consideration that needs to be considered from both a planning and design standpoint as the project moves forward.
128	I appreciate the hard work that has gone into the proposal. I appreciate the dedication to increasing the housing stock, I appreciate the effort to increase the supply of market rate housing. I appreciate the inclusion of the Treeline connection. I appreciate the intent to remediate the site. I remain concerned about the indicated volume of parking and the possibility of setting a parking minimum above what is needed for A2Zero goals. It seems too high.	Parking, Circulation, Washington St.	Eric Boyd	Thank you for the comment and the parking minimum comment is well received. The team will continue to explore options in line with potential parking demand, community preferences, developer concerns, and A2zero goals.
136	Two levels of parking???	Parking, Circulation, Washington St.	Anonymous Attendee	live answered
148	The Y is an important community resource with chronic parking and traffic stress. The plan only seems to add parking stress in the area. Comment?	Parking, Circulation, Washington St.	Tim Rhoades	live answered
149	Agree with the last comment	Parking, Circulation, Washington St.	943693	live answered
120	Why does the building have to be so tall? (70 ft) Could it be 2 stories shorter?	Project Concept Design	Julia Anne Colvin	live answered
135	You want to build in a historic district. Is there a way to design something that looks less like a prison?	Project Concept Design	943693	live answered
139	If moving to a smaller FAR concept has not placated the local anti-development activists, why wouldn't we maximize the FAR on the site?	Project Concept Design	Daniel Adams	live answered
142	Of the three options presented in neighborhood and city wide surveys the least dense of the three options presented was favored by the highest majority of survey respondents. If we are continuing to proceed with this project why not scale it back to more closely resemble the surveys most favored less dense option. This would not generate as much cash return but 1. would meet desires of majority of survey respondent, 2. More possibly meet secretary of interiors standard, for new construction in an historic district, and 3- Have a lower building height witch might result in the Swifts continuing to live in the chimney? Glenn Ziegler	Project Concept Design	glennziegler	The previous options and community engagement sessions remain posted on the project website. There was no clear consensus or preference towards any of the options via all of the in person and remote input received over various sessions, thus we have continued to find hybrid options. Thanks for your continued commitment to finding ways to make a less dense option work.
101	I appreciate the work you have done, but this building separates the OWS neighborhood from the city with a looming wall.	Project Concept Design	Anonymous Attendee	Thank you for your comment. We would be happy to discuss specific concerns you continue to have about the current design.
13	At some point please address what specific financial information you have received about the potential development of the site. E.g. appraisals that consider contamination/cleanup and easements. What is the opportunity cost of preserving the chimney? While people appear to be interested in preserving it, the community has not had the opportunity to weigh in on the potential cost. E.g., I don't believe we would sacrifice \$500K to save it when swifts have been known to relocate to a constructed habitat. I think people are anticipating this to be revenue positive for the city in addition to providing market-rate housing and the trail. I would hope that some financial information can be injected into the process before shopping the site. Will the developer be responsible for constructing the hardscape/trail area? I would also like to know the opportunity cost of reducing the parking ratio.	Project Financials & Feasibility	Anonymous Attendee	Financial information and estimates based on the previous concepts are available. We are currently finalizing remediation costs, part of that will depend on the use and development of the site. That process will continue to evolve as we move forward. We are assuming a residential standard regardless of approved development. Yes the developer will be responsible for the upfront costs but will be eligible to seek reimbursement through brownfield TIF as public infrastructure. To date preservation of the chimney is a Council priority, if the cost is too great that can be reevaluated. As a portion of the overall site cost it is minimal.

21	Since any proceeds from eventual sale to a developer will almost certainly be reduced by the costs of demolition and remediation of environmental contamination, why aren't we getting better info (like a Phase II, for example), before proceeding with other elements of pre-entitlement? If we don't have good cost estimates on those items, we will have no idea whether the site will generate even \$1.	Project Financials & Feasibility	ralphmckee	All remediation will be eligible for brownfield reimbursement if conducted by a private development partner, that includes the cost of investigation. There has been a Phase II conducted previously but will need to be redone.
43	Is there precedent for similar projects that are designed to be self-financing, and what is the likelihood that a future millage may be required to offset costs?	Project Financials & Feasibility	Doug Finch	live answered
72	If the city takes on the cost of pre-entitlement expense, what margin of gain will the city get, over and above those costs.	Project Financials & Feasibility	Anonymous Attendee	This depends on the details of the purchase agreement, which must be approved by City Council and has not been determined yet.
90	Have you considered maximizing the city's revenue on the site rather than incorporating affordable housing? (I'm assuming the revenue then goes back to the affordable housing fund, thus maximizing total affordable housing in the city.) I'm not advocating it, just wondering if you looked at that scenario.	Project Financials & Feasibility	Eric Boyd	This concept has been tested and could still be a viable solution for this site. Also, the city's revenue on this site will depend on the details of the purchase agreement which has not been determined yet. The purchase agreement must be approved by City Council.
124	Why are the costs associated with the improvements to Washington st being assessed to this project, when this area is within the DDA Jurisdiction and could be funded by the DDA?	Project Financials & Feasibility	CM Ramlawi	live answered
31	why is a developer not bringing forward a PUD concept plan? This feels like designing by public process, is there any assurance a development partner will be interested in these plans? what is the rationale for not seeking requests for qualifications from development partners to gauge interest before putting forth loose design plans?	Project Process + History	Anonymous Attendee	live answered
33	Is the city doing more typical pre entitlement work on this site like a phase one environmental and other studies that can lower the developer's risk/sunk costs?	Project Process + History	Anonymous Attendee	live answered
77	Did the city issue a request for proposals to local non-profit organizations that was recommended in the 2007 Allen Creek Greenway Task Force Report? It would open up the possibility for arts development in this creative district.	Project Process + History	Carrie McClintock	There were development concepts from 2007 that we referenced in this current effort. Arts development and uses can still be considered.
132	has anyone expressed interest in developing this site in the past? has it ever been on the market since the city acquired it? Why not put it up for sale and see what happens, using transaction agreement to ensure city goals are met?	Project Process + History	Anonymous Attendee	live answered
134	In the past i believe that both the Kiwanis and a local arts group had inquired about adaptive reuse of existing structures on the site. In addition the Allen Creek Watershed Group and other Greenway planning documents suggested using this site as an anchor greenspace on the Greenway. In addition there appears to be at least one local developer who would propose adaptive reuse for artist workspace, farm market and other community interactive uses of value to the many new residents of the downtown area as well as existing residents. Why weren't these options previously presented in surveys conducted and why not at least put out an RFP for other possibilities prior to spending a quarter million on this pre-entitlement. Is maximum dollar return the only community value attached to the site? Glenn Ziegler	Project Process + History	glennziegler	live answered
147	Kiwanis was interested in the purchase, I was involved. The city turned us down. The Club paid \$2.1M for a property outside the city and subsequently relocated. Funding was not an issue, the city's willingness was the issue.	Project Process + History	Mark Wishka	Thank you.
14	How many total units in this PUD proposal?	Proposed Concept Design	Greg Pratt	live answered
50	Is there discussion about the siding of the building? The Y doesn't look like it fits in neighborhood (brick color, trim colors, style) and it would be nice if the brick and outside design of this building looked like buildings made in the late 1800s-very early 1900s.	Proposed Concept Design	Marsha Benz-sheher-UHS-W2	live answered
52	Has it been determined whether condo or all rental at this point - or does that depend on the developer?	Proposed Concept Design	D. Maier	live answered
10	When was this map of the floodway/floodplain made?	Stormwater	Mackenzie	The floodway/floodplain map is the latest map by FEMA. It is dated as effective 4/3/2012

15	Is the 70 max elevation above the 500 year floodplain elevation or above the existing ground level?	Stormwater	Tim Rhoades	Above the existing ground level.
19	Is there a mechanism for updating the floodway/floodplain map to 2021 before PUD is finalized?	Stormwater	Wendy Carman	We are not proposing updating the flood maps for this development at this time. Updating the maps requires going through the Letter of Map Revision (LOMR) process with FEMA. A LOMR involves an analysis of the hydrology and a number of reviews and submittals to FEMA to receive approval. The time it takes to complete this process varies considerably from 6 months to 3+ years.
24	Is there any update to the 2012 floodway/floodplain map anticipated?	Stormwater	Tom Stulberg	No, however the site survey should give further clarity to the floodway/floodplain lines and elevations on this site that can further clarify the conservative basis for design.
26	Please provide more information on the floodplain and rationale for adding structure in an area that is risky for construction while we are in an acknowledged climate emergency, with much more rain and stormwater management required.	Stormwater	Anonymous Attendee	live answered
29	The response to updating the FEMA map is unacceptable.	Stormwater	Anonymous Attendee	live answered
35	What are the specific floodplain improvements that are listed.	Stormwater	Anonymous Attendee	live answered
36	The parking lot at Krause has contributed to significant flooding of the adjacent houses. How will this site be different?	Stormwater	Anonymous Attendee	live answered
37	The massing image suggests that the building's full footprint will sit on the ground. Is that correct? If so, how does the proposed design increase permeability at this location?	Stormwater	margaret wong	The vast majority of the existing site is impervious. The open space in the floodplain and floodway reserved for the Treeline Trail will increase permeability.
38	It seems from the sections that this is basically a giant culvert - we need to apply current and projected floodplain data before we consider allowing any construction in this location. Better would be a park that future floods go into. A2Zero projects large increases in storm water in the city	Stormwater	Anonymous Attendee	live answered
44	FEMA 30% low Floodplain maps currently The Existing Decades-Long Tax Base (Old West Side) you may destroy is worth much more than the new tax base if building in this Floodplain and likely Floodway. city has Bad history of housing in FP	Stormwater	Vince Caruso	live answered
46	If the floodway has expanded in real life, would we not want to know that? This site is fairly level Only a small change in stormwater levels could change the amount of the site that is actually in the floodway. Should we not have a determination of that?	Stormwater	Tom Stulberg	This process includes a site survey that will include further confirmation for the floodway and floodplain levels and we will continue to be conservative with design solutions that respond to the best information we have available at this stage in the process.
49	According to the nonprofit First Street Foundation, who incorporate GW effects unlike FEMA in floodmapping: On Sept 2021 on this site a 1% (100 year) is likely to have 4.5 feet - 7.9 feet of water reach the largest building on this property. In a .2% chance (500 year) 10.3 feet - 10.4 feet of water will reach the largest building on this property.	Stormwater	Vince Caruso	live answered
51	(Correction: much of the buildable portion of the site is fairly level. Other parts are certainly not.)	Stormwater	Tom Stulberg	Thank you.
56	\$1B AAZero plan Missy Stults Sustainability Office leading AAZero: "not support FP development" period	Stormwater	Vince Caruso	Dr. Stults is aware of this process and we are happy to answer a specific question and/or connect you directly to Dr. Stults for further discussion, specifically as it relates to 415 W Washington.

57	City of Ann Arbor displays the logo of the ASFPM on city documents. Association of State Floodplain Managers: Logo image: Tent on Highway with Caption: "BUILDING IN THE FLOODPLAIN IS LIKE PITCHING YOUR TENT ON A HIGHWAY WHEN THERE ARE NO CARS COMING"! ASFPM: www.floods.org	Stormwater	Vince Caruso	live answered
58	Proposing any housing for the site, regardless of income level does not reflect sustainable practices. It is risky to arrange for housing, given flood risk related to existing conditions and likely increases due to increases in intensity and severity of rain events. The plan will result in flooded cars and flooded access to the site. What will this building be like in 50 years?	Stormwater	Anonymous Attendee	Thank you for your concern. The intent would be to develop a long-term, resilient, investment in this site.
59	It does not seem wise to base an huge project like this on a flood map that is almost 10 years old, especially with the climate changes we have been experiencing. 3 months is not a lot of time to wait for good solid information!	Stormwater	MacKenzie	Thank you for your comment. See other comments addressing this concern.
60	Many communities forbid building in floodplains, President Obama virtually forbid using federal Tax Dollars for building in the floodplain.	Stormwater	Vince Caruso	live answered
63	Parking in the floodplain is not safe. 2 people died in Northern Ohio died getting cars out of parking in FP also cars lost to flooding.	Stormwater	Vince Caruso	live answered
65	Just this summer's flooding, Aug 9th - 1,000 year rain, July 16 - 1,000 year rain in Detroit. June 25-26 5-8" Washtenaw over 100 year rain Bridge Mag Aug 9: "The worst of them — a "thousand year" rainstorm that lasted several hours on the night of June 25 — dropped as much as seven inches" Jul 2, 2021 — Sue McCormick says GLWA has rain gauges around Detroit and "3 gauges in the city registered a one-thousand-year event."	Stormwater	Vince Caruso	Thank you, we are aware of this context.
66	City council banned use of affordable housing millage \$ on this site due to floodplain issues. Your comments and Ms. Hall's comments via email and tonight say, among other things, that since the affordable housing millage exists now, using those funds will "free up" other funds sources for use on this site. Why isn't this just an "end run" around the city council resolution?	Stormwater	ralphmckee	live answered
70	According to the nonprofit First Street Foundation, who incorporate GW effects unlike FEMA in floodmapping: On Sept 2021 on this site a 1% (100 year) is likely to have 4.5 feet - 7.9 feet of water reach the largest building on this property. In a .2% chance (500 year) 10.3 feet - 10.4 feet of water will reach the largest building on this property.	Stormwater	Vince Caruso	live answered
71	Do any of the calculations around the floodway and floodplain take into account projections of the impact of climate change on measures of floodplain depth?	Stormwater	Sierra ClubHVG	Our conservative recommendations around building elevations account for future models, not just backward-looking data.
75	Homeowners in the floodplain are denied the ability to make even reasonable updates to their homes. Does the city plan to allow everyone in the floodplain to bypass regulations like this project plans to?	Stormwater	Anonymous Attendee	We won't comment on other sites, but the current recommendation for this site is to demolish the existing building and construct a new building where the first occupiable floor is 12' above the current building and over 1' above the 500 year flood plain elevation.
78	Found member of ACWG which produced MDEQ, County and city adopted Allen's Creek Watershed Management Plan	Stormwater	Vince Caruso	Ok
88	Where will the floodplain loss be made up if built?	Stormwater	Vince Caruso	live answered
89	We are seeing 1,000-year floods around the country. What will happen if we get one? What will be the impact on residents' ability to purchase homeowners insurance?	Stormwater	Sue Kaufman	We are conservatively planning for occupiable floors to be a minimum of 1' above the 500 year floodplain. In this area there is very little difference between the 100 year and 500 year flood zones. We continue to track the changing floodplain insurance laws, and understand insurance costs may continue to go up.

92	<p>Floodplain Major Errors: Homeless Shelter \$1M plan scraped due to FW error, ACWG and other residents stopped illegal residential building in FW YMCA across street. could not be built today consultant commented in past year lost Floodplain Free Board within a year, out of compliance Blocks almost 100% of fw! More OWS flooding</p>	Stormwater	Vince Caruso	No comment on the other projects, but staying focused on this project: we are continuing to model the before and after impacts of this proposal, and will continue to provide data that we have. The proposal is to provide no change to the floodway, and reduce obstructions in the floodplain, increase impervious surfaces in the floodplain, and likely result in reduced runoff.
93	FEMA maps are outdated. Please address future of flooding.	Stormwater	Anonymous Attendee	live answered
96	<p>We should follow the City Adopted goals of the Ann Arbor 2007 Flood Hazard Mitigation Plan the ACWG contributed to: "Public acquisition and management of flood prone properties. Permanent relocation of flood prone structures to areas outside the floodplain. Establish clear and consistent government policy for public owned land in the floodplain aimed at preventing public buildings in the floodplain. Create Allen['s] Creek Greenway in floodplain area. Regular data collection and modeling to update flood hazard maps Decrease Flood Insurance Rates by meeting FEMA required flood hazard mitigation recommendations."</p>	Stormwater	Vince Caruso	We are happy to forward this message to appropriate city staff.
97	Why was Jerry Hancock not included in this event? He is the floodplain expert.	Stormwater	Kitty B. Kahn	live answered
99	Given recent flooding events around the country, and the fact that nearly all of 415 W. Washington is in the floodplain, makes me think that the most appropriate use for this site would be to dedicate it to non-building use. The City is looking at several city-owned sites for development. It's useful step back and see the larger multi-site picture. Can the estimated 140 units be achieved in other locations? The highest, best, most longterm beneficial use for this floodplain site may be as a 90% permeable open space / green infrastructure site. Nature bats last.	Stormwater	margaret wong	Thanks for this comment. And we continue to look at adding housing and affordable housing at several downtown sites, many of which have been contentious. This proposal remains hopeful that we can provide units here and meet the multitude of additional community goals, including improving the floodplain and creating an integrated building and site design that increases open space and permeability.
100	Please cite the specific ordinance that you mean with respect to the floodplain.	Stormwater	Anonymous Attendee	We are not sure what this is in reference to. Happy to follow up separately if you have additional questions beyond those answered here.
103	200,000 water-damaged cars are entering the used car market from recent hurricanes, what's another 90+ going to matter? Resolving the "current situation" is simply tearing down the demolition-by-neglect structures that exist, minus the chimney	Stormwater	Anonymous Attendee	Thanks for the comment and information.
105	<p>I love the overall vision of this project and what it would bring to our neighborhood. I really want to see this plan move forward.</p> <p>Is there anything additional that could be done to help with storm water management? Such as the water retention project that was done at the Pioneer High School? It is great that we are reducing the impervious surface area.</p>	Stormwater, General Comment	Andy Blyler	Thank you for your comment, we hope the above answered questions answer your additional questions regarding stormwater opportunities on site.
107	I recall that at a public zoom meeting over a year ago, Jerry Hancock said that "with his Floodplain Manager hat on, I don't think we should build in the Floodplain. I understand that Council gave you a multitude of asks for this site, and you are trying to meet them. Has it occurred to you, as staff and as Smith Group consultants, that you might honestly tell Council that their multitude of asks for this site is unrealistic? That they are trying to fit a round peg into a square hole? Council are not professionals. They would appreciate honest opinions from experts, I believe.	Stormwater	Anonymous Attendee	live answered
123	I also live on Krause Street and do not think building on the floodplain is a good idea. Also, we need alternatives to more market-rate housing. It is unlikely there will be affordable housing on this site.	Stormwater	Kitty B. Kahn	live answered
145	If you want to look up the calculations on the major flooding for this site go to their web site with this link: https://floodfactor.com/property/415-w-washington-st-ann-arbor-michigan/262072917_fsid	Stormwater	Vince Caruso	Thank you, we are aware of this website.
153	Given all the questions re Floodplain that were raised, and you no doubt	Stormwater	Linda	live answered

				<p>From Jerry Via Email: The currently proposed elevated residential structure, occupying the entire flood fringe, would meet the Michigan Building Codes and the City's Flood Management Overlay Zoning District. However, a comprehensive planning effort for a City owned parcel should not simply recommend what is allowed by the Building Code or City Code. The questions should be:</p> <ol style="list-style-type: none"> 1. What is good planning for the future of the site? 2. What uses and development would contribute to the resiliency and sustainability of the City? 3. What type of uses and development would fit the goals of the City of Ann Arbor?
155	<p>What was Jerry Handcocks feeling about putting housing on this site?</p> <p>cont'd</p>	Stormwater	Vince Caruso	<p>The City participates in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS:</p> <ol style="list-style-type: none"> 1.) Reduce flood damage to insurable property; 2.) Strengthen and support the insurance aspects of the NFIP; and 3.) Encourage a comprehensive approach to floodplain management.
	<p>cont'd</p>	Stormwater		<p>The City is currently at a Class #6, which results in a 20% discount on all flood insurance policies. The City's participation in the CRS is another reason we should surpassing what is allowed by the building codes and take a comprehensive and holistic approach to floodplain management on this City owned site.</p> <p>Most of the 415 W. Washington St. site is in the floodplain of Allen Creek. The floodway portion is being recommended for open space and the future Treeline – Allen Creek Urban Trail. That is an ideal use of the floodway in this urban area. The remainder of the site is in the flood fringe portion of the floodplain.</p>

	cont'd	Stormwater	<p>Proposing to develop the flood fringe (the area of the floodplain outside the floodway) either for public buildings or sale for private development would be counter to the mitigation strategies approved by City Council in our 2017 Ann Arbor Hazard Mitigation Plan.</p> <ul style="list-style-type: none"> • Mitigation Strategy #17 states “Protect and attain funding for natural features like green space and green infrastructure in the floodplain”. • Mitigation Strategy #18 states “Consider a program to encourage dedication of open space in the floodway and floodplain”. • Mitigation Strategy #39 states “Considering acquiring properties (particularly Repetitive Loss and Severe Repetitive Loss properties) for acquisition within the floodplain and floodway”.
	cont'd	Stormwater	<p>Since the City already owns this flood fringe area it would be counter to the stated goals of the Hazard Mitigation Plan to plan for, or sell it for, a more intense development than currently exists on the site.</p> <p>The idea of planning for residential uses is not suitable from a floodplain management standpoint. While codes may allow residential uses in the flood fringe, building elevated residential structures in the flood fringe increases the responsibility and cost of City emergency services in responding to flood events, increases the risk of occupants being injured in a flood, and floodplain construction is more costly.</p>
	cont'd	Stormwater	<p>The United States Department of Housing and Urban Development prohibits spending federal money for residential uses in the floodplain for these reasons. The City should also avoid facilitating residential uses in the floodplain.</p> <p>Since the City owns this floodplain property, there is an opportunity to positively exceed the building codes and plan a resilient use that mitigates the previous development impact and considers future flood conditions. The current proposal of a mixed-use building, that includes residential, and occupies the entire flood fringe is not a desirable outcome for the site.</p>

	cont'd	Stormwater		From a floodplain management standpoint, the maximum amount of development on this site should not have a footprint larger than the current buildings, should be elevated (as proposed), and should not have any residential use. Jerry Hancock, CFM
82	To the question of electrification of HVAC. The west side is plagued by power outages. Can the grid handle this building? In this part of town we are reliant on the use of sump pumps and can't afford to have constant power outages.	Sustainability	Anonymous Attendee	We are in coordination with our team and Dr. Stults regarding the appropriate electrical/mechanical systems for this kind of building to meet A2Zero goals and the level of detail to be included in the PUD v. a potential developer RFP.
117	What features of this development contribute to community sustainability?	Sustainability	Anonymous Attendee	Several of these features have been listed including floodplain obstruction removal, impervious surface reduction, runoff reduction, net zero potential, multi-mobility connectivity and are happy to continue to brainstorm more.
41	Best use is Greenway/Treeline	Treeline Trail	Vince Caruso	Thank you. The Treeline/greenway component has been incorporated on the floodway portion to meet the goals of the Conservancy and community.
53	Does the Treeline Trail still include the old Fingerle lot at William and First being turned into greenspace?	Treeline Trail	Tim Rhoades	live answered
111	What funds will be used to pay for the Treeline section?	Treeline Trail	Anonymous Attendee	live answered
112	Derek, that is correct re Treeline at Fingerle.	Treeline Trail	Nan Plummer	live answered
114	Tax question will take some research. Please contact me.	Treeline Trail	Nan Plummer	live answered
125	Derek - you answer regarding the old Fingerle lot referred to the large lot. I was asking about the one currently used for parking at 1st and William. It was designated for a park. Will it still be turned into greenspace?	Treeline Trail	Tim Rhoades	Focus of this discussion is on 415 W Washington.
126	Allen's Creek Greenway/Tree Line: ACWG championed Allen's Creek Greenway starting in 1990, also is in the 1980 Master Plan Less flooding Better economics, Tax Base People will get out walk and bike, heather, see neighbors More spending in downtown by Greenwayers walkers, bikers - better health Pocket park for Greenway at 415, music or arts venue Greenspace is lacking and is very valuable in our near downtown Need to compare this benefit in any plan.	Treeline Trail	Vince Caruso	We feel that this current concept meets and exceeds all of those metrics listed and, like you, look forward to the Treeline Trail being implemented.
131	We have been told that the Treeline Trail would funded by entities outside of the City Government, why is there discussion on providing funding for this particular initiative vis-à-vis the redevelopment of this site ?	Treeline Trail	CM Ramlawi	live answered
1	What is the current zoning of the site and what is the difference between that zoning and D2? What will the D2 zoning allow that the current zoning does not allow?	Zoning	Kitty B. Kahn	The site is currently zoned PL and master planed D2. D2 allows for 60' building height and 200% FAR. The Planned Unit Development process is being proposed for this site which allows an individually designed set of zoning regulations to be created based on the project.
28	Can you explain why this is being proposed as a PUD when there is no developer involved yet?	Zoning	Greg Pratt	live answered

30	On Planning Commission, we are often struggling in with proposals for new housing that will be fossil-fuel based, locking in our dependency on ff for decades after 2030. We typically have little leverage to ask for electrification of HVAC. Could we write this into this PUD?	Zoning	Lisa Disch	Yes, if that is a requirement the City wants as an absolute.
34	Does the HDC typically get to override goals, like reduced set backs, identified in the city's guiding planning documents?	Zoning	Anonymo us Attendee	live answered