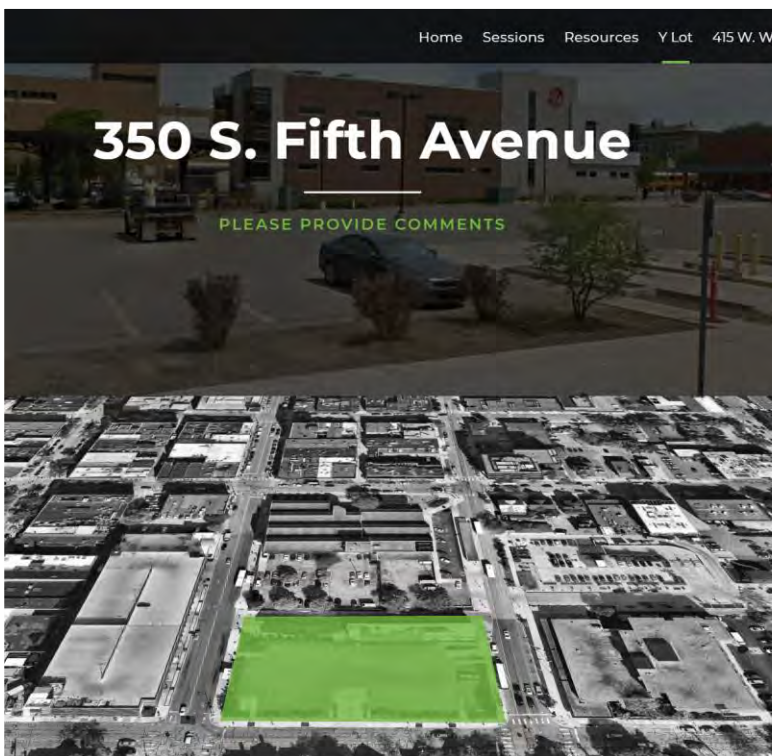


<https://www.community-engagement-annarbor.com/>

**1,385 Unique Users and 3,851 Page Views**  
**over the +/-6 weeks the site and survey was active (site still live)**



HOUSING USES	PHYSICAL BUILDING	LOT / PARCEL CONFIGURATION
<ul style="list-style-type: none"> <li>* Affordable housing is challenging and unlikely on this location given floodplain presence, which precludes state and federal funding programs.</li> <li>* Units either for rent or for sale depending on developer's interest.</li> </ul>	<ul style="list-style-type: none"> <li>* Parcel currently zoned as public land (PL). Master planned for D2 zoning.</li> <li>* D2 limits building height to 60-feet, with additional required step backs off the Washington Street frontage.</li> <li>* Entire building must be elevated due to the floodplain location.</li> </ul>	<ul style="list-style-type: none"> <li>* Single parcel with access to Liberty and W. Washington Street</li> <li>* Entire site within the 100-year floodplain, with the eastern portion within the floodway.</li> </ul>
TRANSPORTATION	FINANCIAL	OTHER USES
<ul style="list-style-type: none"> <li>* Long term, potential for future commuter rail station on east or west side of the railroad tracks (which could be integrated with the Treeline trail).</li> <li>* Desire to connect to the Treeline</li> </ul>	<ul style="list-style-type: none"> <li>* Project would most likely work as a sale to a developer for private development for the building component.</li> </ul>	<ul style="list-style-type: none"> <li>* Rare Chimney Sweep species living in the existing building Chimney. This chimney can be preserved across all options.</li> <li>* Opportunity for active building use to connect to the Treeline</li> </ul>



## HOUSING AND AFFORDABILITY IN ANN ARBOR

COMMUNITY DISCUSSIONS ON REDEVELOPING THE FORMER Y-LOT AND 415 W. WASHINGTON



What is affordable housing? Where should it be located? Why is it needed? How should it be developed?

This survey and public engagement process will assist in fostering and developing a shared understanding and language about affordable housing in Ann Arbor, and its relationship to jobs, development, growth and planning, by creating a framework for discussing or evaluating these topics. Specifically, this survey seeks your input regarding affordable housing in the context of redevelopment of two key publicly owned sites in downtown Ann Arbor, as part of a larger context of housing and affordability in our city: vacant city-owned lots at **350 South Fifth Avenue and 415 West Washington Street**.

This survey should take approximately 5-10 minutes to complete and is completely voluntary. Your responses will be confidential and compiled with others to help advance ideas for these important topics and sites in Ann Arbor. We appreciate your response to all questions, but responses for each question are not needed in order to complete the survey. Please use the Back/Next buttons at the bottom of the screen to navigate the survey.

0%

### **On-line survey had 302 unique responses to questions about affordable housing and redevelopment of the Y Lot and 415 W Washington**

- Represented a well distributed cross-section of age ranges
- Represented a well distributed cross-section of income ranges ( )
- Were primarily Ann Arbor residents ( )
- Reflected a solid distribution of respondents across all 5 wards
- Were generally well informed (regarding affordable housing)(self reported)

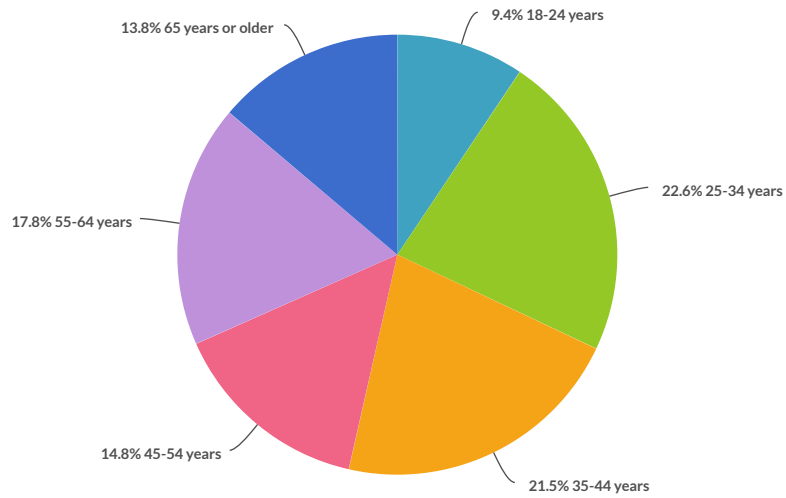
Housing and Affordability in Ann Arbor:  
Community Discussions on Redeveloping 415 W. Washington  
Online Survey Summary Results  
November 2019-February 2020

Response Counts

Completion Rate: 100%  
Complete 302

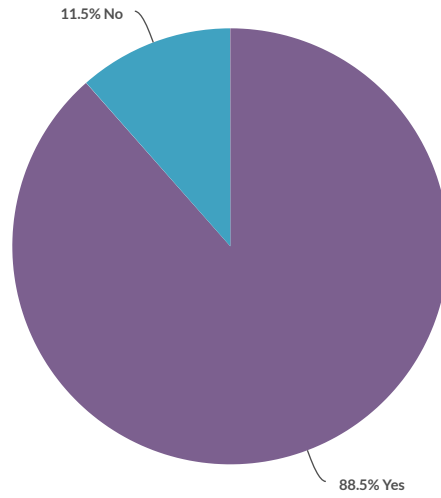
Totals: 302

1. What is your age?



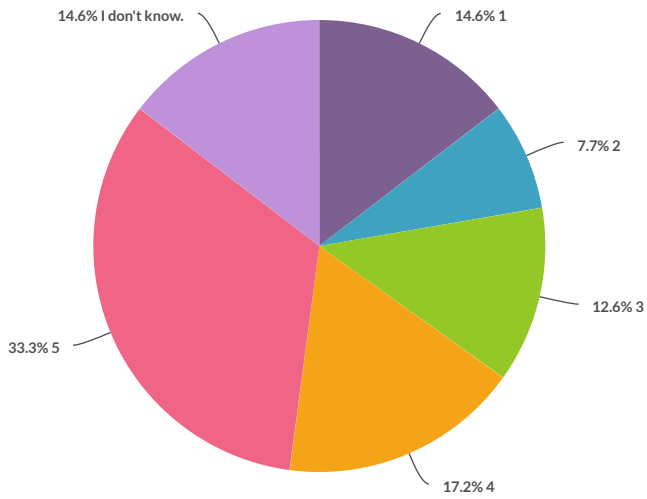
Value	Percent	Responses
18-24 years	9.4%	28
25-34 years	22.6%	67
35-44 years	21.5%	64
45-54 years	14.8%	44
55-64 years	17.8%	53
65 years or older	13.8%	41
		<b>Totals: 297</b>

2. Do you live in the city of Ann Arbor?



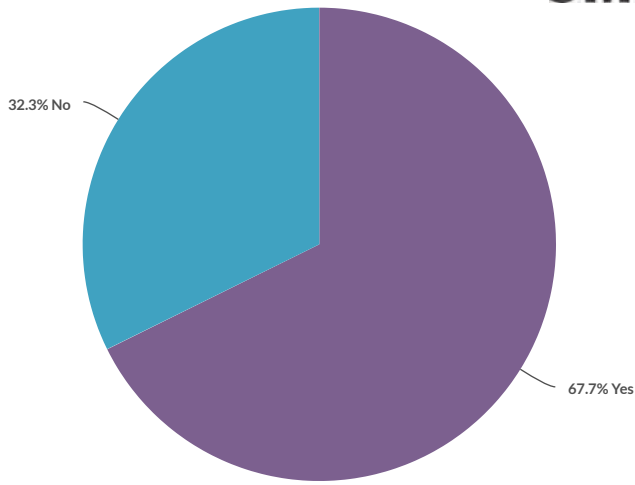
Value	Percent	Responses
Yes	88.5%	261
No	11.5%	34
<b>Totals: 295</b>		

3. In what ward do you live?



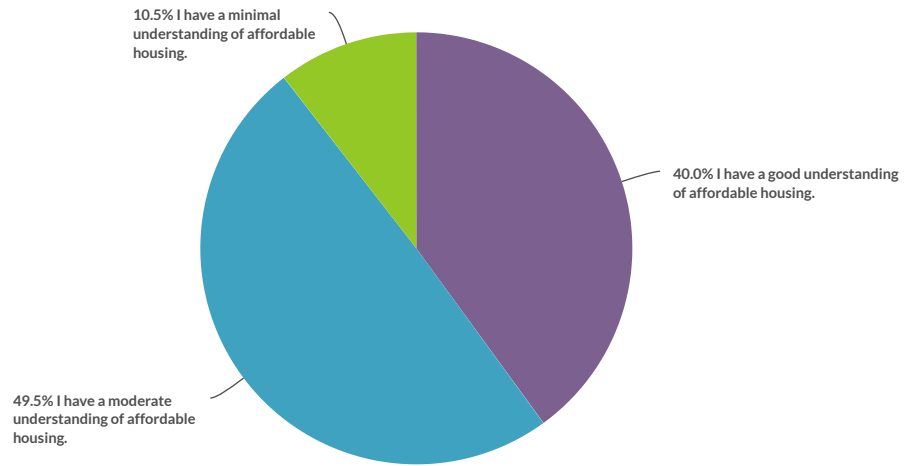
Value	Percent	Responses
1	14.6%	38
2	7.7%	20
3	12.6%	33
4	17.2%	45
5	33.3%	87
I don't know.	14.6%	38
<b>Totals: 261</b>		

## 4. Do you work in the city of Ann Arbor?



Value	Percent	Responses
Yes	67.7%	201
No	32.3%	96
<b>Totals: 297</b>		

## 5. What is your general knowledge of affordable housing?



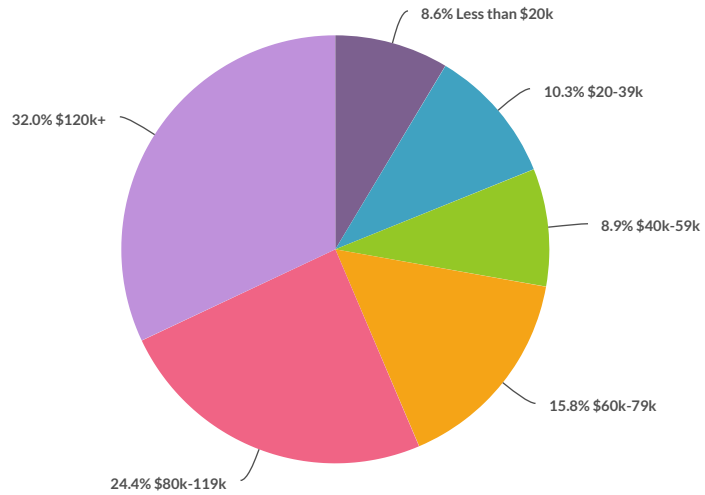
Value	Percent	Responses
I have a good understanding of affordable housing.	40.0%	118
I have a moderate understanding of affordable housing.	49.5%	146
I have a minimal understanding of affordable housing.	10.5%	31
<b>Totals: 295</b>		

## 6. How do you define affordable housing?



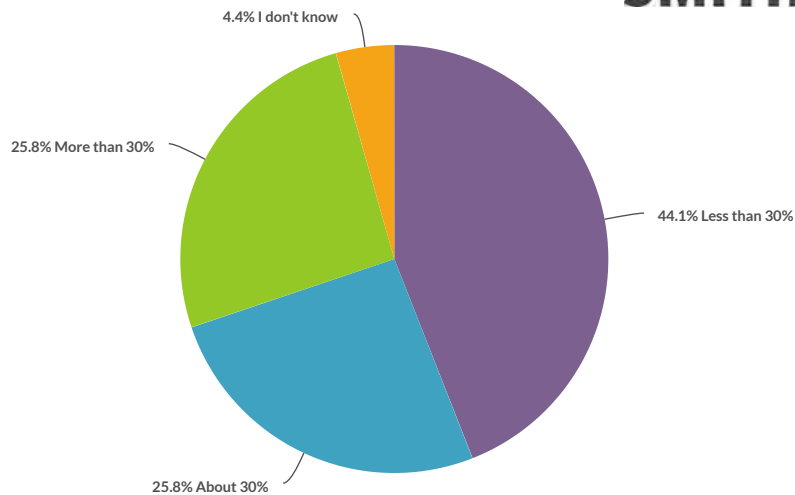
[Show Responses ▶](#)

## 7. What is your annual household income?



Value	Percent	Responses
Less than \$20k	8.6%	25
\$20-39k	10.3%	30
\$40k-59k	8.9%	26
\$60k-79k	15.8%	46
\$80k-119k	24.4%	71
\$120k+	32.0%	93
		<b>Totals: 291</b>

8. What percentage of your monthly income do you spend on housing (including rent and utilities or n



Value	Percent	Responses
Less than 30%	44.1%	130
About 30%	25.8%	76
More than 30%	25.8%	76
I don't know	4.4%	13
		<b>Totals: 295</b>

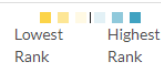
9. What ideas do you have to improve housing affordability in Ann Arbor?



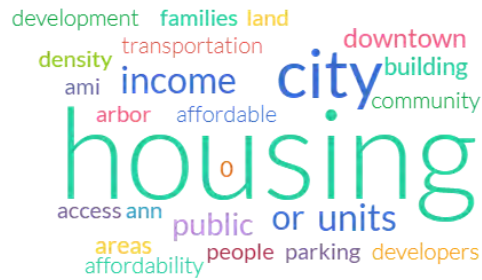
[Show Responses ▶](#)

10. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rank these priorities that were approved? Please rank these five priorities 1-5, with 1 being the most important and 5 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Developers optimize the number of affordable units for those who make up to 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1 person household and \$60,720 for a 4-person household).	1		976	259
Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	2		914	257
Potential developers and their successors in ownership accept Housing Choice Vouchers.	3		718	250
The City maintains some ownership or control of the property.	4		688	258
The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5		592	246



11. What priorities are missing (if any)?



[Show Responses ▶](#)

12. What priorities are not needed (if any)?



[Show Responses ▶](#)

13. The city is considering the following objectives for redeveloping the former Y-Lot. Rank these objectives 1-9, with 1 being the most important and 9 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Maximize affordable housing units	1		1,779	258
Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	2		1,724	252
Develop a mix of housing unit types and prices	3		1,642	252
Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4		1,436	255
Recapture the cost of purchase while ensuring a sustainable financial model	5		1,128	243
Expand the capacity of Blake Transit Center	6		1,122	245
City maintain some ownership/control	7		1,086	250
Maximize market rate housing	8		818	237
Appropriately scale down to the lower density area on the south side of William Street	9		805	236

Lowest Rank      Highest Rank



14. What objectives are missing (if any)?



[Show Responses ▶](#)

15. What objectives are not needed (if any)?



[Show Responses ▶](#)

16. The city is considering the following objectives for redeveloping 415 W. Washington Street. Rank these objectives 1-11, with 1 being the most important and 11 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Remediate any potential environmental contaminations	1		2,153	250
Connect to the Treeline Trail	2		1,845	241
Maximize affordable housing units for 60% AMI households on site	3		1,776	241
Preserve Chimney Swift Habitat	4		1,739	239
Provide additional uses (e.g. maker space, production space, office space, commercial space)	5		1,519	238
Sell the property and use proceeds for affordable housing on another city-owned property	6		1,288	230
Fit in with existing adjacent building heights and scales	7		1,273	227
Maximize park space	8		1,220	223
Fit in with existing setbacks along Washington Street	9		1,125	223
Provide adequate buffer to adjacent single family housing	10		1,107	222
Maximize market rate residential	11		1,069	222

17. What objectives are missing (if any)?



[Show Responses ▶](#)

18. What objectives are not needed (if any)?



[Show Responses ▶](#)

19. Is there anything else you would like to tell city staff and city council in regards to affordable housing in Ann Arbor and/or the redevelopment of the former Y-Lot or 415 W. Washington Street?



[Show Responses ▶](#)

20. What aspects would be essential for you to support a council resolution to redevelop the former Y-Lot or 415 W. Washington Street?



[Show Responses ▶](#)

21. What aspects would cause you to oppose a council resolution to redevelop the former Y-Lot or 415 W. Washington Street?

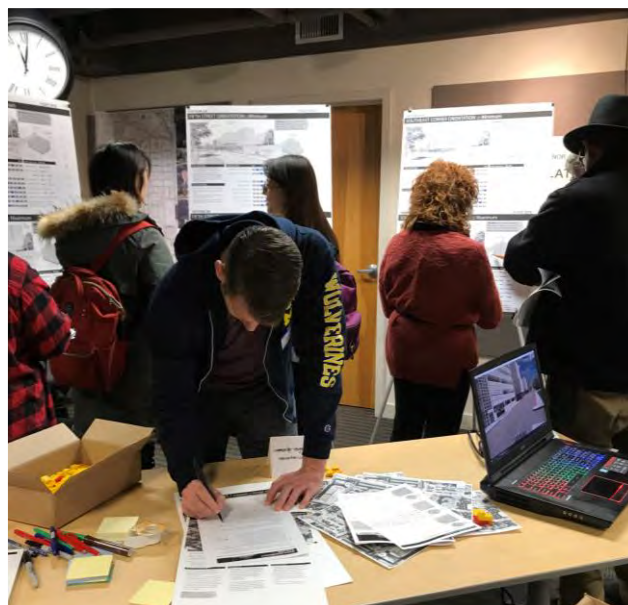
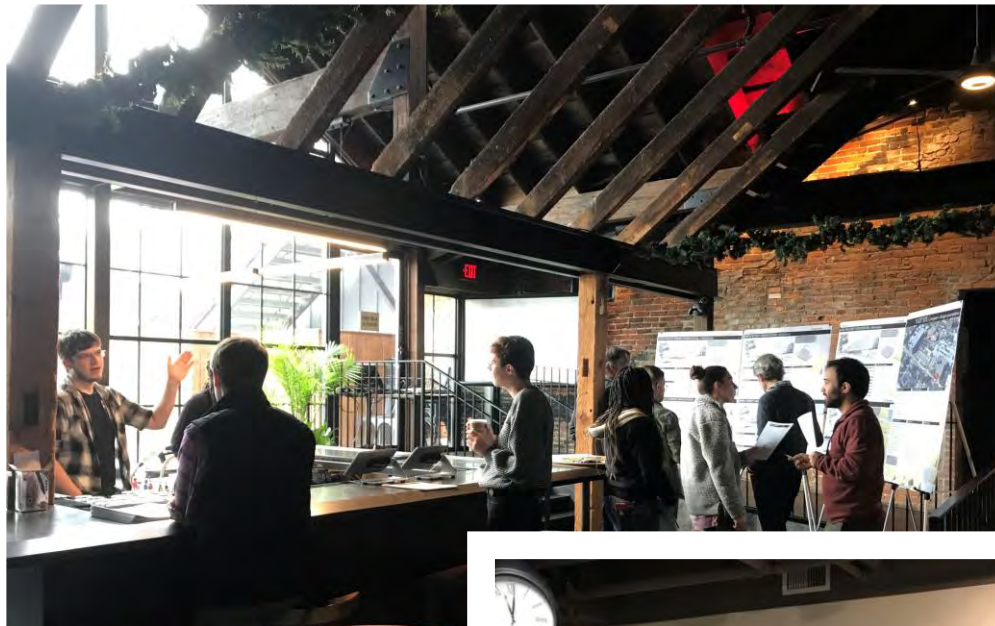


[Show Responses ▶](#)

Housing and Affordability in Ann Arbor:  
Community Discussions on Redeveloping 415 W. Washington  
Initial Engagement Summary Results  
November 2019-February 2020

**We hosted 20+ hours of workshops over 5 days across 4 locations in downtown Ann Arbor that attracted 135+ people that signed in; providing feedback on the topics of affordable housing and redevelopment of the Y Lot and 415 W Washington**

**We also hosted +/- 10 focus group meetings for specific community groups proximate to the Y Lot and 415 W Washington**



## Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping 415 W. Washington Initial Engagement Summary Results November 2019-February 2020

**Workshops included daytime, evening at weekend sessions at the YMCA, Downtown Library, Circ Bar and DDA Offices December 5-9, 2019.**

**December 5, 2019**

**OPEN-HOUSE**

**Ann Arbor Downtown Dev. Authority**  
150 S 5th Ave #301  
Thursday from 5:00pm to 9:00pm

The map shows the location of the Ann Arbor Downtown Development Authority at 150 S 5th Ave #301. The map includes labels for West Park, Ann Arbor YMCA, Anneke's Downtown Hair & Co, and Library Lane Structure. The map data is from 2020 Google.

**December 6, 2019**

**OPEN-HOUSE**

**Ann Arbor District Downtown Library**  
3rd Floor Freespace  
Friday from 12:00pm to 4:00pm

The map shows the location of the Ann Arbor District Downtown Library at 3rd Floor Freespace. The map includes labels for Jolly Pumpkin Cafe & Brewery, Ann Arbor District Downtown Library, University of Michigan Museum of Art, and University of Michigan. The map data is from 2020 Google.

**December 7, 2019**

**OPEN-HOUSE**

**Ann Arbor YMCA**  
Michigan Room  
Saturday from 9:00am to 1:00pm

The map shows the location of the Ann Arbor YMCA at Michigan Room. The map includes labels for West Park, Ann Arbor YMCA, Jolly Pumpkin Cafe & Brewery, and Vie Fitness & Spa. The map data is from 2020 Google.

**December 8, 2019**

**OPEN-HOUSE**

**The Circ Bar**  
210 S 1st Street  
Sunday from 12:00pm to 4:00pm

The map shows the location of The Circ Bar at 210 S 1st Street. The map includes labels for The Circ Bar, Hands-On Museum, Dessous Gourmet French & Indian restaurant, and Aventura. The map data is from 2020 Google.

**December 9, 2019**

**OPEN-HOUSE**

**Ann Arbor District Downtown Library**  
3rd Floor Freespace  
Monday from 9:00am to 1:00pm

The map shows the location of the Ann Arbor District Downtown Library at 3rd Floor Freespace. The map includes labels for Jolly Pumpkin Cafe & Brewery, Ann Arbor District Downtown Library, University of Michigan Museum of Art, and University of Michigan. The map data is from 2020 Google.

Housing and Affordability in Ann Arbor:  
 Community Discussions on Redeveloping 415 W. Washington  
 Open House Summary Results  
 November 2019-February 2020

**Open House Q1.** Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

**Redevelopment of City Owned Properties Priorities**  
 Rate each on scale of 1 – 5

57 Comments Received	MEAN
Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3.63
Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3.25
Potential developers and their successors in ownership accept Housing Choice Vouchers	3.20
The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	3.03
City maintains some ownership or control of the property	2.75

Housing and Affordability in Ann Arbor:  
 Community Discussions on Redeveloping 415 W. Washington  
 Initial Engagement Summary Results  
 November 2019-February 2020

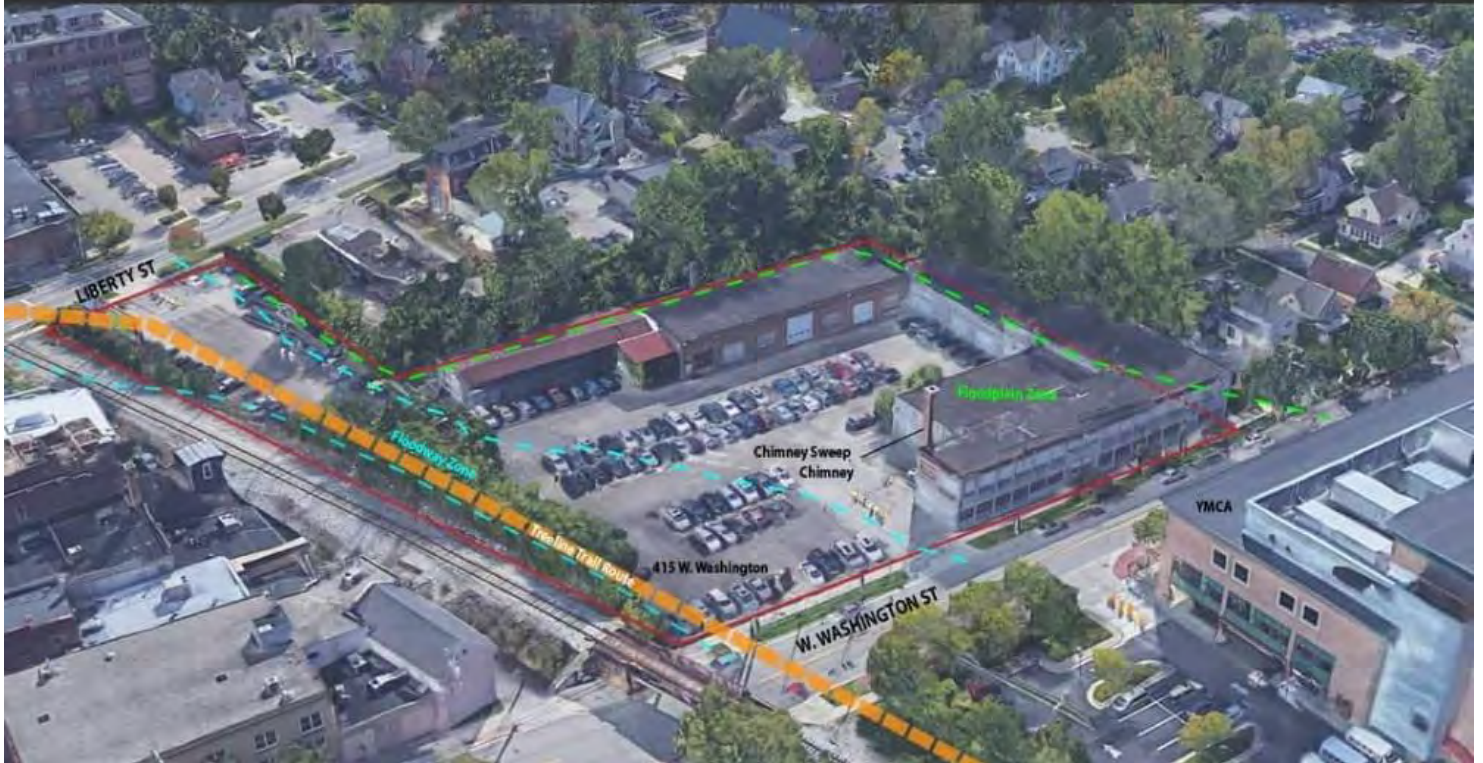
**Open House Q3.** The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

**415 W. Washington Objectives** **Rate each on scale of 1 – 5**

<b>57 Comments Received</b>	<b>MEAN</b>
Remediate any potential environmental contaminations	3.79
Maximize affordable housing units for 60% AMI households on site	3.51
Connect to the Treeline Trail	3.26
Preserve Chimney Swift habitat	2.89
Provide additional uses (e.g. maker space, production space, office space, commercial space)	2.89
Maximize park space	2.23
Maximize market rate residential	2.40
Fit in with existing adjacent building heights and scales	2.39
Provide adequate buffer to adjacent single family housing	2.28
Fit in with existing setbacks along Washington Street	2.19
Sell the property and use proceeds for affordable housing on another city-owned property	2.02

Housing and Affordability in Ann Arbor:  
 Community Discussions on Redeveloping 415 W. Washington  
 Initial Engagement Summary Results  
 November 2019-February 2020

## 415 W. WASHINGTON / program + design assumptions



At the workshops we provided a range of massing development options for each site for respondents and attendees to react to, primarily focusing on the “trade-offs” between physical design decisions and success factors (including #of housing units, #of affordable housing units, building density, building heights, financing gaps, etc.).

- 23/40 (58% of comments) referenced maximizing affordable housing
- 7/40 (18% of comments) referenced connections to the Treeline Trail, activating the ground plane and importance of thinking about these adjacencies holistically
- 4/40 (10% of comments) referenced Chimney Swifts and/or environmental considerations
- 2/40 (.5% of comments) referenced concerns with building heights and/or being intrusive to the neighborhood



## Housing + Affordability in Ann Arbor

### December 2019 Workshop Attendees

<b>Thursday, December 5, 2019 (5-9pm)</b>	
Mark Wishka	<a href="mailto:Mswishka@comcast.net">Mswishka@comcast.net</a>
Narda Wishka	<a href="mailto:nmyyishka@gmail.com">nmyyishka@gmail.com</a>
Will Hoffman	<a href="mailto:willhoff@umich.edu">willhoff@umich.edu</a>
Elizabeth Cobb	<a href="mailto:elizabethcobb72@gmail.com">elizabethcobb72@gmail.com</a>
Amy Maier	<a href="mailto:amysmaier@gmail.com">amysmaier@gmail.com</a>
Jiawen Qiao	<a href="mailto:qiaojw@umich.edu">qiaojw@umich.edu</a>
Leslie Sobel	<a href="mailto:LAS@lesliesobel.com">LAS@lesliesobel.com</a>
Bill Woreel	
Laura Brubacher	<a href="mailto:clingbru@sbcglobal.net">clingbru@sbcglobal.net</a>
Chris Crockett	<a href="mailto:christinecrockett8@gmail.com">christinecrockett8@gmail.com</a>
Jeff Crockett	<a href="mailto:jeffcrockett8@gmail.com">jeffcrockett8@gmail.com</a>
Han Wan	
Lizhuang Sun	<a href="mailto:Wanghaee@umich.edu">Wanghaee@umich.edu</a>
Peter Honeymen	
Jack Jennings	<a href="mailto:jackjennings304@gmail.com">jackjennings304@gmail.com</a>
Tess Letaw	<a href="mailto:jletaw@umich.edu">jletaw@umich.edu</a>
Joe O'Neal	<a href="mailto:joneal@onealconstruction.com">joneal@onealconstruction.com</a>
Greg Olszta	<a href="mailto:olsztag@gmail.com">olsztag@gmail.com</a>
Jim Fuester	
Desirae Simmons	<a href="mailto:desirae@icpj.org">desirae@icpj.org</a>
Joan Lowenstein	<a href="mailto:jhlowen@comcast.net">jhlowen@comcast.net</a>
Greg Pratt	<a href="mailto:Kulanova@gmail.com">Kulanova@gmail.com</a>
Dave Diephuir	<a href="mailto:cdiephuir@comcast.net">cdiephuir@comcast.net</a>
Amy Jordan	<a href="mailto:amymillerjordan@gmail.com">amymillerjordan@gmail.com</a>
Anthony Sammour	<a href="mailto:anthonyammour@gmail.com">anthonyammour@gmail.com</a>
Jeff Gearhart	<a href="mailto:jeffg@ecocenter.org">jeffg@ecocenter.org</a>
<a href="#">Josh Warn</a>	<a href="mailto:joshwarn@mac.com">joshwarn@mac.com</a>
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Jean Leverich	<a href="mailto:jeanleverich@gmail.com">jeanleverich@gmail.com</a>
Kirk Westphal	<a href="mailto:writetokirk@gmail.com">writetokirk@gmail.com</a>
jenny Silver	<a href="mailto:jennysilva3@hotmail.com">jennysilva3@hotmail.com</a>
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Erica Briggs	<a href="mailto:b`riggswhitacre@gmail.com">b`riggswhitacre@gmail.com</a>

## Housing + Affordability in Ann Arbor

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Peter allen	<a href="mailto:ptallen@umich.edu">ptallen@umich.edu</a>
Friday, December 6, 2019 (12-4 pm)	
Eric Nystrom	<a href="mailto:enystrom19@gmail.com">enystrom19@gmail.com</a>
Mark Creekmore	<a href="mailto:pmcreek@gmail.com">pmcreek@gmail.com</a>
Sarah Lorenz	<a href="mailto:sarahlorenz@gmail.com">sarahlorenz@gmail.com</a>
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Ilene R. Tyler	<a href="mailto:ilene.tyler@gmail.com">ilene.tyler@gmail.com</a>
Charles Griffith	<a href="mailto:charlesg@ecocenter.org">charlesg@ecocenter.org</a>
Katie Jesaitis	<a href="mailto:katie.jesaitis@mail.house.gov">katie.jesaitis@mail.house.gov</a>
Eleanor Linn	<a href="mailto:elinn@umich.edu">elinn@umich.edu</a>
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Fory Neuner	<a href="mailto:rory.neuner@gmail.com">rory.neuner@gmail.com</a>
Saturday, Dec. 7, 2019 (9am-1pm)	
Beiv Rogers	<a href="mailto:bhrogers@cumich.edu">bhrogers@cumich.edu</a>
Andrew Darvin	<a href="mailto:adarvine@umich.edu">adarvine@umich.edu</a>
Lucy Miller	<a href="mailto:pontmiller@sbcglobal.net">pontmiller@sbcglobal.net</a>
Elyssa Daniel	<a href="mailto:lyssjd@gmail.com">lyssjd@gmail.com</a>
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Richard Storey	<a href="mailto:zacharystorey@gmail.com">zacharystorey@gmail.com</a>
Jonathan Massey	<a href="mailto:drjrm@umich.com">drjrm@umich.com</a>
Molly O'Malley	<a href="mailto:Muernero@umich.edu">Muernero@umich.edu</a>
Anna Erickson	<a href="mailto:annaerickson03@gmail.com">annaerickson03@gmail.com</a>
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## Housing + Affordability in Ann Arbor

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Matt Woodburn	<a href="mailto:mmwoodbury@gmail.com">mmwoodbury@gmail.com</a>
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Chuck Kieffer	<a href="mailto:kiefferc@sbcglobal.net">kiefferc@sbcglobal.net</a>
Dina Kurt	<a href="mailto:dinakurz@gmail.com">dinakurz@gmail.com</a>
Sunday, December 8, 2019 (12-4pm)	
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Kylie Williams	<a href="mailto:Kyliewi@umich.edu">Kyliewi@umich.edu</a>
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Ae Schnitzer	<a href="mailto:schnitzr@umich.edu">schnitzr@umich.edu</a>
Alexa Rushin	<a href="mailto:rushinalex270@gmail.com">rushinalex270@gmail.com</a>
Dug Song	<a href="mailto:dusong@gmail.com">dusong@gmail.com</a>
Roger Ahn	<a href="mailto:rogerahn@gmail.com">rogerahn@gmail.com</a>
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Wonwoo lee	<a href="mailto:wonwoo@umich.edu">wonwoo@umich.edu</a>
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Norman Herbelic	<a href="mailto:normanbc@umich.edu">normanbc@umich.edu</a>
Monday, December 9, 2019 (10am-11pm)	
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Mike Maren	<a href="mailto:mhmazor@gmail.com">mhmazor@gmail.com</a>
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## Housing + Affordability in Ann Arbor

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**OPTION 1A**  
**MINIMAL FOOTPRINT**



DESCRIPTION	TRADE-OFFS	Min	Max	
Meets RMC zoning, which limits height to 30'. New building towards rear of site provides residential units on an elevated platform level with parking below.	Provide Market Rate Housing Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	# market rate units: <b>32 units (1-bed)</b>
Constructs new elevated leasable commercial use building (office, maker spaces, studios, non-retail commercial) in footprint of old building on Washington.	Density of buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor-Area-Ratio: <b>34%</b>
No drive connection to Liberty St. provides more space for potential open space uses.	Height of buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Height Feet (floors): <b>30' (Parking + 2 floors)</b>
	Scaled to W. Washington St.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Similar to height of existing industrial building
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smaller buildings, residential scaled
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	~25,000 SF public space along Treeline + Liberty
	Treeline connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private elevated connection to residential level
	Non-residential uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6x leasable commercial spaces (1,800 SF each)
	Parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94 parking spaces
	Financial revenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total Development Cost: ~\$9 Million Potential Tax Revenue: ~\$0.2 - 0.3 Million

**ASSUMPTIONS**

- \* Ground floor must remain open and/or utilized as parking, given the floodplain and floodway restrictions.
- \* Chimney Swift habitat preserved.



**32 MARKET RATE UNITS**  
**34% FAR MAX, 30' MAX**  
**\$9M**

**7% OF COMMENTS SUPPORT**

# OPTION 2A STEPPED BUILDING



**DESCRIPTION**

D2 zoning, by-right 200% FAR. Given floodplain and height restrictions, only achieves 104% FAR

Builds new multi-story mixed-use building on top of ground floor parking. Access drive along the west side of the property with Washington and Liberty St. Connection.

Building steps down towards Washington Street.

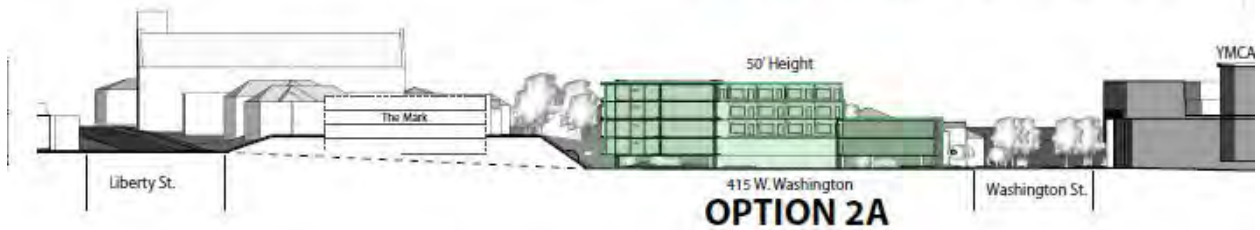
Opportunity for commercial uses opening onto the terrace / Treeline level.

**ASSUMPTIONS**

\* Ground floor must remain open and/or utilized as parking, given the floodplain and floodway restrictions.

\* Chimney Sweep Chimney preserved.

TRADE-OFFS	Min	Max	
Provide Housing Units	Progress bar (1/5 filled)	Progress bar (5/5 filled)	# of housing units: <b>132 units (1-bed)</b>
Density of buildings	Progress bar (1/5 filled)	Progress bar (5/5 filled)	Floor-Area-Ratio: <b>104%</b>
Height of buildings	Progress bar (1/5 filled)	Progress bar (5/5 filled)	Height Feet (floors): <b>50' (Parking + 4 floors)</b>
Scaled to W. Washington St.	Progress bar (1/5 filled)	Progress bar (5/5 filled)	Similar to height of existing industrial building
Buffer along adjacent residential	Progress bar (1/5 filled)	Progress bar (5/5 filled)	Access drive around the back provides setback
Green space / open space	Progress bar (1/5 filled)	Progress bar (5/5 filled)	~18,200 SF public/private open space
Treeline connection	Progress bar (1/5 filled)	Progress bar (5/5 filled)	Elevated connection to raised deck open space
Non-residential uses	Progress bar (1/5 filled)	Progress bar (5/5 filled)	4x leasable commercial spaces, 8,300 SF office, 3,800 SF retail
Parking spaces	Progress bar (1/5 filled)	Progress bar (5/5 filled)	159 parking spaces
Financial revenue	Progress bar (1/5 filled)	Progress bar (5/5 filled)	Total Development Cost: ~\$34 Million Potential Tax Revenue: ~\$0.9 - 1 Million



**132 MARKET RATE UNITS**  
**104% FAR MAX, 50' MAX**  
**\$34M**

**12% OF COMMENTS SUPPORT**

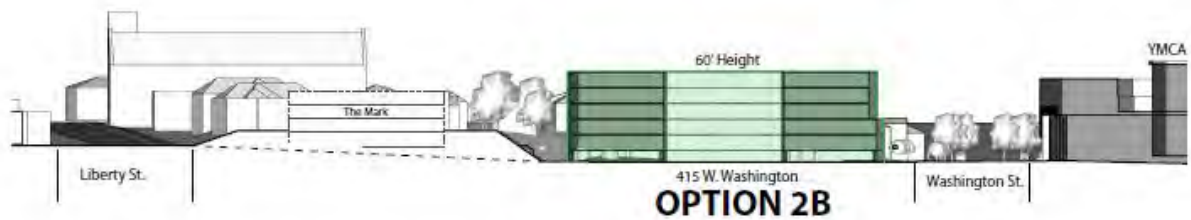
## OPTION 2B FULL BUILDOUT



DESCRIPTION	TRADE-OFFS	Min	Max			
D2 zoning, by-right up to 200% FAR. Reflects the largest building option given floodplain limits and height restrictions, which reaches 160% FAR.	Provide Housing Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of housing units: <b>210 units (1-bed)</b>
Building building step back on Washington St, but height is only slightly above YMCA frontage height.	Density of buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor-Area-Ratio: <b>160%</b>
	Height of buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height Feet (floors): <b>60' (Parking + 5 floors)</b>
	Scaled to W. Washington St.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Taller than existing, similar to YMCA height
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access drive around the back provides setback
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	~18,200 SF public/private open space
	Treeline connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevated connection to raised deck open space
	Non-residential uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4x leasable commercial spaces, 8,300 SF office, 3,800 SF retail
	Parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	159 parking spaces
	Financial revenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total Development Cost: ~\$58 Million Potential Tax Revenue: ~\$1 Million

### ASSUMPTIONS

- \* Ground floor must remain open and/or utilized as parking, given the floodplain and floodway restrictions.
- \* Chimney Sweep Chimney preserved.



**210 MARKET RATE UNITS**  
**160% FAR MAX, 60' MAX**  
**\$58M**

**20% OF COMMENTS SUPPORT**

## Housing + Affordability in Ann Arbor

### December 2019 Workshop Summary Comments-415 W Washington

Option Name	Comment	Theme	Support for:	Limitations
Option 1A	We see some housing, but not max housing, more housing!	Maximize affordable housing units		Not enough affordable units
Option 3A	Or just sell it because no affordable housing possible. use money to fund affordable housing for people at 50 & 30 Ann	Maximize affordable housing units		
Option 3A	More units, less intrusive to neighborhood, no affordable units	Maximize affordable housing units	Less intrusive to neighborhood	Not enough affordable units
Option 3B	Great, adds the nuber of beds/units the area needs	Maximize affordable housing units	Number of affordable housing units	
Option 3B	I'm in favor of more housing, even if it's just for rich people. Can you not build taller and let the market-rate housing subsidize some workforce housing?	Maximize affordable housing units		Height
Option 3B	My main concern is maximizing the effectiveness of the site in increasing housing affordability in A2. Full buildout of what's allowed under existing zoning is a no brainer. Do this!	Maximize affordable housing units	Number of affordable housing units, density	



## Housing + Affordability in Ann Arbor

Option 3B	Max housing! Yes! If we're selling this to a private developer, do we really have the kind of influence over the site plan that we can pick between these options. Why not ground lease with city ownership?	Maximize affordable housing units	Number of affordable housing units	Selling the site to a developer
Option 1A	Build what you can with only some pissed off neighbors. Have accessibility units that have universal design. Rentals for families with 2 or more children.	Maximize affordable housing units, accessibility	Family-sized units affordable units	
Option 3B	I like this because it houses the most people and also connects to the treeline. Add commercial uses, too	Maximize affordable housing units, connectivity, adjacent uses	Commercial uses, number of affordable housing units, Treeline connection.	
Option 1A	I don't feel this helps by adding enough density/units to the area	Maximize affordable housing units, density		Number of affordable units
Option 1A	Too much asphalt, not dense enough, don't like the smaller, individual looking units	Maximize affordable housing units, density		Density, not enough affordable units
Option 3A	I like this much better than 1A, more dense	Maximize affordable housing units, density	Density	
Option 3B	What about families? Max units, not sure I have concerns, build it as tall as you can	Maximize affordable housing units, density	Number of affordable housing units, max height	Intrusive to neighborhood

## Housing + Affordability in Ann Arbor

	without pissing off enough neighbors that'll kill			
Option 3B	Most units! Make it nicer design than this. Add an active trail and street frontage	Maximize affordable housing units, density, design, adjacent uses	Number of affordable housing units, density	Activate trail connectivity
Option 3B	I like maxing out the units but inner courtyard area looks like a jail	Maximize affordable housing units, quality of life		Courtyard design
Option 1A	Not enough units, won't be as much resistance from neighbors due to height, not sure, more housing.	Maximize affordable housing units, structural layout, density	Less intrusive to neighborhood	Not enough affordable units

### December Workshops 415 W Washington Additional Comments

- I am disappointed that there is not affordable housing plan at this site.
- Excite the street on Washington! Retail, etc is key! Consider sloping up to podium (avoid steps) to make it accessible as possible to public.
- Make sure to design windows to reduce bird strikes -injury and death.
- Use your density! We need more housing, office, and retail! If we build, then build!
- Given the parking in all of the residential area surrounding the Y, parking is a necessity as is affordable housing
- Maximize # of units! Max height should be similar to the other blds in the area ( The Mark, YMCA) and shouldn't be a reason not to build.
- Consult with the Audubon Society and City or nithologist on how to manage the space around, and structure of the chimmney
- Save the swifts!
- Protect the chimney during demolition, construction, in perpetuity - as a nature space for chimney swifts.
- Smaller footprint integral to an emerging creative district and treeline. Make it a craetive space. Artist - live/work space.
- Please keep the treeline trail at ground level, not elevated. Allow ppl to touch the ground and experience the natural slope
- Important to think about ground floor! Any way to activate that space and not just stilt the structures
- How can stormwater be accommodated on this site? Be sure to have green roofs, pervious pavement, rain gardens

## Housing + Affordability in Ann Arbor

- The city should retain ownership of the land, to retain features such as the chimney, potential for affordable housing and changes in design for the future.
- There is no need to include the treeline piece with the buildable portion. Please do not give over control of these properties before we look at putting together a creative plan and seek partnership with other funding like the DDA, Arts Central, private donors, etc. to put together a public/private partnership
- Sell and develop Ylot and S. Indus.
- Combine setback and max out architecture with height allowances to include number of units and get good architecture
- Need many units as possible
- Accommodate small families
- Because it's in a valley, max out the housing units as high as possible
- Max density near downtown
- Max it out! Create privately owned public space/commons
- Do we have to decide on Washington options? If it's not going to be a city project?
- Historic recommendations for arts, cultural uses in the non-residential spaces.
- west of railroad should be held for lower density multi family housing( pg 14)
- Artistic community space (artist/live/work) p.18
- Build as much housing as possible, here and on other sites. A2's failure to manage its housing demand is having adverse effects on Ypsilanti, as more and more wealthy households are forced to look outside A2 and are bidding up naturally-affordable housing in other communities. (p74)
- little parking in neighborhoods (p.76)
- I don't hear a call for providing add. uses (e.g maker space, production space...) pg. 76
- I like Ylot ideas much better (pg. 76)
- Don't sell property to UofM (pg. 78)
- Sell it! (415 W. Washington)
- 1A from my neighborhood perspective is least problematic. The other two options create a dramatic difference in scale. Please note: The YMCA initial building proposal was a significantly lower scale; the neighborhood did not expect such a huge structure. (pg. 102)
- 1A density and 650sqft - the target market and the potential impact of 32 additional households on the near neighborhood (pg. 102)
- Building as a buffer to the neighborhood from the train (pg. 102)
- Concerned with decisions being made prior to the greenway/treeline project's assessment of best possible use (pg. 102)
- Concerned with traffic on Washington St., especially since there won't be access from W. Liberty like the bike lane!! Want to be able to ride through town without being in the street! (pg. 105-106)
- Concerned with having a buffer from the train noise since we live directly behind the site (pg. 106)
- Don't want to look at a wall behind my house (keep scale the same) p. 106
- My concern with a large amount of green space is will it become a hangout for the

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Yes  
Pocket Park for Tree line  
- Park great for downtown  
out west side  
- flood reduction if done right

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

too dangerous w flood plain

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Ditto in 3A

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I don't feel this helps by adding enough density/units to the area

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

This has the nicest looking architecture. If allowances on height were available to increase ~~the~~ FAR and therefore # of units, that would benefit the area more.

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Great, adds the # of beds/units the area needs.

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



**FEEDBACK:**

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 3A - Stepped Building



**FEEDBACK:**

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 3B - Full Buildout



**FEEDBACK:**

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

This is the way!  
Create shared common  
landscape connecting  
Wash. to Liberty

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Best option to allow potential for green space & tree line at grade, as well as best option to support open space around the chimney for the chimney swifts.

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Stepping is massed ~~at~~ in the wrong direction should be higher nearest the Y build

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Like: Nothing - max cement is unattractive  
~~Looks like a~~ ~~prison~~  
Looks like a ~~prison~~

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

site can ~~handle~~ handle density, of all 3  
& important to have affordable <sup>proposed</sup>  
units at the site.

Also be sure to include accessible  
units (10-15%) And all units  
visible

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

~~Step~~  
~~foot at both~~  
nice with less # of affordable  
units

- In any plan may need centralized  
carrier or maintained unit list  
for affordable units to ensure  
households are screened in

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

would like to also see  
supervisory housing.

In general - 60% rents are  
pretty high may want to set  
eligibility at 60% or below but  
rents 40% & 50%. (with some  
even lower).



# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

I'm in favor of more housing, even if it's just for rich people. Can you not build taller and let the market-rate housing subsidize some workforce housing?

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

My main concern is maximizing the effectiveness of the site in increasing housing affordability in A2. Full buildout of what's allowed under existing zoning is a no brainer.

Do this!

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 2A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

## Option 2B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

*Please route answer in the box at the right.*

I like this because it houses the most people & also connects to the TreeLine.  
Add commercial ~~build~~ uses, too.

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Too much asphalt, not dense enough  
Don't like the smaller, individual-looking units

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like this much better than 1A: more dense

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like moving out the units but inner courtyard area looks like a jail

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I really like this option. The sense of space reminds me of the Saint Marks plaza in Europe. The elevated ~~first~~ ground floor serving as parking lots perfectly aligned with the flood zoning constraints while helps deal with the residential parking problem. Compared with other two scenarios, the massing & density also is more comfortable. It's more ~~is~~ economic-beneficially compared with option 1A. And the setback makes the building look lighter and more comfortable compared with 3B.

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

+ Most units!

- Make it nicer design than this 😊

+ activate trail + street frontage<sup>38</sup>

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Build what you can w/ only  
Some pissed off neighbors.  
Have accessibility units that  
~~are~~ universal design.  
Rentals for families w/ 2 or  
more children.

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

of Just sell it b/c no  
affordable housing. Possible.  
use \$ ~~to~~ fund affordable  
housing for people @ 50% 30AM

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

NOT ENOUGH UNITS.  
WOULD BE AS MUCH RESISTANCE  
FM NEIGHBORS DUE TO HEIGHT

NOT SURE, MORE HOUSING

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

More UNITS  
LESS INTRUSIVE TO NEIGHBORHOOD  
NO AFFORDABLE UNITS

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

WHAT ABOUT FAMILIES?

MAX UNITS

NOT SURE I HAVE CONCERNS

BUILD IT AS TALL AS YOU  
CAN WITHOUT PESSING OFF  
ENOUGH NEIGHBORS THATLL KILL



# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

→ We get some housing  
→ But not maxxx housing  
→ More housing!

## Option 3A - Stepped Building



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

## Option 3B - Full Buildout



### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

→ maxxx Housing! Yes!  
→ If we're selling this to a private developer, do we really have the kind of influence over the site plan that we can pick between these options?  
→ Why not ground lease w/ city ownership?

# 415 W. WASHINGTON OPTIONS ::: Feedback

## Option 1A - Minimal Footprint



Too boxy + not efficient use  
of space

### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

## Option 2A - Stepped Building



Steps make this more interesting  
Units ~~should~~ should have balconies,  
especially since it abuts the  
Tree line

### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

## Option 2B - Full Buildout



might look too industrial for  
a residential area

### FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I'm disappointed that there's no affordable housing plan at this site (Washington St)

ww

Excite the street on Washington! Retail, etc is key.

Considers sloping up to podium (avoid steps) to make it accessible as possible to public.

ww

Make sure to design windows to reduce bird strikes - injury & death.

ww

USE YOUR DENSITY!

WE NEED MORE HOUSING, OFFICE, & RETAIL!  
IF WE CAN BUILD, THEN BUILD!

ww

Given the parking in all of the residential areas surrounding the X, parking is a necessity as is affordable housing

ww

Please keep the tree line trail at ground level, not elevated. Allow people to touch the ground & experience the natural slope

ww

IMPORTANT TO THINK ABOUT GRAND FLOOR!  
ANY WAY TO ACTIVATE THAT SPACE + NOT JUST STUT THE STRUCTURES

ww

After all that - need looking at developer.

Protect the chimney - during demolition - construction - in perpetuity - as a nature space for chimney swifts.

ww

Maximize # of units! Max height would be similar to other buildings in the area (The Mark, YMCA) and shouldn't be a reason not to build.

ww

HOW CAN STORM WATER BE ACCOMMODATED ON THIS SITE?  
BE SURE TO HAVE GREEN ROOFS, PERVIOUS PAVEMENT, RAIN GARDENS

ww

The city should retain ownership of the land, & to retain features such as the chimney, potential for affordable housing, & changes in design - for the future

ww

Smaller footprint  
Integral to an emerging creative district.  
Make it a creative space.  
Artist live/work space

ww

Save the Swifts!

THX

ww

ww

Consult with the Audubon Society & City ornithologist on how to manage the space around & structure of the chimney



① I do not want the City to sell our public property, esp. the WASHINGTON lot

② Would give us more control if we do long term leases. WW

③ There is no need to include the tree line piece with the buildable portion. WW

④ Please do not give over control of this property before WW

⑤ We look @ putting together a creative plan & seek WW partnerships with other funding like the BOA, Arts Council, private donors, etc. to put together a public/private partnership

Historic recommendations for arts, cultural uses in the non-residential space. WW

max it out!  
Create privately owned public space/commons  
WWZB

Sell and develop Y lot + S. Industrial

WW ZB

Combine setback & max out architecture w/ height allowances to inc. # of units & get good architecture

WW ZB

need many units as possible

WWZB

Accommodate Small Families!

WWZB

Do we have to decide on WA St options, if it's not going to be a city project?

WW ZB

Because it's in a valley, max out the housing units as high as possible

WW ZB

MAXIMIZE DENSITY  
NEAR DOWNTOWN!

WW ZB

# please Sign In

Feb 25  
2020

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There should be a way to assess  
 how much green space per number of  
 people (density) to make a city  
 livable.

1. February 25, 2020 Summary
  - a. Approximately 50 attendees
  - b. Primary focus of the conversation was on 415 and not Ylot
  - c. Lots of support for the preferred concept for the YLot
  - d. Lots of interruptions, challenging to get through the presentation and discussion. But was generally civil.
  - e. Some concern that the process was not transparent enough, and residents living closer to the site should have been more included/aware of the process
  - f. No clear consensus on preferred direction for 415
    - i. Some support for no development in any floodplain anywhere in the city, including this site
    - ii. Some support for no development on this site and would prefer more park space here
    - iii. Some concern there is too much park space in the city. “more park space than space owned by UofM in Ann Arbor”
    - iv. Some support for lower density development on this site, more in scale of OWS neighborhood
    - v. Some support for the preferred option
    - vi. Some support for even more density on this site in the context of adjacent buildings and in the midst the housing and affordability crisis
  - g. Follow-Up Items
    - i. General sentiment in favor of maxing out affordable housing. Interest in the broader portfolio review – not just these sites.
    - ii. Y lot
      1. - Square footage of the y lot preferred scenario (add to website)
      2. - Cost to develop Y lot as completely affordable (60%AMI) – (add to website)
      3. - Interest in pro forma analysis – can’t recall which ones Jennifer said he might be able to put online.
      4. - Can we make money with underground parking on the Y lot site?
      5. - Questions about senior affordable housing and if that will be accommodated as part of portfolio
    - iii. 415 W. Washington
      1. - More concerns about balancing flood plain, housing, park increasing values (only comment really counter to AH goals)
      2. - No requests for additions data.
2. Article written on mlive following the presentation, provides a pretty good summary:
  - a. <https://www.mlive.com/news/j66j-2020/03/712c9583875544/a-look-at-housing-options-for-blighted-ann-arbor-historic-district-property.html>