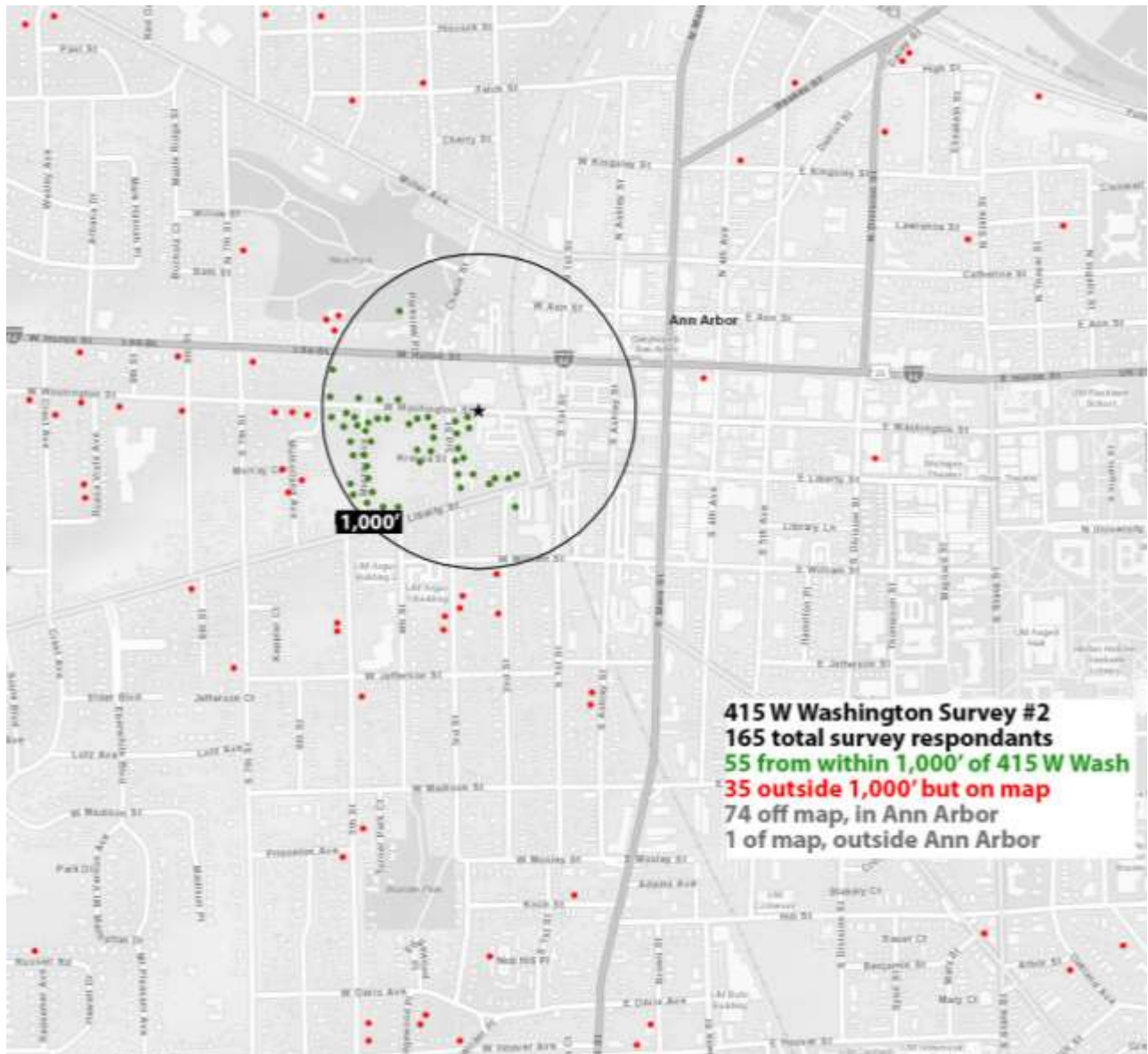


Online Survey Feedback 5/1/2020-6/1/2020
<http://sgiz.mobi/s3/415-W-Washington-Additional-Input>

Summary Results— ONLY FROM RESPONSES OF 55 RESIDENTS WITHIN 1000' OF 415 W WASHINGTON

1. What is your Street Address?



318 W Liberty Street
712 W. Huron
220 3rd Street
426 2nd St.
217 3rd Street

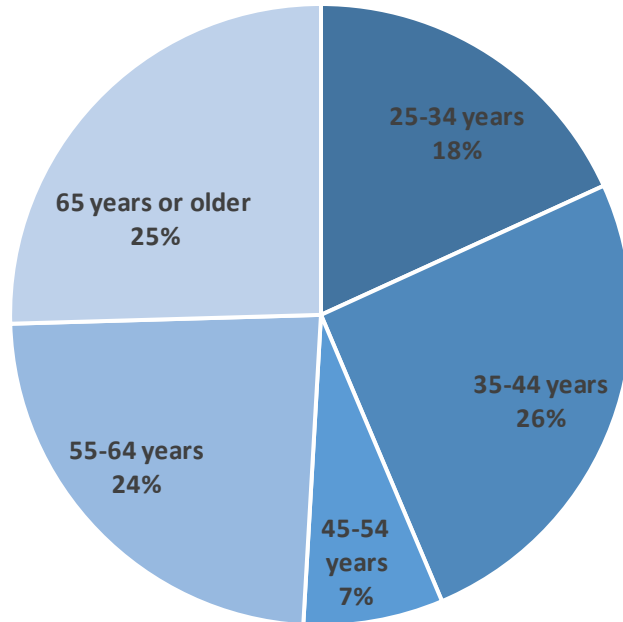
Housing + Affordability in Ann Arbor
Redeveloping 415 W Washington
May-June 2020 Additional Public Engagement

413 Third Street, Ann Arbor, MI 48103
223 3rd St
521 5th St
515 Krause Street
517 W Washington St
225 Murray Ave
609 W Washington
611 w Washington st
230 Murray Ave
Murray Ave
228 Murray Avenue
225 Murray Ave
230 Murray ave
603 W Washington St
242 Murray Ave.
421 W. Washington
211 murray ave.
Murray Ave.
318 W. Liberty St.
208 Murray Ave
514 W Washington St
219 Murray Ave, Ann Arbor, MI 48103
429 3rd St
202 3rd St
232 Murray Ave
214 Third Street
108 3rd St #1
618 W Liberty St Ann Arbor MI 48103
528 W. Liberty
318 W Liberty St
224 Murray Ave
719 W. Washington
630 5th Street
514 Krause St.
426 5th St Ann Arbor 48103
427 3rd St
430 Third St
Krause
518 Krause nStreet

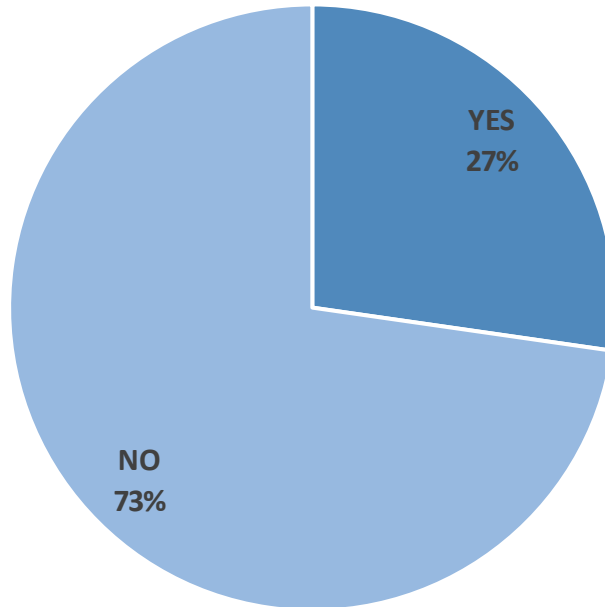
Housing + Affordability in Ann Arbor
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213 W. Liberty Street
221 3rd St.
724 W Washington St.
318 W Liberty St
211 3rd
318 W. Liberty St. Unit 202
225 Murray Ave
426 5th ST
423 W. Washington
1003 W Liberty
420 W Liberty

2. What is your age?



3. Did you participate in any of the previous housing and affordability surveys and/or in-person meetings for redeveloping 415 W. Washington Street and 350 S Fifth Avenue over the last several months?



4. 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.

	OBJECTIVE	TOTAL SCORE	AVG SCORE
1	Remediate any potential environmental contaminations	168	3.36
2	Connect to the Treeline Trail	215	4.39
3	Fit in with existing adjacent building heights and scales	236	4.92
4	Provide adequate buffer to adjacent single family housing	254	5.40
5	Fit in with existing setbacks along Washington Street	268	5.83
6	Maximize park space	277	5.89
7	Preserve Chimney Swift Habitat	283	5.90
8	Maximize affordable housing units for 60% AMI households on site	289	6.42
9	Provide additional uses	320	6.67
10	Maximize market rate residential	348	7.57
11	Sell the property and use proceeds for affordable housing on another city-owned property	360	8.00

5. What objectives are missing (if any)?

Below-market rate housing
A green space
If the density increases, hopefully more bus lines would be feasible! I'd love one that goes from the west side to the north side.
Create a park with the entire lot, less the chimney. return to a green space with trail network.
Holding to the initial plan of using this property for a large and beautiful park. This would make the most logical sense in an effort to help minimize noise, crowding, traffic and to support the environment. This would also make the most sense for the safety of our children of the YMCA and neighborhood.
Washington Street traffic is usually pretty congested there. If another building goes in, it may get even busier.
FLOODING!!! Please help manage intake of MORE water in your designs from surrounding neighborhood. Please help provide additional areas to reduce water in the floodplain and floodway in our neighborhood. Safety
work together with existing agencies/properties like Delonis, New Hope, Dawn Farm, Avalon, Food Gatherers, etc. (not an exclusive list) to generate shared ideas and resources
Maximize use of native trees and plants Maximize use of porous surfaces Maximize protection of floodplain Remove all existing buildings from the site (preserve chimney)
None
Re the setbacks question, setbacks should be increased (in general, across all new downtown developments) - larger sidewalks needed.
1) Address aging and under-capacity stormwater infrastructure. 2) Mitigate Y traffic and safety issues, which are significant even today. Consider a repurposing of the curb space away from parking (which creates double-parking and many safety issues) and enhancing the drop-off/pick-up zones. 3) Address the car-centric focus of the area and consider adding a protected bike lane and a mobility hub. Washington is often considered a bicycling through street, but with all of the double-parking parking and doors swinging open, it is dangerous. We should, as a community, take every opportunity we can to shift public space away from cars and towards active transit and mobility as a service. 4) Be consistent with A2Zero climate objectives
neighborhood input
Provide for manageable traffic flow on Washington with special attention to safety on this already terribly overcrowded street. Y patrons are coming and going In cars, children are walking and bicycling. The street is already consistently fully parked all the way from First to Seventh, with many cars turning around and backing out of blind driveways to find spots. Adding possibly hundreds of additional car usages on a daily basis will make this section of the street a big ongoing mess, negatively affecting the residents and the many city-wide users of the YMCA.
Maximize fit to Joe ONeil's plan.
Improve the quality of life in Ann Arbor by increasing green space.
Provide adequate parking onsite Fit the culture and the ambiance of the old west side Protect the density of the old west side
Ensure adequate parking for new tenants as well as those currently parking on the property
Provide retail/restaurant space

Making sure there is adequate parking.
Minimize and redirect the traffic in Washington away from the residential area.
Not taller than houses in nearby neighborhood.
Making something beautiful that fits in the existing space as a part of the existing neighborhood that doesn't overwhelm, exacerbate traffic and parking problems that are already bad.
Fitting into scale of existing buildings should clearly outline the residential neighborhood. Utilizing the YMCA, The Mark & St. Paul's roof lines as benchmarks dramatically discounts the near neighbors. The highbay area of the current building is ~10' lower than the homes in the OWS on Washington and then it steps down. The proposal starts 10' ABOVE those rooflines and then steps UP another 10' and then ANOTHER 20'! Though the group discounted the reclamation of the current building, I believe THAT should be a focus. Of course cost is a factor and scope and scale less, however the current "preferred proposal has a build cost of ~\$300 sq ft plus ancillary costs, projected at \$50M+ and scale which overpowers the residential neighborhood. The current building has potential to provide an transition from downtown to the neighborhood and integrate as an anchor for the Treeline at a much lower buy in.
Don't build on flood plain.
1)Protect the health and safety of the residents and visitors of the immediate neighborhood during all phases of any transformation. 2) Provide a detailed list of all the contaminants in the subsoil of this area before any discussion of development. We do not need another 'plume' of toxic chemicals released into the groundwater of this community. The city has this information from cores that were done in the past.

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

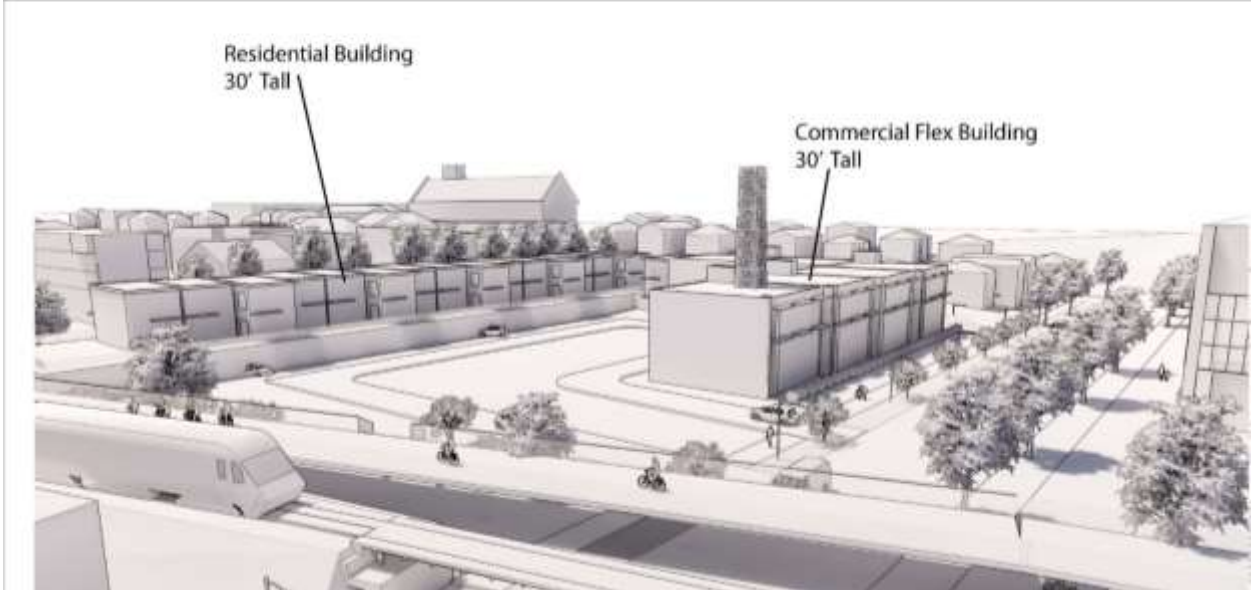
Commercial space, office space, affordable housing (destroys the Old West Side!!!!!!)
I own a single family home and I assure you I'm not concerned about "neighborhood character" or other NIMBY agenda items. Get affordable housing there now!
Do not need to convert this into housing. We need more affordable housing, and it is explicitly stated that this site is not eligible for affordable housing. We don't need a high-rise in that area. We do not need more parking lots.
We believe that more housing is not needed in this area. Maybe in a large metropolitan city, such as Detroit or Chicago, makes sense for AMI housing of this size.
More residential housing. Too much is being built now.
park space is neither necessary nor economically sensible, tho one or more thru-paths to connect non-motorized transit would be great
Objectives that involve new construction of buildings Objectives and involve selling of the property Objectives that involve use of the property for anything other than public use
None
I do not think selling the property makes sense. This is a terrific site, and keeping land adjacent to the Treeline public where possible makes sense.
I don't think we need park space here. Ann Arbor has plenty of park space. I do support bike/ped through this space (whether or not Treeline occurs). Setbacks are not a concern to me for this type of building. Affordable housing is important, but this does not seem like the right location.

Housing + Affordability in Ann Arbor
 Redeveloping 415 W Washington
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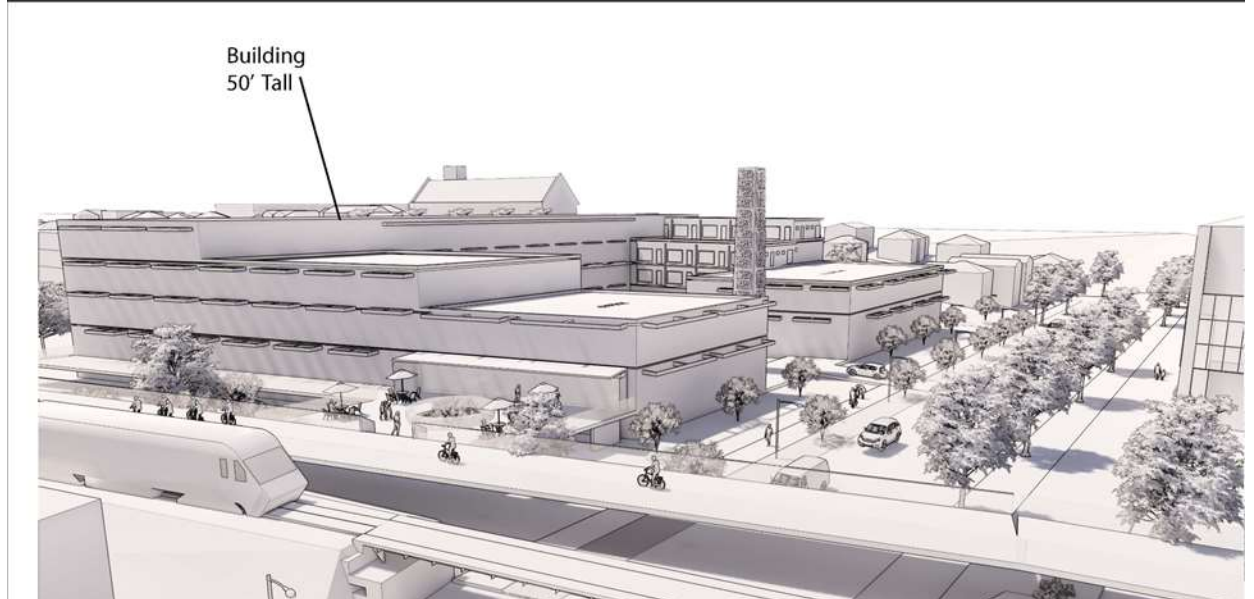
Very expensive "affordable" housing. I don't think we need to "maximize" market-rate housing, but it should be one key use of this space.
I think the City should retain ownership of this property. I think there should only be for green space and residential. With adequate parking so the neighborhood streets do not have to be used for parking by the residence that live at 415.
I assume that remediating contaminations is not optional.
Exploration of other options
Maximizing residential and commercial use will create congestion and safety problems for the neighborhood and the for the functioning of the YMCA.
Low income housing,,
The university can not continue to grow forever. Thus the need for housing is going to plateau. Ann Arbor needs sunlight and trees to make it a desirable living environment. All of the proposals deny that possibility. town planners should be brave and look at the works of the designers of Central park New York City.
affordable housing
Maximize market rate residential: "market rate" is unaffordable to the vast majority of Ann Arbor renters -- this should absolutely not be considered for this space.
Adequate buffer to adjacent single family housing, fitting in with existing setbacks
1) additional uses 2) market rate residential
Maximizing parking! We don't need cars downtown!
Maximizing housing is not a necessary objective.
I would not advocate the city sell to a private developer - there will be even less oversight if that happens and residents will cease to have any voice.
Affordable housing is a wonderful goal for the city. As outlined by the study, funding assistance for affordable housing is unavailable for this site and therefore, from a practical basis, affordable housing should be sought on those city sites which qualify. Is housing of any type necessary on this site to provide the greatest benefit to the community?
10, 9, 8, 11
This has been demonstrated not to be a good location for affordable housing. i went to the February meeting at the DDA office. and am surprised at the option that is being presented as preferred. It was definitely not the preferred choice at that meeting.
Maximize market rate residential

7. Which of the three (3) redevelopment options do you think best meets the eleven (11) redevelopment objectives?

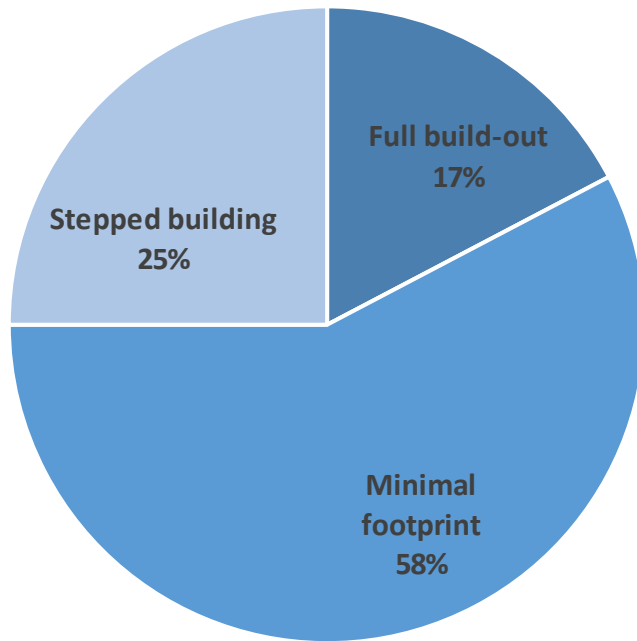
MINIMAL FOOTPRINT



STEPPED BUILDING



FULL BUILDOUT



Please Explain Your Reason for Choosing This Option: MINIMAL FOOTPRINT

175 is too many units to stack up in that area. A series of divided townhouse type units (garage on the bottom; living space on the second story) that mirror architecturally the existing homes would be better.
As a neighborhood resident it is the option that beat fits the neighborhood
Better transition from OWS to downtown. The 'Y' is much larger than the adjacent housing but it fits well because of the step backs from the street on three sides. Anything over 30' next to the older houses looks crowded and forbidding.
Building height is most appropriate for the area
Fits better with residential area around it.
Fits in better with surrounding area. Keep Old West Side from high rises
fits neighborhood character
Fits neighborhood, more green, no connection Washington/Liberty
Good to provide housing which fits well with existing building heights and feel of the neighborhood. Nice creation of green space and connection to Treeline.
I don't like any of these options.
It fits best with the residential area. The mark in the church are on a high elevation compared to Washington Street. If you build that high it's going to dwarf all the homes in the area.
It is more in keeping with adjacent residential properties
lowest height
more green space, less buildings
most appropriate for a residential neighborhood
Most public space.
Public space, park, greenway, WATER/FLOOD!, The other two options do not fit the neighborhood (we already have one hideous huge building on 1st (ann arbor city apartments). Please don't compound that with more of the same
The buildings fit the area and will not overwhelm the traffic.
The green space is necessary for the surrounding residential area. This will have the least impact on the nature of the neighborhood.
The other options have way too many units for this location
This is clearly the least disruptive for the single family residences adjacent.
this is the least damaging to the area.
This is the ONLY option which offers integration into the neighborhood. It is of a scale which creates buffer necessary to transition from downtown proper, to a residential neighborhood
To preserve the historic district and Old West Side

Please Explain Your Reason for Choosing This Option: STEPPED BUILDING

Best balance of options
combines density with sensitivity to neighborhood scale
I find this option a good combination of density and low trauma to the area (eg, building height and front onto W Washington, while the third option is a bit imposing). It also has a pretty good FAR; the

first option wastes tons of space. Second option also apparently has a better devel cost to tax rev ratio.
I'm also okay with option A but I think it gives too much to parking, and option c is too blocky
It provides almost as much tax revenue as the full buildout and fits better in the space.
It seems like the best blend of all the things I value - there is some park space, but not at the expense of living space. There's also retail, which I like.
More in scale with neighborhood + more open land while still offering significant housing increase.
More units available, building size fits in with neighborhood
Most housing, similar tax revenue to #3
Scales best with neighborhood - note Liberty Lofts across Liberty
The building looks more appealing to me. I am also open to the full build-out option. I prefer both these options over the minimal footprint. We need more housing for our city's workforce.
The general idea of this option, with the stepped building and intermediate occupancy level, meets many of the 11 objectives without totally overwhelming the visual and physical space, the limitations of the street, and already high usage by the existing residents and YMCA patrons.
The stepped building preserves the skyline that other people care so much about while maximizing the housing and use of the space. I would prefer the full build-out, but I think that this stepped design is the best fitting for all of the objectives.

Please Explain Your Reason for Choosing This Option: FULL BUILD OUT

Ann Arbor is in a housing crisis and desperately needs to build medium density affordable housing. Given the YMCA's location, I see no issue with an adjacent building of similar size.
Close to downtown should have density to take pressure off the rest of the city like where I live. That way people can have what they want. If you want space, live further away, and if you want vibrancy, live closer to downtown.
Housing in Ann Arbor is increasingly unaffordable and building dense housing downtown is our most sustainable option
I believe that additional housing is the biggest local need that could be met by the proposed options and objectives of this plan. I'd prefer less parking as I think the nearby intersections are already deceptively busy and somewhat dangerous as a full year bike commuter, however I recognize that there may be guidelines and requirements that I'm unaware of, and the ground floor may otherwise go unused.
max use of space
Maximized commercial space
maximum / best use of property
More city revenue, affordable housing, and honesty I think it's pretty!
We need the most possible amount of affordable housing

8. What additional comments do you have regarding the three (3) redevelopment options?

All are one bedrooms, I think mixed sizes work better. But the goal is to increase the amount of affordable housing, and it is a good site for high density.
Ann Arbor must encourage projects that pay taxes.

<p>Any development must have a public connection to the treeline path. Public park would be the best option.</p>
<p>Even the "minimum footprint" is too high; surrounding houses are much lower. This is a neighborhood, not downtown.</p>
<p>Full buildout is not compatible with a residential, historic neighborhood</p>
<p>Glad to see the Chimney Swift habitat is an option in all three. 2B seems way too large for that space.</p>
<p>Honestly, neither option 2 or 3 'fit' the neighborhood. With 3 being by far the 'worst' option. Both option 2 and 3 could potentially create more water run off with less areas for the water to flow.</p>
<p>I am very skeptical that any major redevelopment can be on this property without risking the health and safety of everybody in the immediate area. I am sure there is asbestos in the building, I know that there are significant amounts of oil and other petroleum products in the subsoil. I think there used to be a battery factory on the premises. The city needs to tell everyone about the contaminants in the subsoil and in the buildings themselves.</p>
<p>I appreciate the efforts that went into considering so many factors with this project. I personally hope as a community we'll choose to go for the option which provides the maximum amount of housing, but I'd be willing to compromise and go for the middle-of-the-road option. It would be a shame if we missed the opportunity to help address the housing crisis in Ann Arbor by selecting the option with the fewest dwelling units.</p>
<p>I do not always understand the min-max rankings. Do any of these represent the project that was done by the students of Peter Allen? That project seemed very well thought-out and I recall (perhaps incorrectly) that it had access to Liberty but was scaled somewhere between 1 & 2.</p>
<p>I do not understand why all 3 options include new construction of buildings. I would be nice to have an option where residential and commercial buildings are not included and where the entire site is devoted to park/green/public space while still preserving the chimney.</p>
<p>I don't like any of the presented options. This land was supposed to be a part of the Allen Creek Greenway, now the Treeline. It is in a flood plain and flood way. Do not build here.</p>
<p>I find it unfortunate that so much of the ground floor, which in a way is the most valuable part of the building for people who don't live in it, has to be wasted on parking. I understand that its uses are limited, given floodplain and floodway restrictions; but seriously, parking? Surely there are much better uses. Frankly, I'd be happy to eliminate parking outright (or offer ~10 spaces at actual rather than subsidized cost): the location is well-connected to amenities.</p>
<p>I object to being limited to these three options.</p>
<p>I think higher density would lead to a boon in the micro economy of the neighborhood. I think it could provide incentives for more businesses me and my neighbors cherish such as Argus, Knight's, and Jefferson Market.</p>
<p>I would consider Option 1 to be by far the best option if I thought there was any possibility of it's acceptance. I am inclined to be offended that public money was spent to develop and present this option, since it appears to be a false choice, likely presented for appearance purposes only, that has virtually no chance of acceptance due to its lower sales price and tax revenues. I would think that a larger low-end option which fulfilled more of the 11 objectives, but with a lower profile (3-4) stories, fairly large occupancy, and an intermediate tax income would have been a much more productive approach as a realistic possible choice. One other specific reason that the 2b option is unreasonable is that for 210 units there are only 159</p>

<p>parking spaces, exactly the same as for the 132 unit version. This is totally unacceptable for this street, particularly with the inclusion of commercial space. Where are the residents and customers going to park? It's probably too few even for the 2a version. A reasonable parking plan for this already congested area must be part of the basis for sizing the project. The project should include parking space for ALL projected vehicles generated by its use.</p>
<p>I would prefer the full build-out. The revenue generated would be great for affordable housing and I think the combination of many more living units and retail spaces would allow the community in and around the Old West Side to thrive even more. However, I think the stepped building is a decent compromise.</p>
<p>Intentional connections with bike paths would be great.</p>
<p>Let's keep old west side quaint. Keep higher buildings for Ashley street and east</p>
<p>Lot of wasted space in the first one for being in the 400 block of Washington</p>
<p>Most dense development is too big..</p>
<p>Must it have so many parking spaces? Doing so enables/locks in a car-centric future. Mobility hub coupled with minimal parking spaces can allow space to maximize other uses AND enable the mobility changes we must see if we want to meet A2Zero objectives. If parking requirements don't allow this, then it is time they are changed. Would be ideal if residents were provided with mobility passes for transit and bikeshare, rather than parking spaces. Parking spaces that are included should provide for electric vehicle charging, or at least be EV-ready.</p>
<p>New buildings should be 3-5 stories tall. Please use building materials to fit in with the historic character of the neighborhood. Please focus on making the area pedestrian friendly.</p>
<p>None of the drawings have changed in the last 3 months. There is no beauty, so sense of scale, no acknowledgment of the rest of the neighborhood reflected. The larger (175/210 units) developments look little better than project housing.</p>
<p>None of the plans provide adequate parking; in fact, all make the current parking problems in the neighborhood worse.</p>
<p>Option 2A is hideous - just please don't. Option 2B does not fit with the surrounding neighborhood.</p>
<p>Option 2B would be totally against the character of the old west side and would not be appropriate. It would be awful.</p>
<p>Please don't put a giant apartment building in the middle of a bunch of single family homes. We have a street of young families, we love the old west side. The smaller footprint keeps with the feel of the community (like the mark directly behind). I also don't understand the choice to open it Washington traffic. Liberty at the spot is more commercial and wider. It makes much more sense to open to that street and close off Washington.</p>
<p>Since we are in a new era, with new situation and consideration with the current corona virus restrictions. I believe the City needs to move cautiously., not rush to make decisions. For instance will office space be in demand with more people working at home? How can we provide affordable housing for low income families that include outdoor space and parking?</p>
<p>Stepped one looks nicest actually, but the lesser revenue and affordable housing makes full build out best. The minimal one seems like a waste of good space.</p>
<p>The large building footprint should not be within the Old West Side area.</p>
<p>The minimal footprint would be the least invasive. For the residents in this area, having another massive building built with over 100 units destroys the historic beauty of this area.</p>

<p>We do not need anymore high rises. It blocks the Old West Side from light and is obstructive to downtown views.</p>
<p>The notion of filling the space with as much building as possible seems out of scale with the neighborhood. 5 stories? While it seems to be the way many downtown areas are being rebuilt, it would be an eyesore in this neighborhood.</p>
<p>The Stepped and Full build-out options are much too large, considering the current City Council will not allow any of these types of structures downtown. They should be placed downtown first, before expanding to the smaller neighborhoods. That makes more sense economically and environmentally.</p>
<p>The two large proposals bring downtown scale to the immediate neighborhood. My preference is a proposal which repurpose the current building. It was protected by the HDC until recently and in my opinion should remain so.</p>
<p>There are no buildings in this quiet neighborhood that are this big, such as Options 2A and 2B. There's no reason a drive connecting to Liberty Street should be considered as the traffic here is already bad and there are so many people with children crossing the street going to Argus Farm Stop and Blank Slate Creamery.</p>
<p>Those of us who live on the OWS have had to live with very cumbersome restrictions on building out our homes. We can't even build a If it's not in the old plan! If you build option two or three then all of those restrictions for the residential area seems for not. The whole purpose was to keep the OWS protected from overbuilding. I do think we desperately need some small businesses in the new complex as well. Look how well Argus does, but they only sell farm or locally made items. There used to be the fabulous arts I'm small business buildings where the why now is. It was a place that people with creative ideas could start their business in an affordable space. We've lost that in Ann Arbor. It seems as though we should leave the high density to the downtown area and keep the old west side with a more residential small business feel.</p>
<p>totally open to compromises</p>
<p>We desperately need affordable housing of acceptable quality.</p>
<p>We do not need to have any redevelopment. we need more green space.</p>



9. What do you like about the preferred option?

Almost everything! The density makes a lot of sense for that area and fits in very well with the streetscape.
Amount open space
at least a 1/3 for trail/park, at grade level for treeline trail, entire floodway section through this site for the Treeline Trail.
Balance of density and sensitive scale, in general, except at the west end
Best use of property
Chimney is preserved
Consideration of the many different issues.
Glad to see people are in favor of adding housing to this area of the city.
Greenspace
Height, scale, green space, tree line trail access
Higher density, cogent design to blend in with existing structures.
I do not like the preferred option.
I find this is a nice way to accommodate the features already in place, like the floodway; and of course the replacing parking with the Treeline Trail is brilliant: reducing car use and fostering better means of transport is the direction Ann Arbor *must* head toward, and it incorporates nature so well.
I like nothing about it
I like the number of units, but would have preferred the 200+ in option 3
I like the stepped building aspect, and the tree lined trail and open space.
I love the amount of space used for housing and the through-path made by the treeline trail.

I think the size is insane. Please do not put a 175 unit there and then open up Washington to its traffic. W Washington is already dangerous with the YMCA traffic. This building's footprint makes no sense in this neighborhood.
I went to the February meeting at the DDA office and this was NOT the preferred option.
I'm impressed with the flattering illustrations which does nothing to show the impact from the residential side. If I was unaware what it would look like from the neighbors, it would appear in scale to the landscape. I find this very misleading.
It fits the best.
It looks good, but it's not clear to me what commercial space will be available.
It looks modern
It's stepped design.
Keeps buildings out of floodway.
Keeps the Chimney Swift environment in place.
Looks like adequate open space
Not bad.
Nothing
Nothing
nothing
Nothing ... hate it
Nothing.
Nothing. It is out of scale and looks like a hospital.
Oh wow actually I like it best. Treeline looks beautiful and the stepping looks nice too.
pubic space next to the railway is maintained
Removes all buildings and preserves chimney
Scaled similarly to area, tree path seems great
Seems to be a pretty good balance
Some of it is below 60'
stepping and set back but most of all the thru-path
The dedicated green space
The preserved chimney, but Not much else.
There's very little I like about the preferred option. Who preferred it?
This option maximises open space & treeline.
Treeline trail at grade
Treeline trail at grade, stepped buildings with 30' frontage
Very little about this option I agree with except including consideration of the Treeline trail.
Why not show us a section looking east from Washington? The OWS would be adversely affected by a building of this scale. The 'Y' building is larger than the surrounding buildings but it is built with a set-back. This proposal has no setback from surrounding buildings.

10. What would you improve with the preferred option?

A dramatic reduction in scale, providing a transition to the Old West Side, similar to option #1

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Are the residential units affordable?
Build no higher than 30' except on the east facade.
Decrease building height
Do not build in this location.
Double the proposed parking
Drop the height to below 30'
Have 3 stories maximum. Less of a solid facade.
I would make the building more attractive and increase the connection to the treeline trail
In my opinion, more housing is better.
Information about potential commercial space.
It is too tall
Less parking
Limit the entire building to 30'. Remove or minimize the paved areas to create more greenspace. Reduce footprint to create more green space.
Lower the building
Lower the height that exceeds 30' feet. If picture is at scale - will be 'high' in relation to the houses on 3rd (tower over them) and will cast a large shadow on these smaller old west side homes.
Make it smaller and less tall
Make it smaller to meet the guidelines and character of the Old Westside community.
Make the building much less imposing. Get rid of the parking spaces, at least minimize them. The whole reason to live downtown is to simplify. We don't need all those cars! It should be a walkable or public transportation option
Make the building much smaller. 30-50 units max.
Make the overall building footprint smaller.
More affordable units, less parking spaces
More housing! If at all possible, retail on the ground floor - a wall of parking is not awesome for pedestrians.
nothing worth improving.
Nothing, it looks great! We need more housing, which this provides.
Nothing, looks great!
Nothing, maybe make it bigger, allow for some commercial spaces in the bottom.
Nothing. Nice work.
Opening to the treeline? But this is okay.
Reduce bldg height
reduce height to ~30ft over overall.
Reduce number of units. Make the entrance Liberty Street. Open up more park space. Make the units look like two or three story town homes. Ensure parking is provided for the Y first before moving forward with this project.
reduce the 60' height to 40'
Reduce the number of parking spaces. Add mobility hub.
Reduce the total height
seems a bit wall-like on the far side of this image

The biggest drawback of this plan is that it's monotone residential (if I understood correctly). If a location is to have any life, it must be mixed-use, incorporating commercial in particular. It would be a considerable mistake to not make this mixed-use.
There should be commercial on the bottom level, historically minded building materials like brick
This option has too many units. We would like to see fewer units than 175 units.
To make it option 1
Unstated whether there is Liberty Street access. Unclear if such access would interfere with grade-level trail. Liberty St access could reduce
We don't need one parking space per unit in a building that's downtown and close to campus
Will there be any street parking for visitors/YMCA visitors?
Would try to incorporate more of the existing building, would have the building lower where it interfaces with the existing housing

11. What additional comments do you have regarding the preferred option?

Although there is mention of numerous public meetings on this project, the postcard mentioning this survey and 5/21/2020 meeting, is the first notice near neighbors to this proposed project have received.
I live at The Mark. I prefer development that pays taxes.
I really like the open space and trail.
I resent this being presented as the preferred option. It seems our meeting was just lip service. I am very disappointed because it seemed like we were being listened to, but that doesn't seem to be the case.
I think it's a great modification of the previous three plans.
I would love to see ground-floor retail and offices, like space for a cafe and/or fitness shop across from the Y. I'm not sure why the building needs to step down to be shorter than the Y on Washington Street. I think the treeline trail connection is great, but with West Park and Center of the City so close, can we use more of the space for housing?
It does not address neighborhood concern for aesthetic nor use, and fails to address the real areas of concern plaguing A2.
It doesn't appear to smoothly transition to adjacent housing..How will this impact traffic in an already congested area due to Y traffic?
It is a massive building that will do nothing for the Old West Side.
It looks really good! As a homeowner in the Old West Side, I would be happy with this plan in my neighborhood.
It seems ridiculous to allow a building with 175 residential units to be created without any dedicated affordable housing units. This city is already unaffordable for the majority of the labor force that truly makes the city run and creating another source that will make their jobs more essential without providing housing opportunities for them would be shameful for the city.
It should not be built within the old west side. These are TOO LARGE and not needed.
it still encroaches on the residential neighborhood
Just that you need to consider those people on the old west side in their homes. The traffic is terrible as it is on Washington with the y right there.
Looks good.

No
none
None
None. Seems pretty reasonable, though it is a bit larger than I might prefer.
Nothing positive
Preferred by who?
preferred option is better than option 2 and 3 on the previous plan.
Scale is too large at the west end, where it abuts single-family houses.
The height proposed in this option is too high for this location/neighborhood.
The Y construction didn't take traffic and parking into consideration and now residents of Washington St are living THAT nightmare. There has to be a traffic and parking study first before ground is broken on this. We do not need another boxy monstrosity of a building plopped down in that block. This is a neighborhood with FAMILIES.
This drawing does not show surrounding houses at the correct height. Our houses are MUCH lower than the Mark or the Y. The Y was originally to be 2 stories lower.
Unstated whether there is Liberty Street access. Unclear if such access would interfere with grade-level trail. Liberty St access could reduce traffic and congestion on Washington, so that might be a benefit if the trail is not affected. Unstated how much commercial; with increase in residential units by 40 over 1A and purposely vague number of parking spaces ("approximately equal" probably means about the same 159 as 1A), there is still likely to be a parking crunch.
Very happy to see so few parking spots!
We really do not need to build on all available land in the central city. Some areas should be left open and just sealed over especially when they are contaminated AND on a flood plain. These two factors will create problems at every step of the project. There will be unexpected costs and compromises in quality. This is a very poor location for a project of this size. The city will have other opportunities to create needed housing close to downtown.
We would move if this building is approved in our neighborhood.
What would this do to traffic on Washington?
You are only showing the view from the east. What is the view the homes will have from the west?

12. 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 415 W. Washington Street?

Affordable housing is important. But if it's so important to have it in this neighborhood then why not allow homeowners to build accessory dwelling units? It's a slap in the face to rezone 415 W Washington when people who live in our neighborhood can't be approved to build on their own homes in the floodplain.
All tax revenue generated from this project should be designated for spending ONLY on affordable housing!!
Ann Arbor needs way more medium-density buildings like this.
be aware that plenty of us in the neighborhood are strongly in favor of development and are aware of the significant practical issues---let's all try not to get polarized
Can the City make affordable units available even if this project does not qualify for subsidies?

Continue to prioritize the creation of below-market rating housing whenever possible
Don't care about affordable housing.
Get it built! Now is the time for more affordable housing and density.
I am not clear why there is always such push back against a high-rise building on the y lot. High density right downtown. The Washington Street Lot should refer to the historical feel of the old west side. One thing that people don't consider is the noise that the Y creates all day and night when the air conditioning and heating is running. it would be compounded if you built a big building on the Washington lot. And if you do end up building the option three then it seems to me the restrictions that you put on the old west side residence that we can't have additions put on like mother-in-law apartments would make no sense if the purpose is to create more housing in Ann Arbor.
I am very much in-favor of this option and the affordable housing that it can help bring to the city. Please re-develop this site. I walk past if everyday and dream about it becoming what is being proposed. Let's get this done!
I haven't taken a detailed look at the old Y-lot plan yet. I would like to know how the prospective tax income figures into the city council's decision-making, and whether any of the tax income is or can be earmarked for on-going development of affordable housing - in other words, does a larger project with more tax income DIRECTLY accrue resources to future affordable housing or does it just go into a general fund.
I recognize that subsidies will likely be challenging or impossible to obtain for the purpose of providing affordable housing, but that this is an excellent chance to repurpose a blighted property.
I think what many people consider "Affordable " is not really in reach for many people in Ann Arbor. I believe there is a great need for more small scattered units that are subsidized for families with limited incomes. These should include outdoor space and parking for the people who live in them. I think cooperative type communities similar to Arrowwood could be a possibility. Also, those run by Avalon housing.
If 415 W. Washington includes residential units, IT NEEDS TO INCLUDE AFFORDABLE HOUSING.
If we had a better transportation infrastructure we could provide housing and services to everybody at every income level. We do not need to build as densely as we are in order to achieve a mixed income, integrated community.
neighborhood input lacking
no
No
None of 415 W Washington will be used for affordable housing;.
Nope!
Not at this time Thank you.
please consider the existing character of the neighborhood.
Please do not allow this to morph into something that is too large and unwieldy. Washington St is strained under the weight of the Y parking and traffic now. This development has to work to ameliorate that issue not exacerbate it.
Please don't let a small handful of neighbors block housing for hundreds of people. I've been hearing ideas for this space for over 15 years, so please pass a viable plan that reduces the pressure to build more sprawl around Ann Arbor.

Please maximize it. This is a wonderful spot for people without cars who work downtown.
Stop building these overly large areas within these areas. This is NO DIFFERENT from the apartments that pockmark other areas of the old west side that were built in the 1960s. They add nothing to the character of this neighborhood.
Thank you for your efforts, keep up the good work!
The city currently has several properties that are more suitable for this project. The flood plain and environmental issues at the W. Washington site clearly add considerably to the cost.
The city's most desirable land should be used to maximize tax revenue.
The proposal explicitly states, "Because the site sits within the floodplain and is adjacent to a railroad track, state and federal subsidies for affordable housing are very unlikely on this site." So this is NOT an affordable housing development. It seems the City is continuing to ignore the very real issue of the dearth of affordable housing or needs to reassess its understanding of "affordable". Affordable is not a \$1700/month one-bedroom apartment. You are driving out low-income, and middle-class families. It is nearly impossible to live in A2 with anything less than \$150K/year family income. This proposal has done absolutely nothing to illustrate how this housing development will be "affordable", how that price-bracket is defined, nor does it do anything to increase family housing, which the neighborhood is known for.
The Y Lot is a much better location for affordable housing. 415 is in a flood plain and flood way. It should not be developed!! Leave it for the Treeline.
This is not about affordable housing, it is about development and money. Make this a great town and go green.
This new development will destroy the historic aspect of the Old West Side. It is large, blocks views and is an eye sore.
Truly affordable housing is impossible to achieve in Ann Arbor. Let's be realistic.
We do not believe that this location is appropriate for affordable housing for the following reasons: - There are already too many units, too much traffic & too much noise in this location. - We would like to preserve the Old West Side feel.... We do not see this kind of project happening in Kerrytown for example. - Affordable housing in this area will decrease surrounding property value. - We always hoped to see a beautiful large park in this area and believe that this would be the best option for our residents & children.
We need more affordable units. 415 W. Washington desperately needs to be redeveloped. If it makes more sense to sell and build affordable units somewhere else that would be fine.
We need to consider the role of this development in conjunction with the A2Zero objectives, especially in the transportation space. If we continue to invest in making space for individually owned vehicles and do not specifically invest in other mobility options (mobility hub, transit passes, micromobility stations), we cannot get there. Given the emphasis in this option on Treeline, it seems worth considering expanding the emphasis on active transit opportunities and connection to transit, and reducing the emphasis on driving and parking.
We struggle with commuter/non-resident parkers on our streets. More residents equals even more pressure on parking on our streets. This becomes a bigger issue after it snows, people park far away from the curb, block driveways, etc. If we do this in our neighborhood - can we think about 'snow emergency' plans to get cars off the streets for 24 hours after a snow to better clear the streets (curb to curb)? This is a yearly stressor for us, makes it hard to safely drive down W. Washington in particular (bike or walk too). My dream has been to limit parking on W. Washington to the North side only. And reserve it for residents only - and then add a bike lane on the South side (like W. William) all the way to s. Seventh. For cars turning

<p>off Mulholland and Murray - bikes, pedestrians and other cars are all in danger because it often feels you are turning onto Washington 'blind' because parked cars block good sight lines.</p>
<p>Yes, we certainly do need more housing urgently, but to build *only* housing is a problem: people need not only homes, but places where they can get their food and other supplies and simply benefit from city life. Imposing enormous residential-only swathes only takes care of part of the problem. All residential development should have commercial areas at least nearby, if not incorporated within the development.</p>

13. What aspects would be essential for you to support a council resolution to redevelop 415 W. Washington Street?

<p>I do not and will not support this proposed development.</p>
<p>1) AFFORDABLE housing 2) more green space 3) less luxury student-housing aesthetic 4)honesty</p>
<p>A building that is not higher than my house: 221 3rd St. What you are proposing will be literally in my back yard.</p>
<p>A plan which incorporates the current building revamped to provide retail, services and office to dovetail with the Treeline, thus offering a clear transition from downtown, an enhancement to the OWS and the broader community as the Treeline becomes reality.</p>
<p>A significantly smaller footprint with enough parking to support the people living there.</p>
<p>A smaller, reasonable design that is beautiful and intelligent and to scale. If that cannot be done, it should just become park land.</p>
<p>address the parking issues discussed above</p>
<p>Adequate green space, a facade and massing that matches the surrounding residential area</p>
<p>Affordable housing</p>
<p>affordable housing.</p>
<p>Allow for more housing downtown, like the Library Lot, before moving large housing buildings into the smaller neighborhoods.</p>
<p>Appropriate building scale and materials</p>
<p>Aspects would be to stop building overly large buildings that do not add anything to our neighborhood.</p>
<p>At least 150 or more living spaces must be provided by the building. I am not going to accept the minimal plan.</p>
<p>buffer space with the residential neighborhood limited height encroachment on neighboring houses.</p>
<p>Building height that fit that of the Old Westside.</p>
<p>Consistency with A2Zero objectives. Sensitivity to neighborhood scale.</p>
<p>Don't "downgrade" any development in the already denser parts of greater downtown, so it doesn't creep out into the neighborhoods</p>
<p>Full use of the space for as much affordable and market-rate housing as possible.</p>
<p>Has to have actual affordable units created.</p>
<p>I am bought into the preferred option. For me it needs to provide additional housing, green space and connection for the proposed trail, and be ascetically pleasing. This proposal accomplishes all three for me.</p>

Housing + Affordability in Ann Arbor
 Redeveloping 415 W Washington
 May-June 2020 Additional Public Engagement

I have stated my preferences, but I'd accept almost anything I could think of. This property should be developed.
I would like to see a balance of environmental factors, affordable housing, and commercial space that could be used to provide services to the west side of AA. Thanks!
I'm on board
It must be about trees grass and water.
Keep it small and low
Leave it for the Treeline as was originally promised.
Lower density, Smaller structures. More attention to scale, More elaboration of streetscape details. Whatever is build on this site should exhibit some visual reference to the historical architecture of the immediate neighborhood both in scale and surface detail. Above all we need a sectional drawing looking east from Washington and Third.
maximum green space, low density-height, good traffic plan.
Minimal disruption of sidewalk use during construction. Completely adequate off street parking for residents. Somewhat lower building.
More respect for the immediate neighbors, more respect for the TreeLine Conservancy and its goals, recognition that it is part of an Historic District.
Most importantly, to keep the floodway as a Treeline and with no roads connecting to Liberty Street. Also, to keep the number of units proposed as low as possible, with preference being a park with no units at all.
None in particular. All these options seem reasonable, though please keep in mind scale to neighborhood. Retail or commercial ground floor facing the streets would be nice, but, especially after COVID, demand will be soft. Given this is a residential neighborhood, I do not think it is absolutely imperative to "activate" the street/ground floor in this way.
Not 2B€"too dense, blocky for neighborhood. Not enough green space.
Project must generate tax revenue.
Providing affordable housing and minimizing adverse environmental impacts.
public spaces!! lower height, etc
reopen discussion
Simply that this *is* housing, which we need; that it doesn't fold to demands of single-family dwellings in the area that want only to keep their quasi-suburban lifestyle, even if at the expense of many, many other people; that it minimize or outright eliminate car infrastructure and foster better transportation; that it incorporate commercial development in the nearby, *walkable* vicinity.
That it actually get built with few parking spaces.
The only aspect that might have value to the wider population is that relating to the addition to the Trail.
The property definitely needs to be utilized and improved. The postcard I just received is the first I've heard of this development. I am aware that there are neighborhood citizens and organizations that feel the action on this is happening too fast to allow for sufficient citizen input and review, so I would oppose immediate acceptance of the existing preferred plan without satisfying reasonable requests.
Turning this area into a green space and park, not another concrete building that destroys Ann Arbor's historic charm.