

Citizens' Participation Meeting Report

March 18, 2016

Project: **611 East University, mixed use development - Ann Arbor, MI**

Meeting Date: **March 3, 2016**

Location: **Pizza House**

Time: **6:30pm-8:00pm**

The City Planning & Development Services provided a list of addresses to which to mail notices of the meeting. Approximately 1378 postcards were mailed out to the addresses provided describing the project and indicating the time, date, and location of the **Citizens' Participation Meeting (CPM)**. At approximately 6:40pm the meeting was convened by the project architects, J. Bradley Moore, and Bob Keane - a sign-in sheet was started for meeting participants to record their presence. They indicate that they had other members of the project team with them including, a civil engineer from Midwestern Consulting, and representatives of the developer. At approximately 6:40pm, with about 10 attendees in attendance, Mr. Moore started the evening's meeting by outlining the process and requirements of obtaining site plan approval through the city's designated processes. They then made a presentation of the mixed-use project proposed for the North side of Pizza House and Zaragon Place from East University east to Church St. They noted that the new proposal has frontage on two streets with active uses at street level including retail and leasing with parking behind and above the active street level uses. They indicated that the levels above the parking and retail levels would be apartments targeted to U of M students. Apartments would range from Micro Studios to 5 bedroom units with the bulk of the units having 4 bedrooms. After the presentation they opened the meeting up to participants for their questions and comments.

The following is a summary of comments and questions voiced by participants and answers provided (*answers/responses in italics*) by project team members:

Are the developers buying the lots that make up the project? *Yes, they have sales agreements on all four lots.*

Will the north and south facades be changed due to comments by the Design Review Board? *Mr. Moore stated that the design team is working to incorporate the DRB comments.*

When will the public be able to see and changes made to the project based upon DRB comments? *When the Project is formally submitted to the city for site plan approvals in late March.*

How far will the south walls of the new project be from the neighboring projects to the south? *The proposed 611 E. University will be built on the southern property line for the first 3 stories then the "tower" levels above that will be setback (northward) from the southern property line 10 feet on the East University side so there will be approximately 19 to 20 feet between the tower walls of the north side of Zaragon Place and the proposed project. The setback between the Arbor Blu tower over Pizza House and the proposed project on the church street side will be approximately 35 feet.*

How far away to the north could the owners of the property to the north build adjacent to your proposed project? *Legally they could build up to the common property line but if they did that they would not be able to have any windows in the south face of their building. It is most likely they would setback their building at least 10 feet in order to get some windows on their south facing façade so there would be something like 20 to 26 feet, plus or minus, between adjacent faces of the two buildings towers, if they built as tall as our building. Our building is set back, southward of our northern property line, 10 to 16 feet to create a space for a "pocket park" and an electrical transformer corral.*

So will the apartments be marketed to students? *Yes, we cannot restrict occupancy to just students but that is the envisioned target market for the apartments. The studios and micro-studio apartments could be attractive to non students.*

What will the rental rates be? *They are anticipated to be comparable to other high-rise apartments in the area.*

Disappointment was expressed by one attendee in not being able to see any changes incorporated from the DRB at this meeting? *We need time to discuss with DTE their requirements for accessing the transformer corral and with the neighboring property owner to the north as to their requirements and all that could not be coordinated in time to make any changes to the plans by this date.*

An Attendee suggested that we should then have postponed the CPM meeting and considered holding it at a later date. *Mr. Moore and the developer's representative indicated that they were on a very tight timetable in order to meet the requirements of the sellers of the land for performance of milestones in the sales agreements on purchase of the land and could not therefore delay the CPM. Mr. Moore further indicated that the CPM date was vetted by the Planning Department.*

How energy efficient will the project be? *The project will be designed to be LEED Silver standards.*

Will there be any on-site parking provided? *Yes, the project will have two levels of above grade parking spaces as well as some grade level parking.*

One attendee state he wished that we would go back to the DRB for a second round of their comments. *Moore and the developer's representative reiterated that key date milestones of the sales agreements would give them the time to do this.*

How long will the construction take and when would the first occupancy commence? *We estimate between 16 and 20 months of construction. The goal would be for occupancy in late August of 2018.*

One attendee asked if the development team had heard any specifics of other developments rumored along S. University. *The development team stated they had not heard anything. This is the only project we are involved with.*

Could retail uses also be incorporated along Church St as well as along E. University? *We are looking at that.*

How many people own the existing parcels? *Four.* Is Prime Student Housing one of the Owners? *No, they are just a tenant in one of the adjacent buildings.*

An attendee indicated that the DDA was proposing improvements along S. University. *The design team said they had been in touch with the DDA and look forward to seeing the proposal when it is ready.*

Is the bank parking lot (on E. University at S. University) part of the project? *No.*

Will the retail space have its own entry at the street level? *Yes.*

The meeting adjourned at approximately 8pm. Mr. Moore indicated that he would be happy to receive additional questions and comments via the e-mail address listed on the post card mailed out announcing the meeting. Participants were encouraged once again to sign the attendance sheet.

Call E. UNIV. 3-3-14 CAP

Name	Mailing Address	Phone #
	E-mail address	
Peter Nagourney	914 LINCOLN AA 48104	734-668-7424
	nagourney@gmail.com	
Sean Hawerc	30100 Telegraph Rd. Ste 220, Bingham Farm	313-410-6488
	Shawera@Hughes-properties.net	
Dennis Lise	618 Church St. AA 48104	734-564-1096
	dlise@prizahouse.com	
Todd Bezak	1207 Wilburnd	440 6697800
	tcardvoes@mhco.com	
Chris Crockett	506 E. Kingsley St. A2 48104	734-657-4347
	christinecrockett8@gmail.com	
Scott Bezzoudt	6075 AUTUMN DR	734-995-0200
	Dexter MI	
RAY DETTER	120 N. DIVISION	734-668-7027
	ANN ARBOR, MICHIGAN	
Mdre Geurstein	1321 Forest Court A204	734 665 9230
Eleanor LINN	1321 Forest Court 48104	734-665-9230