

October 30, 2017 Public Participation Meeting

Presentation by REDICO/Myefski

Covering 2 schemes at the meeting

One alternate plan which now also includes the additional property to the north

Base scheme – all units are studio's, super studios, 1bedroom, a few 2bedrooms

Not a student housing project

Parking is required one parking space per unit

Potentially over parked – but has bike storage, access to bus line

Retail at Hoover and Greene

Façade and landscaping and greenbelt around the rest of the site

Amenity space will face south toward the stadium

Going up a level takes building back to traditional floor plan

Inner courtyard green space

Unit count 175 increase to 182

Mostly glass façade

Varying units

Architecture combines several types of material

- Stone

- Brick

- Siding-Hardy

- Traditional windows and mullions

- Some metal panel in-fill areas

- Metal engrained wood

No two corners are the same

Element of courtyard will be filled in with as much glass as possible

Want to dress up the access space for trash and delivery

5 story look at Davis and Greene, but that area houses mechanical and bike storage

Open Comments and Questions

Q. What is dark areas of the building on the corner of Davis and Brown?

A. Dark metal panel and stone.

Q. Has this been accepted by the city?

A. No, we have to pull the comments together, after 4 neighborhood meetings, before we submit to the city for approval at the end of November. We are asking to re-zone to commercial and build to those guidelines. We are 6 feet below grade at the lowest corner, 54 feet height requirement.

Q. Can you have a mixture of commercial and residential?

A. You can't build a single family home in commercial zoning.

Q. Have you considered any other options? The project is uncertain until its unfinished, the concern is, a re-zoning happens and then nothing happens, and then we have property that is commercially zoned and nothing happens could be bad for the neighborhood.

A. We are going for a zoning change and we are submitting the project that goes with that zoning change. Types of uses that are good to go with the zoning change are very mixed and diverse, including low profile retail.

Q. Has there been a market study of who will live here?

A. Working with Village Green as a property management company and have been a space consultant from day one. The management team is working on rents, what goes into the units, what amenities should go in. They are helping us to figure out what makes sense on this block. We are trying to attract young professionals. Professors, and athletic department personnel. Ann Arbor is a very strong and desirable market. Parking and traffic study will also be a part of this. We have to provide two access points, and preferably we don't locate the access points near the corners. Also have the loading and trash area separate from the access point areas.

We have to do storm water and infiltration tests. We must be able to contain the storm water for a certain amount of time before it releases into the city system.

Q. What will happen to the residents when its time to tear the building down?

A. The owners of the property will be responsible for working out those issues with any tenants before we close

Q. Who is tagging the trees and identifying the trees that will stay?

A. Once all the trees are tagged we work with an arborist to identify which trees are supposed to be saved or not. The city and the arborist will determine that. Metro Consultants are doing the tagging of the site to determine the lay of the land, topography, and benchmarks for trees and land. Trees within a certain diameter will have to be replaced.

Redico has hired Metro to figure out what is going on this neighborhood from a survey stand point.

Q. Is there any concern with the rusty water pipes in the area for people to live here?

A. We have to get a new main connected into what is in the street right of way. We don't know what that is right now until we end up doing more of a study. Tap fees are used to offset costs for water replacement for other areas of the city. Demolition will go through a certification process with the city, and if there is a plume discovered we will have to resolve that issue.

Q. There will be a crisis in the city and the solution will be to hook up to Detroit water, we don't want to become another Flint.

Q. I don't see a connection to the neighborhood, it's a very car centric neighborhood, one of my concerns is that you are creating an ivory tower, or walled off area, and in a small neighborhood what I hate to see is there is not a connection to the neighborhood.

A. We would like to create more of a pedestrian link, a few through block walks and more entrances around the building. We are talking about adding 175 new residences, who will be able to have pets, this will activate this block.

Q. It looks like you have taken great lengths to close off Brown and Davis on purpose, its an active streetscape right now.

A. We love the idea of having benches and activity areas and increase the streetscape and walkability and accessibility.

Q. With the new treeline and the greenway will come down Greene Street, keep that in mind with what the retail relates to, because retail is on-street, doing something more active along Greene.

A. We have asked the city what they want as part of the Trail link connection along Greene. We are also looking at sustainability options including solar and green roofs.

Q. What about HVAC systems and control systems? How about bike parking?

We are containing all of the mechanical systems and bike on the northeast corner.

Q. What is the best case scenario for starting and finishing?

A. Sept. 1, 2018 starting time and about 18 – 24 months construction season. Open Spring of 2020. We will want to get it on the market in the spring market.

Q. How noisy and disruptive will this be to the neighbors?

A. The real messy part will be 2-3 months, no underground parking. We would like to do panelized construction so there is a lot less hammering. It will not be as intrusive as the Main Street project which has shut down the street.

Picture on following page



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Others attended unfortunately they either did not fill out the sign in sheet or it was illegible.