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***Section 1: Notification
Information & Responses***

A Citizen's Participation Meeting was scheduled for July 28, 2014 at the Mallet's Creek Library. Notification cards were sent to 554 citizens within 1000 ft of the site using the City provided lists of owners and addresses. Contact information for the architect was provided on the card. Please see Appendix for copy of notification master.

Nineteen cards were returned as undeliverable. No phone calls or emails were received before the meeting.

Section 2: Presentation

Midwestern Consulting Inc. prepared a color rendered site plan that is attached in the appendix of this document.

Mitchell and Mouat Architects prepared colored renderings depicting the design of the proposed buildings. Two renderings were presented below:

View driving north on Platt Road



***View looking to the west across open
Play Area and to Play Structure***



Section 3: Citizen Information

Citizens were provided the opportunity to view the site plan and renderings before and after the meeting.

The Director of the Ann Arbor Housing Commission, Jennifer Hall, introduced the team at the meeting who included the Project Development partner, Lori Harris of Norstar, the Civil Engineer, Scott Betzoldt of MCI, and Mark Borys of Mitchell and Mouat Architects.

Jennifer outlined the current situation of affordable housing in the City as well as the particular challenges presented at this site. She also explained the recent history of how this site on the east side of Platt has expanded and been redesigned to the current Site Plan configuration.

A description was provided of the project that locates 32 units and a Community building (office and meeting room for residents) in six buildings. Each resident building is a two-story townhouse with a mix of various bedroom counts per unit occurring throughout the site. However, the larger, 5-bedroom units are to the interior of the site. The unit mix includes 1, 2, 3, 4 and 5 bedroom units on the site seeking Site Plan Approval.

Joan, from Community Action Network, was asked to describe her involvement with other AAHC sites and how her group works with kids in summer camps and educational workshops, and adults in financial planning. Joan discussed her success at a similar AAHC site at Hikone. Joan suggested that a 30 family network offers the most success to her programs since an appropriate "critical mass" of participation is met. Funding for her programs is an on-going pursuit.

Sign in Sheets are provided in the Appendix.

Section 4: Citizen Concerns and Comments

Following are various Discussions that occurred during the Presentation:

Storm water management – Questions were about the slope of the edges of the basin and volume of water that might occur in the basin during a major storm event

The slope at the edges is a gradual 1:5 and there could be up to 4 feet of water for a 24 – 48 hour period after a major storm event.

Traffic Patterns – Commenters liked the dual lots, but asked about school bus pick-up.

Jennifer said further negotiations would occur with AAPS for bus routing and pick-up.

General questions about the Project's physical and financial makeup – Answers follow

- Maintenance budgets come from various sources.
- Funding also comes from rents that are “adjusted by family income” and can vary from family to family. Rents will also vary by inflation.
- Under present Zoning regulations there could be 22 units constructed on this site. A rezoning would allow up to 45 units - this Plan has 32 units.
- Density is less than adjacent Colonial Square.
- There are no basements so that some of the Units can be Barrier-Free Accessible. Additional storage rooms in the units are provided.
- Units vary in size from 700 SF for a 1-bedroom to 1600 SF for a 5-bedroom unit.
- Some units have balconies on the 2nd floor. There will be no fencing surrounding unit patios.
- Some of the comments favored the proposed unit density for a vibrant community, to maintain a ‘critical mass’ for community programs and based on success of their own neighborhoods, and some thought it too dense for this particular neighborhood.

Long term planning and financial commitments were questioned –

Lori Harris, part of the Development Team explained that there is a financial commitment to this Project for 45 years. Construction would occur early next summer.

Questions and Discussions occurred about the site –

- A Play Structure will occur at the site.
- Open play areas are available for Kids.
- The retention basin is adjacent to play areas but has a very shallow sloped bank to be safe for kids. Water will be retained for short periods.
- Tenants can have gardens of their own design.
- Rain gardens could be developed for gardens and to minimize water run-off.

Please see the Appendix for:

- a. Notification Card
- b. Layout and Rendered Site Plan
- c. Sign In Sheet

Mitchell
and **Mouat**
architects
113 South Fourth Avenue Ann Arbor, Michigan 48104

FIRST CLASS
SNGLP
U.S. POSTAGE
PAID
Carol Stream, IL
Permit No. 73

Owner
1035 Long Lake Dr
Brighton, MI 48114

Ann Arbor Housing Commission

Site Plan Re-submittal

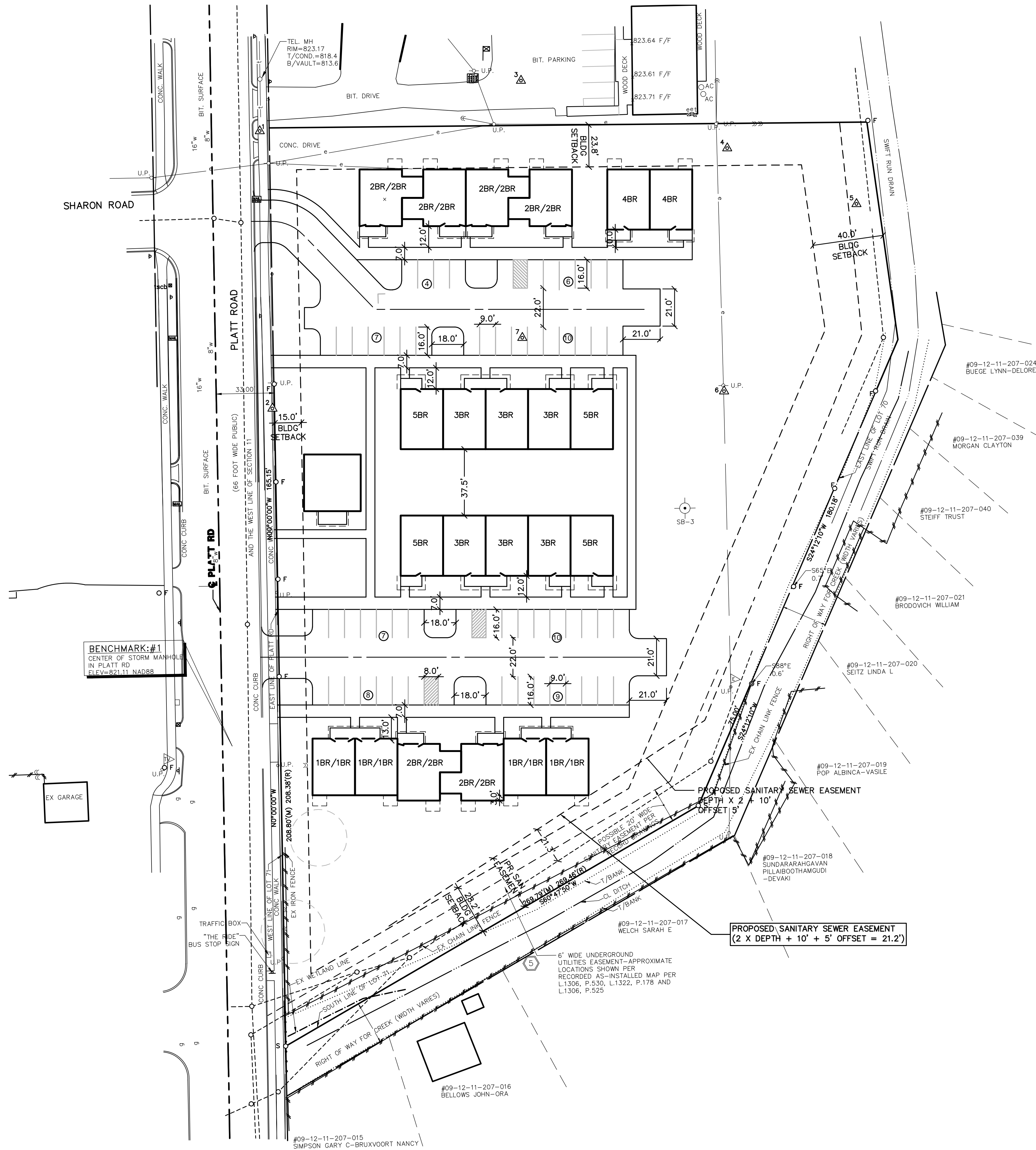
Postcards are being sent to all residents and property owners living within 1000 feet of the project site giving notice that a site plan petition will be re-submitted to the City of Ann Arbor in July. This is an opportunity to review and comment on the revised plans that were originally submitted in February. The petitioner will consider your comments with regard to any plan revisions.

Project Location: The site is located at 3451-3457 Platt Road, Ann Arbor.

Meeting: A meeting is going to be held on **July 28, 2014 at 7:00pm** at the **Malletts Creek Branch of the Ann Arbor Public Library at 3090 East Eisenhower Pkwy, Ann Arbor** to present the revised plans for the project and to solicit input from neighborhood residents. The meeting location is barrier free accessible.

Description: The Ann Arbor Housing Commission is proposing to demolish the existing buildings on this site and replace them with a property management office and 32 new units ranging in size from 1 bedroom to 5 bedrooms. The site will be upgraded to current City standards while preserving existing natural features as much as possible. The project will be built to the Enterprise Green Standards and will include solar-ready installation.

Contact Information: Mitchell and Mouat Architects, John Mouat, 734-662-6070
or jmouat@mitchellandmouat.com



LEGEND

- U.P. EXIST. UTILITY POLE
- GUY WIRE EXIST. GUY POLE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- SIDEWALK RAMP
- ENCLOSED TRASH AREA
- SIGN
- MAILBOX
- FENCE
- GUARDRAIL
- SET IRON PIPE
- FOUND IRON PIPE
- BITUMINOUS PAVING
- CONCRETE WALKS
- DETENTION AREA (HIGH WATER LINE)

BUILDING SQUARE FOOTAGES

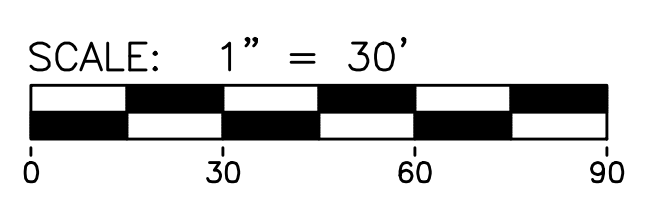
SOUTH UNIT:	
1ST	5518
2ND	4942
TOT.	10,460
NORTH UNIT:	
1ST	5115.4
2ND	4223.5
TOT.	9,339
TOTAL SQUARE FOOTAGE 19,799 GROSS SQ. FT.	

GENERAL NOTES

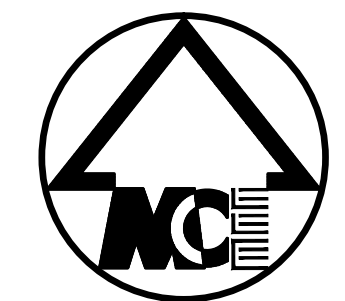
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

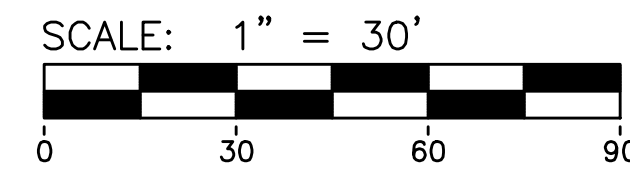
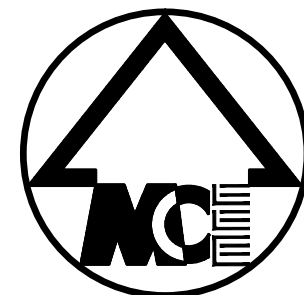
"THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE."

"THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS."



JOB No.	14002-200
DATE	08-07-14
SHEET	04 OF 11
ADD: HTH	
ENG: HTH	
PK: SWB	
TECH: SWB	
T: 4002SP-2005.dwg	





LEGEND

- U.P. EXIST. UTILITY POLE
- GP. EXIST. GUY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- OH. EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- CONCRETE SURFACE
- ENCLOSED TRASH AREA
- SIGN
- MAILBOX
- FENCE
- GUARDRAIL
- TREE OR BRUSH LIMIT
- SECTION CORNER
- SET IRON PIPE
- FOUND IRON PIPE
- SET MONUMENT
- FOUND MONUMENT
- FOUND IRON ROD
- CONTROL PT.

JOB No.	14002-200
DATE:	7/28/14
SHEET	1 OF 1
REV. DATE	
CADD:	WJA
ENG:	SWB
PK:	SWB
TECH:	SWB
DATE:	7/28/14

Sign IN SHEET

<u>NAME</u>	<u>Address</u>	<u>Email</u>
TRACY Williams	1327 White St. A ² -03	twilliams420usa@gmail
Sheri Wander	1327 White St A ² -03	playfullspirit@gmail.com
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BREG PRATT	3580 OAKWOOD St.	kulanova@gmail.com
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Chere Burkase	2051 Wolverine	
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MARK BRYAN MITCHELL & MOUAT		MEBRYSMITCHELLANDMOUAT.COM
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