

Citizen Participation Report

1500 Pauline, Ann Arbor

Submitted by Avalon Housing, Inc.

November 24, 2010

Two public meetings were held in conjunction with the proposed redevelopment of 1500 Pauline in Ann Arbor. The first meeting was held on July 27, 2010. The second meeting was held on August 25, 2010. Both meetings were held at the Children's Creative Center at 1600 Pauline at 7:00 p.m.

The primary objective of the first meeting was to talk with the community about the idea of and reasons behind the redevelopment of 1500 Pauline and to get their input on their experiences with the current site and what they would like to see at a redesigned site. The primary objective of the second meeting was to return to the community with the concept plans developed after the first meeting and to get their input.

The fliers sent out for both meetings indicated that we were seeking PUD and site plan approval. As the project has progressed and the number of units was reduced, we are no longer seeking PUD approval as the proposal fits within the existing zoning district.

Enclosed please find the following:

For 7/27/10 meeting

- Flier mailed to community on 7/13/10. This notice contained information on both the 7/27 meeting as well as the 8/25/10 meeting.
- Agenda distributed at the meeting
- Blank comment card provided at the meeting
- Sign-in sheets from the meeting
- Picture of one of the existing buildings and aerial photo displayed at the meeting

On July 13, 2010, notices were mailed to 715 households. This included the households and registered neighborhood groups within 1000 feet of the project site following the list provided by the Planning Department and nearby schools and community groups. A copy of this notice is included.

Nineteen (19) individuals attended the 7/27/10 community meeting and signed the sign-in sheet. Copies of sign-in sheets are enclosed.

For 8/25/10 meeting

- Flier mailed to community on 8/10/10
- Possible new site plan, Opt. 5, mailed to community on 8/10/10 with the flier

- Blank comment card provided at the meeting
- Sign-in sheets from the meeting
- Copies of the following pictures, plans and sketches displayed at the meeting:
 - Picture of one of the existing buildings
 - Aerial photo
 - Site survey
 - Concept plan of single three-story building
 - Proposed site plan 32-38 units
 - Proposed site sections
 - Proposed massing options (from various angles)

On August 10, 2010, notices were mailed to 715 households. This included the households and registered neighborhood groups within 1000 feet of the project site following the list provided by the Planning Department and nearby schools and community groups. A copy of this notice is attached.

Twenty-two (22) individuals attended the 8/25/10 community meeting and signed the sign-in sheet. Copies of the sign-in sheets are enclosed.

Comments

Concerns/comments/questions raised verbally at the meetings:

Type of Building proposed/number of units

Concerns/comments raised

Prefer a 2-story maximum height, similar to neighborhood.

Prefer the plan showing 32-38 units in townhouses and up/down flats over the single apartment building.

Prefer units with their own entrances.

Try to maximize number of units.

Concern about possible impact to property values.

Comment that do not see how it could have a negative impact, if anything it is improving the aesthetic appearance, reducing population, less crowding, nicer homes, could argue it has a positive impact.

Keep grading at a similar height to existing, don't raise it up.

How we addressed or plan to do so

The units in our site plan proposal are either townhouses or up/down flats that share a similar exterior townhouse-like appearance. The buildings do not exceed two stories in height. Basements are planned for the property.

The site plan being submitted has 32 units on site. All units have individual entrances. We believe that this design is a significant improvement both structurally and aesthetically over the current development. It was designed with an eye toward fitting into a residential neighborhood and providing amenities that both work in the current market and should enable us to rent it well into the future.

The grade will stay similar to the existing, especially in regard to the grade at the base of the buildings. It is built up a little toward the back (north side) of the site in order to facilitate appropriate road grades and accessible sidewalks.

Units

Concerns/comments raised

Do not decrease the size of the units.

Consider clustering similar unit types together

Include outdoor living space such as a patio or deck, a place to barbeque.

How we addressed or plan to do so

The proposed unit sizes are consistent with or exceed the current unit sizes.

Units with similar bedroom types are clustered near each other. This allows closer access to the playground and community center for the two- and three-bedroom units. This footprint also conformed well to the site. All units are designed with either a patio or a balcony.

Parking

Concerns/comments raised

Be sure to address parking on site, not neighborhood streets

Bring parking closer to the units.

Deal with taxis picking up and dropping off

Enforce parking rules consistently (perhaps by a decal system, one car/unit)

Have covered parking designated for units.

How we addressed or plan to do so

The location of the existing parking has proven problematic. Parking is currently clustered along one side of the site, resulting in distant access to units. The site also includes additional parking located at the back of the site underneath one of the residential buildings—an arrangement that does not provide any real visibility and is seldom used. We have rearranged the circulation system to allow parking access near most of the units. This arrangement will allow residents convenient access to their units and should encourage taxis or other visitors to park in a spot near the unit rather than along a public right-of-way. Property managers will monitor parking. No covered spots are being proposed.

Lighting

Concerns/comments raised

Address parking lot lighting

“Dark skies”—keep light directed down and away from neighboring houses.

Don’t overdo lighting.

The east side of the site, near the park is a dangerous unsecured area. It would need proper lighting for parking.

How we addressed or plan to do so

With the addition of parking and the circulation system on the east side of the site, we will be installing lighting. The lighting will be directed downward and into the site from the perimeter, to minimize light spilling onto neighboring properties.

Playground/Gardens

Concerns/comments raised

Include a playground for kids.

Keep children's play area away from Pauline

It would be nice for the playground to allow interaction between children at the site and neighbors.

The gardens at Arbordale are nice.

How we addressed or plan to do so

The plan includes a playground for children. The playground is located near the community center and centrally within the site to maximize the ease with which parents can monitor their children while at the playground. The playground is in the open courtyard but back a bit from Pauline. Gardens are being proposed, similar to those at Arbordale and other Avalon properties (we have a garden at 1500 Pauline currently). These gardens are part of Avalon's Edible Avalon project and provide healthy food for Avalon tenants, and also have served as a great means to develop interconnectedness between tenants and other community members.

Tenants

Concerns/comments raised

This project and N. Maple seem to have relatively high crime rates. How would tenants be selected for this project?

What would happen to current residents? Would they go to other subsidized housing? Is there some in Ann Arbor? What about schools?

Where will funding come from to house people in the meantime?

How we addressed or plan to do so

Avalon is a private, non-profit. Avalon houses a similar population as in public or other subsidized housing. Avalon provides property management through an enhanced management model. We grew out of the shelter back in 1992 and have designed a method of managing housing for extremely low income households in a way designed to prevent predictable problems. A major component of this is the supportive services. We have services staff that work now out of a community center at the site and we will have service staff working out of the new community center at the redesigned site. We blend being a landlord with social work.

There will be limits set on incomes of residents moving into 1500 Pauline. The exact limits are still being developed.

The Uniform Relocation Act (URA) requirements will be adhered to for current tenants at 1500 Pauline. That act sets forth their rights to relocation. The Washtenaw County Office of Community Development will work with tenants to inform them of their rights and assist them with that process.

We anticipate that tenants who return will be off the site for no more than two years. As currently envisioned, we believe current tenants would be at the top of the waiting list to return, provided they were eligible and met the screening requirements. The funding for tenant relocation will be part of the overall development funding for this project.

Funding and Timeline

Concerns/comments raised

Where does funding come from?

What if funding is not sufficient to complete the work?

What is timetable for this project?

How we addressed or plan to do so

Our plan is to seek funding for this project throughout 2011. Funding sources for this type of project might include Michigan State Housing Development Authority (MSHDA) Low Income Housing Tax Credits and HOME and other funds, Washtenaw Urban County funds, Federal Home Loan Bank Affordable Housing Program, project-based vouchers and permanent and construction loans.

Work would not begin on the site until the construction bids had been received, contracts settled and all funding has been committed.

We are seeking site plan approval now and hope to have the approval granted in the first quarter of 2011. We expect to complete our funding applications in 2011, with demolition starting in early 2012. Construction would take place during 2012, with move-ins anticipated in 2013.

General

Concerns/comments raised

Avoid blind spots, hard to monitor areas

Separate utility meters to encourage efficiency

Townhouses make it easier to address noise

Consider basement for tornado safety

There is no cover at the bus stop, could this plan address that.

Will there be individual fences or privacy screens? This could also be used to store some things. Fence would keep trash from blowing into park.

How we addressed or plan to do so

The current design of the site blocks off visibility from the road and creates hard to monitor areas. This new design was specifically developed with the intent of opening up the visibility of the site to make it safer. We are still working out the utilities but are considering various green options to achieve efficiencies. Basements are proposed in this design. Fencing is not proposed in the current plan. There is landscape buffering proposed between our site and the adjacent park.

Fritz Park

Concerns/comments raised

People do not feel safe in the park

Poorly maintained, floods frequently
Would use more if more accessible, easier to see into
Tenants like park view

How we addressed or plan to do so

Our plan does not address the park as the park is not under our control. There will be a landscape buffer between the parking area and the park. Our site plan includes parking along the eastern edge of the site with lighting to serve the new parking area.

Additional Comments

Additional comments received from attendees provided through written comments.
Responses to these comments have been incorporated into the responses provided above.

Taken verbatim from comment cards returned:

- “You need to provide adequate parking on your site for your tenants. Parked cars on the residential streets creates problems for snowplowing, leaf pickup and street cleanup”
- “Preferences (from a neighbor on Northwood). –2 story- no higher; exterior, design to fit neighborhood (brick, wood, other = ok); gardens, playground”
- “It would be a great mistake to not build units with individual gas, electric, water (tenants pay) charge lower rents (central air no window units) = Or if Avalon continues to pay utilities it would be easy to see if an individual tenant is abusing their (free) utilities. Repeat—build in clusters family units, single units, couple units, or even elderly-handicap. A man (resident) questioned square footage. Would like to know by next meeting size of apartments. P. S. my house is 975 square feet with 3 bedrooms, a 500 sq foot apartment for one person is plenty of room.”
- “I’m happy to see anything that might work with the land better in some Frank Lloyd Wright style as opposed to stock public housing. I see it in the way place aged more than perhaps designed. Anything bold enough to be posed as green by design might be appreciated or designed finding approval.”

**This is a notice and an invite to public meetings on
Tuesday, July 27, 2010 and Wednesday August 25, 2010**

Hello neighbors and fellow community members:

Please come join us at our community meetings to discuss the redevelopment of 1500 Pauline.

Why: Avalon Housing is proposing the redevelopment of the site at 1500 Pauline into newly constructed affordable housing. We will be submitting a petition for site plan approval and for rezoning to Planned Unit Development (PUD). This notice and invitation to our public meetings comes to you as a community member who resides within 1,000 ft of 1500 Pauline Blvd. We will be holding two meetings (times noted below) to provide background on the plans and to gather input from the community.

Project Description: This proposal provides us the opportunity to redevelop the site at 1500 Pauline. As part of this proposal, the existing apartment complex of 48 units at 1500 Pauline would be demolished and new affordable housing units built. The existing building was built in the late 1950s, has significant structural and drainage issues and is designed in a way that separates it from the surrounding neighborhood. With the new construction, we are looking to bring well-designed, newly constructed affordable housing units, increase the number of accessible units, open up the site, address site layout and drainage issues, and provide beneficial amenities to the residents.

Timeline: Submission to the Ann Arbor Planning Commission by September 27, 2010 in anticipation of going before the Planning Commission in November, followed by City Council.

What To Expect: Opportunity to hear from Avalon Housing staff and architect, learn about the project, ask questions and provide feedback, see sketches.

When & Where: Tuesday, July 27nd @ 7:00 pm

Wednesday, August 25th @ 7:00pm

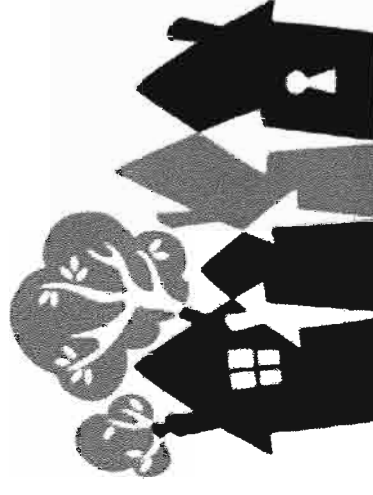
Both meetings to be at Children's Creative Center at 1600 Pauline, Ann Arbor

Questions: Contact Avalon Housing, Inc., Wendy Carty-Saxon, 734-663-5858 ext. 211,

wcarty-saxon@avalonhousing.org

Note: Persons with disabilities are encouraged to attend. Accommodations, including sign language interpreters, may be arranged by contacting Avalon. Requests should be received at least 48 hours in advance of the meeting.

AVALON HOUSING inc.



1500 Pauline / Parkhurst Apartments Community Meeting Agenda

07/27/10

- **Greeting and Introductions**
- **Meeting Overview**
- **Background on Avalon Housing**
- **Background on 1500 Pauline/Parkhurst Apartments**
- **What is Avalon proposing?**
 - New construction
 - Avalon's approach to the project
 - Relationship to current Parkhurst residents
 - Anticipated schedule for redevelopment
- **Inputs/Ideas**

Safety Issues	Playground
Traffic	Shape/Size/Configuration
Drainage	Appearance
Parking etc...	Fritz Park
Relationship to neighboring properties	
- **Next Steps:**
 - Take input and prepare more detailed plans for project for next community meeting.
 - Next Meeting:
Wednesday, August 25, 7:00 p.m.
Children's Creative Center
1600 Pauline Boulevard
Ann Arbor, MI 48103-5206

Comments and Ideas: Community Meeting July 27th 2010

Your comments and ideas regarding the redevelopment of 1500 Pauline Blvd are important to us. Please write your comments or ideas in the space below, or contact Wendy Carty-Saxon at: Avalon Housing, Inc., 1327 Jones Dr., Suite 102, Ann Arbor, MI 48105. Phone: 734-663-5858. Email: wcarty-saxon@avalonhousing.org

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AVALON HOUSING inc.



Community Meeting Sign-in Sheet

Redevelopment of 1500 Pauline Blvd, Ann Arbor, MI 48103

July 27, 2010 ~7:00 pm~

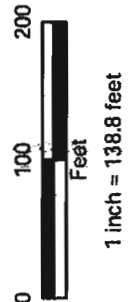
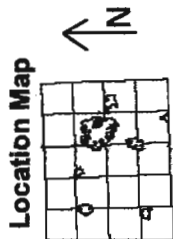
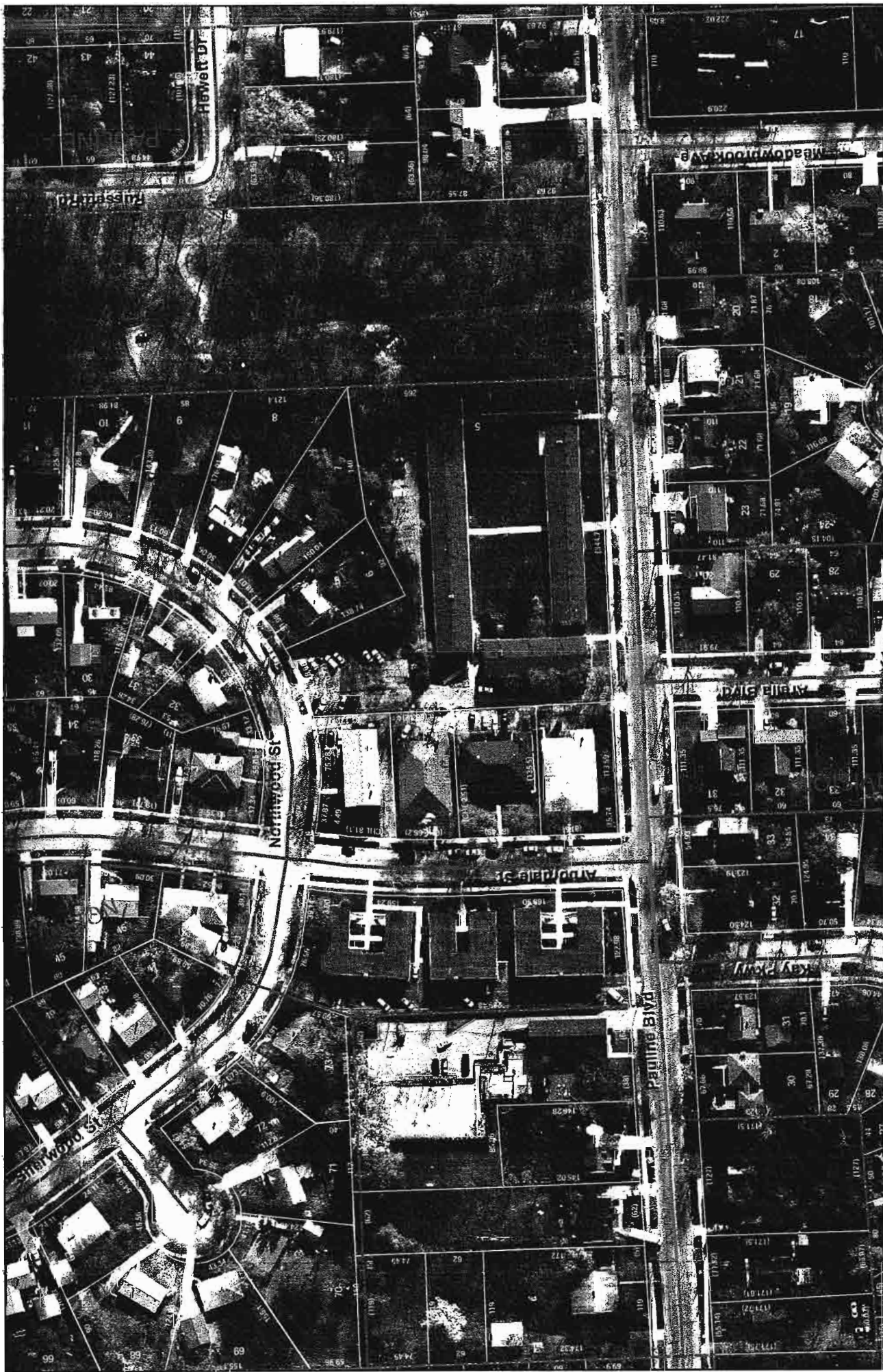
Name: First, Last	Address:	Contact Info	
		Phone:	Email:
John Bump	1030 Arborale	77	
Maura & Graham	1030 Arborale		
Sarah Oliver	1010 Cortdall		
KARLOS SCHWACK	960 Sherman Cir		
DANE SCHWACK	960 Sherman Cir		
Paula Anderson	1030 Arborale		
Bill Bryson	1030 Arborale #14		
Marqueline Bell	1500 Pauline # A16	219-7021	
Romony Williams	PO Box 7517 A ² 48107		
Derrick Miller	1525 Pauline Blvd		bryant.director@gmail.com
Curtis Parnes	1511 Pauline Dr		
John & Sharon Stachura	926 Shermanwood		
Wm Graham	441 Shermanwood St		
Betsy Williams	941 Northwood		ketsyanna@gmail.com

Redevelopment of 1500 Pauline Blvd, Ann Arbor MI 48103

July 27, 2010 ~7:00 pm~

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GIS Map Print

Date Printed: 06/28/2010

This is a notice and an invitation to a public meeting on
Wednesday August 25, 2010

Hello neighbors and fellow community members:

Please come join us at our community meeting to discuss the redevelopment of 1500 Pauline.

Why: Avalon Housing is proposing the redevelopment of the site at 1500 Pauline into newly constructed affordable housing. We will be submitting a petition for site plan approval and for rezoning to Planned Unit Development (PUD). This notice and invitation to this public meeting comes to you as a community member who resides within 1,000 ft of 1500 Pauline Blvd. This will be our second meeting to provide background on the plans and to gather input from the community that will inform our design decisions.

Project Description: This proposal provides us the opportunity to redevelop the site at 1500 Pauline. As part of this proposal, the existing apartment complex of 48 units at 1500 Pauline would be demolished and new affordable housing units built. The existing building was built in the late 1950s, has significant structural and drainage issues and is designed in a way that separates it from the surrounding neighborhood. With the new construction, we are looking to bring well-designed, newly constructed affordable housing units, increase the number of wheelchair accessible units, open up the site, address site layout and drainage issues, and provide beneficial amenities to the residents. We anticipate building up to 45 units, including a mix of 1-, 2-, and 3-bedroom apartments and community space.

Timeline: Submission to the Ann Arbor Planning Commission by September 27, 2010 in anticipation of going before the Planning Commission in November, followed by City Council.

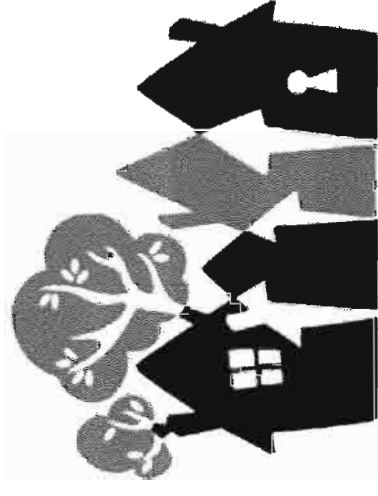
What To Expect: Opportunity to hear from Avalon Housing staff and architect, learn about the project, ask questions and provide feedback. See back for design proposal. Alternative designs will be discussed at the meeting.

When & Where: Wednesday, August 25th @ 7:00pm
At the Children's Creative Center at 1600 Pauline, Ann Arbor

Questions: Contact Avalon Housing, Inc., Wendy Carty-Saxon, 734-663-5858 ext. 211,
wcarty-saxon@avalonhousing.org

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AVALON HOUSING inc.

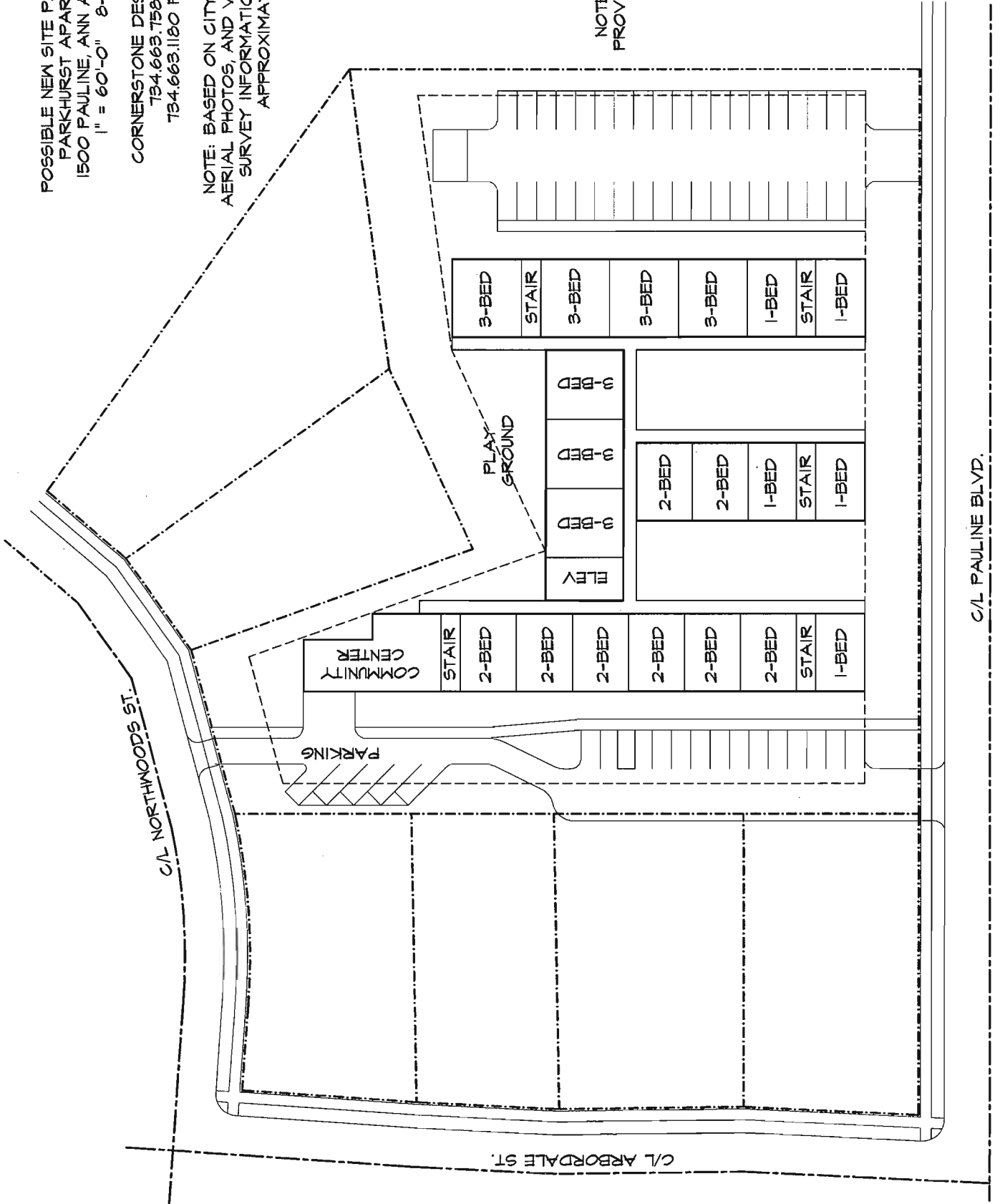


POSSIBLE NEW SITE PLAN, OPT. 5
 PARKHURST APARTMENTS
 1500 PAULINE, ANN ARBOR, MI
 1" = 60'-0" 8-3-10

CORNERSTONE DESIGN INC
 734.663.7590
 734.663.1180 FAX

NOTE: BASED ON CITY RECORDS,
 AERIAL PHOTOS, AND VERY LIMITED
 SURVEY INFORMATION; ALL IS
 APPROXIMATE

NOTE: THIS PLAN
 PROVIDES 40 UNITS



C/L PAULINE BLVD.

Comments and Ideas: Community Meeting August 25th 2010

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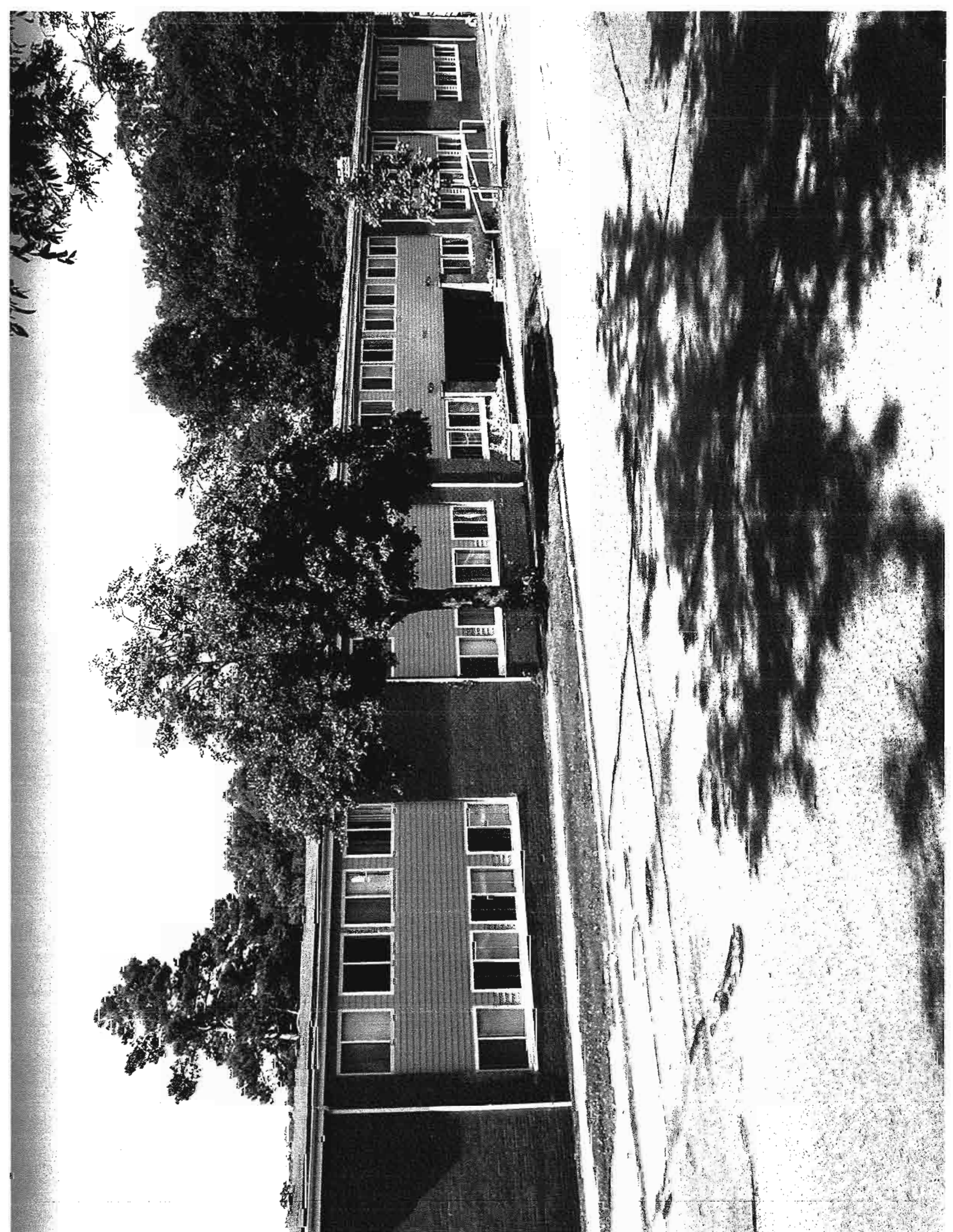
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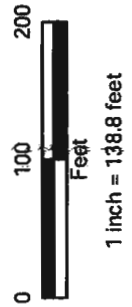
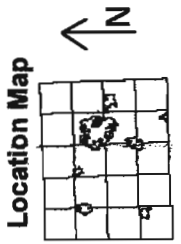
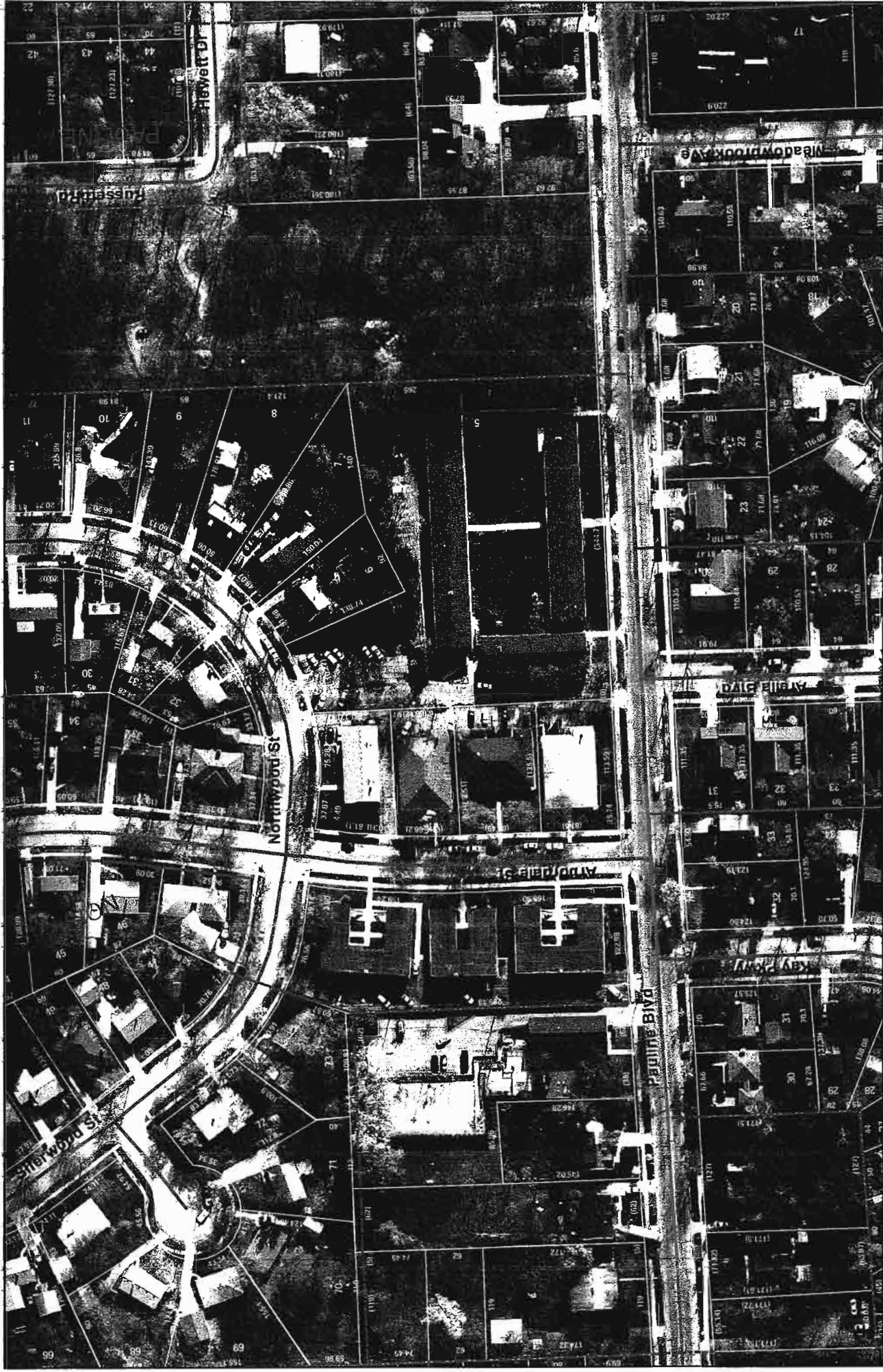
AVALON HOUSING inc.



Community Meeting Sign-in Sheet			
Redevelopment of 1500 Pauline Blvd, Ann Arbor, MI 48103			
August 25, 2010 ~7:00 pm~			
Name: First, Last	Address:	Contact Info	
		Phone:	Email:
Hogg, Alan	1411 Hewett	734-926-9402	alan-hogg@yahoo.com
Slavik, Karic	"	"	karicslavik@gmail.com
Thomson, Jim	1202 meadowbrook	734-777-1929	STT911@GMAIL.COM
Jacqueline Bell	1500 Pauline Ave	217-7621	
Fred Schillack	960 S HERRING CR	994-6595	
DIANE SCHILLACK	"	"	
Sarah Oliver	1010 ARBORDALE		
(WM) BILLY TRACY	1301 ARELLA BLVD	663-3077	
Dave Linnbard	1401 Hewett Dr	662-1159	DATINE57@Shoglobal.net
Laurie Schwartz	1517 Pauline Blvd	734-929-0865	lafxcas@aol.com
Margaret Marx	1131 Arella Blvd.	734/222-8393	
Kerilyn Smith	1207 Ardmore	663-9498	
Carolyn Vandegriff	1030 Arbordale #6	913-0875	
David Welsh	1614 Arbordale	734-717-9062	david.welsh@sinz.org
Ellen Dennis	1128 Meadowbrook		

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