

**414 N. Main and 401 + 403 N. Fourth
Citizen Participation Meeting Report**

Kerrytown Conference House
415 N. Fourth Ave., Ann Arbor, MI
Wednesday, March 13, 2013

Design Team Present: Tom Fitzsimmons, Chris Allen, Chet Hill

Public Participants: Ramgsh Ganatra, George Kachadoerian, Carol Kuhnke, Peter Davis, Ed Galczynski, John Hilton, Margaret S., K. Baxter, Ryan Stanton, Anne Bannister

Notices:

990 notices were sent to citizens by mail, which gave a brief overview of the project, identified the project team members and contact information, and provided information on the public participation meeting (see attached postcard). One meeting was held to address both the 414 Main and 401 + 403 N. Fourth projects.

Meeting Summary:

The meeting commenced at 7:15p. Ten public participants were present for the meeting. No handouts were provided, but Fitzsimmons had drawings, plans, and photos displayed on eight large boards used for presentation. Fitzsimmons started the meeting by introducing the project team members and provided an overview of the project, and opened the floor for questions and comments. A large portion of citizen comments consisted of clarifying questions, such as the distance of building setbacks, building materials, cost of the units, and location of landscaping.

Many of the comments were extremely positive. One participant expressed that he was happy to see something here after so many years and that it's great the developer is working with the challenge of the parking easement. He also commented on his approval of the thru-block pedestrian connection.

Fitzsimmons explained the changes that were made to the plan based on the Design Review Board report. Participants were happy with the changes and expressed the revised garage on the Fourth Avenue development is a great asset to the owners.

A nearby resident expressed concern over losing parking on farmers market days. Fitzsimmons explained that McKinley has been allowing the Huron High School rowing team to use the lot for parking during market days and may continue this in the future. Hill also emphasized that views from the farmers market will be enhanced, as they will be of a building and not a parking lot.

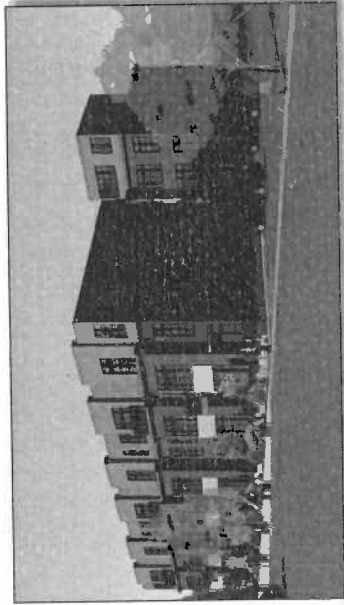
A question was raised about the safety of residents driving onto Fourth Avenue, particularly on market days. Fitzsimmons explained maybe they could use the rear drive on busy days, and that it shouldn't be problem. Hill mentioned that the amount of traffic entering Fourth Avenue will be greatly reduced from an entire parking lot, to two garages.

One comment was made regarding the modern look of 414 Main, but it was understood it was just a matter of taste. Overall, the participants thought this was a great addition to the neighborhood and a much need improvement to that portion of Main Street.

The few concerns mentioned above were addressed by design team responses. Overall, the public was very supportive of the project and was happy to see such a positive development in the area. One participant expressed how glad he was to see the project off to a great start, even before entering the city approval process. They were eager to know what the next steps in the approval process are and even asked how they should express their support to the City.

The meeting ended at 7:51p.

414 N MAIN - 401 N FOURTH



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Project Description:

Re-zoning from PUD to D2 and site plan(s) for 17 residential units on N. Main and 2 residential units on N. Fourth Ave. Project to be submitted on March 25th for May 21st Planning Commission Meeting.

Citizen Participation Meeting:

The development team will hold a public meeting on the proposed development(s), solicit feedback, and listen to any concerns or issues from neighbors or the general public.

Time and Place:

Wednesday March 13 @ 7 PM Kerrytown Concert House 415 N Fourth Ave

Accommodations for persons with disabilities can be arranged by contacting Huron Development, LLC