

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	2
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	3
• Expand the capacity of Blake Transit Center	2
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	2
• Recapture the cost of purchase while ensuring a sustainable financial model	2
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

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3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	1 2
• Maximize park space	1 2
• Connect to the Treeline Trail	2
• Fit in with existing adjacent building heights and scales	2
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1 3
• Provide adequate buffer to adjacent single family housing	1 2
• Maximize affordable housing units for 60% AMI households on site	1 4
• Sell the property and use proceeds for affordable housing on another city-owned property	2
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	2
•	
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1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	4
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	2
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	4
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	2
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	3
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	4
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	1
•	
•	

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350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	3
• Maximize park space	3
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	1
• Sell the property and use proceeds for affordable housing on another city-owned property	4
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	2
•	
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1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3-4 5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	2
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3-4 5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	4-2
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	3-4
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	4-5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4-5
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	4-5
•	
•	

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3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	
• Maximize park space	
• Connect to the Treeline Trail	
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
•	
•	

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Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	4 5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	2
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
• commercial uses on ground level → scale / focus for pedestrian	1

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	1
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	1 2
• Maximize market rate housing	5 2
• Develop a mix of housing unit types and prices	2 2
• Expand the capacity of Blake Transit Center	3 2
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3 2
• Appropriately scale down to the lower density area on the south side of William Street	4 2
• City maintain some ownership/control	5 2
• Recapture the cost of purchase while ensuring a sustainable financial model	2 4
• highest density in "city"	1
• city defined ~ as 2 blocks around	

Ashley - Liberty - State - William

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3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 - 5

• Preserve Chimney Swift habitat	3	4
• Maximize park space	3	4
• Connect to the Treeline Trail - <i>this project can not</i>	1	3
• Fit in with existing adjacent building heights and scales	2	5
• Fit in with existing setbacks along Washington Street	1	1
• Maximize market rate residential	4	3
• Provide adequate buffer to adjacent single family housing	2	2
• Maximize affordable housing units for 60% AMI households on site	2	6
• Sell the property and use proceeds for affordable housing on another city-owned property	5	10
• Remediate any potential environmental contaminations	1	assumed will happen
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	1	4
<i>→ West of RR should be held</i>		
<i>for lower density multi-family</i>		

hold back the trail dev.

→ Consider making W. Washington (directly at Y) not ^{car} thru street. e.g. Y parking + this proposed dev. accessed from East. Residential homes east of 3rd accessed from West.

→ bikes, pedestrians, even emergency vehicles OK
- "Regular" cars + trucks have to turn off at 3rd or 1st.

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• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
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2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	3
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	4
• Maximize market rate housing	3
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	4
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	2
• Recapture the cost of purchase while ensuring a sustainable financial model	3
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• Preserve Chimney Swift habitat	3
• Maximize park space	2
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	2
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	3
• Sell the property and use proceeds for affordable housing on another city-owned property	2
• Remediate any potential environmental contaminations	3
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
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• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	
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2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
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3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	1
• Maximize park space	1
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	3
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	2
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
• <i>Artistic Community Space</i> <i>Artist/Live work</i>	5
•	

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Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3
• Potential developers and their successors in ownership accept Housing Choice Vouchers	2
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	4
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2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	

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3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	5
• Maximize park space	5
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
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Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	3-4
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	



350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	
• Maximize park space	
• Connect to the Treeline Trail	
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
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• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept <u>Housing Choice Vouchers</u>	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
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3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	5
• Maximize park space	5
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	4.
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4.
•	
•	

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1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	
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2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
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• Preserve Chimney Swift habitat	5
• Maximize park space	
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
• Delay development plan until the street is further developed	5
•	

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Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	4
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	4
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	2
• Maximize park space	4
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	3
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	3
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	4
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	3
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	4
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	2
• Maximize park space	2
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	2
• Fit in with existing setbacks along Washington Street	2
• Maximize market rate residential	2
• Provide adequate buffer to adjacent single family housing	3
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	INTERVIEW 3
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	4
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	5
• Maximize park space	4
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	3
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	5
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	4 depends on long term aff.
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	4
• Max total units developed	5

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	4
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	3 depends on long term affordability
• Recapture the cost of purchase while ensuring a sustainable financial model	4
• grocery store	4
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	5
• Maximize park space	1
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	2
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	4 5
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	4 5
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	4
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	2
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	4
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	3
• Maximize market rate housing	4
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2
• Appropriately scale down to the lower density area on the south side of William Street	2
• City maintain some ownership/control	2
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	2
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	3
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	2
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	1
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	2
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	3
• Maximize park space	3
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	if that makes sense
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	1
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	



350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	
• Maximize park space	
• Connect to the Treeline Trail	
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	5
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	5
• Maximize park space	3
• Connect to the Treeline Trail	.
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	5
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	5
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	4
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	4
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	4
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	4
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	2
• City maintain some ownership/control	2
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	43
• Maximize park space	4
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	3
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	45
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	?
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	2
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	4
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	2
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2
• Appropriately scale down to the lower density area on the south side of William Street	0
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	2
• Maximize park space	1
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	0
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
• <i>MAX</i> GRAND FLOOR RETAIL	5

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	3
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	1
• Maximize market rate housing	4
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	2
• City maintain some ownership/control	0
• Recapture the cost of purchase while ensuring a sustainable financial model	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	2
• Connect to the Treeline Trail	2
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	4
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	3
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	1
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	2
• Maximize market rate residential	4
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	3
• Sell the property and use proceeds for affordable housing on another city-owned property	4
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	3
• Vouchers/discounts for car-less renters	5

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	2
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	5
• Encourage car-less renters to be carless	5
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	1
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	3
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	1
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
• MAKE THESE IDEAS HAPPEN!	5

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	3
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	3
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	3
• Expand the capacity of Blake Transit Center	2
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	4
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	5
• Maximize park space	1
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	3
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	2
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	3
• Sell the property and use proceeds for affordable housing on another city-owned property	2
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 - 5

• City maintains some ownership or control of the property	5 if high % of affordable housing
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5 - but lower than 60% !!
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	1
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 - 5

• Maximize affordable housing units	5 !!!
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	more 5 !!!
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	if high affordable %
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	1
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	5 if high affordable housing
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	5
• Maximize park space	3
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	3
• Maximize affordable housing units for 60% AMI households on site	5!!! under 60%
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	1
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

- Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	0
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5 (mainly mix of income)
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to incorporate these uses.	5
•	

- The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5 (within context →)
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	2
• City maintain some ownership/control	0
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

Maximize
Total
Units

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives Rate each on scale of 1 - 5

• Preserve Chimney Swift habitat	3
• Maximize park space	2
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	5 (total units subject to max aff. units)
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	3
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5 *
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
• 5. important to capture low income (30%) and middle class affordable (60%).	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	2
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	4
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	3
• Affordable housing downtown is critical	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 - 5

• Preserve Chimney Swift habitat	3
• Maximize park space	2
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	2
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	if deemed best use by professionals
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	2
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 – 5

• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	1
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to unincorporated these uses.	5
• INCORPORATE	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 – 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	5
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

I WANT Highest Density & Best Design on all City Sites

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	1
• Maximize park space	1
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	5
• Remediate any potential environmental contaminations	2
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
• Love the Idea of more	
• ARTIST Space.	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	Include lower income, minimum wage livable units, please. We have minimum jobs in A2.
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	4
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	3
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	???
• Maximize park space	4
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	3
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	4
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	1
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to unincorporated these uses.	1
• INCORPORATE	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	2
• Expand the capacity of Blake Transit Center	2
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	1
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	1
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	3
• Maximize park space	1
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	1
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	4
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	2
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	4
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	3
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	3
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	2
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	3
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	3
• Maximize market rate housing	3
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	4
• Recapture the cost of purchase while ensuring a sustainable financial model	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	2
• Maximize park space	4
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	2
• Fit in with existing setbacks along Washington Street	2
• Maximize market rate residential	4
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	4 1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	2
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	4
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	4
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	4
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	3
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	3
• Maximize market rate housing	2
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	4
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	2
• Maximize park space	5
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 - 5

• City maintains some ownership or control of the property	4 - enables long-term thinking
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	even better mix at 30, 60, 80 3
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	2 - maybe approp in some sites
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 - 5

• Maximize affordable housing units	4
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5 - replace old units 1:1 or better
• Maximize market rate housing	3
• Develop a mix of housing unit types and prices	3
• Expand the capacity of Blake Transit Center	4
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2
• Appropriately scale down to the lower density area on the south side of William Street	2
• City maintain some ownership/control	4
• Recapture the cost of purchase while ensuring a sustainable financial model	1 - don't care abt purchase cost
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	1
• Maximize park space	1
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	2
• Fit in with existing setbacks along Washington Street	2
• Maximize market rate residential	4
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	if on-site affordable not possible?
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

Build as much housing as possible, here and on other sites - A2's failure to manage its housing demand is having adverse effects on Ypsilanti; as more+more wealthy households are forced to look outside A2 and are bidding up naturally-affordable housing in other communities

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 - 5

• City maintains some ownership or control of the property	I don't know. would want to read research on this topic
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	"
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for <u>public uses</u> and partner with a developer to uncorroborated these uses.	for retail use 5
•	

Needs 5th Ave Crosswalk-

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 - 5

• Maximize affordable housing units	5 but not all affordable
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	must be mixed more than 100
• Maximize market rate housing	NO
• Develop a mix of housing unit types and prices	yes 4
• Expand the capacity of Blake Transit Center	4
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	retail benefit for street scene
• Appropriately scale down to the lower density area on the south side of William Street	2
• City maintain some ownership/control	?
• Recapture the cost of purchase while ensuring a sustainable financial model	I don't understand
•	
•	

Panel 3- Don't build in parks- Senior Center Train Station

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	5 little parking in neighborhood
• Connect to the Treeline Trail	5 - very nice
• Fit in with existing adjacent building heights and scales	3 maybe
• Fit in with existing setbacks along Washington Street	DK
• Maximize market rate residential	that's for the developer
• Provide adequate buffer to adjacent single family housing	what do they think?
• Maximize affordable housing units for 60% AMI households on site	is that possible? 5 good question!
• Sell the property and use proceeds for affordable housing on another city-owned property	where? let me know.
• Remediate any potential environmental contaminations	yes, or developer
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	I don't hear a call for this.
•	
•	

I like y lot ideas much better.

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	1
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	2
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	2
•	
•	

Important
Only if that means only way to keep it affordable housing.

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	3
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	4
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	5 (But can't actually be used for affordable housing?)
• Sell the property and use proceeds for affordable housing on another city-owned property	Don't sell to U of M
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

- Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
•	

- The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

If affordable housing is ensured

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5 3
• Appropriately scale down to the lower density area on the south side of William Street	5
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	1
•	
•	

50% seems very high
whatever is the right balance to achieve affordable housing

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	5
• Maximize park space	5
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	5
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	?
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, <u>office space</u> , commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	4 5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4 5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	\$ 5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4 5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	4 5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a <u>minimum</u> of 100 affordable housing units to individuals or families below 60% AMI	2 5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	4 4
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2 4
• Appropriately scale down to the lower density area on the south side of William Street	5 1
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	3
• Maximize park space	3
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	3 1
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	5
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	sell it!

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 - 5

• City maintains some ownership or control of the property	3/4
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3/4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5 (Would like to see maximize for folks lower AMI)
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3/4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3/4 (also options for supportive services)
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 - 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	2
• Develop a mix of housing unit types and prices	3
• Expand the capacity of Blake Transit Center	N/A
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2
• Appropriately scale down to the lower density area on the south side of William Street	0/1
• City maintain some ownership/control	3/4 (blc closer to said housing)
• Recapture the cost of purchase while ensuring a sustainable financial model	2
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives Rate each on scale of 1 - 5

• Preserve Chimney Swift habitat	N/A (not sure what this is)
• Maximize park space	
• Connect to the Treeline Trail	
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
•	
•	

Since not for affordable housing
Don't have much of an opinion.

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 - 5

• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	5
•	

if these are comparable

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 - 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	5
• Maximize park space	3
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	3
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	3
• Maximize affordable housing units for 60% AMI households on site	3
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	3
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	1
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities

Rate each on scale of 1 - 5

• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	2
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to unincorporated these uses.	
•	

if that's the only way people can get in who will rent, the

incorporate

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives

Rate each on scale of 1 - 5

• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	2
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	3
• Maximize park space	1
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	2
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	4
• <i>Maximize TOTAL affordable units built, even if some buildings are market-rate</i>	5

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	3
• Maximize park space	1
• Connect to the Treeline Trail	1
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	↗ either
• Sell the property and use proceeds for affordable housing on another city-owned property	↘ is fine
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	
• Maximize park space	
• Connect to the Treeline Trail	
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	2
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3.
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3.
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	5.
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	4
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	4
• Develop a mix of housing unit types and prices	2
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	5
• City maintain some ownership/control	2
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	5
• Maximize park space	4
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	5
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	2
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	2
• Maximize park space	1
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	4
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	2
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	<i>doesn't matter - 5</i>
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	<i>2</i>
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	<i>3</i>
• Potential developers and their successors in ownership accept Housing Choice Vouchers	<i>1</i>
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	<i>4</i>
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	<i>1</i>
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	<i>2</i>
• Maximize market rate housing	<i>3</i>
• Develop a mix of housing unit types and prices	<i>4</i>
• Expand the capacity of Blake Transit Center	<i>4</i>
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	<i>5</i>
• Appropriately scale down to the lower density area on the south side of William Street	<i>—</i>
• City maintain some ownership/control	<i>—</i>
• Recapture the cost of purchase while ensuring a sustainable financial model	<i>—</i>
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	1
• Connect to the Treeline Trail	1
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	3
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	2*
• Remediate any potential environmental contaminations	1
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	2
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroperated these uses.	2
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	2
• Develop a mix of housing unit types and prices	4
• Expand the capacity of Blake Transit Center	4
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	2
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	2
• Maximize park space	4
• Connect to the Treeline Trail	1
• Fit in with existing adjacent building heights and scales	2
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	1
• Sell the property and use proceeds for affordable housing on another city-owned property	5
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
•	
•	

2
2
2
5
4
4
3
1
2
5

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	5
• Maximize park space	1
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	5
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	1
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

- 1A FROM MY NEIGHBORHOOD PERSPECTIVE IS LEAST PROBLEMATIC
- THE OTHER TWO OPTIONS CREATE A DRAMATIC DIFFERENCE IN SCALE (PLEASE NOTE: THE YMCA'S INITIAL BUILDING PROPOSAL WAS OF A SIGNIFICANTLY LOWER SCALE, THE NEIGHBORHOOD DID NOT EXPECT SUCH A LARGE STRUCTURE /
- 1A DENSITY AND 660 SQ FT. - MARKETABILITY AND THE POTENTIAL IMPACT OF 30 ADDITIONAL HOUSEHOLDS ON THE NEAR BUILDINGS AS A BUFFER TO THE NEIGHBORHOOD FROM THE TRAIN NEIGHBORHOOD
- CONCERNED WITH DECISIONS BEING MADE PRIOR TO THE GREENWAY/TREELINE PROJECT'S ASSESSMENT OF BEST POSSIBLE USE

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	1
• Potential developers and their successors in ownership accept Housing Choice Vouchers	1 - THIS IS A CONCERN LONG TERM - FUNDING EARS HIGH
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	2
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	
• Maximize park space	
• Connect to the Treeline Trail	
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	1
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	3
• Potential developers and their successors in ownership accept Housing Choice Vouchers	3
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	1
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	1
• Appropriately scale down to the lower density area on the south side of William Street	5
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

415 W. Washington
*like the bike lane!! want to be able to ride through town
without being in the street!

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	4
• Maximize park space	1
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	5
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	1
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

- Concerned with having a ~~of~~ buffer from the train noise since we live directly behind the site.
- Don't want to look at a wall behind my house (keep scale the same).
- my concern with a large amount of green space is will it become a hangout for the homeless? Open space to hang out during the day or sleep in during warmer months (West Park had to remove the bathrooms on Chapin St because the homeless ~~were~~ took them over + it became unsafe)
- concerned with traffic on Washington St especially since there ~~will~~ won't be access from W. Liberty over

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 – 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	4
• Potential developers and their successors in ownership accept Housing Choice Vouchers	2
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 – 5
• Maximize affordable housing units	1
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	2
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	2
• Recapture the cost of purchase while ensuring a sustainable financial model	
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	5
• Maximize park space	1
• Connect to the Treeline Trail	3
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	4
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	2
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	4
• Maximize market rate housing	2
• Develop a mix of housing unit types and prices	3
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	1
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	1
• Maximize park space	1
• Connect to the Treeline Trail	2
• Fit in with existing adjacent building heights and scales	2
• Fit in with existing setbacks along Washington Street	2
• Maximize market rate residential	2
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	1
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	4
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	4
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	4
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	4
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	2
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	1
• Maximize park space	1
• Connect to the Treeline Trail	1
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	4
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	3
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	5
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	5
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	3
• Appropriately scale down to the lower density area on the south side of William Street	4
• City maintain some ownership/control	5
• Recapture the cost of purchase while ensuring a sustainable financial model	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	3
• Maximize park space	4
• Connect to the Treeline Trail	6 & 3
• Fit in with existing adjacent building heights and scales	5
• Fit in with existing setbacks along Washington Street	5
• Maximize market rate residential	4
• Provide adequate buffer to adjacent single family housing	5
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	5
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	4
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	4
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	5
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	3
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	2
• Appropriately scale down to the lower density area on the south side of William Street	3
• City maintain some ownership/control	1
• Recapture the cost of purchase while ensuring a sustainable financial model	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 – 5

• Preserve Chimney Swift habitat	1
• Maximize park space	5
• Connect to the Treeline Trail	4
• Fit in with existing adjacent building heights and scales	3
• Fit in with existing setbacks along Washington Street	3
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	2
• Maximize affordable housing units for 60% AMI households on site	4
• Sell the property and use proceeds for affordable housing on another city-owned property	4
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	5
•	
•	

4
2
1
2
2
5
5
1
5

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	2
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	1
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	3
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	5
• Expand the capacity of Blake Transit Center	1
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	2
• Recapture the cost of purchase while ensuring a sustainable financial model	5
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives

Rate each on scale of 1 - 5

• Preserve Chimney Swift habitat	3
• Maximize park space	4
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	5
• Provide adequate buffer to adjacent single family housing	4
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	5
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	4
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	3
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	5
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$60,730 for a 4-person household).	5
• Potential developers and their successors in ownership accept Housing Choice Vouchers	5
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	5
•	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	5
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	5
• Maximize market rate housing	1
• Develop a mix of housing unit types and prices	3
• Expand the capacity of Blake Transit Center	2
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	5
• Appropriately scale down to the lower density area on the south side of William Street	1
• City maintain some ownership/control	3
• Recapture the cost of purchase while ensuring a sustainable financial model	3
•	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 – 5
• Preserve Chimney Swift habitat	3
• Maximize park space	3
• Connect to the Treeline Trail	5
• Fit in with existing adjacent building heights and scales	1
• Fit in with existing setbacks along Washington Street	1
• Maximize market rate residential	1
• Provide adequate buffer to adjacent single family housing	1
• Maximize affordable housing units for 60% AMI households on site	5
• Sell the property and use proceeds for affordable housing on another city-owned property	1
• Remediate any potential environmental contaminations	4
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	1
•	
•	

JOE O'NEAL

TO MIKE JOHNSON

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

1. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities that were approved on a scale of 1-5 (1 is not very important, 5 is very important)?

Redevelopment of City Owned Properties Priorities	Rate each on scale of 1 - 5
• City maintains some ownership or control of the property	
• Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	
• Developers optimize the number of affordable units for those who make up 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1-person household and \$68,730 for a 4-person household).	
• Potential developers and their successors in ownership accept Housing Choice Vouchers	
• The City explores options with interested users to dedicate the ground level and levels immediately above and below for public uses and partner with a developer to uncorroborated these uses.	
• NO COMMENT	

2. The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

Y-Lot Objectives	Rate each on scale of 1 - 5
• Maximize affordable housing units	
• Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	
• Maximize market rate housing	
• Develop a mix of housing unit types and prices	
• Expand the capacity of Blake Transit Center	
• Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	
• Appropriately scale down to the lower density area on the south side of William Street	
• City maintain some ownership/control	
• Recapture the cost of purchase while ensuring a sustainable financial model	
• NO COMMENT	
•	

HOUSING AND AFFORDABILITY IN ANN ARBOR

350 S. FIFTH AVENUE (FORMER Y-LOT)/415 WASHINGTON STREET REDEVELOPMENT

3. The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

415 W. Washington Objectives	Rate each on scale of 1 - 5
• Preserve Chimney Swift habitat	
• Maximize park space	
• Connect to the Treeline Trail	
• Fit in with existing adjacent building heights and scales	
• Fit in with existing setbacks along Washington Street	
• Maximize market rate residential	
• Provide adequate buffer to adjacent single family housing	
• Maximize affordable housing units for 60% AMI households on site	
• Sell the property and use proceeds for affordable housing on another city-owned property	
• Remediate any potential environmental contaminations	
• Provide additional uses (e.g. maker space, production space, office space, commercial space)	
• <i>NONE OF THE ABOVE - DON'T KNOW ENOUGH!</i>	
•	

Hi Mike,

This shall serve as my "sticky note" during the "Community Gathering" at the DDA yesterday evening.

I am speaking only for myself, not the Treeline Conservancy. The Conservancy has not had a chance to consider this matter. I only observed the 415 W Washington "boards".

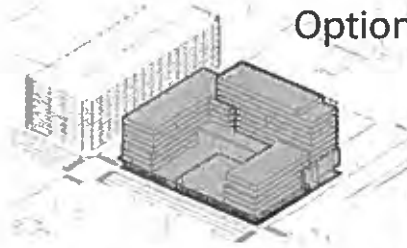
As you know from our recent meeting with you at SmithGroup's office, my belief is that nothing should happen on the 415 property until such time as the Treeline's relationship with that property can be fully developed. Once another use is placed on the property we may, forever, be estopped from the realization of the full potential of that property for the community's benefit. Housing may be the best use, it may be the worst - we don't know at this time.

That said, I was extremely disappointed that the possibility of using a greater portion, if not the entire area, by the Treeline was **not** presented as an option. The computer graphic that I was shown instead did a disservice to this possibility.

One last point. I am concerned that this format does not really seek "public" input. It guides and controls the participant ("public"), limits what they can observe, and totally eliminates the ability of the participants to share and learn from the ideas and reactions of others, except in a very microscopic way.

Joe
Joe O'Neal

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

FEEDBACK:

What do you like about this option?

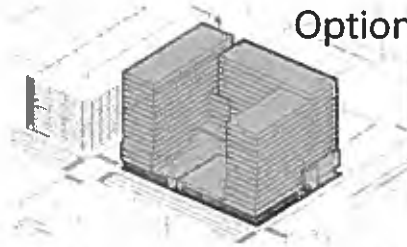
What are your concerns?

How would you change it?

Please route answer in the box at the right.

- ✓ lots of ground floor space
- ✗ not a lot of financial revenue comp. to risk

(This is probably my first choice.
lots of affordable units and ground floor
retail potential)



Option 1B - William Street Orientation (Max)

FEEDBACK:

What do you like about this option?

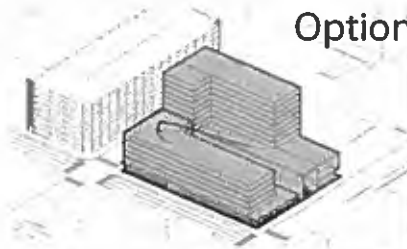
What are your concerns?

How would you change it?

Please route answer in the box at the right.

- ✓ lots of ground floor space

→ oops! wrong box!



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

What do you like about this option?

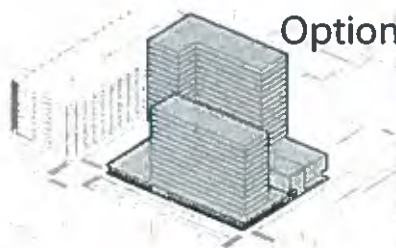
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like the look but not enough affordable units.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

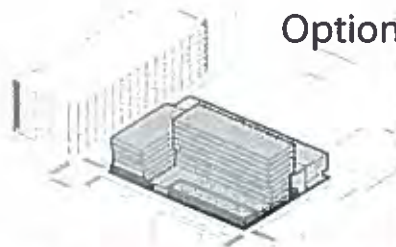
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I do not like the split building look. Esp. if it not a common corridor between



Option 3A - Southeast Corner Orientation (Min)

FEEDBACK:

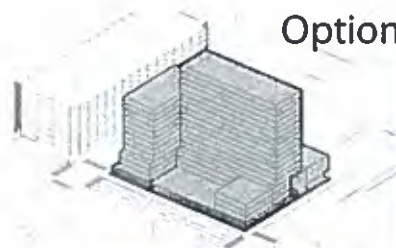
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

X No integration w. transit center
X Not enough units overall for the location



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

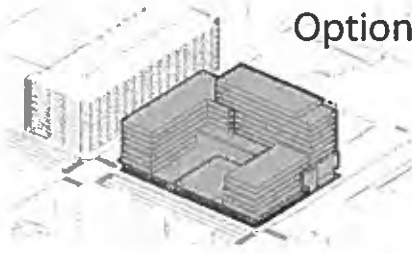
What are your concerns?

How would you change it?

Please route answer in the box at the right.

✓ lower elevation along William St.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

FEEDBACK:

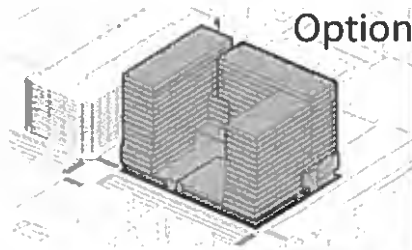
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Really like building on top of BTC (applies to 1 + 2) because why not use that space more efficiently



Option 1B - William Street Orientation (Max)

FEEDBACK:

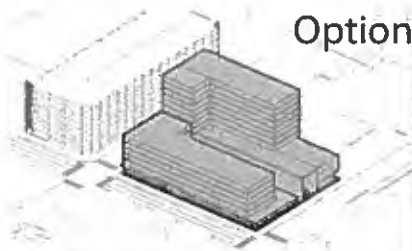
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Think the height should be max out - if not, will we run into the same shortage issues sooner?



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

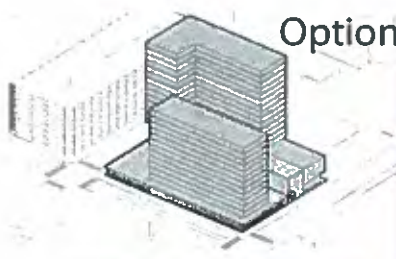
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

What do you like about this option?

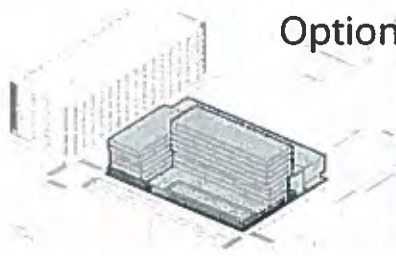
What are your concerns?

How would you change it?

Please route answer in the box at the right.

my personal favorite
because it has most affordable units,
maximizes ground floor + has low risk

Thought should be put into what is
in the ground floor. What do lower
income people need access to? groceries,
etc.



Option 3A - Southeast Corner Orientation (Min)

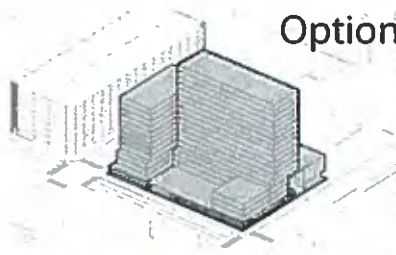
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

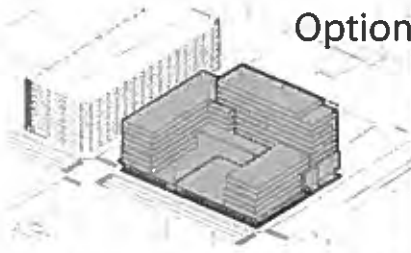
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

FEEDBACK:

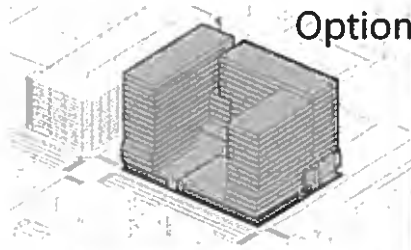
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I want more units but I like the courtyard / ~~sep~~ back. This would be my 2nd b/c it has more units but I like the layout



Option 1B - William Street Orientation (Max)

FEEDBACK:

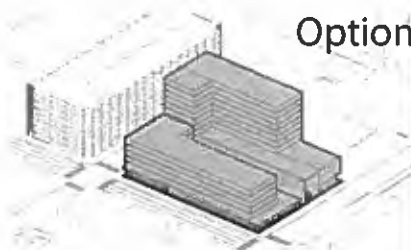
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

like the # of units & affordable but it does feel more like a big wall of building as you are walking by



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

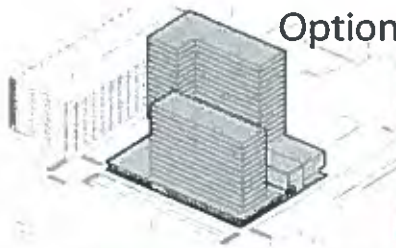
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

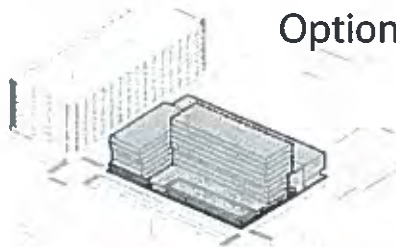
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like that this maximizes affordable units



Option 3A - Southeast Corner Orientation (Min)

FEEDBACK:

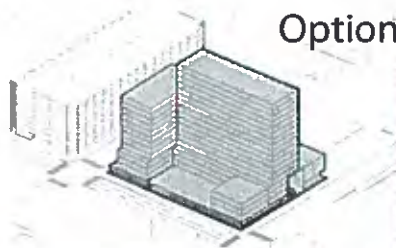
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

This is my favorite. I like the balance of # of affordable units & the design w/ the ~~set~~ ^{set} back



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

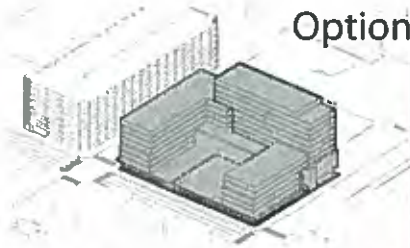
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

What do you like about this option?

What are your concerns?

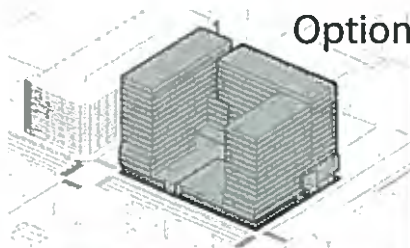
How would you change it?

Please route answer in the box at the right.

I like that it faces Wm St

Don't like-
Most of added units (1B) are market rate, not affordable

Option 1B - William Street Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

What do you like about this option?

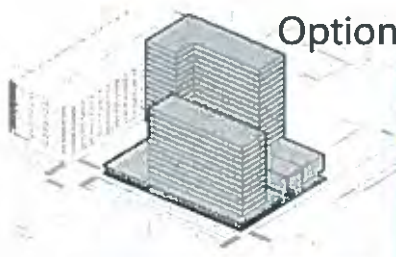
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Wm St wall looks boring as it's
drawn.
Doesn't provide much affordable housing

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

Good - gets the most affordable housing units.

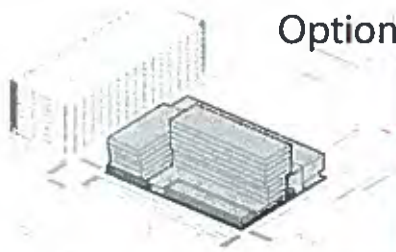
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3A - Southeast Corner Orientation (Min)

Doesn't help bus station. It needs + more space than 1 added bay

FEEDBACK:

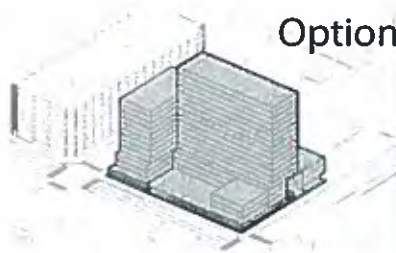
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Is noise, pollution an issue for residents?



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

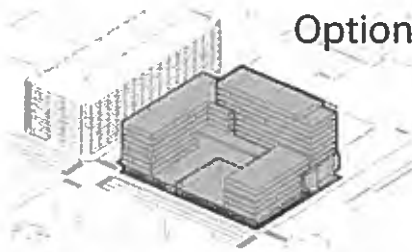
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

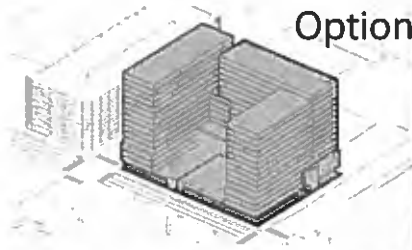
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 1B - William Street Orientation (Max)

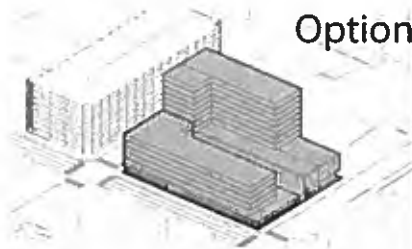
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

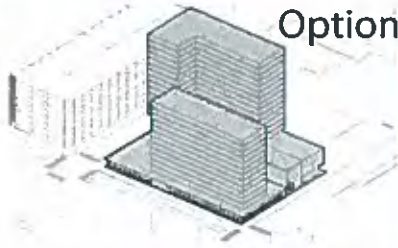
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

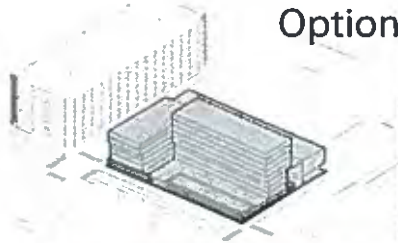
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

YES!
Roky
MAXIMIZE AFFORDABLE UNITS



Option 3A - Southeast Corner Orientation (Min)

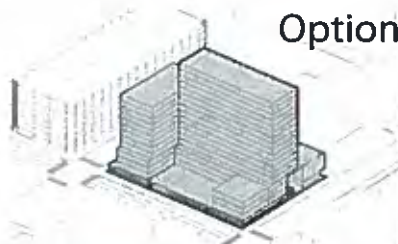
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

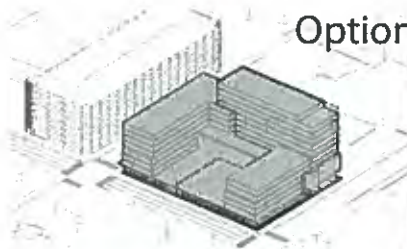
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min) 291

FEEDBACK:

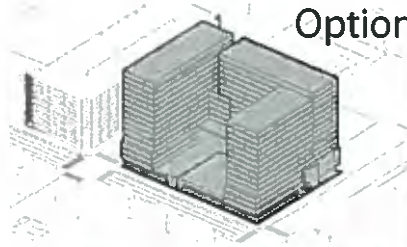
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Like the high % of affordable units, but size (291 units) might not be ambitious enough.



Option 1B - William Street Orientation (Max) 597

FEEDBACK:

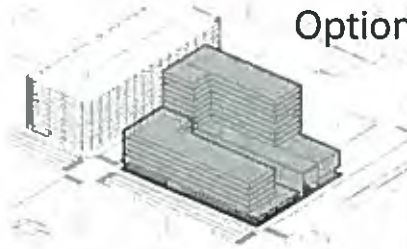
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like the idea of high density, but might dwarf surroundings too much.



Option 2A - Fifth Ave Orientation (Min) 323

FEEDBACK:

What do you like about this option?

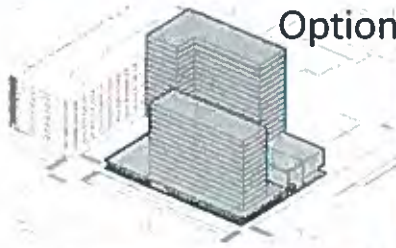
What are your concerns?

How would you change it?

Please route answer in the box at the right.

good # of units & percentage affordable
~~like~~
Like design, but concerned about those living above transit

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max) 1622

Too small % of affordable,
Don't like aesthetically.

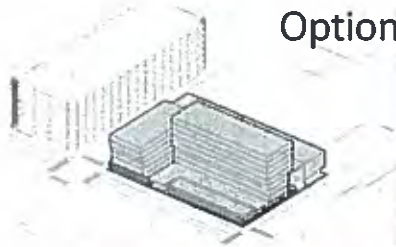
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3A - Southeast Corner Orientation (Min) 136

Concerned about 10% sized % b/w affordable
and market rate. 70%
TOO SMALL

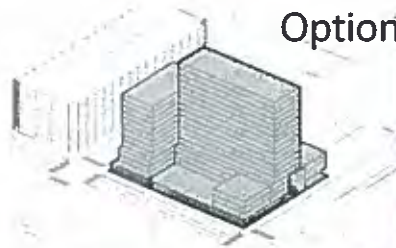
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max) 418 ★

Like that 31% affordable + gives 130 units.
Like not over transit

FEEDBACK:

What do you like about this option?

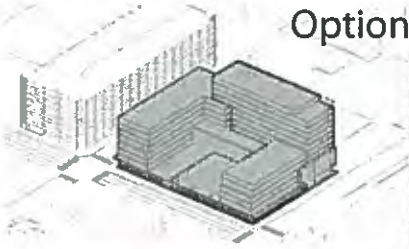
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

What do you like about this option?

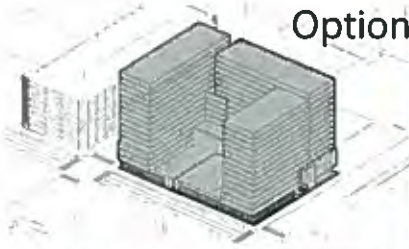
What are your concerns?

How would you change it?

Please route answer in the box at the right.

60% AMI is way too high.
Housing Now
for ALL

Option 1B - William Street Orientation (Max)



FEEDBACK:

What do you like about this option?

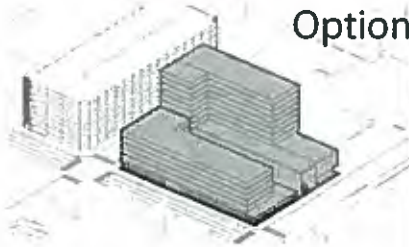
What are your concerns?

How would you change it?

Please route answer in the box at the right.

This shouldn't be up for debate. People were living here and were displaced. The city has money, they choose where they spend it.

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

What do you like about this option?

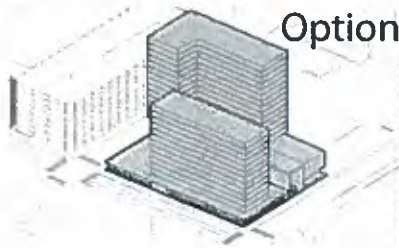
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Housing Now
for ALL

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

MAX

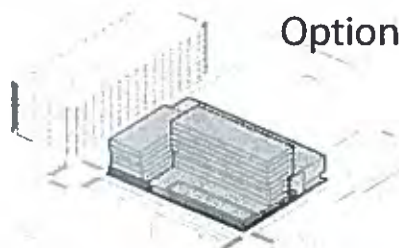
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3A - Southeast Corner Orientation (Min)

MAX

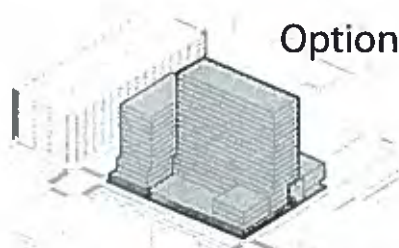
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max)

MAX

FEEDBACK:

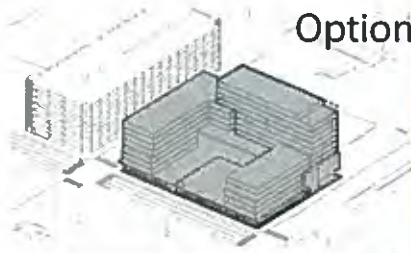
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

FEEDBACK:

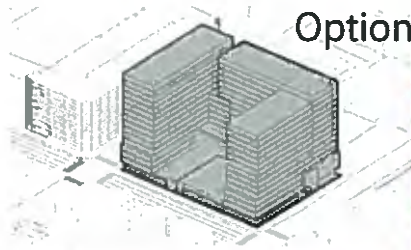
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

My primary concern is to maximize the effectiveness of the city's investment in increasing available housing in A2. I do not support any lower-density options



Option 1B - William Street Orientation (Max)

FEEDBACK:

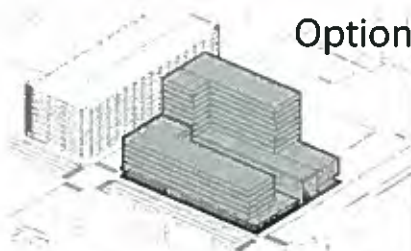
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

2nd choice - if option 2B turns out not to be feasible, this one sounds good too



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

What do you like about this option?

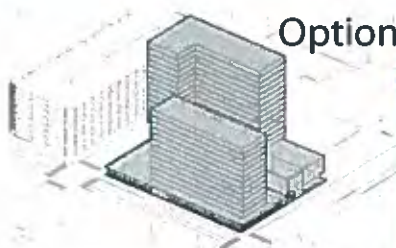
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Do not support

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

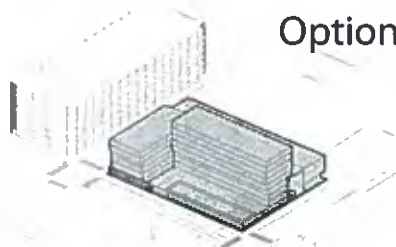
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

this seems like a clear winner
but I would be a little
concerned about maintaining
bus service during construction



Option 3A - Southeast Corner Orientation (Min)

FEEDBACK:

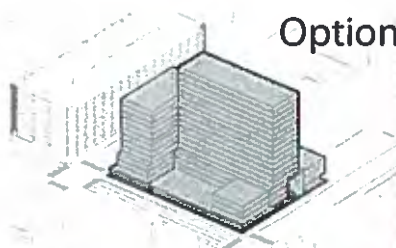
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Do not support



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

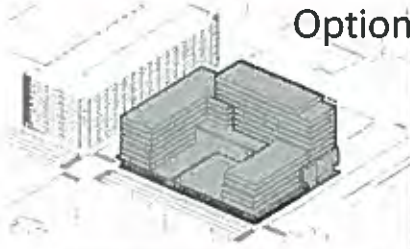
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

What do you like about this option?

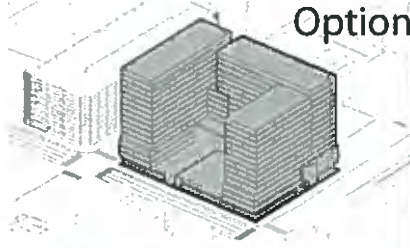
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like the orientation

Option 1B - William Street Orientation (Max)



FEEDBACK:

What do you like about this option?

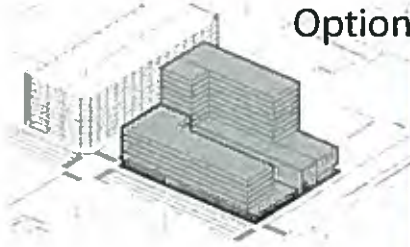
What are your concerns?

How would you change it?

Please route answer in the box at the right.

\$ would this be overshadow adjacent building

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

What do you like about this option?

What are your concerns?

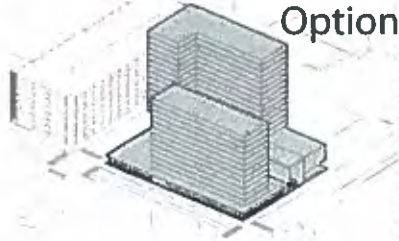
How would you change it?

Please route answer in the box at the right.

~~I think this is too tall~~ appears to be taller than structures around it
Not enough affordable units

Y-LOT OPTIONS ::: Feedback

Option 2B - Fifth Ave Orientation (Max)



FEEDBACK:

What do you like about this option?

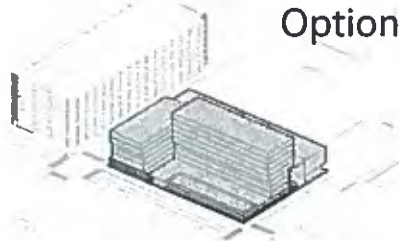
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Good place for
affordable housing
near trans. +

Option 3A - Southeast Corner Orientation (Min)



FEEDBACK:

What do you like about this option?

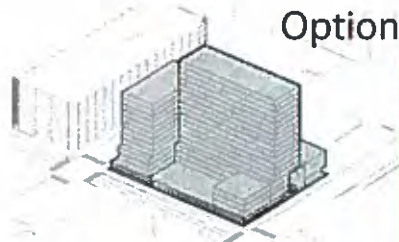
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I don't think this would be
as marketable

Option 3B - Southeast Corner Orientation (Max)



FEEDBACK:

What do you like about this option?

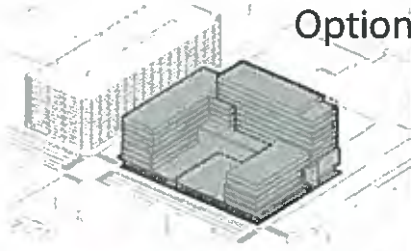
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like percentage of
housing options + has
a nice orientation to
library

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

FEEDBACK:

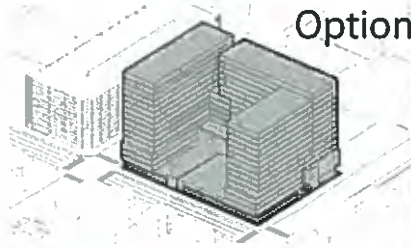
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

NO, not enough affordable housing units.



Option 1B - William Street Orientation (Max)

FEEDBACK:

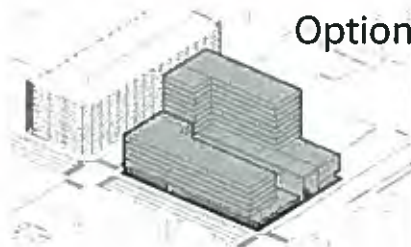
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I'm not concerned @ how the building scales, in terms of shadows.
↳ add more housing (esp. for lower than 60% AMI).



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

What do you like about this option?

What are your concerns?

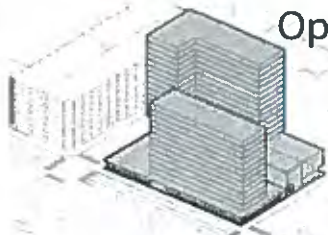
How would you change it?

Please route answer in the box at the right.

Even w/ such an increase in overall housing; the affordable units don't increase proportionately.

Y-LOT OPTIONS ::: Feedback

Option 2B - Fifth Ave Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

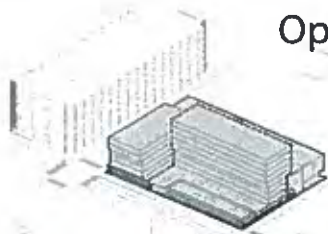
Please route answer in the box at the right.

Best option b/c of highest affordable units. Would like to see more housing options for families - (2 & 3 BR)

Universal design?
↳ how many units reserved for specific accessibility
visibility
↳ we don't have enough affordable rentals for families w/ 2 or more children!

Also: do they include any kind of community space or room for supportive services to be located?

Option 3A - Southeast Corner Orientation (Min)



FEEDBACK:

What do you like about this option?

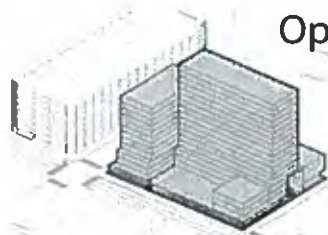
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Not enough affordable housing options.

Option 3B - Southeast Corner Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

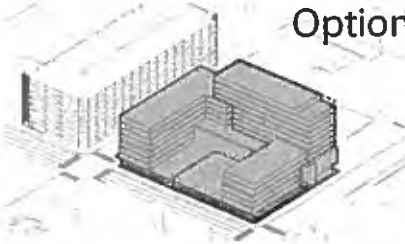
How would you change it?

Please route answer in the box at the right.

Need onsite mental health, social services, health care, child care, transportation for people w/ disabilities, financial counseling.

Y-LOT OPTIONS :: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

What do you like about this option?

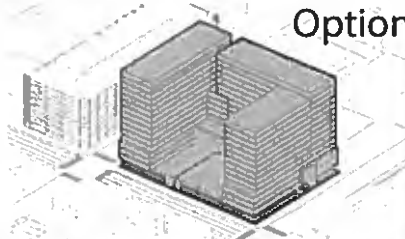
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like the % AFFORDABLE 60%
I THINK IT CAN BE THICKER
I THINK THE BUILDING SHOULD BE
ORIENTED TO THE TRANSIT STATION?
Hmmm... MAYBE NOT.

Option 1B - William Street Orientation (Max)



FEEDBACK:

What do you like about this option?

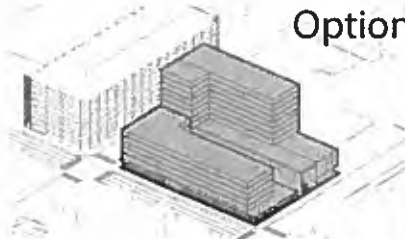
What are your concerns?

How would you change it?

Please route answer in the box at the right.

More HOUSING CLOSE TO TRANSIT
MORE OVERALL UNITS.
LOWER % AFF. UNITS
NO FAMILY SIZED OPTIONS
3BR OR 4BR?

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

What do you like about this option?

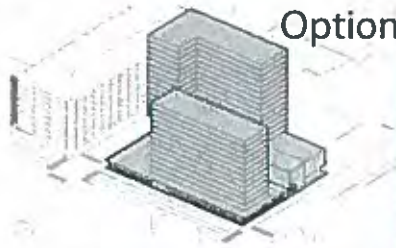
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like the ORIENTATION TO TRANSIT
STATION.
NOT ENOUGH UNITS GIVEN
PROXIMITY TO TRANSIT
MAKE IT THICKER?

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

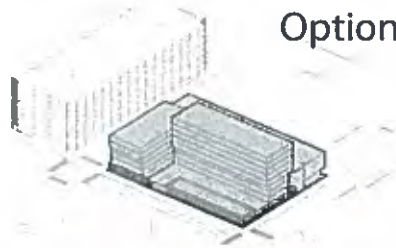
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like this one



Option 3A - Southeast Corner Orientation (Min)

FEEDBACK:

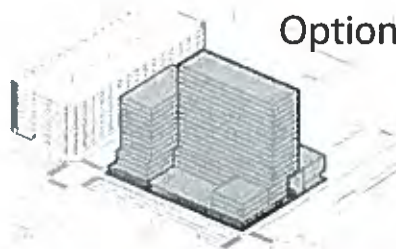
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

NOT ENOUGH UNITS. I LIKE THE ORIENTATION



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

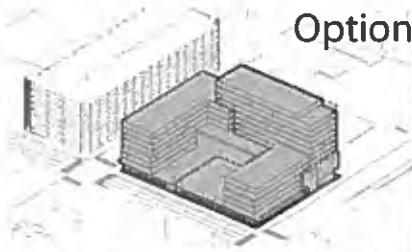
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

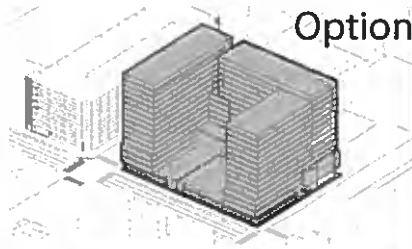
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 1B - William Street Orientation (Max)

FEEDBACK:

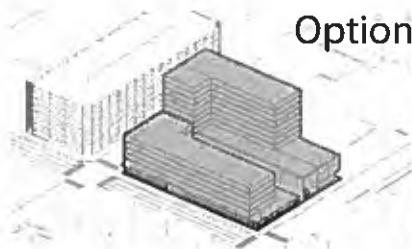
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

make William the focal point but also address 5th in a ped-friendly way.



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

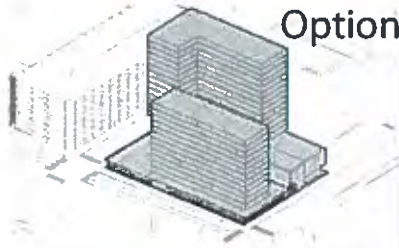
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

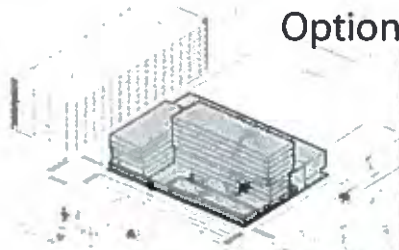
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3A - Southeast Corner Orientation (Min)

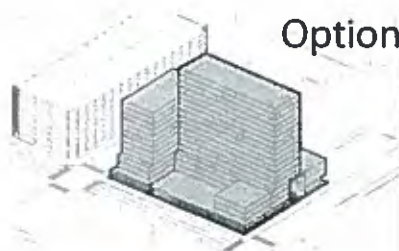
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

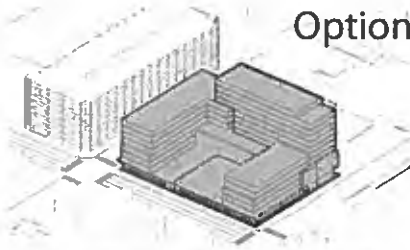
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

What do you like about this option?

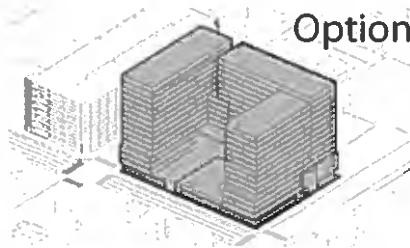
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Not enough affordable units
Need a higher percentage of units for families (10% and 2 bedroom units). Need higher % of units for families that are affordable - this is true for all Y-Lot options

Option 1B - William Street Orientation (Max)



FEEDBACK:

What do you like about this option?

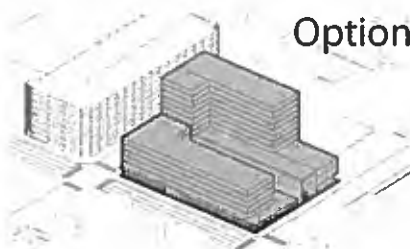
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Need more overall affordable units!

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

What do you like about this option?

What are your concerns?

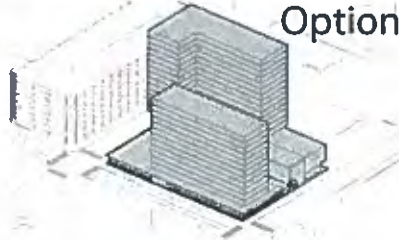
How would you change it?

Please route answer in the box at the right.

Need more affordable units!

Y-LOT OPTIONS ::: Feedback

Option 2B - Fifth Ave Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

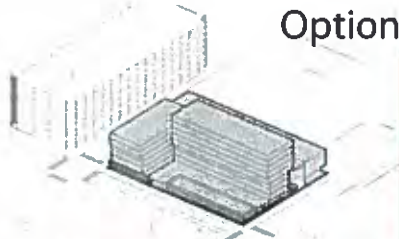
How would you change it?

Please route answer in the box at the right.

Yes - best option because
of highest # of affordable
units - need more 2-Br.
units affordable for families.

Assure units are accessible for
persons with disabilities.

Option 3A - Southeast Corner Orientation (Min)



FEEDBACK:

What do you like about this option?

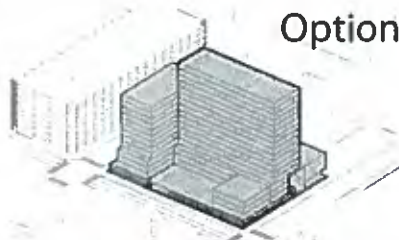
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Not good enough in terms
of # of affordable units.
Need more affordable
units.

Option 3B - Southeast Corner Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

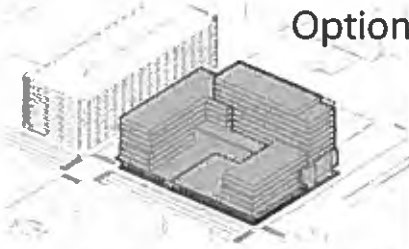
Please route answer in the box at the right.

Not enough affordable units!
Need more 2 Br. Affordable
for families.

All options need to assure
space for services required
by tenants. Need onsite Mental/Health,
Social Services, health care, child care,
financial counseling for tenants. Accessible design!

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

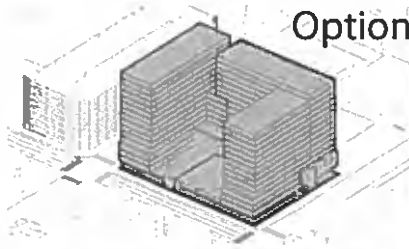
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 1B - William Street Orientation (Max)



FEEDBACK:

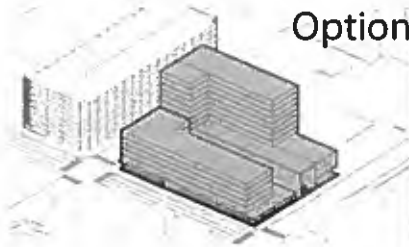
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

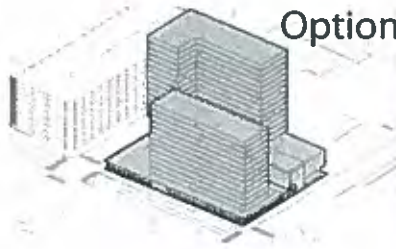
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

Max it out! Best option.

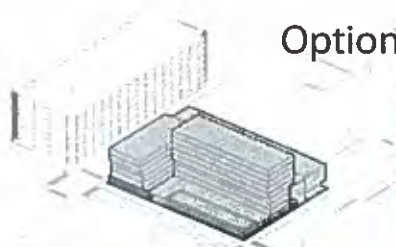
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3A - Southeast Corner Orientation (Min)

Waste of air space.

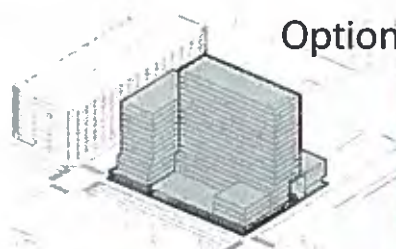
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

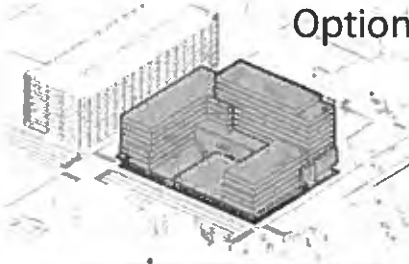
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

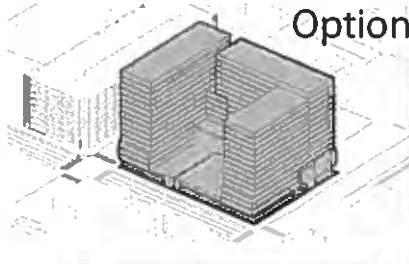
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 1B - William Street Orientation (Max)



FEEDBACK:

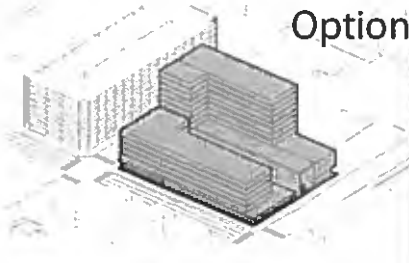
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

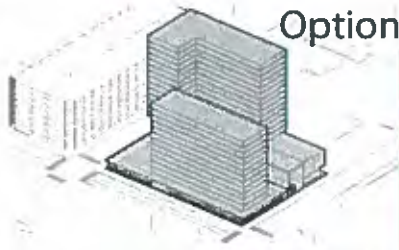
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

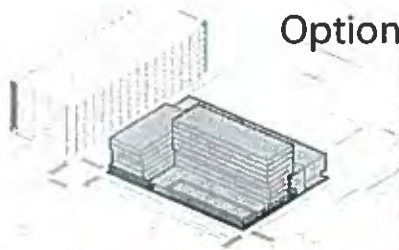
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like how many affordable & market rate apartments there are. (integration). I think it's great!



Option 3A - Southeast Corner Orientation (Min)

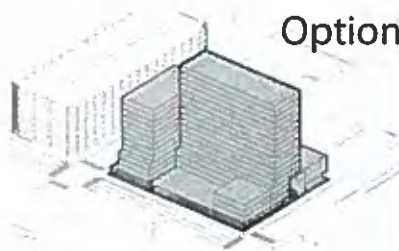
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

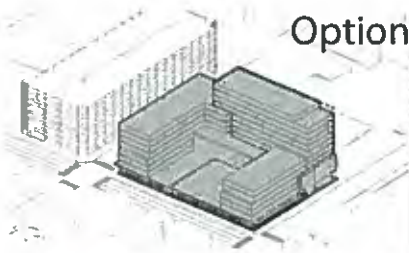
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

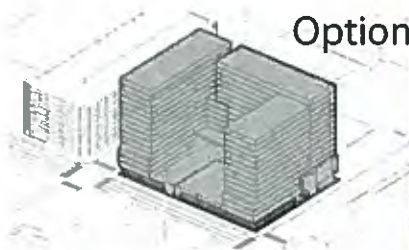
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 1B - William Street Orientation (Max)



FEEDBACK:

What do you like about this option?

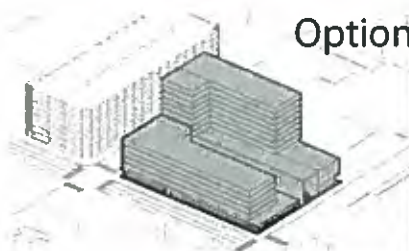
What are your concerns?

How would you change it?

Please route answer in the box at the right.

*I like the U shape building because the space actually can invite some of the historic flavour opposite the street into the lot. (Compared with option 2)
It also better incorporate the black transit center.*

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

What do you like about this option?

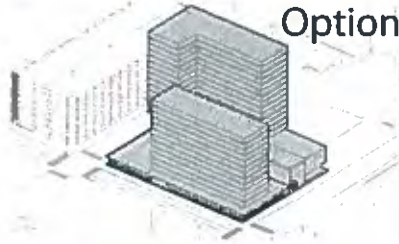
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 2B - Fifth Ave Orientation (Max)



FEEDBACK:

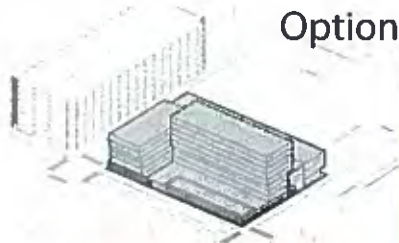
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3A - Southeast Corner Orientation (Min)



FEEDBACK:

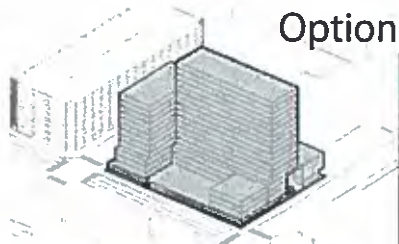
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Southeast Corner Orientation (Max)



FEEDBACK:

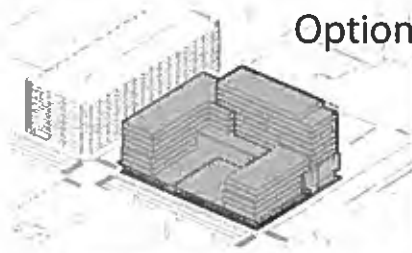
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

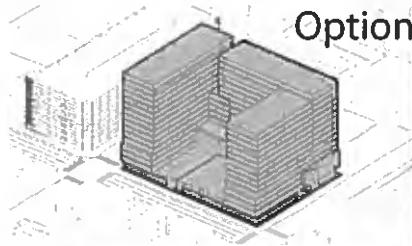
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 1B - William Street Orientation (Max)

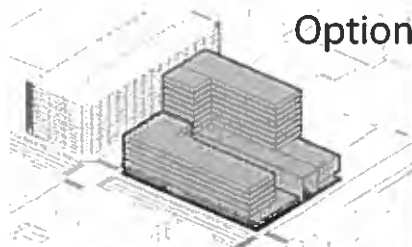
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

What do you like about this option?

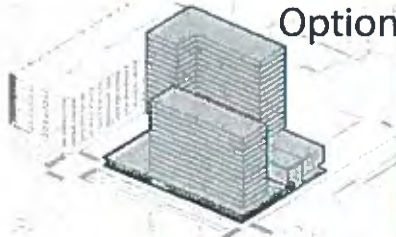
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback

Option 2B - Fifth Ave Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

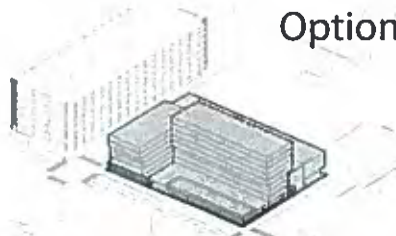
Please route answer in the box at the right.

I want the option with the maxx housing!
That's this one, right?

Why don't any of these options have
retail on the 1st floor?

Retail.

Option 3A - Southeast Corner Orientation (Min)



FEEDBACK:

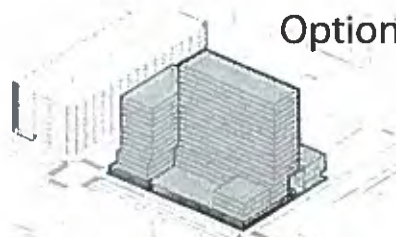
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Southeast Corner Orientation (Max)



FEEDBACK:

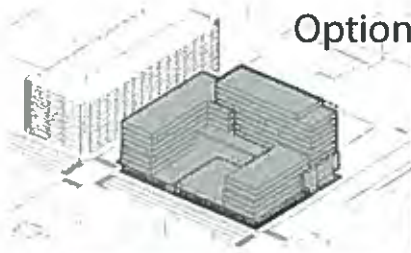
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

FEEDBACK:

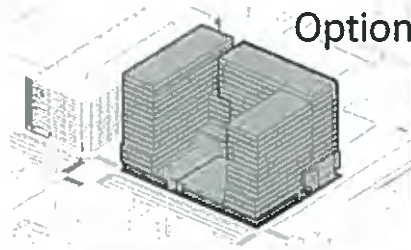
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Not big enough - more units plz
At least would like it taller than
the parking structure next door



Option 1B - William Street Orientation (Max)

FEEDBACK:

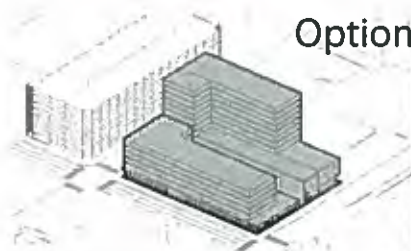
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like the max units! ~~but~~



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

What do you like about this option?

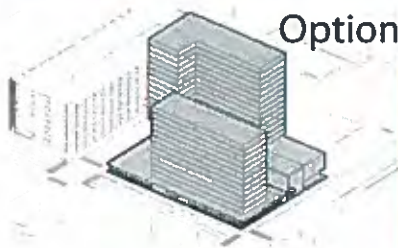
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Taller than the parking structure is a win

Y-LOT OPTIONS :: Feedback



Option 2B - Fifth Ave Orientation (Max)

FEEDBACK:

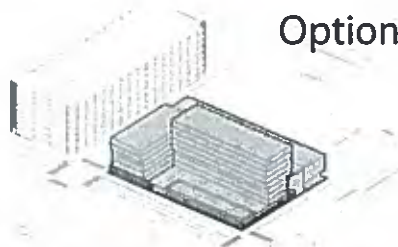
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

This is my favorite.
Two different-sized towers are more
aesthetically pleasing than one huge one



Option 3A - Southeast Corner Orientation (Min)

FEEDBACK:

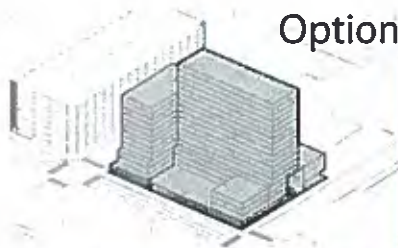
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Too small. The library looks bigger than this...



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

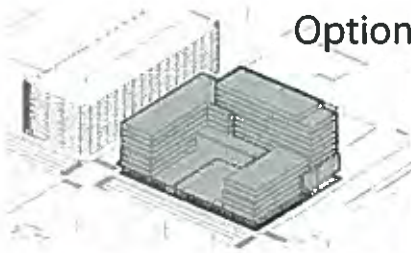
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like it because it maxes out units

Y-LOT OPTIONS ::: Feedback



Option 1A - William Street Orientation (Min)

FEEDBACK:

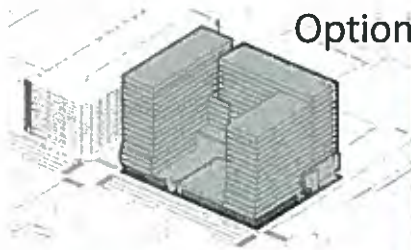
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

William St. needs some more life and there will be additional street traffic from the Standard.



Option 1B - William Street Orientation (Max)

FEEDBACK:

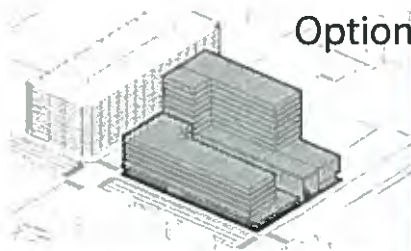
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

See above — prefer to maximize housing
I have some concerns about bus exhaust + fumes — can this be completely remediated?



Option 2A - Fifth Ave Orientation (Min)

FEEDBACK:

What do you like about this option?

What are your concerns?

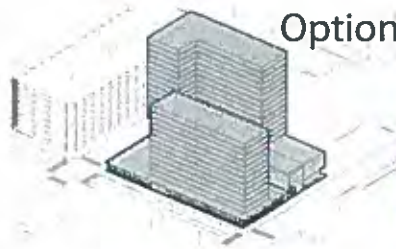
How would you change it?

Please route answer in the box at the right.

concern about further deadening William + sending too many pedestrians out to a very busy street

Y-LOT OPTIONS ::: Feedback

Option 2B - Fifth Ave Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

i prefer maximum use of land for housing

Option 3A - Southeast Corner Orientation (Min)



FEEDBACK:

What do you like about this option?

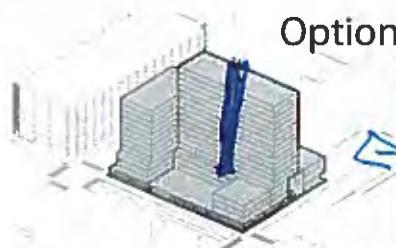
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Not enough housing

Option 3B - Southeast Corner Orientation (Max)



FEEDBACK:

What do you like about this option?

What are your concerns?

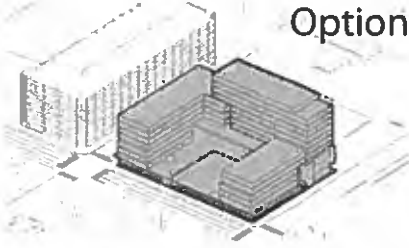
How would you change it?

Please route answer in the box at the right.

prefer maximum but could we break up the big big part?

Y-LOT OPTIONS ::: Feedback

Option 1A - William Street Orientation (Min)



FEEDBACK:

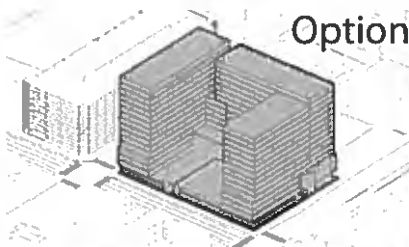
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 1B - William Street Orientation (Max)



FEEDBACK:

What do you like about this option?

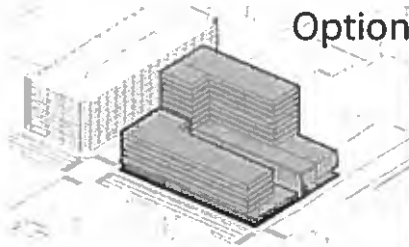
What are your concerns?

How would you change it?

Please route answer in the box at the right.

I THINK THIS IS THE BEST OPTION AND NECESSARY TO MAXIMIZE SUPPLY AND HAVE THE MOST IMPACT ON THE HOUSING SHORTAGE. PROBLEMS OF SUNLIGHT AND NOT MATCHING NEIGHBORING BLDG APPEARANCE/HEIGHT CAN BE ADDRESSED & WILL SOLVE THEMSELVES OVER TIME.

Option 2A - Fifth Ave Orientation (Min)



FEEDBACK:

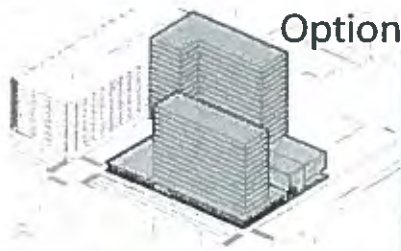
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Y-LOT OPTIONS ::: Feedback



Option 2B - Fifth Ave Orientation (Max)

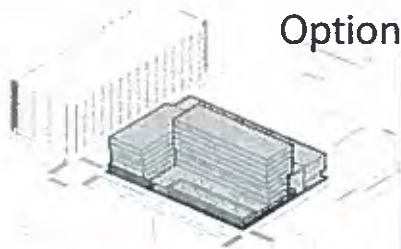
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3A - Southeast Corner Orientation (Min)

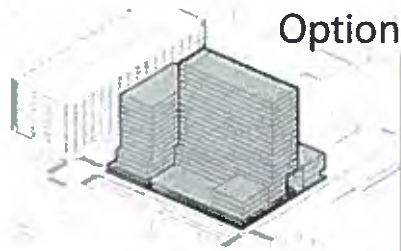
FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.



Option 3B - Southeast Corner Orientation (Max)

FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

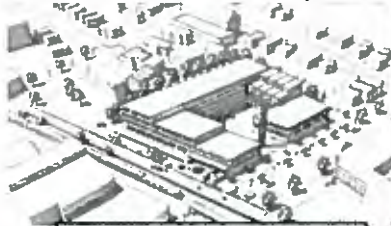
Yes

Pocket Park for Tree line

- Park great for downtown
and west side

- flood reduction if done right

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

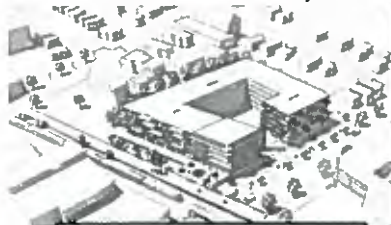
What are your concerns?

How would you change it?

Please route answer in the box at the right.

too dangerous w flood plain

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Ditto in 3A

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I don't feel this helps by adding enough density/units to the area

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

This has the nicest looking architecture. If allowances on height were available to increase ~~the~~ FAR and therefore # of units, that would benefit the area more.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Great, adds the # of beds/units the area needs.

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

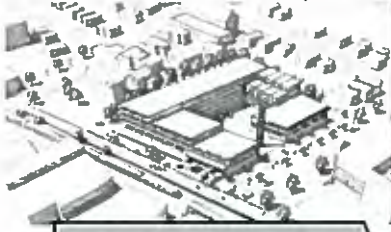
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

This is the way!
Create shared common
landscape connecting
Wash. to Liberty

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Best option to allow potential for green space & tree line at grade, as well as best option to support open space around the chimney for the chimney swifts.

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Stepping is massed ~~at~~ in the wrong direction should be higher nearest the Y build

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Like: Nothing - max cement is unattractive & ~~the solid~~ prison
Looks like a ~~prison~~

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

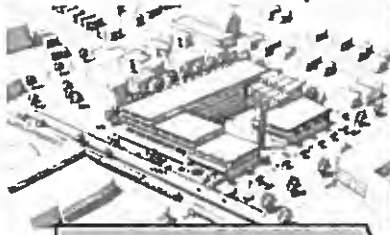
How would you change it?

Please route answer in the box at the right.

site can ~~handle~~ density, of all 3 proposed
& important to have affordable
units at the site

Also be sure to include accessible
units (10-15%) And all units
visible

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

~~Some~~
~~look at both~~
nice with 1st & 2nd affordable
units

- In any plan may need centralized
courtyard or maintained unit list
for affordable units to ensure
households are screened in

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

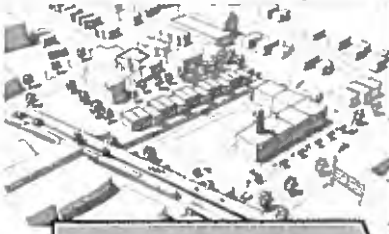
How would you change it?

Please route answer in the box at the right.

would like to also see
supervisory housing.
in general - 60% rents are
pretty high may want to set
eligibility at 60% or below but
rents 40% or 50%. With some
even lower).

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I'm in favor of more housing, even if it's just for rich people. Can you not build taller and let the market-rate housing subsidize some workforce housing?

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3A - Stepped Building



FEEDBACK:

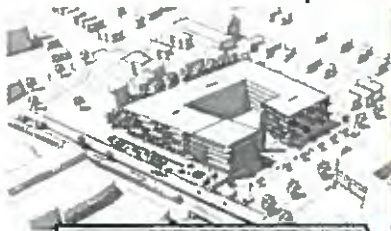
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

My main concern is maximizing the effectiveness of the site in increasing housing affordability in A2. Full buildout of what's allowed under existing zoning is a no brainer.

Do this!

415 W. WASHINGTON OPTIONS :: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 2A - Stepped Building



FEEDBACK:

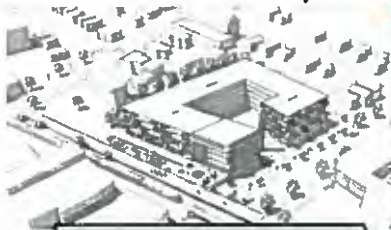
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like this because it houses the most people & also connects to the TreeLine.

Add commercial ~~build~~ uses, too.

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Too much asphalt, not dense enough
Don't like the smaller, individual-looking units

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like this much better than 1A: more dense

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I like moving out the units but inner courtyard area looks like a jail

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

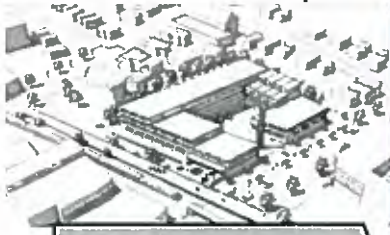
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

I really like this option. The sense of space reminds me of the Saint Marks plaza in Europe. The elevated ~~first~~ ground floor serving as parking lots perfectly aligned with the flood zoning constraints while helps deal with the residential parking problem. Compared with other two scenarios, the massing & density also is more comfortable. It's more ~~economic~~ economic-beneficially compared with option 1A. And the setback makes the building look lighter and more comfortable compared with 3B.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

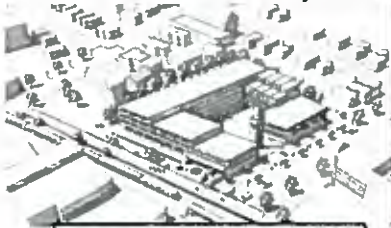
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3A - Stepped Building



FEEDBACK:

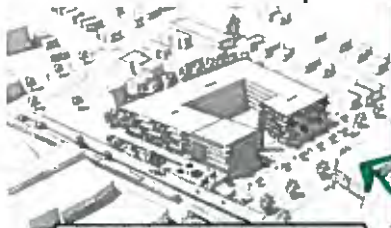
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

+ most units!

- Make it nicer design than this 😊

+ activate trail + street frontage

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

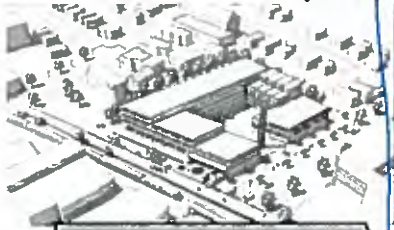
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Build what you can w/ only
some pissed off neighbors.
Have accessibility units that
~~are~~ universal design.
Rentals for families w/ 2 or
more children.

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

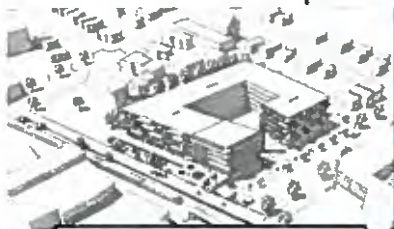
What are your concerns?

How would you change it?

Please route answer in the box at the right.

of Just sell it b/c no
affordable housing. Possible.
use \$ ^{to} fund affordable
housing for people @ 50 : 30 AM

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

What are your concerns?

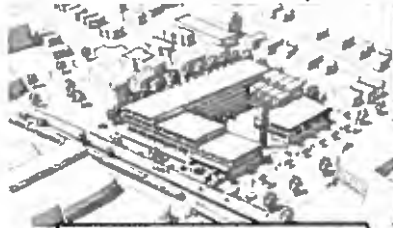
How would you change it?

Please route answer in the box at the right.

NOT ENOUGH UNITS.
WOUL BE AS MUCH RESISTANCE
FM NEIGHBORS DUE TO HEIGHT

NOT SURE, MORE HOUSING

Option 3A - Stepped Building



FEEDBACK:

What do you like about this option?

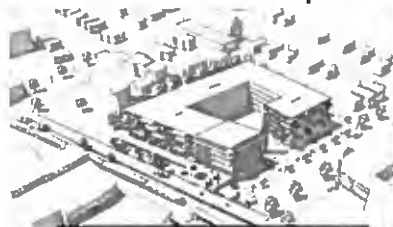
What are your concerns?

How would you change it?

Please route answer in the box at the right.

More UNITS
LESS INTRUSIVE TO NEIGHBORHOOD
NO AFFORDABLE UNITS

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

WHAT ABOUT FAMILIES?

MAX UNITS

NOT SURE I HAVE CONCERNS

BUILD IT AS TALL AS YOU
CAN WITHOUT Pissing OFF
ENOUGH NEIGHBORS THATLL KILL

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

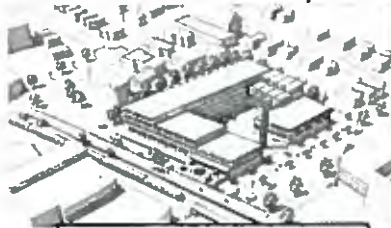
What are your concerns?

How would you change it?

Please route answer in the box at the right.

→ We get some housing
→ But not maxxx housing
→ More housing!

Option 3A - Stepped Building



FEEDBACK:

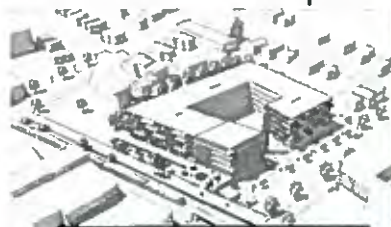
What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Option 3B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

→ maxxx Housing! Yes!
→ If we're selling this to a private developer, do we really have the kind of influence over the site plan that we can pick between these options?
→ Why not ground lease w/ city ownership?

415 W. WASHINGTON OPTIONS ::: Feedback

Option 1A - Minimal Footprint



FEEDBACK:

What do you like about this option?

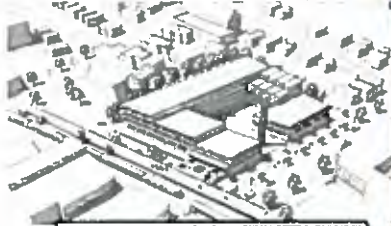
What are your concerns?

How would you change it?

Please route answer in the box at the right.

Too boxy + not efficient use of space

Option 2A - Stepped Building



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

Steps make this more interesting
Units ~~should~~ should have balconies,
especially since it abuts the
Tree line

Option 2B - Full Buildout



FEEDBACK:

What do you like about this option?

What are your concerns?

How would you change it?

Please route answer in the box at the right.

might look too industrial for
a residential area

Bus accommodate
opp-street

Make sure
configuration
works.

→ No fossil
fuel for
energy
→ quality
construction
→ noise reduction

ASSUME
DDA
FINANCING
FOR NECESS.
UNDERGROUNDING

RETAIL SHOULD BE
ORIENTED ON WILLIAM.
AND LIBRARY LOT SHOULD
ALSO ORIENT RETAIL ON WILLIAM.
GROCERY (LIKE KROGER) SHOULD
BE PUT IN Y SITE
(MAYBE IN BASEMENT?)

green space.

...
c
c for
units

General question
CO-ops
excluding Corp. homes
by Wray AMI

Orientation should be
for retail/main entry
on William if 5th is
going to remain a
one-way street.

Who is the target demographic
for this site? Definitely
should be a consideration
in unit mix/retail offerings.

mixed housing:
the more expensive units
(still "reasonable")
could include some perks
like balconies
garage space
It offer limited parking to
as separate item to rent -
all tenants eligible - (bldg)

EXPLORE
LOW INTER-
EST CON-
VENTIONAL
FINANCING
AT 20%
60%+AMI

USE LAND
LEASE &
NEW INC.
TAXES FOR
MORE AF-
FORDABLE

Could DDA /
City pilot
A pedestrian
mall on Main
btwn Wash /
Williams

ASSUME
20,000 SF
GROCERY
COFFEE / CAKE
AT SIDEWALK
W. 18,000 SF
1 LEVEL BE-
LOW

COMPARE
LITTC W.
CONVEN-
TIONAL
FIN. DUE TO
SUCH LOW INT.
RATES

WILL AATA
improve transporta-
tion frequency
and routes to
make this work?

GENERAL Y LOT COMMENT 11

minimize
retail mart
office if
needed
prefer all
area for
affordable
housing

No natural gas
Energy efficient
Non-fossil fuel
ready → No investment
in natural gas

Need to have a
great ar design
Be beautiful.

in any case:
- family housing!
- incl. Sr. Center
(substitute for current
Senior Ctr. in Burns Park)
- space for bikes
- " " strollers
- play space

2 bedroom units?
there's no playground
for kids anywhere
nearby. No ^{elementary} school
prioritize studios +
1 bedrooms at Y Lot,
2 bedrooms on
Washington St

ABSOLUTELY
BRIDGE
OVER B.T.C.
ADD 15,000
SF / FLOOR
FOR ABOVE
40'

NO 2" SEP."
BLDG'S
CREATE
SEP. W.
CONDO'S
SPACES

DENSER IS BETTER
ALLOWING MORE
BUSES BETTER
MUST WORK AT
PEDESTRIAN LEVEL
COORDINATE W/ NEAR
LIBRARY & LIBRARY
LOT.

ADD MORE
MARKET
RATE HOU-
SING AT
HIGHEST
POSSIBLE
DENSITY

MAX OUT
LIGHTC
ON BEST
APPROPRIA-
SITES

Housing Uses
1 BR 450-550
SE
STUDIOS 300SF
SHARED
SPACES W
COMMON LR/DR

→ MOVE BEYOND
SONANTICS TO
GNABO REAL
STRUCTURAL
ISSUES -
ELITE/CONVENTIONAL
CONTROL

→ PROVIDE AFF.
HOUSING.
@ DEEP WAYS
TO MEET REAL
NEEDS... EVEN
@ \$0 INCOME

→ PUT PENSION FUNDS
IN POOR STAFF
- FARMS
- HOUSES
- THINGS PEOPLE NEED

GENERAL

Y LOT COMMENTS [2]

Heat Trap? IA

LIKE THIS
OPTION
otherwise

FITS INTO
THE NEIGHBOR-
HOOD like best
WITH STEP DOWN
UNITS

IA

Probably the most
appropriate massing to fit
in with CURRENT feel of
Ann Arbor.

But no ~~massing~~ opposition
to changing that "feel"

IA

Incentives should
be aligned to
maximize
→ affordable units
→ energy efficiency
→ roof top
solar? IA

Quality
construction
needed
Bus station
can be noisy
Air quality
concern IA

Stronger sidewalk
setbacks. IA

The Foundry
does not allow
enough open air sidewalk
between the buildings Huron

IA

SUN ANGLES
BETTER
WITH
THIS CON-
FIGURATION

Given the ↑ need
for affordable housing,
why have commercial
on first floor?
Why Not maximize
space to address the
core need? IA

MASSING ON 4th +
5th Streets feels too
intimidating. ~~Make~~ A
Canyon would be created
between garage + building.
Set back towers? Step building
down?

1B

Talk to Food
Coop abt a
discount option
for downtown
residents

1B

This option 1B
has 2x as many
units as 1A, but
almost all of the
"new" units would
be market rate.
Is this our goal?

1B

What would the center
courtyard be used for?
Is it elevated green
space? Only accessible
for building residents?
Feels potentially
wasteful

1B

Maximize 30% anti-
affordable unit
for singles +
families. Desperate
need!

1B

max it out!
But please
mass it better.
cf. BIG

1B

More
affordable
units

1B

How does
narrowing
of William
affect this
orientation

1B

need some
trees

1B

keep number
market rate
units
low as
possible

1B

WHERE IS
STEP DOWN
TO SOUTH
NEIGHBORHOOD?

1B

1B
HEAT TRAP

If you are doing
this why not just go
right to a huge cube.
THIS IS ~~NOT~~
Too much

1B

LEVERAGE
PRIVATE
SECTOR
ONCE P.U.D.
ZONING AP-
PROVED

YUT 1B COMMENTS [4]

LIVE-WORK FACING
WASHINGTON, THEN
STEPPED-BACK
HIGHER DENSITY.
KEEP PARKING TO
ABSOLUTE MINIMUM.

WW 2A

THIS IS BEST
DESIGN!

WW 2A

Need work force
housing for those
make minimum
wage — !!!

WW 2A

Y lot ^{need lobby} 2A
Replace what Y
offered or at
least part of that
market for people
whose jobs are in
the area (the jobs
that do not
offer many perks)

2A
Questioning
ground floor
retail in
subsidized spaces
giving unfair
competition with
businesses paying
market rate

2A
This question
pertains to ALL
affordable
housing
developments

WHY SEGREGATE
MIX
& AFFORD.
UNITS.
MIX THEM
UP?! 2A

Y LOT 2A COMMENTS [5]

gets most
affordable units
Good

ZB

MAXIMIZE
AFFORDABLE
UNITS
+
DENSITY

ZB

~~RETAIL~~ RETAIL
EXPERIENCE SHOULD
BE PRIORITIZED. THAT'S
BIGGEST PUBLIC GOOD.
PUT IN DOWNTOWN
GROCERY?

ZB

need
more
a flexible
unit

ZB

As much housing as
possible!
Affordable + general
market!

ZB

- Option 2B - Y Lot
- Commercial units at lower level.
 - Higher rents for housing units above 150'?
 - Rooftop usage? Garden or commercial use.
 - Best Value for the project

ZB

Needs entrance
on Wm St

ZB

ZB

MAXIMIZE
THE HELL
OUT OF IT —
BUT LET'S BUILD
LIBRARY WITH
HOUSING!

ZB

- Maximizes total # of units, both affordable + market rate A+
- Max integration w/ Blake A+ (ZB)
- Retail A+
- Makes max density in area that's good for high density

More
affordable
units —
less than
30% AMI

ZB

Is quality of life
taken into consideration
re: design?
Examples:
① Food pantry
② Exercise
③ computer access

(ZB)

need
some
trees

ZB

Y LOT ZB COMMENTS [6]

3A
Questioning
ground floor
retail in
subsidized
spaces giving
unfair
competition to
businesses paying
market rates

GRAND FLOOR
RETAIL SHOULD
BE MORE IMPORTANT.

3A

Transit center
needs more space.
If we have more
people living
downtown, it will
need even more

3A

3A
Concentrate
on HOUSING.
Forget parking
spaces. People
should use
ATA, bikes,
walk, etc

LIKE THE GOOD
AIRFLOW OF
SOUTH FACING
FITS INTO
NEIGHBORHOOD
could be one
story higher

3A

+ 1 FLOOR OVER EAST
& OPEN PUBLIC SPACE
@ GROUND LVL.

3A

MASSING ON 4th
CREATES CANYON
EFFECT. VERY
INTIMIDATING ON A
STREET ALREADY DEVOID
OF ACTIVITY

3B

WHY
SPLIT
BLOCK'S
?

3B

Questioning
ground floor
retail in subsidized
spaces giving
unfair advantage
in competition
with businesses
paying market
rate

3B

Need more
affordable
units —
even less
than 30%
AMI

3B

TOO TALL

3B

Agree that
4th St
would ~~be~~
become a
canyon —

3B

looks good
AH - Ashley

seems good

AH

Watch out for
making a really
isolated area

Platt

AH

GO
for it
need to
include
parking

AH

This design leaves
only street side
parking (already
full 7am-7pm 7days)
and the small lot on
the Kerrytown parcel.
How is the Business
District to survive?
~~etc~~

AH

▲ Displaced
57 parking
spots needed
by Farmer's Mkt.
& existing retail

AH

~~Baldwin~~
How much is the
Sr. Ctr. being used?
Prime neighborhood for
families w/ young kids
As move Sr. Ctr. +
provide affordable small
family housing units

AH

seems good

A Ashley

Yes, pls develop this
site: it is totally
underused.
Great location for families,
schools, shops,
neighbors.

grain

AH

Combine
parking 1st +
Wilhelm

AH

We should
not build any
more
parking.

AH

OLD
FIRE
STATION?

shin

AH

Sound
Insulation?



S. Industrial

AH

Rezone for
townhomes



Platt

AH

Definitely need
to address
transportation
issues -
gridlock!

AH

AFFORDABLE HOUSING BOARDS I

Please
raise
design
quality

AH

Design Qualities
LACKING

AH

I grew up in Queens, NY.
SE Michigan has a very
limited transportation network.
Access between ^{socio} ~~and~~ economic
regions would be tremendous.
I agree with N/S
trolley or train line

AH

Use existing
freight train
line to create
a trolley N to S.
Develop S. Industry

AH

- ① Do not sell public
property.
- ② Leasing prop

AH

What other
kinds of ownership
~~and~~ financing
models exist?

AH

I'm disappointed
that there's no
affordable housing plan
at this site
(Washington St)

WW

Excite the street on
Washington! Retail, etc. is
key.

Consider sloping up to
podium (avoid steps) to
make it accessible as possible
to public.

WW

Make sure to design
windows to reduce
bird strikes - injury &
death.

WW

USE YOUR DENSITY!
WE NEED MORE HOUSING,
OFFICE, & RETAIL!
IF WE CAN BUILD, THEN
BUILD!

WW

Given the parking
in all of the
residential areas
surrounding the
X, parking is a
necessity
as is affordable
housing

WW

Please keep the
treeline trail at
ground level, not
elevated. Allow people
to touch the ground &
experience the natural slope

WW

IMPORTANT TO THINK
ABOUT GROUND FLOOR!
ANY WAY TO ACTIVATE
THAT SPACE + NOT JUST
STILT THE STRUCTURES

WW

⑥ After all that
"mild" look
"developer"

Protect the chimney
- during ~~demolition~~
- " construction
- in perpetuity -
as a nature space for
chimney swifts.

WW

Maximize # of units!
Max height would be
similar to other buildings
in the area (The Mark,
YMCA) and shouldn't
be a reason not to build.

WW

HOW CAN STORM WATER
BE ACCOMMODATED
ON THIS SITE?
BE SURE TO HAVE
GREEN ROOFS,
PERVIOUS PAVEMENT,
RAIN GARDENS

WW

The city should
retain ownership of
the land, & to retain
features such as the
chimney, potential for
affordable housing, &
changes in design - for
the future

WW

Smaller footprint
Integral to an
emerging creative
district. →
Make it a creative
space.
Artist live/work
space

WW

Save the
swifts!

☺ THX

WW

Consult with the
Audubon Society &
City ornithologist on
how to manage the
space ~~around~~ around, &
structure of the
chimney

WW

- ① I do not want the City to sell our public property, esp. the Washington lot
- ② Would give us more control if we do long term leases. WW

- ③ There is no need to include the tree line piece with the buildable portion. WW
- ④ Please do not give over control of this property before WW

- ⑤ We look @ putting together a creative plan & seek WW partnerships with other funding like the OBA, Arts Council, private donors, etc. to put together a public/private partnership

Historic recommendation for arts, cultural uses in the non-residential space. WW

max it out!
Create privately owned public space/commons

WWZB

Sell and develop Y lot + S. Industrial

WWZB

Combine setback & max out architecture w/ height allowances to inc. # of units & get good architecture

WWZB

need many units as possible

WWZB

Accommodate Small Families!

WWZB

Do we have to decide on WA St options, if it's not going to be a city project?

WWZB

Because it's in a valley, max out the housing units as high as possible

WWZB

MAXIMIZE DENSITY
NEAR DOWNTOWN!

WWZB