

<p style="text-align: center;">Downtown Residential Taskforce Meeting Minutes Monday, May 3, 2004 DDA Office, 303 Detroit Street, Ste 303</p>
--

In Attendance: Fred Beal, Jean Carlberg, Doug Kelbaugh, Bob Gillett, Bill Kinley, Frances Todoro, Wendy Woods

Absent: Steve Thorp

Staff Present: Chandra Hurd, Susan Pollay

Also Present: Kim Groome (City Council)

1. Debriefing from the April 27th community workshop

Ms. Pollay distributed a photocopied set of questionnaire responses; 36 questionnaires were collected the night of the workshop and one response was faxed the next day. All respondents stated their support for increasing the number of downtown residents, but associated with this support were important comments about not negatively impacting downtown and the community. Mr. Beal commented that the responses provided a lot of good recommendations to think about.

The Taskforce members shared feedback they had received, including a suggestion to measure height in feet not stories, and that the attractiveness of a building may be as important as height. Mr. Beal thanked Mr. Gillett for provided comments to the draft recommendations, noting that he agreed that the general tone of the document should be balanced and ideas need to be more fleshed out. Mr. Gillett distributed a section of a Housing Policy Board report which contained recommendations similar to those proposed by the DRTF, and suggested that the Taskforce interweave supporting statements like this in its document. Mr. Beal said that the Taskforce should be more careful not to associate the Taskforce's work with the Greenbelt, as there was not a formal connection between the two. Mr. Gillett said that he would be very interested in dissecting actual costs for the affordable housing contribution.

Dr. Kelbaugh suggested that the DDA consider providing grants to downtown developers to cover their costs for mandated affordable housing and parks contributions, especially if the TIF generated by new development gets over a certain threshold. Mr. Beal said that the DDA currently provides affordable housing grants and partnerships grants which are TIF rebates for projects providing significant benefits to the community, and that the challenge will be to determine the optimal process to provide these grants. Mr. Beal said that comments about infrastructure were interesting, as the basis of the DDA is to direct public funds into downtown infrastructure. More could certainly be done. Ms. Carlberg suggested that sanitary sewers have a capacity challenge that should be addressed. Mr. Gillett said that one reason the problems are exacerbated in and near the Old West Side area is that this area is more dense and the pipes are too small. Mr. Beal agreed, and said that each new project that comes on line in the Allen Creek watershed is improving current conditions. Dr. Kelbaugh suggested that the group think about green roofs, as they have become a lot cheaper and lighter, and can provide open space. Ms. Woods said that she thought the comment about parks and greenways was a good idea. Dr. Kelbaugh asked about opening the Allen Creek Drain midway down its length (e.g. in the downtown area); there are

concerns that the creek runs nearly dry most of the time, and a large storm event would cause flooding in that area.

Dr. Kelbaugh asked what the next steps would be. Ms. Carlberg said that there were new categories of ideas to consider, e.g. sensitivity to adjoining neighborhoods. Dr. Kelbaugh noted that the railroad provides an important buffer between the Old West Side and any downtown impacts; whereas, the Old Fourth Ward does not have a comparable buffer.

It was noted that First and Ashley Streets could have different recommendations; e.g. 3-6 stories on First and 4 to 8 along Ashley, with the greater height up the slope. Mr. Beal said that it was important the Taskforce make a recommendation about the two possible approaches to zoning changes. Dr. Kelbaugh said that the group should ask Dr. Arlinghaus to do more modeling. He suggested the group rethink its working goal of 2,500 units and push it back to perhaps 2,000 over thirty years, with the number on N. Main halved to 250 and a reduced goal in the downtown, as well. Ms. Woods said that she didn't agree that the goal should be reduced, saying that development will never happen as predicted. Ms. Carlberg asked that the group consider that the addition of 2,500 new residences brings with it the need to park 2,500 cars; Mr. Beal said that the Taskforce could recommend that as much as possible that new developments bring with them their own solutions for parking, including parking on site, as that is preferred by residents, as well. Ms. Pollay said that some residents parking in the public structures leave for work in the morning, creating an opportunity for downtown workers to occupy the same space. Mr. Beal noted that the Huron/Division/Fifth study appears to be recommending the addition of street parking on Fifth and Division, which would add hourly parking. Ms. Pollay said that the DDA has approved a resolution that will have it partnering with AATA to investigate the construction of ride lots out of downtown, and there is interest in using some of this parking for long-term car storage for downtown residents.

Ms. Carlberg expressed concern that 2,500 cars would add to congestion on the streets if everyone was to go to work at the same time. Dr. Kelbaugh noted that unlike development in the surrounding townships, creating more opportunities for people to live downtown will proportionately reduce the number of cars on the street as many more people would have an opportunity to walk to work. Mr. Beal said that he felt that the report needed more statistics comparing Ann Arbor to other communities. It was agreed that the report shouldn't look like a "developer wish list", but rather would identify a balanced set of recommendations. Mr. Gillett asked that the report address the infrastructure needs associated with new residents, including parking, utilities, traffic and storm water. Ms. Pollay was asked to ask Pollack Design Associates for transportation recommendations, and the Planning Department for information from the Corridino Study.

Ms. Groome suggested that if there was opposition to development on the western edge of downtown, that perhaps the Taskforce could partner with the University to encourage development near campus. Mr. Beal said that the group had set aside reviewing opportunities in the S.U. area given the current examination by the Planning Commission, but this could be added. He noted that the DDA had contacted the University about a

possible partnership in which the DDA would manage the Church Street structure in the off hours, both to address neighborhood concerns and to create more resident parking. It was possible to pursue a parking structure of some kind on the Library lot given the parking demand by University students and others. Dr. Kelbaugh suggested that the group meet with UM Planner Sue Gott to get information on UM plans and goals; Mr. Beal said that wearing his hat as a DDA member he and Ms. Pollay met with Ms. Gott a few months ago to discuss UM plans.

Ms. Carlberg suggested that the report have a section entitled, "items for future research." Dr. Kelbaugh said that he thought that another iteration of Dr. Arlinghaus' maps were needed, including changes in the red, yellow, and blue buildings, etc. Mr. Gillett said that he would recommend a different approach and that the group should move off its 2,500 goal, and focus instead on creating opportunities to increase residential growth without a targeted goal. Dr. Kelbaugh said that he thought 2,000 units was a more reasonable number. Mr. Beal said that it's the first set of numbers that should be altered, for instance 1,000 between 2004 and 2014, rather than measured against the next census. Mr. Gillett said that if zoning is changed that the numbers become irrelevant. Dr. Kelbaugh said that he would support more buildings but less tall. Mr. Beal asked if the group wanted to recommend changes to the PUD ordinance if other changes go through. Mr. Kinley suggested that the group leave this alone, because if some of the recommended zoning changes go through, few if any developers will need to pursue a PUD.

Ms. Woods asked if it made sense for the Taskforce to request an extension from City Council. Mr. Beal said that he preferred that the group stayed with its original deadline. If the report to Council results in follow up questions, then additional work could be done. Given that time is short, Ms. Pollay suggested that the Taskforce focus only on the specific question charged to them by Council, which was to "explore possible barriers to development of residential units in the downtown and provide recommendations for addressing those barriers." Some of the related questions that the group has been asked to pursue could be set aside and pursued by another Taskforce.

Ms. Pollay was asked to contact Dr. Arlinghaus with a request to modify her computer model by showing buildings along Huron at 8-10-12 stories, First Street and Ashley Street differentiated, adding back in the S.U. area, and reducing the number of units along N. Main Street. Ms. Pollay was also asked to begin formulating an outline of the Taskforce's recommendations for Taskforce review at its next meetings,

2. Next Meetings

The next meetings of the Downtown Residential Taskforce will be:

Monday, May 10th at 9am in the DDA office
Wednesday, May 19th at 3pm (location TBA)

3. Adjourn

Downtown Residential Taskforce Meeting Minutes

Monday, May 3, 2004

Page 4 of 4

The meeting was adjourned at 10:00 a.m.