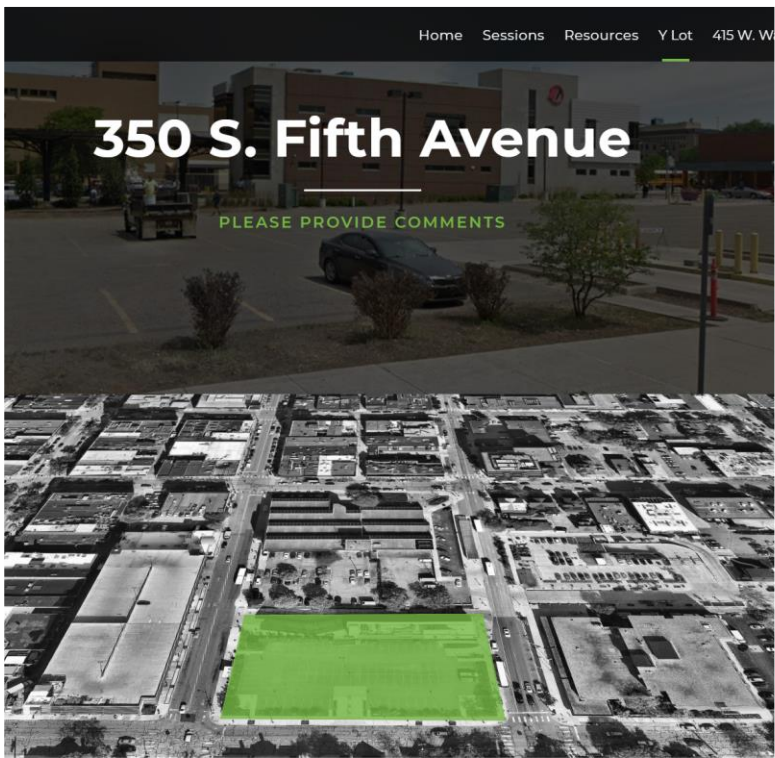
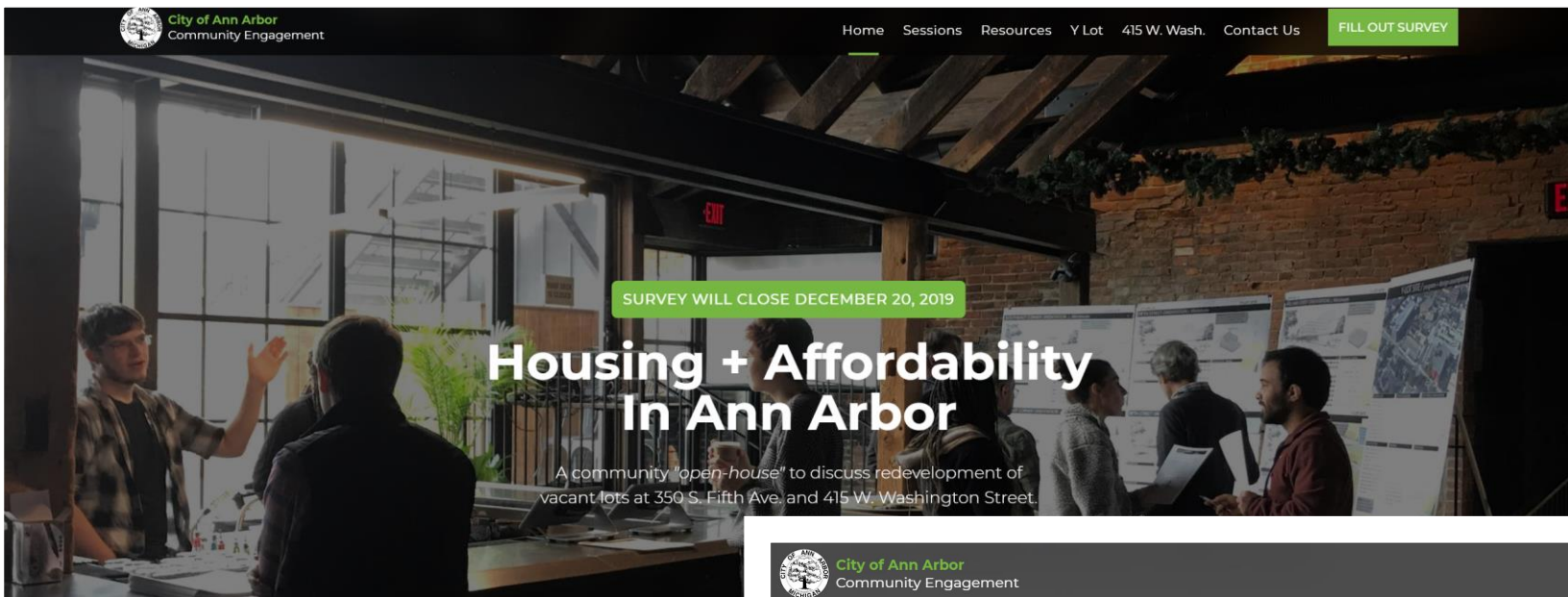


<https://www.community-engagement-annarbor.com/>

1,385 Unique Users and 3,851 Page Views  
over the +/-6 weeks the site and survey was active (site still live)



City of Ann Arbor  
Community Engagement

### 415 W. WASHINGTON / program + design assumptions

<b>HOUSING USES</b> <ul style="list-style-type: none"><li>* Affordable housing is challenging and unlikely on this location given floodplain presence, which precludes state and federal funding programs.</li><li>* Units either for rent or for sale depending on developer's interest.</li></ul>	<b>PHYSICAL BUILDING</b> <ul style="list-style-type: none"><li>* Parcel currently zoned as public land (PL). Master planned for D2 zoning.</li><li>* D2 limits building height to 60-feet, with additional required step backs off the Washington Street frontage.</li><li>* Entire building must be elevated due to the floodplain location.</li></ul>	<b>LOT / PARCEL CONFIGURATION</b> <ul style="list-style-type: none"><li>* Single parcel with access to Liberty and W. Washington Street</li><li>* Entire site within the 100-year floodplain, with the eastern portion within the floodway.</li></ul>
<b>TRANSPORTATION</b> <ul style="list-style-type: none"><li>* Long term, potential for future commuter rail station on east or west side of the railroad tracks (which could be integrated with the Treeline trail).</li><li>* Desire to connect to the Treeline</li></ul>	<b>FINANCIAL</b> <ul style="list-style-type: none"><li>* Project would most likely work as a sale to a developer for private development for the building component.</li></ul>	<b>OTHER USES</b> <ul style="list-style-type: none"><li>* Rare Chimney Sweep species living in the existing building Chimney. This chimney can be preserved across all options.</li><li>* Opportunity for active building uses to connect to the Treeline</li></ul>

**Web Survey Summary Results**

01.09.2020



**HOUSING AND AFFORDABILITY IN  
ANN ARBOR**

COMMUNITY DISCUSSIONS ON REDEVELOPING THE FORMER Y-LOT AND 415 W. WASHINGTON



What is affordable housing? Where should it be located? Why is it needed? How should it be developed?

This survey and public engagement process will assist in fostering and developing a shared understanding and language about affordable housing in Ann Arbor, and its relationship to jobs, development, growth and planning, by creating a framework for discussing or evaluating these topics. Specifically, this survey seeks your input regarding affordable housing in the context of redevelopment of two key publicly owned sites in downtown Ann Arbor, as part of a larger context of housing and affordability in our city: vacant city-owned lots at **350 South Fifth Avenue** and **415 West Washington Street**.

This survey should take approximately 5-10 minutes to complete and is completely voluntary. Your responses will be confidential and compiled with others to help advance ideas for these important topics and sites in Ann Arbor. We appreciate your response to all questions, but responses for each question are not needed in order to complete the survey. Please use the Back/Next buttons at the bottom of the screen to navigate the survey.

0%

**On-line survey had 302 unique responses to questions about affordable housing and redevelopment of the Y Lot and 415 W Washington**

- Represented a well distributed cross-section of age ranges
- Represented a well distributed cross-section of income ranges (+/-50% of respondents more than 100% AMI)
- Were primarily Ann Arbor residents (89%)
- Reflected a solid distribution of respondents across all 5 wards
- Were generally well informed (90% had a self-reported good to moderate understanding of affordable housing)

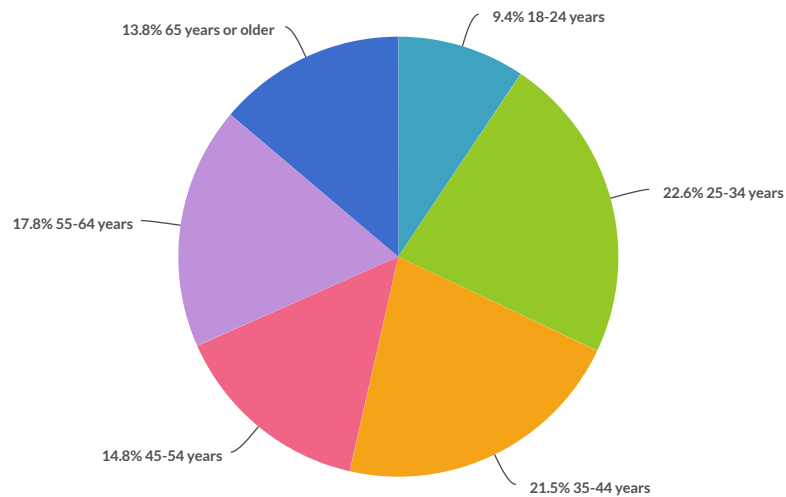
## Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington Web Survey Summary Results 01.09.2020

### Response Counts

Completion Rate:	100%	
	Complete	302

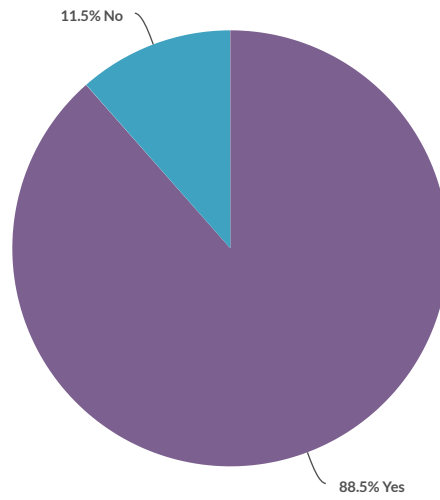
Totals: 302

### 1. What is your age?



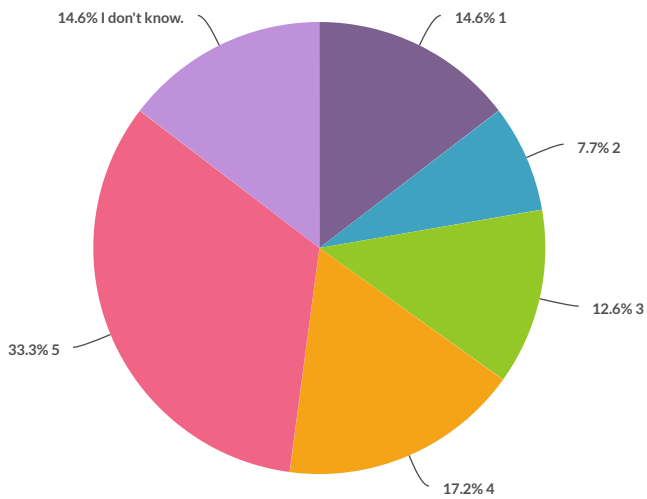
Value	Percent	Responses
18-24 years	9.4%	28
25-34 years	22.6%	67
35-44 years	21.5%	64
45-54 years	14.8%	44
55-64 years	17.8%	53
65 years or older	13.8%	41
		Totals: 297

2. Do you live in the city of Ann Arbor?



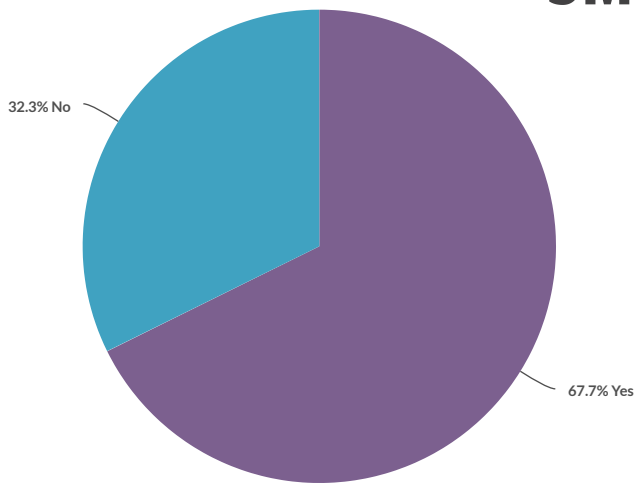
Value	Percent	Responses
Yes	88.5%	261
No	11.5%	34
		<b>Totals: 295</b>

3. In what ward do you live?



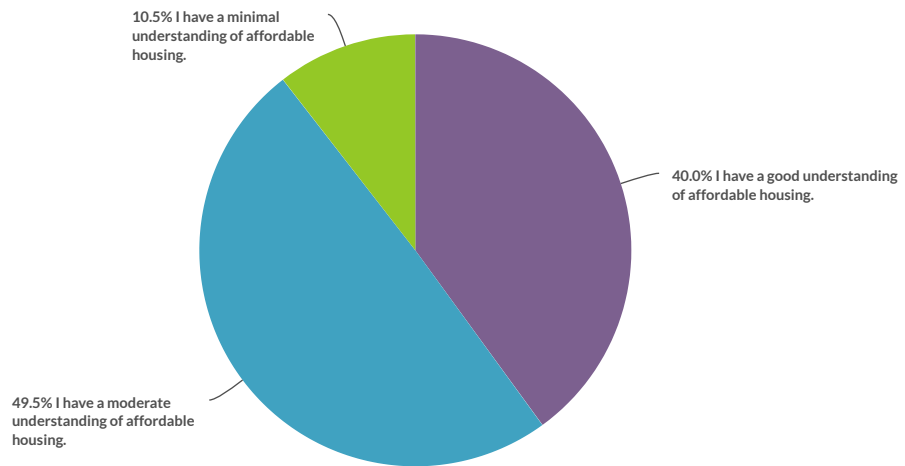
Value	Percent	Responses
1	14.6%	38
2	7.7%	20
3	12.6%	33
4	17.2%	45
5	33.3%	87
I don't know.	14.6%	38
		<b>Totals: 261</b>

## 4. Do you work in the city of Ann Arbor?



Value	Percent	Responses
Yes	67.7%	201
No	32.3%	96
		<b>Totals: 297</b>

## 5. What is your general knowledge of affordable housing?



Value	Percent	Responses
I have a good understanding of affordable housing.	40.0%	118
I have a moderate understanding of affordable housing.	49.5%	146
I have a minimal understanding of affordable housing.	10.5%	31
		<b>Totals: 295</b>

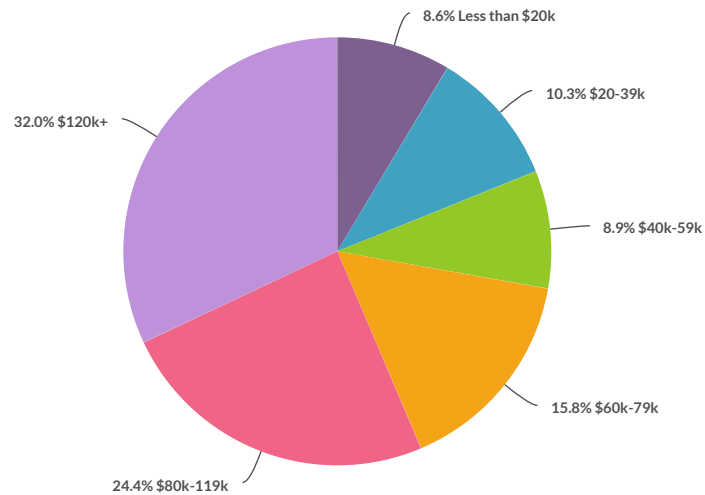


6. How do you define affordable housing?



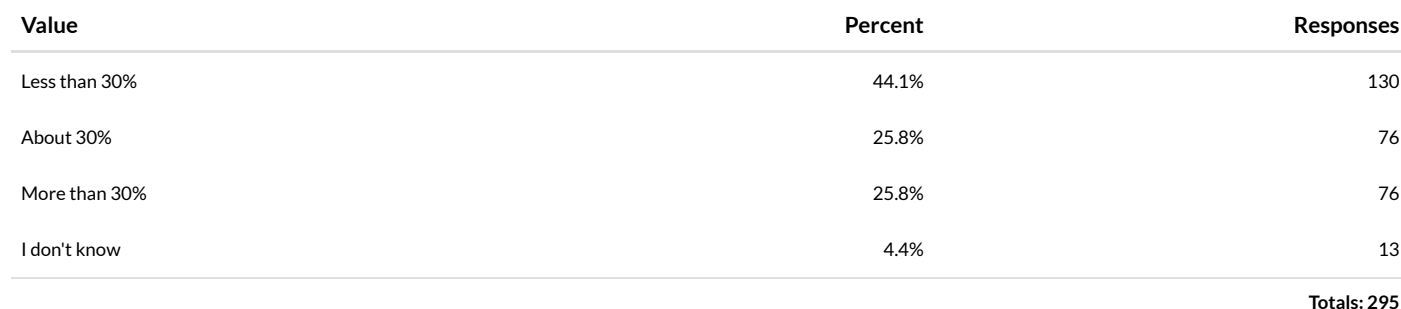
[Show Responses ▶](#)

7. What is your annual household income?



Value	Percent	Responses
Less than \$20k	8.6%	25
\$20-39k	10.3%	30
\$40k-59k	8.9%	26
\$60k-79k	15.8%	46
\$80k-119k	24.4%	71
\$120k+	32.0%	93
		Totals: 291

# SMITHGROUP



A word cloud visualization of terms related to housing and urban development. The words are arranged in a circular pattern, with 'housing' being the largest and most central word. Other prominent words include 'city', 'build', 'downtown', 'units', 'people', 'zoning', 'land', 'public', 'developers', 'family', 'density', 'income', 'work', 'arbor', 'or', 'affordable', 'ann', 'high', 'live', 'rent', 'development', 'increase', 'property', 'buildings', and 'land'. The colors of the words vary, including shades of purple, blue, green, yellow, and red.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Developers optimize the number of affordable units for those who make up to 60% of the Area Median Income (e.g. about \$55,000 or less or up to \$42,540 for a 1 person household and \$60,720 for a 4-person household).	1	<div><div></div><div></div><div></div><div></div><div></div></div>	976	259
Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	2	<div><div></div><div></div><div></div><div></div><div></div></div>	914	257
Potential developers and their successors in ownership accept Housing Choice Vouchers.	3	<div><div></div><div></div><div></div><div></div><div></div></div>	718	250
The City maintains some ownership or control of the property.	4	<div><div></div><div></div><div></div><div></div><div></div></div>	688	258
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	<div><div></div><div></div><div></div><div></div><div></div></div>	592	246
		<div><div></div><div></div><div></div><div></div><div></div></div> <div>Lowest RankHighest Rank</div>		

## 11. What priorities are missing (if any)?



[Show Responses ▶](#)

## 12. What priorities are not needed (if any)?



[Show Responses ▶](#)

## 13. The city is considering the following objectives for redeveloping the former Y-Lot. Rank these objectives 1-9, with 1 being the most important and 9 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Maximize affordable housing units	1		1,779	258
Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	2		1,724	252
Develop a mix of housing unit types and prices	3		1,642	252
Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4		1,436	255
Recapture the cost of purchase while ensuring a sustainable financial model	5		1,128	243
Expand the capacity of Blake Transit Center	6		1,122	245
City maintain some ownership/control	7		1,086	250
Maximize market rate housing	8		818	237
Appropriately scale down to the lower density area on the south side of William Street	9		805	236

Lowest Rank Highest Rank



14. What objectives are missing (if any)?



[Show Responses ▶](#)

15. What objectives are not needed (if any)?



[Show Responses ▶](#)

16. The city is considering the following objectives for redeveloping 415 W. Washington Street. Rank these objectives 1-11, with 1 being the most important and 11 being the least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Remediate any potential environmental contaminations	1		2,153	250
Connect to the Treeline Trail	2		1,845	241
Maximize affordable housing units for 60% AMI households on site	3		1,776	241
Preserve Chimney Swift Habitat	4		1,739	239
Provide additional uses (e.g. maker space, production space, office space, commercial space)	5		1,519	238
Sell the property and use proceeds for affordable housing on another city-owned property	6		1,288	230
Fit in with existing adjacent building heights and scales	7		1,273	227
Maximize park space	8		1,220	223
Fit in with existing setbacks along Washington Street	9		1,125	223
Provide adequate buffer to adjacent single family housing	10		1,107	222
Maximize market rate residential	11		1,069	222

Lowest Rank      Highest Rank

17. What objectives are missing (if any)?



[Show Responses ▶](#)

18. What objectives are not needed (if any)?



[Show Responses ▶](#)

19. Is there anything else you would like to tell city staff and city council in regards to affordable housing in Ann Arbor and/or the redevelopment of the former Y-Lot or 415 W. Washington Street?



[Show Responses ▶](#)

20. What aspects would be essential for you to support a council resolution to redevelop the former Y-Lot or 415 W. Washington Street?



[Show Responses ▶](#)

21. What aspects would cause you to oppose a council resolution to redevelop the former Y-Lot or 415 W. Washington Street?

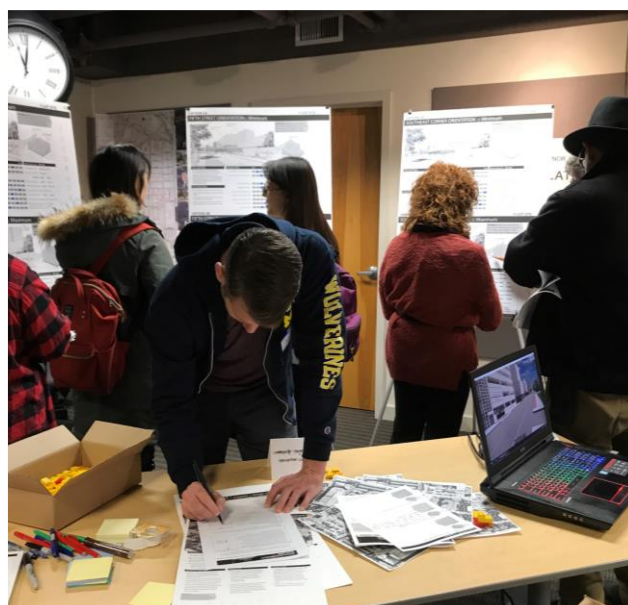


[Show Responses ▶](#)

Housing and Affordability in Ann Arbor:  
Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington  
**Open House Meeting Summary Results**  
01.09.2020

**We hosted 20+ hours of workshops over 5 days across 4 locations in downtown Ann Arbor that attracted 135+ people that signed in; providing feedback on the topics of affordable housing and redevelopment of the Y Lot and 415 W Washington**

**We also hosted +/- 10 focus group meetings for specific community groups proximate to the Y-Lot and 415 W Washington**



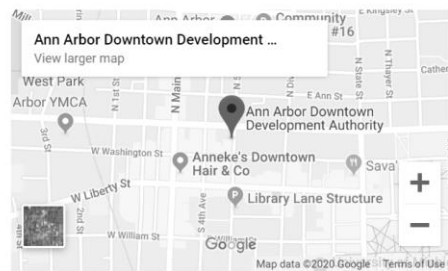
## Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington Open House Meeting Summary Results 01.09.2020

Workshops included daytime, evening at weekend sessions at the YMCA, Downtown Library, Circ Bar and DDA Offices  
December 5-9, 2019.

**December 5, 2019**

**OPEN-HOUSE**

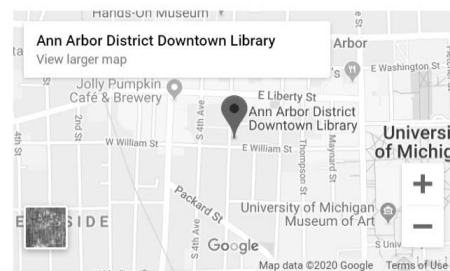
**Ann Arbor Downtown Dev. Authority**  
150 S 5th Ave #301  
Thursday from 5:00pm to 9:00pm



**December 6, 2019**

**OPEN-HOUSE**

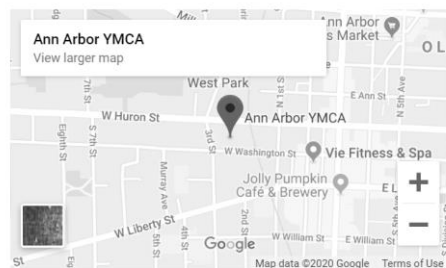
**Ann Arbor District Downtown Library**  
3rd Floor Freespace  
Friday from 12:00pm to 4:00pm



**December 7, 2019**

**OPEN-HOUSE**

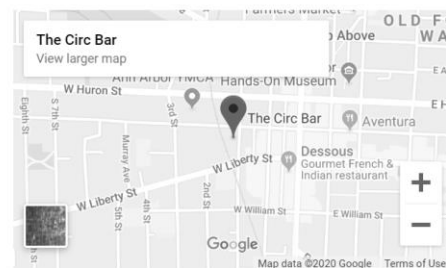
**Ann Arbor YMCA**  
Michigan Room  
Saturday from 9:00am to 1:00pm



**December 8, 2019**

**OPEN-HOUSE**

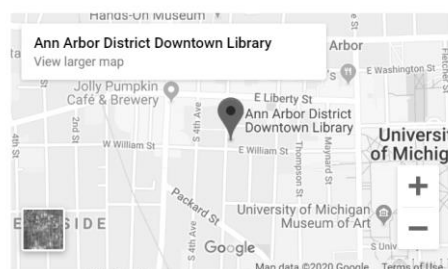
**The Circ Bar**  
210 S 1st Street  
Sunday from 12:00pm to 4:00pm



**December 9, 2019**

**OPEN-HOUSE**

**Ann Arbor District Downtown Library**  
3rd Floor Freespace  
Monday from 9:00am to 1:00pm





Housing and Affordability in Ann Arbor:

Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington

## Open House Meeting Summary Results

01.09.2020

**Open House Q1.** 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

57 Comments Received	MEAN
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).	3.63
Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	3.25
Potential developers and their successors in ownership accept Housing Choice Vouchers	3.20
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.	3.03
City maintains some ownership or control of the property	2.75



Housing and Affordability in Ann Arbor:

Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington

## Open House Meeting Summary Results

01.09.2020

**Open House Q2.** 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

	57 Comments Received	MEAN
Create a minimum of 100 affordable housing units to individuals or families below 60% AMI		3.68
Maximize affordable housing units		3.67
Develop a mix of housing unit types and prices		3.07
Expand the capacity of Blake Transit Center		3.04
Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street		2.87
Recapture the cost of purchase while ensuring a sustainable financial model		2.48
City maintain some ownership/control		2.34
Maximize market rate housing		2.31
Appropriately scale down to the lower density area on the south side of William Street		1.82

Housing and Affordability in Ann Arbor:

Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington

## Open House Meeting Summary Results

01.09.2020

**Open House Q3.** 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

57 Comments Received	MEAN
Remediate any potential environmental contaminations	3.79
Maximize affordable housing units for 60% AMI households on site	3.51
Connect to the Treeline Trail	3.26
Preserve Chimney Swift habitat	2.89
Provide additional uses (e.g. maker space, production space, office space, commercial space)	2.89
Maximize park space	2.23
Maximize market rate residential	2.40
Fit in with existing adjacent building heights and scales	2.39
Provide adequate buffer to adjacent single family housing	2.28
Fit in with existing setbacks along Washington Street	2.19
Sell the property and use proceeds for affordable housing on another city-owned property	2.02



At the open house workshops we provided a range of massing development options for each site for respondents and attendees to react to, primarily focusing on the “trade-offs” between physical design decisions and success factors (including #of housing units, #of affordable housing units, building density, building heights, financing gaps, etc.).

- 47/120 (39% of comments) referenced maximizing affordable housing
- 19/120 (16 % of comments) referenced density, adjacency, and/or structural layout concerns with the options
- 5/120 (.5% of comments) referenced Blake Transit Center and improved integration





At the open house workshops we provided a range of massing development options for each site for respondents and attendees to react to, primarily focusing on the “trade-offs” between physical design decisions and success factors (including #of housing units, #of affordable housing units, building density, building heights, financing gaps, etc.).

- 23/40 (58% of comments) referenced maximizing affordable housing
- 7/40 (18% of comments) referenced connections to the Treeline Trail, activating the ground plane and importance of thinking about these adjacencies holistically
- 4/40 (10% of comments) referenced Chimney Swifts and/or environmental considerations
- 2/40 (.5% of comments) referenced concerns with building heights and/or being intrusive to the neighborhood