

## **NOTICE OF ADVERSE EFFECT – 350 S. FIFTH AVENUE PROJECT**

### **Project Summary and Description**

The 350 S. Fifth Project is a 100% affordable residential development on a 0.8-acre site at 350 South Fifth Avenue being built in partnership with the Ann Arbor Housing Commission and its development partner, Related Midwest. The project includes approximately 330 residential units, 6,500 square feet of ground-floor retail, and the expansion of the Blake Transit Center. The building is designed to be all-electric and net-zero ready.

The site is located within the City of Ann Arbor's Downtown Core (D1) zoning district, one block from Main Street and three blocks from the University of Michigan's Central Campus. The project advances adopted City policy to concentrate density and height within the Downtown Core while preserving lower-scale land uses within the adjacent historic districts. On the north side of the building, site modifications will be made to accommodate an expanded bus transit center for the Ann Arbor Area Transportation Authority.

The proposed site is currently a municipal surface parking lot bounded by William Street on the south, Fourth and Fifth Streets on the west and east, and the Ann Arbor transit center to the north. The lot previously contained a 4-story tall YMCA/YWCA that was constructed in 1960 and which was demolished in 2009.

### **Proposed Undertaking**

In preparation of obtaining necessary approvals for local, county, state and federal funding sources, an extensive environmental review and investigation of the site and the surrounding historical and archeological resources were undertaken in 2025. In accordance with the National Environmental Policy Act ("NEPA"), the City of Ann Arbor, as the Responsible Entity for programs under Title 1 of the U.S. Housing Act of 1937, assumed environmental review responsibilities for the U.S. Department of Housing and Urban Development's Environmental Review procedures under 24 C.F.R Part 58, including its responsibilities under the National Historic Preservation Act ("NHPA").

Section 106 of the NHPA requires federal agencies to take into account the effects of their undertakings on historic properties. The project site is located on the north side of East William Street, directly across from the East William Street Historic District ("EWHHD"), which is locally designated by the City and has been certified by the National Park Service as eligible for listing in the National Register of Historic Places. A review under Section 106 of the NHPA determined that the proposed construction of the 350 S. Fifth project, while acceptable, may alter the setting of the district, which is a characteristic that qualifies the property for listing in the National Register of Historic Places. Specifically, the Section 106 consulting report concluded the proposed development would result in an Adverse Effect on the EWHHD due to changes to the setting of the district associated with building height, massing, and visual contrast. Michigan's

State Historic Preservation Office (“SHPO”) concurred with that finding via December 11, 2025 correspondence.

While there are other existing buildings and new apartments currently under construction that are of similar size, massing and in proximity to the adjacent EWHD, these projects are not required to follow federal guidelines when federal funding sources are not involved in financing construction. 350 S. Fifth will utilize federal funds in addition to receiving project-based housing vouchers from the Ann Arbor Housing Commission that will contribute to the affordability of the apartments.

Despite extensive public input and commentary and strong public support to allow and encourage higher density high rise structures in the Downtown District, the 350 S. Fifth project would indirectly result in a change in the setting of the EWHD district from a medium density, low-rise buildings to one of a high-density high-rise buildings. 350 S. Fifth will be newly constructed with massing much larger than the existing historic buildings in the district. While 350 S. Fifth is outside of the EWHD and the site has no direct contributing historic significance, it will indirectly alter the setting of the adjacent district which is a characteristic that qualifies the property for listing in the National Register of Historic Places.

### **Approach to Mitigation and Next Steps**

Once an adverse effect is identified, the Section 106 regulations require the City, as “Responsible Entity,” to consult with SHPO to develop and evaluate alternatives or modifications to the project that could avoid, minimize, or mitigate the adverse effect. To that end, the City submitted to SHPO a Section 106 Case Study, which evaluated three options: (1) Select an alternative site, (2) Reduce height development, or (3) Build with mitigating features.

The Case Study concludes that building with mitigating features represents the most reasonable and prudent alternative given adopted planning policy, ongoing high-rise development in the immediate vicinity, and the critical needs for affordable housing. SHPO accepted the City’s consideration of feasible alternatives. The City also notified the Advisory Council on Historic Preservation (the “ACHP”) on February 25, 2026, and the ACHP chose not to participate in the consultation.

The City is now working to formalize the understanding between SHPO and the City to resolve the project’s adverse effect via a Memorandum of Agreement (“MOA”). The MOA will incorporate certain agreed upon stipulations to avoid, minimize and mitigate the adverse effect of the project on the EWHD. The public is invited to comment on resolving the adverse effect described above.

## **Recommended Mitigation: Architectural Survey of the existing East William Street Historic District**

At this time, recommended mitigation includes a survey of properties located within the EWHD as illustrated in the attached EWHD Map, to be completed within 2 years from receipt of a final certificate of occupancy.

The survey will include updated photographs with completion of an Architectural Properties Identification Form for each property completed in accordance with the Michigan Above-ground survey Manual (2018). The form will identify if a property is a contributing or non-contributing structure to the EWHD. A letter report will also be created that summarizes the purpose of the project and the past survey work of the EWHD including previous surveys and designations as more specifically outlined with the following sections: Introduction/Abstract, Background (Summary of the current undertaking as well as the past survey and designation work done for the EWHD), any history that is already available, an updated map of contributing and non-contributing buildings in the EWHD and a brief conclusion.

A professional historian meeting the Secretary of the Interior's Professional Qualification Standards (36 C.F.R. Part 61) will be engaged to complete or supervise the survey. Upon completion, the City shall submit drafts of the survey to the SHPO. The SHPO will then have thirty (30) calendar days from receipt to review and provide comments.

### **AREA OF POTENTIAL EFFECT (APE)**

The APE for indirect effects is the area between the east side of Division Street, the north side of Jefferson Street, the west side of Main Street, and the north side of Liberty Street. The potential to affect character defining features of historic properties is limited to an approximately 1 to 2 block radius around the project site. No building demolition is proposed as the site is currently a municipal parking lot.

To assist the public, a project location map of the Direct Area of Potential Effect, and a Map of the Indirect Area of Potential Effect are provided along with additional supporting documentation, correspondence and analysis.

The public is invited to review the attached information regarding the 350 S. Fifth Project and the proposed mitigation recommendations to resolve the adverse affect.

Attached Information:

- Kidorf 106 Historical Consultant Report 7-22-25
- Case Study Report
- Developer response letter 10-10-25
- Letter of support Historic District Commission 10-16-25
- Section 106 Application 11-25-25

- Notice to SHPO
- Notice ACHP
- SHPO concurrence of adverse effect letter 12-11-25
- City concurrence and Case Study letter 2-24-26
- SHPO case study acceptance letter 2-27-26
- ACHP response to City consultation inquiry 3-2-26
- EWHD map
- APE project location map
- Indirect APE SHPO map
- Proposed Memorandum of Agreement between City and SHPO

Written comments on the 350 S. Fifth Project, its adverse effect, and the proposed Memorandum of Agreement may be submitted until 5 p.m. on June 9, 2026 to the City Clerk, 301 E. Huron St, 2<sup>nd</sup> Floor, Ann Arbor, Michigan 48104 or [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org). Please include a reference to 350 S. Fifth Ave when submitting written comments.



# Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202 313-300-9376

July 22, 2025

Paul Glasser, CPG  
Project Geologist, SME  
644 Selden Street, Suite 200  
Detroit, MI 48201-2506

RE: New Affordable Housing Construction 350 S. Fifth Avenue, Ann Arbor, Washtenaw County

Dear Mr. Glasser,

Per your request, I have prepared this report assessing the historic properties and the effect of the above project. My education and experience meet the qualifications required in 36 CFR 61 for an architectural historian. On July 14, 2025, I visited the project site to evaluate the project site and surrounding area. This written report will (1) define the area of potential effects (APE); (2) identify Historic Properties within the APE; (3) evaluate the historic significance of identified properties as appropriate; and (4) assess the effects of the proposed building construction project on any historic properties within the APE.

## **DESCRIPTION OF THE PROJECT**

The proposed project is to construct a new 228' tall (22 stories) apartment building for affordable housing in downtown Ann Arbor. The proposed site is currently a parking lot bounded by William Street on the south, Fourth and Fifth Streets on the west and east, and the Ann Arbor transit center to the north. The lot previously contained a 4-story tall YMCA/YWCA that was constructed in 1960. It was demolished in 2009.

The proposed building has a rectangular footprint (approximately 248' wide by 86' deep) that will be built to the back of the sidewalk on the east, west, and south sides with no setback. On the north side of the building pavement is proposed to accommodate an expanded transit center.

The building will be clad in a combination of three kinds of brick and metal panels. A retail space is proposed for the west end of the first floor. The building lobby will be at the north end, both areas will have storefront windows on the exterior.



**Photo 1 Looking west at project site, July 2025**



**Photo 2 Looking east at project site, new building being constructed to the north, July 2025**



**Photo 3 Looking northwest at project site, July 2025**

## **INDIRECT AREA OF POTENTIAL EFFECT (APE)**

The APE for indirect effects is the area between the east side of Division Street, the north side of Jefferson Street, the west side of Main Street, and the north side of Liberty Street. This building will likely be taller than any other building in the area and has the potential to be visible from a large distance away. However, just because a portion of the building may be visible, the potential to affect character defining features of historic properties is limited to an approximately 1 to 2 block radius around the project site. No building demolition is proposed. The indirect APE was confirmed through the site visit. I walked to identified historic properties outside of the identified indirect APE to determine whether there was potential to affect those properties and found there was not due to the distance. The project area and indirect APE are shown on the attached street map and aerial view that also contain a photo key for this report.

## **HISTORIC PROPERTIES WITHIN THE INDIRECT APE**

The SHPO records, *National Register of Historic Places*, *State Register of Historic Sites*, and Ann Arbor Historic District Commission on-line information were reviewed. There are four known historic properties within the indirect APE. There are six properties that are unevaluated and are being treated as not eligible for listing in the National Register for purposes of this review. Two historic districts have been determined not eligible for listing in the National Register of Historic Places by the SHPO.

Directly to the south and southwest across William Street is the East William Street Historic District (P3768) which is locally designated by the City of Ann Arbor and has been certified by the National Park Service as eligible for listing in the National Register of Historic Places. The district extends to the north along Division Street from William Street. Per the City of Ann Arbor Downtown Historic District Study Committee Report, the district is significant for its architecture and contains a collection of grand and modest houses constructed roughly between 1850 and 1914. The houses exemplify the outstanding architecture of Ann Arbor. The proposed project is across from the 1845 Muehlig Funeral Chapel (Italianate); the 1897 Cushman House (Queen Anne); and the 1894 Bliss House (Colonial Revival).



**Photo 4 Looking southwest at East William Street HD from project site, July 2025**

Included in the north end of the district is the Henry Bennett House (P24903), which is individually listed in the National Register of Historic Places. The house is more commonly known as the Kempf House. The Greek Revival style house was constructed in 1853 for Henry DeWitt Bennet, a secretary and steward of the University of Michigan.



**Photo 5 Looking southwest at Bennett House with E. William St. HD and new building in background, July 2025**

About a half block north of the project location are two properties noted as unevaluated/more information needed. The James Enoch House at 321 E. Liberty(P3828) and the Federal Building (P76124). The James Enoch House is within the East Liberty Block Historic District (P3770) which is locally designated, but the National Park Service has determined is not eligible for listing in the National Register of Historic Places. For purposes of this review the Enoch House is being considered not eligible for listing in the National Register. The federal building was constructed in 1977 and for purposes of this review is being considered not eligible for listing in the National Register of Historic Places.



**Photos 6 and 7 Looking Enoch House and Federal Building, July 2025**

To the northwest of the project location is the Main Street Historic District (P3766) which is locally designated and has been certified by the National Park Service as being eligible for listing in the National Register of Historic Places. Per the City of Ann Arbor Downtown Historic District Study Committee Report, the district is significant for its architecture for the period 1860 – 1948. The district is dominated by Italianate commercial buildings but includes examples in the Art Deco and Classical Revival or Beaux Arts styles.



**Photo 8 Looking south on Main Street in the Main St. HD toward project site, July 2025**

To the south of the project site is the Fourth and Fifth Avenues Historic District (P51136) which is not eligible for listing in the National Register of Historic Places. There are four properties within the district that are unevaluated and require additional information to determine eligibility. Making that determination is outside the scope of this project, and for purposes of this review they are being considered not eligible for the National Register as the district is not eligible. In the southwest corner of the district, at the corner of Fourth Avenue and Packard is the Gottlieb Wild House (P3812) which is locally designated by the City of Ann Arbor and is individually eligible for listing in the National Register of Historic Places. Per the SHPO record the Queen Anne style house was constructed in 1894 and is significant for its architecture and landscape with the wrought iron trimmed wood fence on the south and east sides of the property being one of the few of this type remaining in Ann Arbor.



**Photo 9 Looking southwest at Gottlieb Wild House, July 2025**

## **ASSESSMENT OF EFFECTS – INDIRECT APE – ABOVE-GROUND**

In evaluating the effect of this project, it is acknowledged that there is a similar 17-story tall building being constructed 1 block to the north, in proximity to the same historic properties within the indirect APE for this project. As that building is uphill from the proposed building the two buildings may end up

appearing to be about the same height. It is also acknowledged that there is an existing 8-10 story tall office building/parking garage just west of the project site across Fourth Street.

It is my opinion that there will be an Adverse Effect (36 CFR 800.6) on the East William Street Historic District which has been certified as eligible for listing in the National Register of Historic Places. The proposed new building has massing much larger than the historic buildings in the district and will change the setting of the district from a medium density, low-rise buildings to one of a high-density high-rise building. Even though the proposed building is outside of the district, the proposed building is not compatible with the district. The proposed construction will alter the setting of the district which is a characteristic that qualifies the property for listing in the National Register of Historic Places.



**Photo 10 Looking west on E. William, historic district to left, project site to right, July 2025**

Although the project will be visible from the remaining historic properties, it is far enough away that it will not change the setting or any other historic characteristics of the properties. The new building will not alter any character defining features of the Bennett/Kempf House which is listed in the National Register of Historic Places, nor the Main Street Historic District or the Wild House which are eligible for listing in the National Register of Historic Places. Therefore, it is my opinion that the project will have No Adverse Effect on those three historic properties.



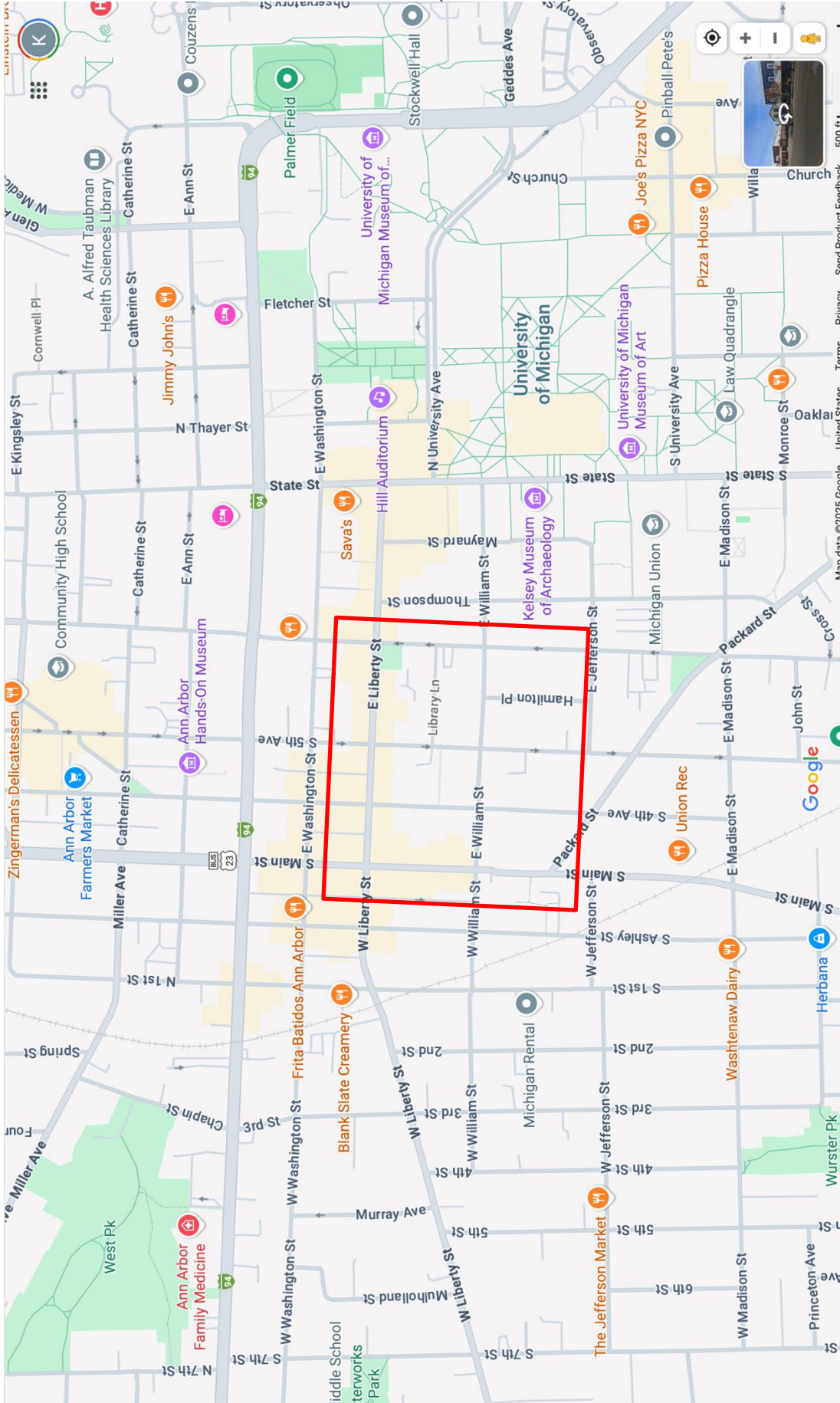
Photo 11 Looking southeast toward project site from southeast corner of Main St. HD, July 2025

If you have any questions or require additional information, please contact me at 313-300-9376 or at [kristine@kidorfpreservationconsulting.com](mailto:kristine@kidorfpreservationconsulting.com).

Sincerely,

Kristine M. Kidorf  
Kidorf Preservation Consulting  
Attachments

**ATTACHMENT A – ABOVE-GROUND (INDIRECT) APE ON STREETMAP**



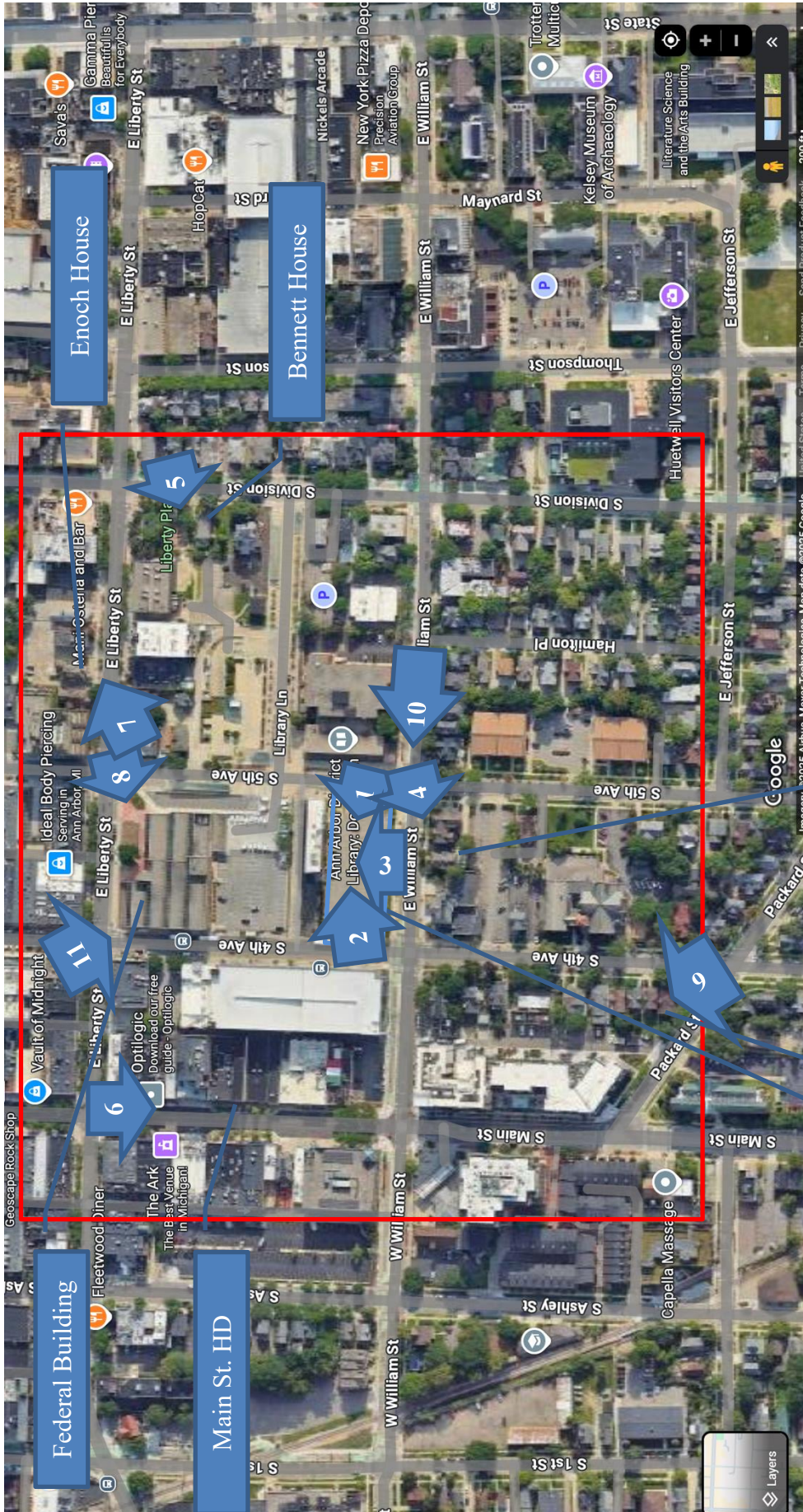
Ann Arbor, Washtenaw County

— = 500 feet

□ Indirect APE



**ATTACHMENT B - PHOTO KEY AND INDIRECT APE ON AERIAL MAP**



Enoch House

Bennett House

Federal Building

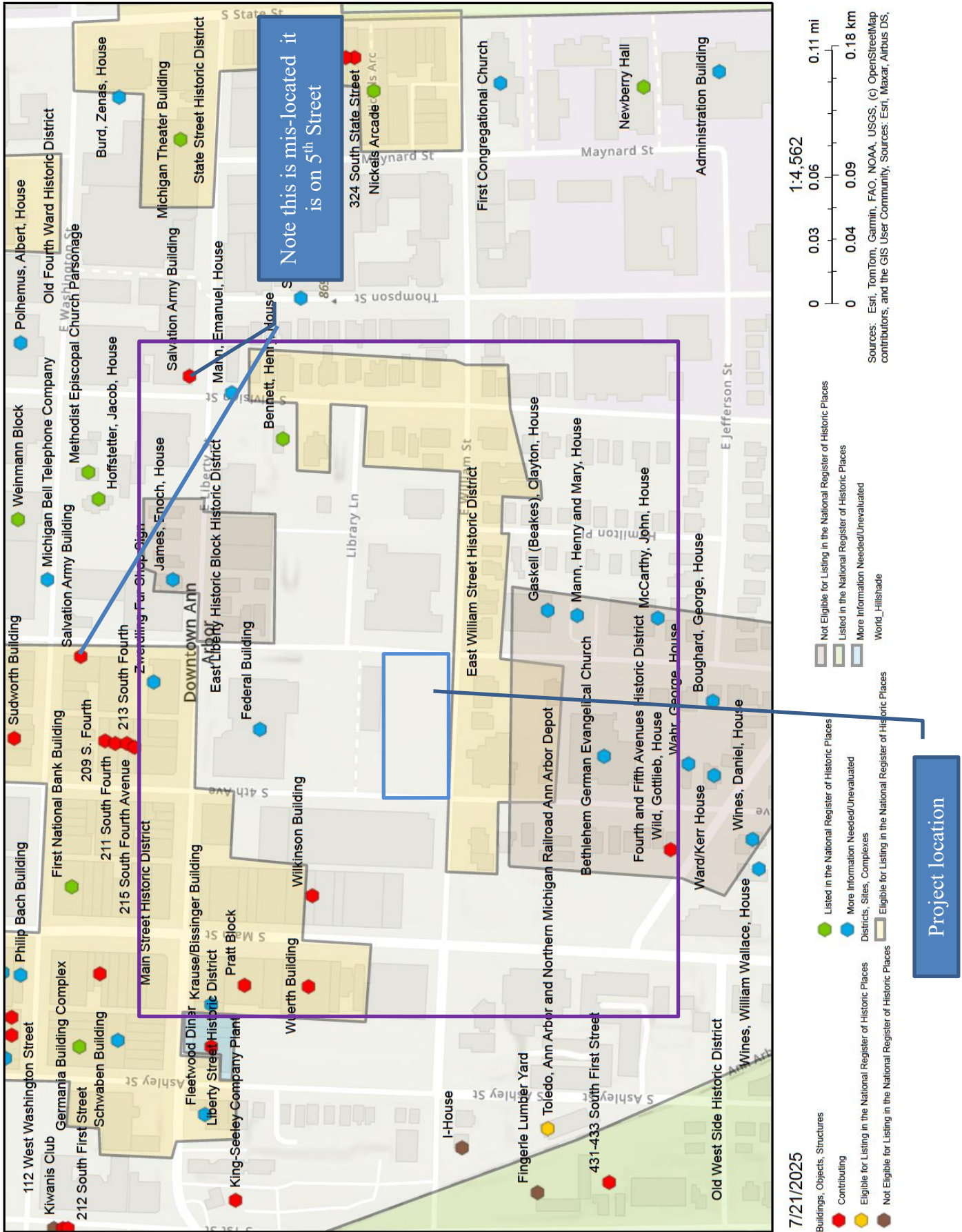
Main St. HD

Project location

E. William St. HD

Wild House

INDIRECT APE ON SHPO MAP (purple box)



## Section 106 Case Study

350 South Fifth Avenue

Ann Arbor, Michigan



### Prepared By:

City of Ann Arbor  
301 East Huron Street  
Ann Arbor, Michigan 48104



## Summary

This case study evaluates redevelopment alternatives for the property located at 350 South Fifth Avenue in Ann Arbor following a determination of Adverse Effect by Michigan's State Historic Preservation Office. The Adverse Effect determination relates to the project's proximity to the East William Street Historic District, which is eligible for listing in the National Register of Historic Places. The analysis considers three alternatives:

- (1) Select Alternative Site
- (2) Reduced Height Development, and
- (3) Build with Mitigating Features.

Each alternative is evaluated in relation to the project's purpose and need, feasibility, consistency with adopted planning policy, and its ability to avoid, minimize, or mitigate adverse effects. The analysis concludes that, within the context of ongoing and approved high-rise development in the immediate vicinity and critical need for affordable housing, Option 3: Build with Mitigating Features represents the most reasonable and prudent alternative.

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## Project Description

The proposed project is a 100% affordable residential development on a 0.8-acre site at 350 South Fifth Avenue. The project includes approximately 330 residential units, 6,500 square feet of ground-floor retail, and the expansion of the Blake Transit Center. The building is designed to be all-electric and net-zero ready.

The site is located within the City of Ann Arbor's Downtown Core (D1) zoning district, one block from Main Street and three blocks from the University of Michigan's Central Campus. The project advances adopted City policy to concentrate density and height within the Downtown Core while preserving lower-scale land uses within the adjacent historic districts. For reference, the Downtown Development Plan is attached as Exhibit 1.

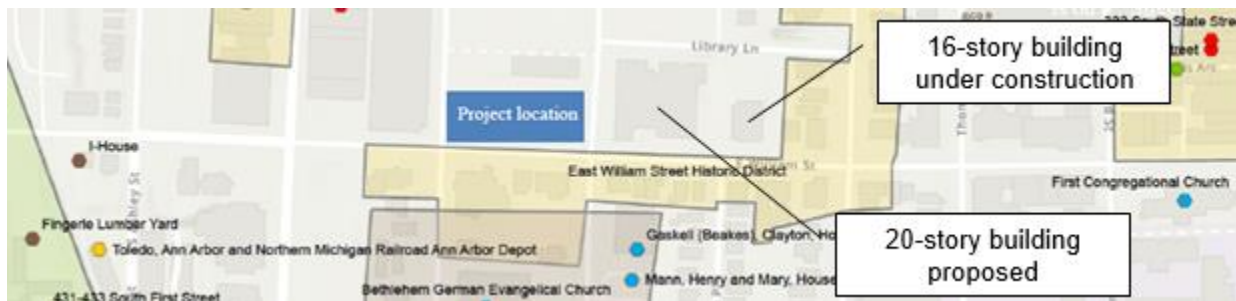
A timeline for the property and project is as follows:

1959-2005	YMCA occupied the property (7 stories with 100 affordable housing units).
2008	YMCA was demolished and slated for redevelopment.
2009	Downtown Development Plan adopted to promote density on this site and elsewhere in the Downtown Core (Exhibit 1).
2018	City Council adopted a resolution of intent to utilize the property to develop the greatest quantity and quality of affordable and workforce housing.
2019-2022	Extensive community engagement process confirmed support for the proposed density in order to bring housing and expanded transit to the site (Exhibit 2).
2020	City Council voted to direct the Ann Arbor Housing Commission to develop the property to reflect the D1 downtown core zoning district and incorporate concepts generated through community engagement.
2022	City Council voted to rezone the property to a Planned Unit Development (PUD), permitting up to 275' (27 stories) in building height.
2025	Proposed project conditionally approved by Plan Commission.

## Historic Context and Adverse Effect Determination

The project site is located on the north side of East William Street, directly across from the East William Street Historic District (EWHHD). A Section 106 consulting report concluded that the proposed development would result in an Adverse Effect on the EWHHD due to changes to the setting of the district associated with building height, massing, and visual contrast.

The project site, however, is situated within a portion of downtown Ann Arbor that is experiencing substantial, policy-driven redevelopment independent of the proposed project. Multiple high-rise developments are either under construction or formally proposed within the immediate vicinity of the EWHHD, consistent with Downtown Core zoning and adopted planning documents. These include a 16-story residential building under construction at 333 East William Street and a proposed 20-story public-private redevelopment of the Ann Arbor District Library.



As a result, changes to the broader setting of the EWHHD are occurring as part of a cumulative pattern of development anticipated by long-standing City policy, rather than as a singular effect attributable to the proposed project alone. Further, surveys of area residents conducted as part of the 2019 community engagement efforts showed that maximizing affordable units ranked first in priority for the subject site, while scaling down to the lower density area on the south side of William Street ranked last. The full survey report is attached as Exhibit 2.

Item	Overall Rank	Rank Distribution	Score
Maximize affordable housing units	1		1,779
Create a minimum of 100 affordable housing units to individuals or families below 60% AMI	2		1,724
Develop a mix of housing unit types and prices	3		1,642
Dedicate a minimum of 50% of ground floor to active uses for public benefit, emphasizing William Street	4		1,436
Recapture the cost of purchase while ensuring a sustainable financial model	5		1,128
Expand the capacity of Blake Transit Center	6		1,122
City maintain some ownership/control	7		1,086
Maximize market rate housing	8		818
Appropriately scale down to the lower density area on the south side of William Street	9		805

Lowest Rank      Highest Rank

These land use trends, planning initiatives, and community engagement findings provide context for the evaluation of alternatives presented in this case study.

## **Evaluation of Alternatives**

### **Option 1: Select Alternative Site**

In this scenario, an alternative site is selected and the subject property remains undeveloped or underutilized.

#### **Evaluation:**

- Retaining the subject site in an undeveloped condition would result in a discontinuous and underutilized streetscape, contrary to adopted planning objectives.
- This alternative would not prevent or alter the high-rise development occurring on parcels adjacent to the subject site within the Downtown Core, which are already underway.
- This alternative, at best, delays delivery of affordable housing that is of critical need in the local community; at worst, it prevents delivery of these units altogether.
- Relocating the building eliminates the transit-oriented nature of building housing adjacent to the adjacent Blake Transit Center.
- In order to purchase an alternative site, the subject property would need to be sold to the highest bidder, which would be entitled to build up to 27-stories as-of-right under the current zoning (without SHPO review unless the buyer seeks federal funding).

#### **Conclusion:**

This option would fail to meet the project's purpose and need, including the delivery of affordable housing and transit-oriented development, and would do nothing to mitigate the Adverse Effect. As such, this is not considered a reasonable or prudent alternative.

### **Option 2: Reduced Height Development**

This alternative assumes development of the site at a reduced height and density relative to the proposed design.

#### **Evaluation:**

- Lowering the height of the proposed project would not prevent the contextual and visual changes associated with adjacent high-rise developments that are already approved or under construction.
- This alternative would introduce an under-scaled condition at the subject site without achieving a meaningful preservation outcome for the EWHD.
- Reduced height would significantly reduce the number of residents served and adversely affect project feasibility.

#### **Conclusion:**

While reduced height may marginally alter the project's individual profile, it does not materially change the broader development context affecting the EWHD and is not considered a reasonable or prudent alternative.

### **Option 3: Build with Mitigating Features (Preferred Alternative)**

This alternative consists of constructing the project as proposed with deliberate design, material, and site-planning measures intended to minimize and mitigate adverse effects on the EWHD.

#### **Evaluation:**

- By voluntarily limiting the building to 20 stories, as opposed to 27, the scale is consistent with the other proposed and under-construction buildings across from the EWHD.
- Intentional street-level design including a two-story brick podium with storefront glass and setbacks above, along with attractive landscaping and thoughtful lighting, will help create an inviting and safe pedestrian environment consistent with the EWHD.
- Utilizing a façade system that frames multiple floors will bring down the scale of the building above the second floor so that it does not *feel* as tall.
- Ground-floor retail uses adjacent to the EWHD will reinforce continuity with historic commercial storefront patterns and neighborhood uses.

When considered within the context of adjacent high-rise development, this alternative allows the subject site to develop in a manner that is both contextually appropriate and considerate to its historic surrounding, while incorporating measures to minimize adverse effects to the extent feasible.

#### **Conclusion:**

This alternative best meets the project's purpose and need, responds appropriately to cumulative contextual change, and represents the most reasonable and prudent approach.

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#### **Summary:**

This Section 106 Case Study acknowledges that redevelopment of 350 South Fifth Avenue results in an Adverse Effect on the East William Street Historic District. However, the evaluation of reasonable alternatives demonstrates that neither the Select Alternate Site nor Reduced Height alternatives would meaningfully alter the trajectory of development occurring adjacent to the Historic District.

Given the presence of approved and ongoing high-rise development in the immediate vicinity, Option 3: Building with Mitigating Features minimizes adverse effects to the extent feasible while advancing critical public benefits and maintaining consistency with adopted planning policy. It is therefore identified as the preferred alternative.

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## **Supporting Documentation**

1. Ann Arbor Downtown Plan (2009)
2. Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington, Website Summary Results
3. Support Letter from Jill Thatcher, Ann Arbor's Historic Preservation Consultant (2025)

## **1. Ann Arbor Downtown Plan**

# Ann Arbor Downtown Plan



May, 2009

# City of Ann Arbor Downtown Plan

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# City of Ann Arbor Downtown Plan

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*Figure 1:*

Downtown Development Authority District

*Figure 2:*

1988 Downtown Plan Implementation Highlights (Through 2007)

*Figure 3:*

Downtown Historic Districts

*Figure 4:*

Existing Pedestrian/Open Space System

*Figure 5:*

Existing Generalized Land Use - 2000

*Figure 6:*

Transportation System

*Figure 7:*

Existing Development Floor Area to Lot Area Ratios (FAR) – 2008

*Figure 8:*

Land Form and Building Scale

*Figure 9:*

Downtown Planning Zones: Core and Interface

*Figure 10:*

Interface Transitions: Kerrytown/Farmers Market

*Figure 11:*

Interface Transitions: Allen Creek Valley

*Figure 12:*

Sensitivity to Context: Building Mass

*Figure 13:*

Characteristics of Pedestrian Orientation

*Figure 14:*

Future Base & Overlay Zoning Plan

# PLANNING CONTEXT

The Downtown Plan recommends policy objectives and plan concepts which will guide public and private development decision-making in the downtown area. The Downtown Plan's primary focus is Ann Arbor's 66-block Downtown Development Authority district [SEE FIGURE 1], established as a tax increment finance district in 1982. This plan also makes recommendations for non-residentially zoned land adjacent to the DDA boundary and explores the downtown's role within the Central Area and the larger city. The plan addresses a broad range of issues concerning downtown's future – from land use priorities and parking management objectives to more detailed design guidelines for enhancing downtown's pedestrian orientation and identity as a place.

The plan was originally adopted as an element of the master plan in 1988 and updated in 1992 as part of the Central Area Plan. Building on the 1988 Downtown Plan's recommendations, a number of zoning amendments and programmatic changes were implemented by the City and the Downtown Development Authority throughout the 1990's [SEE FIGURE 2]. A renewed interest in downtown development in the early 2000's prompted a re-examination of the City's approach and resulted in this update to the plan. The planning initiatives that contribute to these revisions are summarized below.

## **Renewal of the Ann Arbor DDA Development Plan and Tax Increment Finance Plan (2003)**

The DDA was established as a 30-year tax increment finance district in 1982. This plan lays out the DDA's goals, objectives and financing plan for the next 30 years to provide continuity in ongoing programs and long-term planning and financing of capital projects. The plan was approved by City Council in 2003.

## **Downtown Residential Task Force Report (2004)**

In 2003, City Council commissioned a task force to identify barriers to the development of residential units in the downtown and how to address these barriers. The task force's recommendations were presented to City Council in June 2004.

## **Downtown Development Strategies Final Report (2006)**

Responding to the Downtown Residential Task Force recommendations, City Council initiated the Downtown Development Strategies Project to modify downtown zoning. In May 2005, the City hired Calthorpe Associates to work with the community in developing a vision for the downtown, as well as recommendations to realize this vision. Calthorpe Associates presented its recommendations for zoning, urban design, housing, public spaces and mobility to City Council in December 2005. City Council accepted the consultant's final report, also entitled Recommended Vision and Policy Framework for Downtown Ann Arbor, and directed staff to identify a strategy for implementing the recommendations.

## **Ann Arbor Discovering Downtown (2006)**

Drawing from the recommendations in the Downtown Development Strategies Final Report, City Council approved an Implementation Plan and identified five high priority objectives for staff to address:

- \* Create special overlay zoning for the downtown that identifies areas of similar character.
- \* Streamline the development proposal process.
- \* Incorporate a set of essential design guidelines.
- \* Pursue a comprehensive parking strategy.
- \* Work with the Historic District Commission to clarify criteria for development.

City Council approved work plans and established advisory committees for each priority projects. Recommendations and implementation schedules from all five committees were approved by City Council in 2007.

**Greenway Task Force Report (2007)**

In 2005, City Council appointed the Allen Creek Greenway Task Force to develop recommendations for creating a new greenway to follow along the Ann Arbor Railroad right-of-way, connecting to the Huron River Greenway. The task force's report contains recommendations for the greenway and the future use of the three city-owned sites in the greenway: 415 W. Washington, 721 N. Main and the First/William parcel. The report was presented to City Council in March 2007.

**Flood Mitigation Plan (2007)**

In response to a recommendation in the city's Hazard Mitigation Plan, staff developed a plan for the mitigation of risks in floodplains throughout the city. The main goals of the plan are to minimize life endangerment and property damage or loss. The plan recommends that city codes be amended to limit new development in floodplains, including properties in the Allen Creek floodplain on the west edge of downtown. The plan was approved by City Council in March 2007.

**Affordable Housing Needs Assessment (2007)**

The Office of Community Development commissioned a countywide study of affordable housing needs in 2007. The study provides data on sub-areas of the county, including Ann Arbor's downtown area. The study also includes recommendations for additional affordable units in the downtown, by type, and potential tools for accomplishing these goals. The study was presented to City Council in September 2007.

**Comprehensive Plan for Washtenaw County (2004)**

This plan was developed around the vision of preserving the county's diverse landscapes, or "sense of place" and ensuring a sustainable future. Key recommendations include directing future development to infill sites in urban areas and increasing transit services throughout the region. The plan was adopted by the County Board Commissioners in September 2004.



## **Figure 2**

### **1988 Downtown Plan Implementation Highlights (Through 2007)**

#### **Zoning Amendments**

Amendments to C2A and C2A/R districts to remove housing disincentive (1992)  
Amendments to Premium section to add incentives for residential use (1994)  
Amendments to C2A and C2A/R districts to add minimum height requirement (2002)  
Amendments to remove side setback requirements from C2A and C2A/R districts (2006)  
Rezoning of South University area from C1A and C1A/R to C2A (2006)

#### **Other Codes**

Designation of downtown historic districts (1992)  
Percent of public projects for public art fund (2007)

#### **Planning Initiatives**

Downtown Events Facility Task Force (1989)  
Community High Task Force (1990)  
Library Block Plan (1991)  
Municipal Garage Relocation Task Force (1992)  
Main/Packard RFP – Ashley Mews development (1998)  
Downtown Residential Task Force (2004)  
Downtown Development Strategies Project (2006)  
Ann Arbor Discovering Downtown (2007)  
First/Washington RFP (2007)  
Allen Creek Greenway Task Force (2007)  
Monthly UM/City policy and projects meetings (2005 - present)

#### **Transportation**

Ashley/William Parking Structure Task Force (1990)  
DDA management of parking system (1992)  
Study of two-way traffic on First/Ashley (1997)  
Establishment of getDowntown program and go!pass (1999)  
Conversion of State/Liberty/Maynard to two-way traffic (2001)  
Downtown shuttle service - “Link” (2005)  
Parking availability study (2006)

#### **Programs**

Technical assistance for loft conversions  
Expanded use of residential permit parking programs

#### **Downtown Development Authority Initiatives**

For a complete listing of DDA projects, see Appendix E of the DDA Development Plan and Tax Increment Finance Plan Renewal (2003)

# EXISTING CONDITIONS AND CHARACTERISTICS

## Historic Building Patterns

Downtown's identity as a place is significantly influenced by its architecture. Older commercial buildings play an especially important role in creating a positive downtown identity and in establishing the visual interest and comfortable sense of scale which help to give downtown streets a strong pedestrian orientation. As the traditional civic, economic and cultural heart of the community, downtown Ann Arbor is rich in historic resources. Six historic districts lie completely within the downtown boundaries. They are:

- \* East Liberty Block Historic District (adopted in 1992)
- \* East William Street Historic District (adopted in 1989)
- \* Fourth Avenue/Ann Street Historic District (adopted in 1989)
- \* Liberty Street Historic District (adopted in 1975)
- \* Main Street Historic District (adopted in 1989)
- \* State Street Historic District (adopted in 1992)

In addition, portions of three other historic districts, the Division Street Historic District, the Old Fourth Ward Historic District and the Old West Side Historic District, lie within the boundaries of downtown **[SEE FIGURE 3)**.

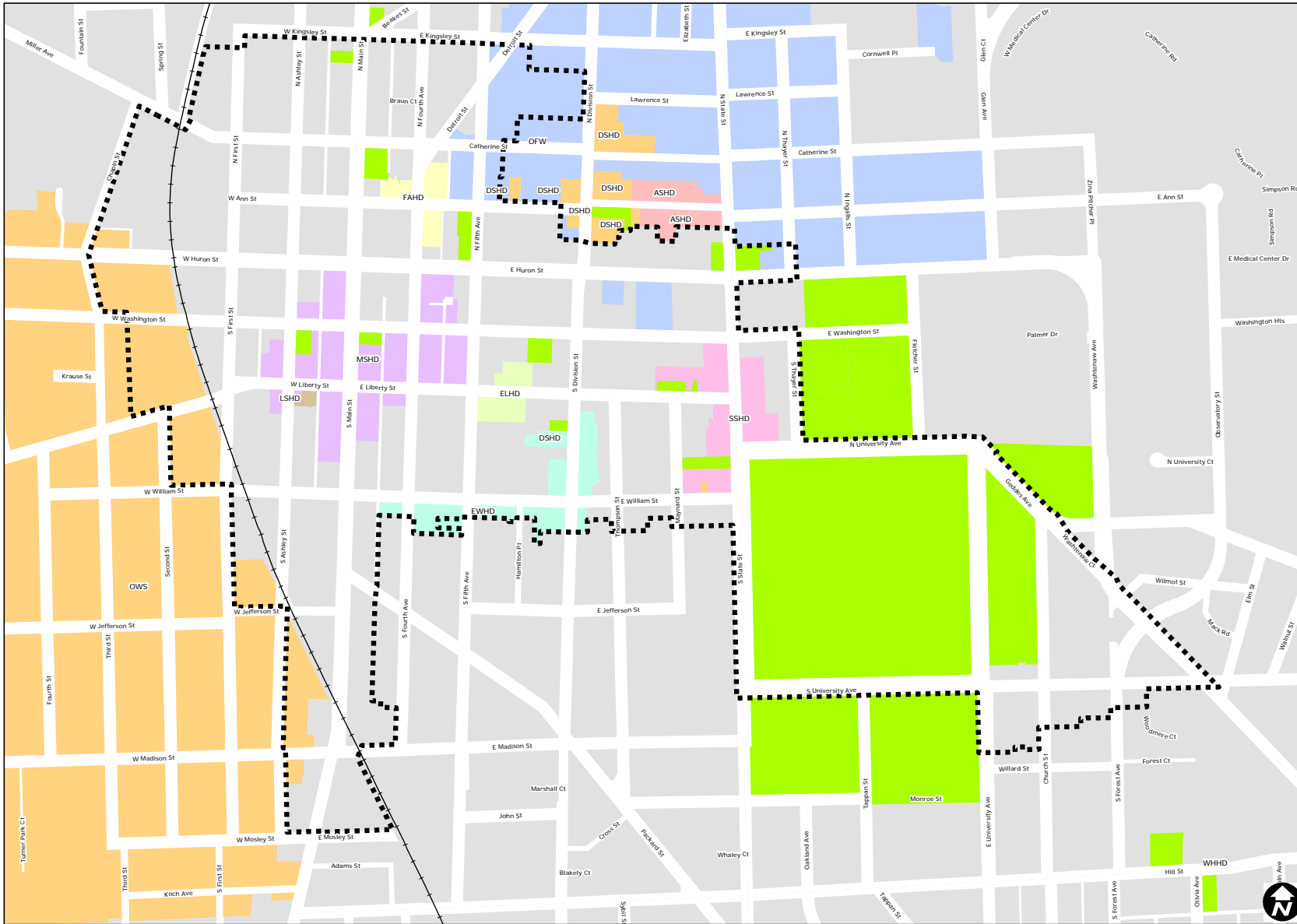
The first businesses in Ann Arbor were opened soon after John Allen and Elisha Walker Rumsey established the town site in 1824. The central business district developed along Main Street and around the county courthouse square at Main and Huron.

A post-Civil War building boom propelled a transformation of the downtown from a c collection of insubstantial buildings to a stately array of "commercial palaces," a mode popular for retail business buildings since its introduction in New York in the 1840s. By 1878, when a railroad link with Toledo was finally established, Ann Arbor had become one of the most thriving business centers west of Detroit.

Beginning in the 1870s, a second business area developed on State Street adjacent to the expanding University of Michigan. In this area the majority of the commercial buildings are two-story and from the early twentieth century. As both the Main Street and State Street districts expanded a commercial corridor grew up along Liberty Street that functioned as a link between the two.

The styles of buildings in the downtown historic districts cover the range of popular architectural designs from the 1860's through the 1940s and include Italianate, Queen Anne, Romanesque Revival, Classical Revival, Beaux Arts and Art Deco.

Figure 3  
 Downtown  
 Historic  
 Districts and  
 National  
 Register Listings



**Map Legend**

- +— Railroads
- - - DDA
- National Register Listings
- Historic Districts**
- Ann Street
- Division Street
- East Liberty
- Fourth / Ann
- Liberty Street
- Main Street
- Old Fourth Ward
- Old West Side
- State Street

The Downtown Plan  
 Ann Arbor, Michigan  
 May 2009



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# EXISTING CONDITIONS AND CHARACTERISTICS

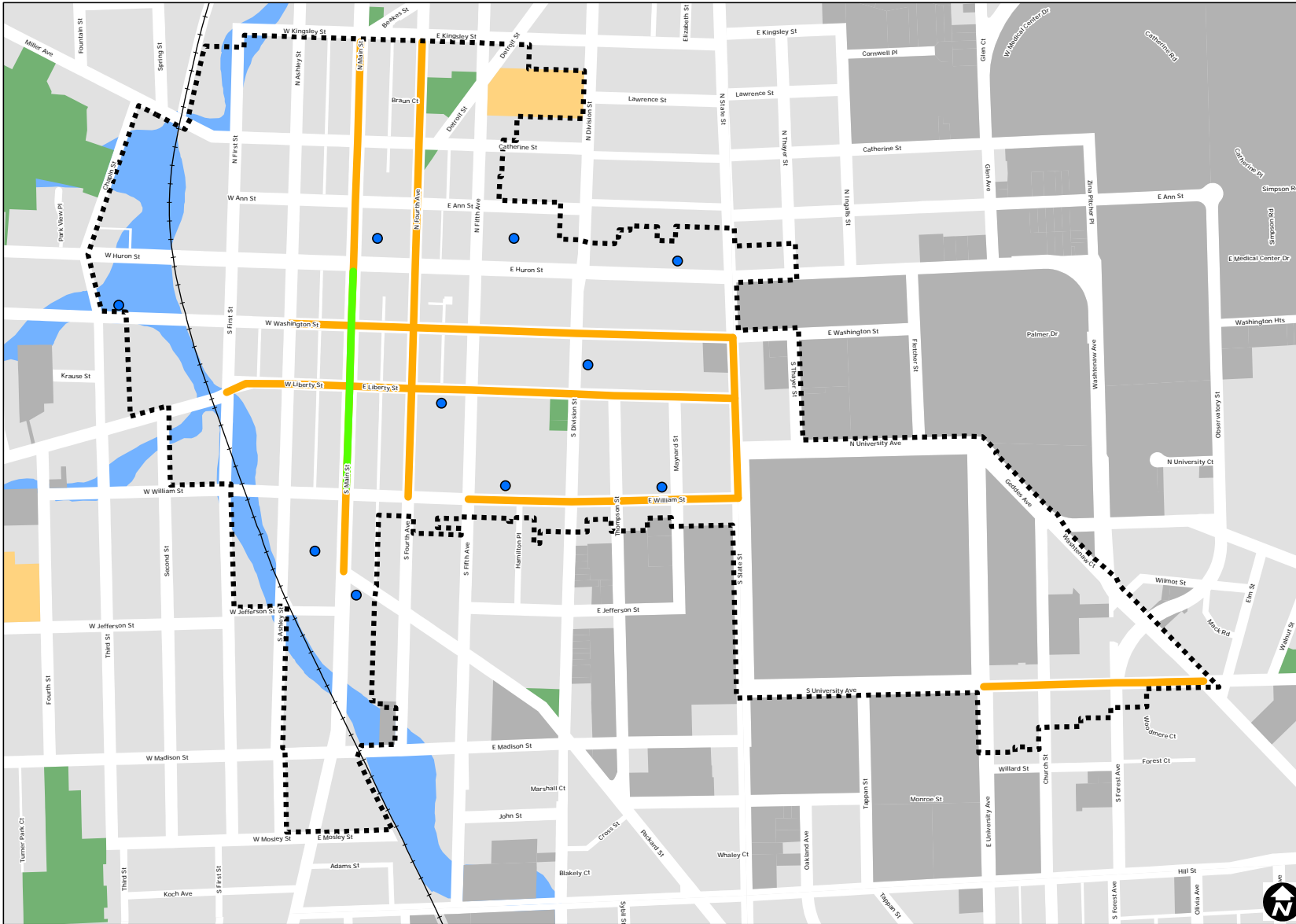
## Pedestrian/Open Space System

Downtown's pedestrian orientation is one of its most important assets, underlying its success as a focus of retail, entertainment, and business activity, as well as its potential to attract new residential development. The characteristics which establish this pedestrian orientation include:

- \* The sense of scale established by older buildings and the traditional pattern of building to the front property line to create a continuous "wall" of development enclosing the street;
- \* A continuity of storefronts and retail programming at the edge of the sidewalk;
- \* The presence of open spaces and street trees which provide relief, and opportunities for relaxation, within the urban fabric;
- \* A high degree of attention to the quality of the streetscape to provide a comfortable, attractive setting for people.
- \* The Allen Creek valley, which provides an opportunity for linking public and private open spaces to connect to the UM Athletic Campus, West Park and the Huron River/North Main corridor.

Downtown has a number of streets, parks and plazas which share these characteristics and which form the backbone of its pedestrian/open space system **[SEE FIGURE 4]**. Detailed information about the downtown open space system may be found in the Parks, Recreation and Open Space Plan.

Figure 4  
Existing Pedestrian/  
Open Space Systems



**Map Legend**

- Railroads
- - - DDA
- Plazas
- Dean Promenade
- Streetscape Improvements
- Schools
- Parks
- University
- Floodway

The Downtown Plan  
Ann Arbor, Michigan  
May 2009



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# EXISTING CONDITIONS AND CHARACTERISTICS

## Land Use

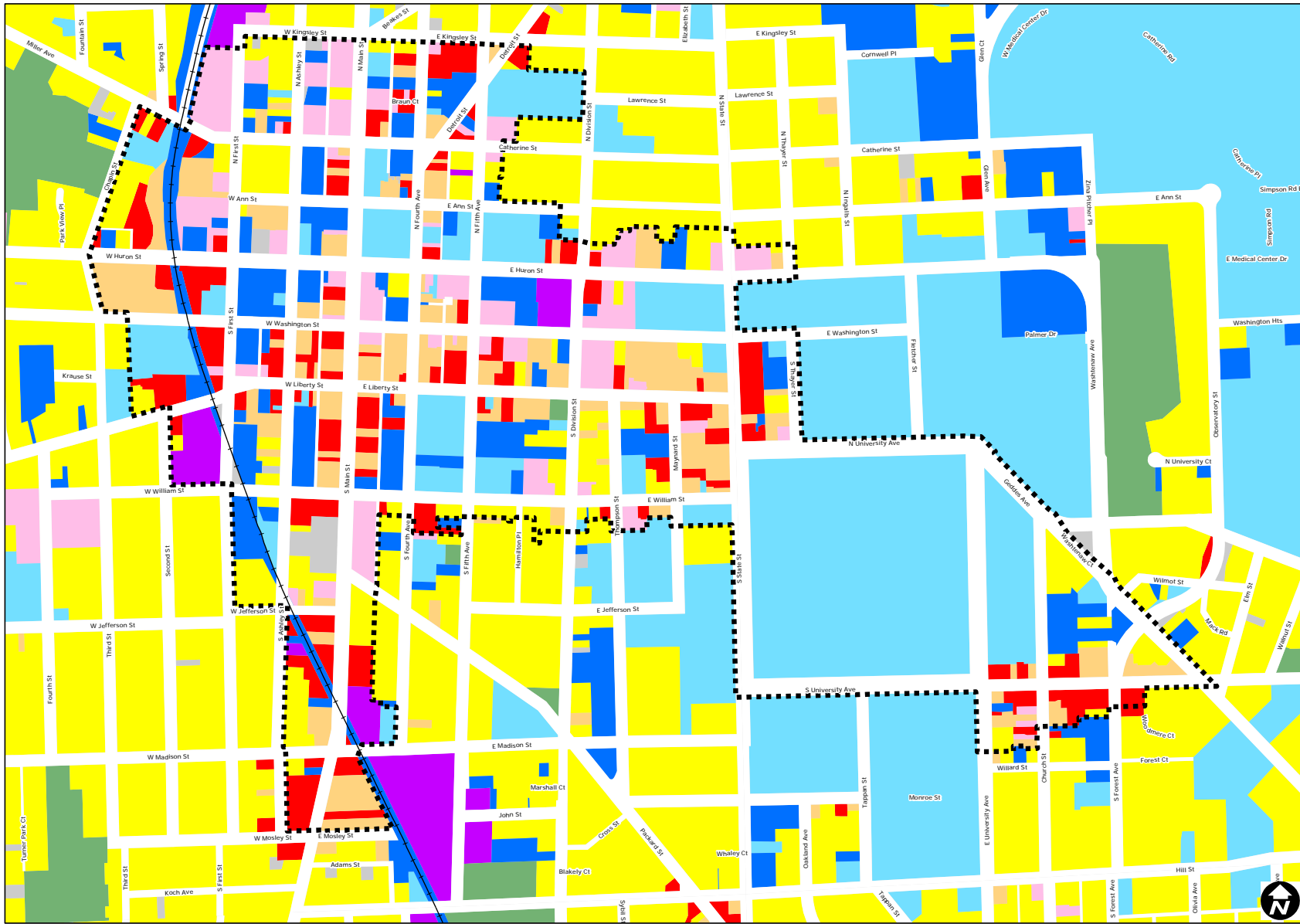
Downtown's pattern of mixed land uses includes four major retail districts, each with its own special character:

- \* The traditional heart of downtown retail and commercial activity in the Main/Liberty area;
- \* The State Street shopping district adjacent to the UM campus;
- \* The Kerrytown/Farmers Market area, with its specialty retail orientation; and
- \* The campus-oriented shopping district located on South University.

Other downtown areas which have a clearly identifiable land use orientation include the UM Central Campus; the Huron corridor, characterized by larger-scale structures and government, office, and institutional uses; and the civic focus made up of the Library and Federal Building on Fifth. Just as important as these non-residential land use concentrations, are the neighborhood areas which edge the boundaries of the DDA district.

In contrast to those downtown areas in which a clear physical and functional identity already exists, the western edge of the DDA district and the Fifth/Division corridor south of Huron can be identified as areas in transition, both in terms of land use and development character. These areas include significant amounts of vacant land (in the form of surface parking lots) and a mix of light industrial, auto-oriented commercial, office and residential uses **[SEE FIGURE 5]**.

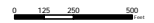
Figure 5  
Existing  
Generalized  
Land Use  
2000



**Map Legend**

- Railroads
- DDA
- Land Use 2000
- Residential
- Office
- Commercial
- Industrial
- Transportation
- Public Institutions
- Recreation
- Vacant
- Mixed Uses

The Downtown Plan  
Ann Arbor, Michigan  
May 2009



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# EXISTING CONDITIONS AND CHARACTERISTICS

## **Transportation System**

The transportation system provides infrastructure for transit, non-motorized travel and parking, and vehicular travel and parking. The historic downtown 'grid' street and sidewalk pattern and diverse mixture of land uses combine to provide access for pedestrians and cyclists; a critical mass of activity for transit; and a variety of routes for vehicle access. The Ann Arbor Railroad, located on the west edge of downtown, provides potential for commuter rail access from the north and south. Public parking structures allow users of the downtown to "park once" and walk or use transit to get to destinations **[SEE FIGURE 6]**.

Detailed information about existing transportation system conditions may be found in the Ann Arbor Transportation Plan (under revision in 2008), the Ann Arbor Non-motorized Plan (2006), the Washtenaw County Non-motorized Plan (2007), the Ann Arbor Downtown Parking Study (2007) and the Washtenaw County Transit Plan (2008).



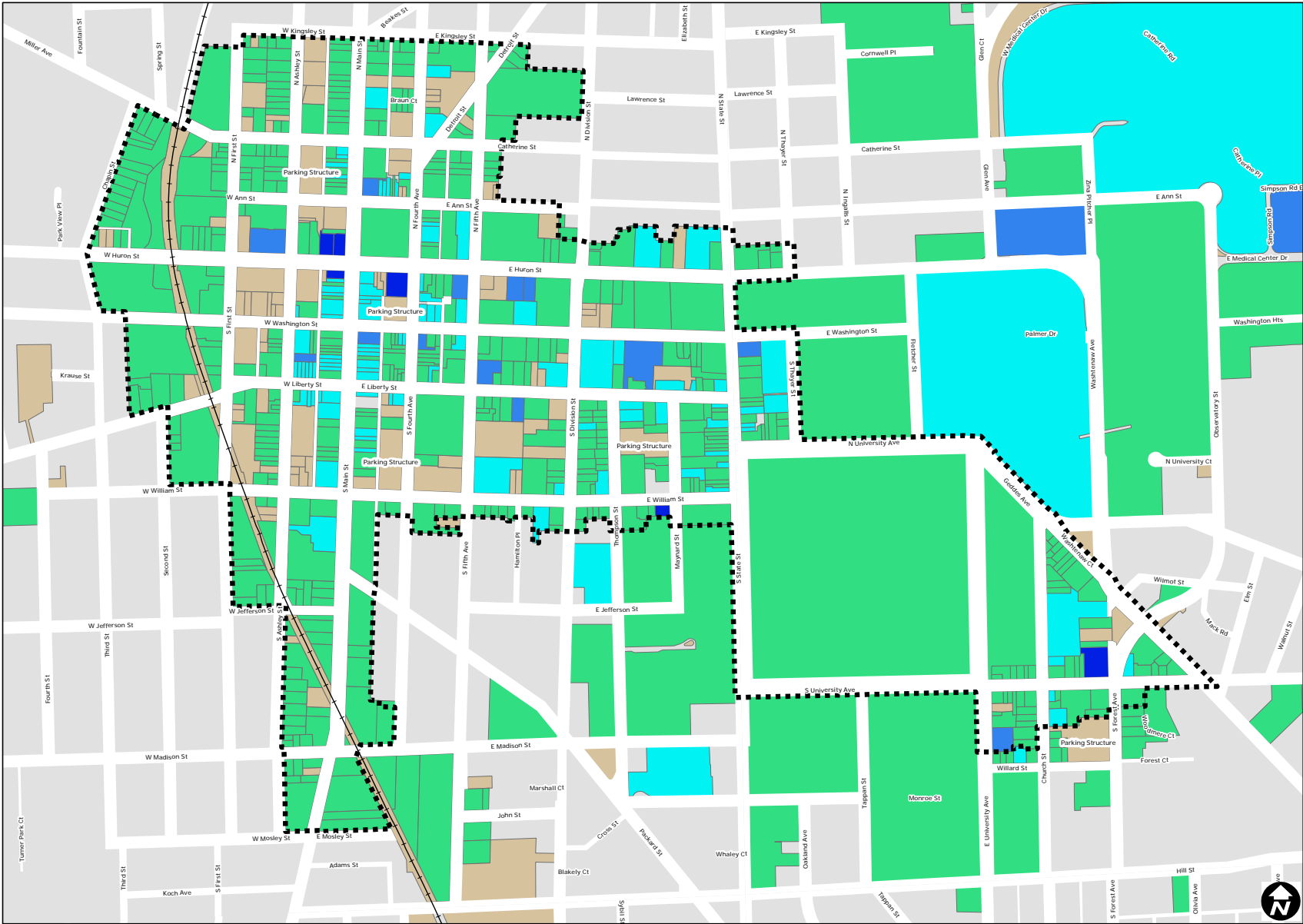
# EXISTING CONDITIONS AND CHARACTERISTICS

## Existing Development Densities

By comparing existing development densities [**SEE FIGURE 7**] to the maximums permitted by existing zoning, it is possible to identify those areas where large disparities exist. In general, it can be anticipated that the larger the disparity, the greater the pressure for change and redevelopment will be.

In many instances, this potential for change is positive, providing opportunities and incentives for new development which can strengthen downtown's economy and add diversity to its land use base -- as is the case along portions of downtown's west edge and on the strategically located "Library" Block. In other cases, however, where the scale, density, and character of existing development is valued by the community, this disparity opens the door to potentials for change which may be less desirable -- for example, in the Kerrytown/Farmers Market area and on other neighborhood edges.

Figure 7  
Existing Private & Public Development Floor Area to Lot Area Ratios (FAR) 2008



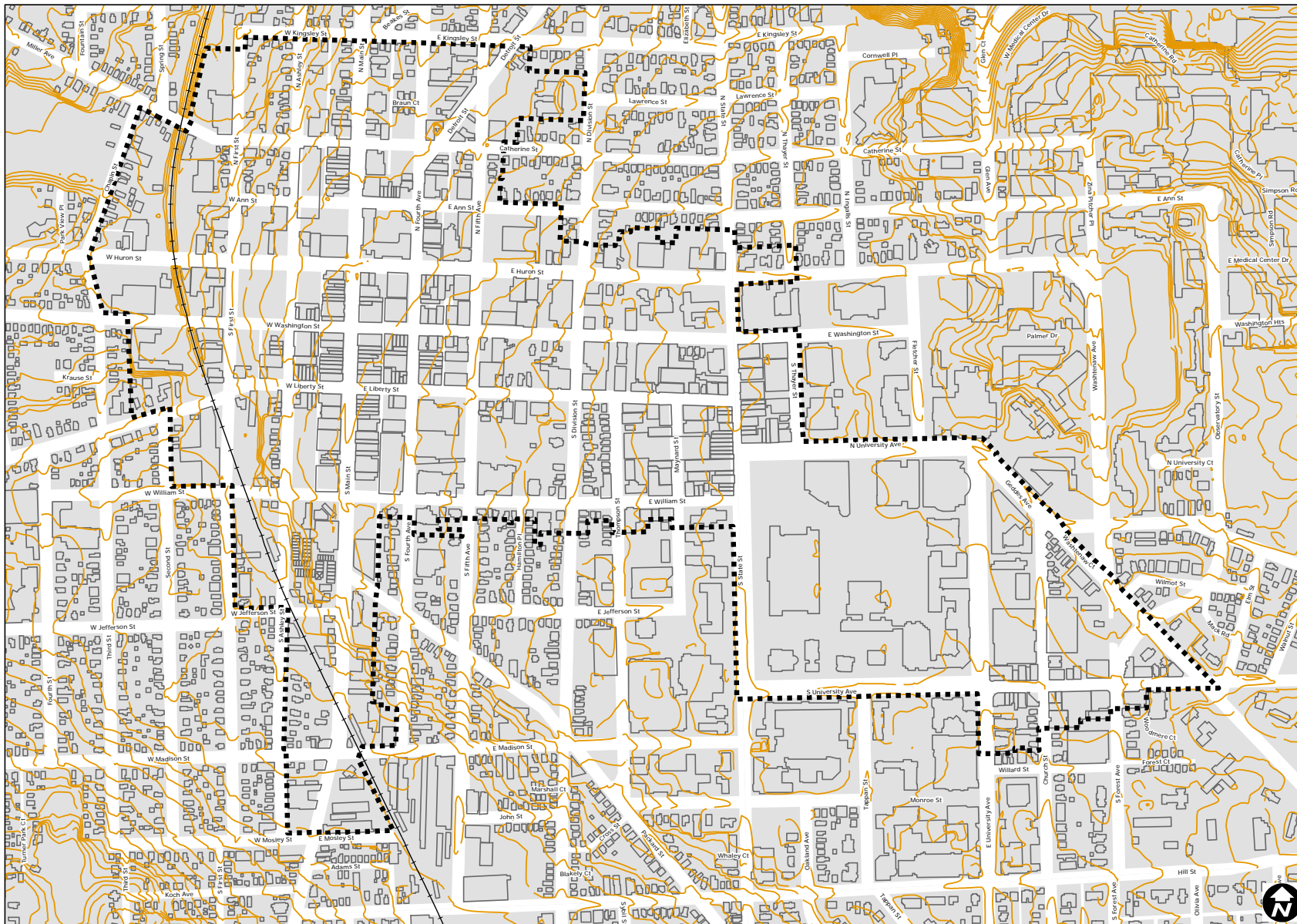
# EXISTING CONDITIONS AND CHARACTERISTICS

## **Land Form and Building Scale**

Downtown is located on a plateau defined by the Huron River Valley and its tributaries. This land form is most visible from the western edge of downtown where a significant change of elevation exists between Ashley and S. Main Streets and the Ann Arbor rail line located on the floor of the Allen Creek valley. Although few conscious efforts have yet been made to capitalize on this topographic feature, it presents an opportunity to create a positive identity for downtown and a clearer transition between the more intensively developed, commercially-oriented area to the east and the neighborhoods to the west **[SEE FIGURE 8]**.

The predominant scale of existing development in different downtown areas also helps to define an overall sense of urban form. In the neighborhoods which edge the DDA district, existing buildings are generally 2-3 stories in height and exhibit the smaller overall scale typical of single-family residential development. In contrast, development along downtown's Huron corridor is characterized by taller and more massive buildings interspersed with pockets of low-rise development and surface parking lots. Taller buildings are also located at the edges of the UM Central Campus (Tower Plaza and University Tower); and within the campus itself, larger institutional buildings and substantial open spaces create a distinctive scale and pattern of development.

**Figure 8**  
**Land Form and Building Scale**



**Map Legend**

- Railroads
- ▬ DDA
- 5 Foot Contours
- ▭ Building Footprints

**The Downtown Plan**  
**Ann Arbor, Michigan**  
**May 2009**



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# EXISTING CONDITIONS AND CHARACTERISTICS

## Infrastructure Systems

Downtown buildings are currently served by public water, sanitary sewer and storm sewer systems, in addition to private energy and telecommunications systems. Maintaining and investing in this infrastructure is important to support the future growth and function of downtown. Utility improvements are programmed through the city's Capital Improvements Plan, which is updated annually based on customer level of service requirements and city asset management strategies.

*Water:* The downtown is well served by a gravity water distribution system. Some portions of the system require upsizing to support the fire flow and volume necessary for new building suppression and pump systems. Portions of system are older and may need replacement in the future. These system improvements will be identified by the Water Distribution Master Plan, currently in development.

*Sanitary:* The current system of sanitary sewer mains and trunklines has adequate capacity for existing uses. With added development, which increases the flow contributing to the system, available capacity will decrease. A hydraulic model is used to project the impact of new development on the system. Future capacity improvements and footing drain disconnects will be necessary to support increased density.

*Storm:* An underground system of storm sewers drains surface rainwater runoff from downtown streets, sidewalks, parking lots and roof tops. Most of the stormwater is collected in the Allen Creek drain on the west edge of downtown. The east portion of the South University area drains to Malletts Creek and a portion of the State Street area drains directly to the Huron River. The stormwater runoff from these developed areas contributes to flooding within the receiving systems. The floodplain boundaries and elevations associated with the stormwater systems can be found on FEMA Flood Insurance Rate Maps. The Flood Mitigation Plan provides recommendations for reducing risks to life and property in floodplain areas throughout the city.

Since most of the downtown was developed prior to current stormwater regulations, few buildings provide on-site containment and water quality facilities. As development and redevelopment of downtown properties occurs, new private storm water improvements are required to be added. The City is in the process of developing a stormwater model which will be used for future stormwater planning and management.

Street trees play an important role in the storm water system by reducing runoff from paved surfaces. In addition, they provide environmental benefits such as improving air quality and mitigating heat impacts and social and economic benefits by positively impacting shoppers' perceptions of an area and creating a sense of place.

Over the years the number of street trees in the downtown area has been declining due to several factors, including the emerald ash borer infestation, old age and poor growing conditions. An inventory of the street tree system will be conducted in 2009.

*Energy and Telecommunications:* The downtown is also serviced by gas, electric and telecommunications utilities, which are planned and installed by private utility companies.

# GUIDING VALUES

*The following values articulate the most fundamental elements of the downtown.*

## **Neighborhood, Community and Regional Focus**

Downtown will continue to accommodate and foster central business, government, shopping, cultural and entertainment functions within a reasonably compact, walkable area. Downtown's role as an activity center for surrounding neighborhoods, and as the social, cultural, and urban business center of the community and the region, will be strengthened.

## **Diversity of Use**

Diversity of use is the key to unlocking downtown's potential as a focus of economic and social activity. A balanced mix of office, retail, housing, cultural, and entertainment uses will be promoted in order to draw people downtown in sufficient numbers to create a lively atmosphere and a profitable business setting. Emphasis will be placed on creating a critical mass of activity within a concentrated Core area.

## **Diversity of Users**

Downtown will be accessible to everyone. Special efforts will be made to accommodate use and enjoyment by people of all ages and abilities.

## **Balance**

New downtown development will be encouraged; but at the same time, existing assets and valued downtown characteristics will be conserved and strengthened. This balance between conservation and change will be fostered by emphasizing the use of incentives and guidelines.

## **Image and Identity**

The preservation and rehabilitation of historic buildings will be encouraged to establish a positive image and marketable identity for downtown. Natural assets (including downtown's topography and its proximity to the Huron River), streetscape improvements, and open spaces will also be used to advantage in creating a clear development structure and a quality visual environment. Traditional land uses (including government functions and the Farmers Market) will be retained.

## **Pedestrian Orientation**

Strong emphasis will be placed on downtown's quality as a place for people on foot by maintaining its sense of pedestrian scale; promoting an active street life; and providing a comfortable and convenient walking environment. Safety and security for downtown workers, residents, shoppers, and visitors will be maintained and enhanced.

## **Quality**

A high level of quality will be encouraged in the design and maintenance of buildings, streetscapes, and public spaces.

## **Infrastructure Capacity**

Future growth and development will be phased to ensure that infrastructure demands to water, sanitary, storm water, open space and motorized and non-motorized transportation systems do not outstrip available capacities. At the same time, maintaining and investing in these infrastructure systems is essential to downtown's ongoing stability and vitality.

## **Sustainability**

The downtown should be developed and maintained such that it continues to provide for future generations a viable economy, a "green" and energy-efficient built environment and transportation network, and social and cultural opportunities.

# LAND USE

## **Sustainable Systems**

**Goal: Plan and maintain public infrastructure systems to sustain existing and future downtown development.**

Maintenance of existing public infrastructure systems will support private investment in downtown improvements by ensuring that the functional needs of building users are addressed both now and in the future.

### *Recommended Action Strategies*

- (1) Develop asset management policies and strategies for all downtown water, sanitary, storm and transportation systems.
- (2) Develop a plan for increasing downtown street tree plantings and optimizing planting success.
- (3) Look for opportunities to reduce the use of non-renewable energy sources, such as LED retrofits for streetlights and traffic signals, and to increase the use of renewable energy sources in public infrastructure systems
- (4) Implement the recommendations of the Flood Mitigation Plan for the Allen Creek floodplain to reduce the potential for damage of streets, utilities and buildings in the floodplain.
- (5) Evaluate the use of brownfield redevelopment, obsolete property or other financial incentives to encourage the clean-up and reuse of downtown sites.

# LAND USE

## **Concentrated Diversity of Activity**

***Goal: Encourage dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban residential neighborhood and support a sustainable transportation system.***

A diverse and concentrated mix of land uses and activities is critical in drawing people downtown to create a lively atmosphere and a profitable business setting. If these uses are linked together by streets and open spaces which accommodate and encourage pedestrian movement, the activity generated by one use will provide support for others and downtown's street life will act as a magnet which draws more people.

An intensive pattern of development, and a concentration of pedestrian activity generators, is especially important within downtown's Core area to build the market needed to support a healthy retail sector. In turn, a strong retail component will serve as the "glue" that binds downtown together by creating the continuity of street level activity and interest which encourages people to move through the area on foot and by bike.

### *Recommended Action Strategies*

- (1) Encourage more land use diversity throughout downtown by revising the premium system to provide incentives for housing within developments.
- (2) Update zoning use regulations to incorporate new pedestrian-oriented uses, such as live-work units.
- (3) Develop standards to limit nuisance noise and lighting impacts from development.

# LAND USE

## **Retail Environment**

***Goal: Promote downtown as the center of commerce in the community. Strengthen and expand a balanced mix of downtown's active uses, such as shops and services, restaurants, and entertainment attractions, by providing convenient transit and parking, a quality pedestrian environment, strategically located vehicular and bicycle parking, and a diverse land use context needed to support a successful retail environment.***

Downtown's retail shops and services are the foundation of its success as a center of social activity. By making downtown's streets active, interesting places, these uses help to encourage the pedestrian flows needed to link downtown's diversity of land uses together. Restaurants and entertainment provide additional magnets for drawing people downtown, extending its cycle of activity into evening and weekend hours. It is proximity and ease of access to a broad choice of things to do, see, and buy that makes downtown a competitive location for offices, housing, hotels, and visitor attractions.

### *Recommended Action Strategies*

- (1) Explore opportunities to encourage active street-level uses, such as retail sales and services, and discourage the addition of non-active uses on key retail streets.
- (2) Attract a variety of new businesses to the downtown particularly those which are locally owned and serve a growing downtown residential population.
- (3) Continue public investments in streetscape improvements.
- (4) Encourage a balanced mix of downtown housing, visitor attractions, and office use to build market support for downtown retailing.
- (5) Undertake a market study of downtown retail potential to enhance the competitive advantages of downtown retailers; actively pursue study recommendations.
- (6) Increase capacity of existing businesses in the downtown to ensure that businesses can remain viable and take advantage of opportunities for future growth.

# LAND USE

## Housing

**Goal: Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood. Continue to seek a range of age groups and income levels in the downtown.**

Even a modest increase in housing and residents can enhance downtown’s image as a safe, lively, people-oriented place, with the result that its appeal as a setting for a broad range of activities is increased. Downtown can be desirable for housing if (1) a distinctive “product” is provided for a variety of income levels and (2) downtown’s amenity as a residential environment is enhanced.

The City can continue to improve downtown’s appeal as a residential location by protecting the stability of its adjacent residential neighborhoods edges; supporting residential retail uses continuing to invest in streetscape improvements; upgrading cleanliness; and working to enhance perceived security. Public investments in the development of open space areas can also serve as a catalyst for, and complement to, private sector residential investments.

### *Recommended Action Strategies*

- (1) Revise existing zoning premiums, and provide premiums where not currently available, to create incentives for downtown residential use, including on-site affordable housing for lower income households.
- (2) Continue to invest in streetscape improvements and open spaces such as the Allen Creek greenway as part of the strategy for enhancing downtown’s attractiveness as a residential investment location.
- (3) Remove disincentives to housing development and renovation in existing C2B and C2B/R zoning regulations.
- (4) Use DDA funds to support the development of downtown housing.
- (5) Continue to make housing a priority use of public land offered for private development.
- (6) Consider impacts on residential use in reviewing street occupancy permit applications and proposals for special outdoor events.
- (7) Encourage the development and/or expansion of downtown grocery stores and convenience services for downtown residents.

# LAND USE

## **Office, Service and Cultural Uses**

***Goal: Promote a balanced mix of office, service, and cultural uses in the downtown area to complement retail and residential development and to create a diverse center of urban activity.***

It is important that downtown maintain, and expand, its diversity of land uses, and office development is an important component of that mix. It contributes significantly to downtown's revenue base, as well as creating the employee population which supports retail, service, and entertainment uses and which establishes a market for downtown housing.

An important part of the strategy for tempering the impacts associated with new office development is to encourage commuters to choose alternatives to parking downtown all day to moderate the impacts of peak traffic and parking demands. In addition, guidelines and incentives must be established for encouraging new office projects which reinforce the intensive, compact pattern of development in downtown's Core; which complement the existing architectural context; and which add to downtown's pedestrian orientation.

The concentration of galleries, museums, studios, and performing arts facilities which has already begun to develop in the downtown area adds a special dimension to its image and appeal. This arts orientation distinguishes downtown from other shopping and business centers, enhancing its identity as a center of the community and the region. Additional cultural uses should be encouraged to locate downtown and these uses should be marketed in a coordinated manner as a special set of visitor attractions.

### *Recommended Action Strategies*

- (1) Introduce incentives to choose alternatives to parking downtown all day.
- (2) Encourage office developments to incorporate mixed uses through the use of premiums.
- (3) Encourage cultural and arts-oriented uses to locate downtown.
- (4) Market cultural uses as special set of visitor attractions.

# LAND USE

## Conference/Civic Center

**Goal: Support the private development of a downtown conference/civic center within the Core area. Further investigate the costs and benefits of public funding participation in the construction and/or operation of such a downtown visitor attraction.**

A downtown conference center could have a significant, positive impact on the downtown economy, especially its retail sector.

If a public commitment is to be considered, these will certainly have to be quantified under alternative participation scenarios and compared to the potential benefits which downtown might derive from a similarly-sized conference center located elsewhere in the community.

### *Recommended Action Strategies*

- (1) Amend the zoning ordinance to allow a conference/civic center within downtown's Core area as a special exception use subject to the condition that substantial evidence of economic feasibility is provided.
- (2) Evaluate the costs and benefits of any public financial participation in the development and/or operation of a downtown conference/civic center.
- (2) Encourage a facility design which can serve local as well as out-of-town meeting needs and which contributes to the quality of the pedestrian environment on adjacent streets.

# LAND USE

## **Community Services**

***Goal: Maintain the downtown as a center for government, public and community service.***

Government service and office uses help to make downtown a civic focus. They draw people downtown to fulfill a variety of service needs, as well as creating a significant office employee population. These government functions also help to create a market for other professional office and business service uses in the downtown area.

### *Recommended Action Strategies*

- (1) Make a commitment to keep City office and service functions (not including equipment and vehicle storage) downtown.
- (2) Establish a liaison with the County concerning their downtown expansion plans.

# DEVELOPMENT CHARACTER

## Core Areas

**Goal: Encourage downtown's highest density development and tallest buildings to locate within the Core areas [SEE FIGURE 9] to create the critical mass of activity and density needed to support a range of central retail, service, cultural, residential, and entertainment functions and transportation modes.**

The Core Areas include downtown's largest retail areas - Main Street, State Street and South University; its highest concentration of office use; its principal civic functions (city, county, and federal government services; the central library); and major hotels. The Core Areas also include much of downtown's highest density development and its tallest buildings, creating a physical identity which reinforces its functional role as the center of downtown activity. It is a relatively compact area which, because of its mix of uses, concentration of activity generators, and density of development, serves as a focus of intensive pedestrian use.

Because the Core Areas are the traditional centers of downtown commercial development, they contain important retail concentrations and significant numbers of older and historic buildings which add to their special identity and visual appeal. These buildings and uses help to establish a strong pedestrian orientation in portions of the Core, defining its primary system of pedestrian connections. These qualities of identity, interest, scale, and amenity are valued assets which must be protected as new development occurs.

These positive characteristics can be maintained and strengthened while encouraging higher density development to concentrate in downtown's Core Areas. To achieve this balance, priorities for the protection of important historic structures must be established and compatibility with the existing development context must be encouraged in the design of new buildings. Guidelines will be needed to illustrate principles for designing these new buildings to (1) add to the pedestrian character of streets and sidewalks and (2) provide positive transitions in scale and height.

### *Recommended Action Strategies*

- (1) Replace the existing zoning designations that make up the Core areas (C1A, C1A/R, C2A, C2A/R and P) with a new Downtown Core zoning district.
- (2) Develop upper story setback requirements for properties in the Downtown Core that abut residentially zoned land.
- (3) Revise existing zoning premiums, and create premiums where not currently available, to establish incentives for achieving Core Areas objectives: residential development, affordable housing, "green" building, historic preservation, public parking, of development rights and public and private open space.
- (4) Incorporate recommended land use and urban design objectives, including the consideration of height limits, into overlay zoning districts for the review and approval of projects in the Core Areas.
- (5) Discourage "auto oriented commercial" land uses.
- (6) Encourage structured (rather than surface) parking that integrates bicycle, motorcycle and moped parking with vehicular parking. Below grade parking structures should be encouraged in major projects.

# DEVELOPMENT CHARACTER

## Interface Area

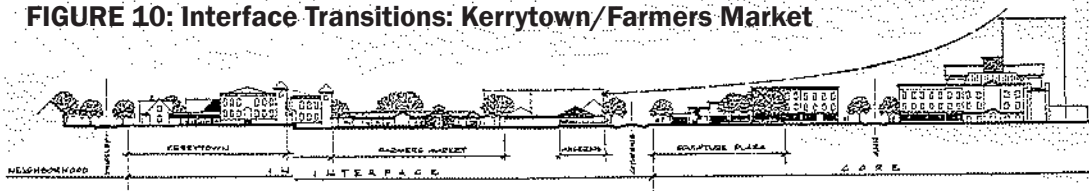
**Goal: Preserve and enhance incremental transitions in land use, density, building scale and height in the Interface areas located between downtown’s neighborhood edges and Core Areas [SEE FIGURE 9].**

Development within the DDA district, especially in the area which forms the Interface between the intensively developed Core and near-downtown neighborhoods, should reinforce the stability of these residential areas – but without unduly limiting the potential for downtown’s overall growth and continued economic vitality. Ideally, development within this portion of the DDA district should blend smoothly into the neighborhoods at one edge and into the Core at the other.

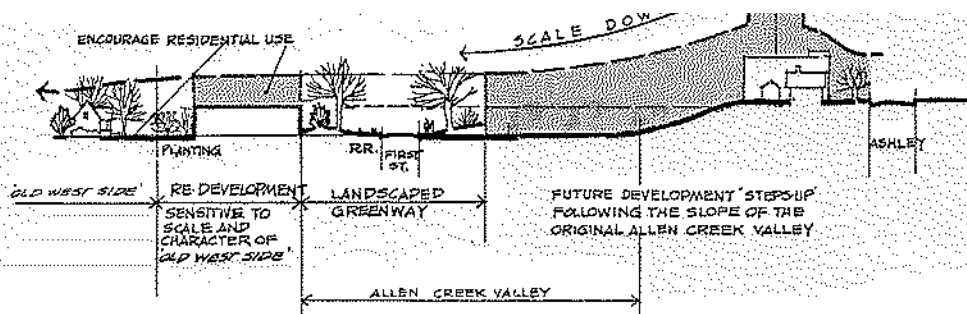
### Recommended Action Strategies

- (1) Replace the existing zoning designations that make up the Interface areas (C2B, C2B/R, C3 and M1) with a new Downtown Interface zoning district.
- (2) Reduce maximum permitted FAR’s of 600% and maintain height limits in the Interface zone, giving special consideration to adjoining residential neighborhoods.
- (3) Revise existing premiums, and provide premiums where not currently available, to create incentives for achieving Interface objectives: residential development, affordable housing, “green building” and transfer of development rights.
- (4) Incorporate recommended land use and urban design objectives as overlay zoning districts for the review and approval of projects in the Interface area.
- (5) Revise principal permitted land uses to encourage a shift in land use emphasis from “auto-oriented” and light industrial to mixed use buildings, incorporating residential and a mix of office, retail and business service functions.

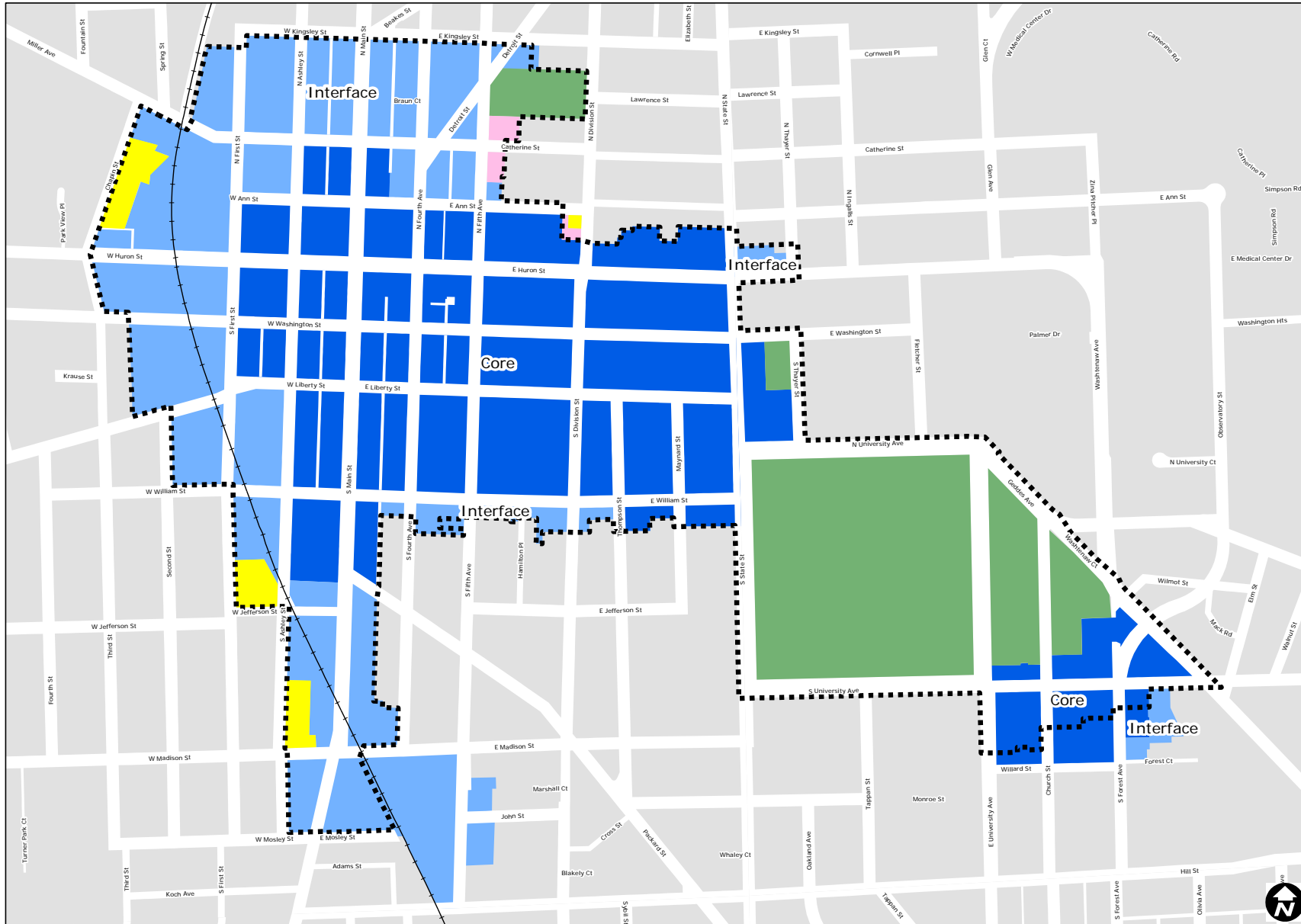
**FIGURE 10: Interface Transitions: Kerrytown/Farmers Market**



**FIGURE 11: Interface Transitions: Allen Creek Valley**



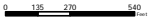
**Figure 9**  
**Downtown Planning Zones:**  
**Future Land Use**



**Map Legend**

- +— Railroads
- - - DDA Land Use
- Office
- Education
- Residential
- Core
- Interface

The Downtown Plan  
 Ann Arbor, Michigan  
 May 2009



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# DEVELOPMENT CHARACTER

## **Adjoining Neighborhood Area**

***Goal: Protect the livability of residentially zoned neighborhoods adjacent to downtown.***

The neighborhoods which edge downtown are an important factor in making it an attractive, vital center of community life. Near-downtown residents help to establish a market for retail, service, and entertainment functions, as well as extending the cycle of downtown activity into weekend and evening hours.

Definite land use boundaries, marking the outer limit of expansion for downtown-oriented commercial development, should be respected in order to reduce pressures for inappropriate encroachment into neighborhoods. In addition, efforts should be made to minimize through automobile traffic impacts on neighborhood streets and to reduce the parking pressures created by non-residents.

### *Recommended Action Strategies*

- (1) Respect residential zoning boundaries and discourage downtown commercial expansion past these limits.
- (2) Reduce parking pressures in neighborhood areas by expanding the use of resident parking permit programs and strictly limiting the addition of surface parking lots.
- (3) Minimize through automobile traffic impacts on neighborhood streets by adding traffic calming facilities such as corner bulb-outs, raised pedestrian crossings, speed humps, or other appropriate measures.

# DEVELOPMENT CHARACTER

## Historic Preservation and Compatible Infill

***Goal: Encourage new development to reinforce historic buildings' contribution to downtown's identity and pedestrian orientation.***

Architecturally and historically significant buildings help to create a positive identity and special market appeal for downtown. They provide visual interest; establish a comfortable sense of scale; and maintain links to the past to give deeper meaning to the built environment. Special efforts should be made to encourage the preservation and renovation of these buildings and to promote compatibility in the design of new buildings located nearby.

Protection will continue to be afforded to buildings and districts within the DDA area which have already been designated as historic. This designation constitutes an "overlay" zone which requires Historic District Commission review and approval of applications for new construction and the alteration, repair, demolition or moving of structures.

### *Recommended Action Strategies*

- (1) Work with the Historic District Commission to clarify criteria for development.
- (2) Develop additional guidelines for compatible infill development in areas where buildings share valued design characteristics. Evaluate the feasibility of implementing these guidelines through modifications to the premium system and/or design review.
- (3) Evaluate the need for/desirability of compensating owners of designated properties through a Transfer of Development Rights program.
- (4) Evaluate the possibility of using premiums or a transfer of development rights program to preserve historic properties that are not protected by a local ordinance.
- (5) Retain the existing O Office district zoning for designated historic properties that abut residential zoning districts. Consider rezoning to O Office district those designated properties currently zoned commercial that abut residential zoning districts.

# DEVELOPMENT CHARACTER

## Sensitivity to Context

**Goal: Encourage articulation in the massing of larger new buildings to fit sensitively into the existing development context. Encourage design approaches which minimize the extent to which high-rise buildings create negative impacts in terms of scale, shading, and blocking views.**

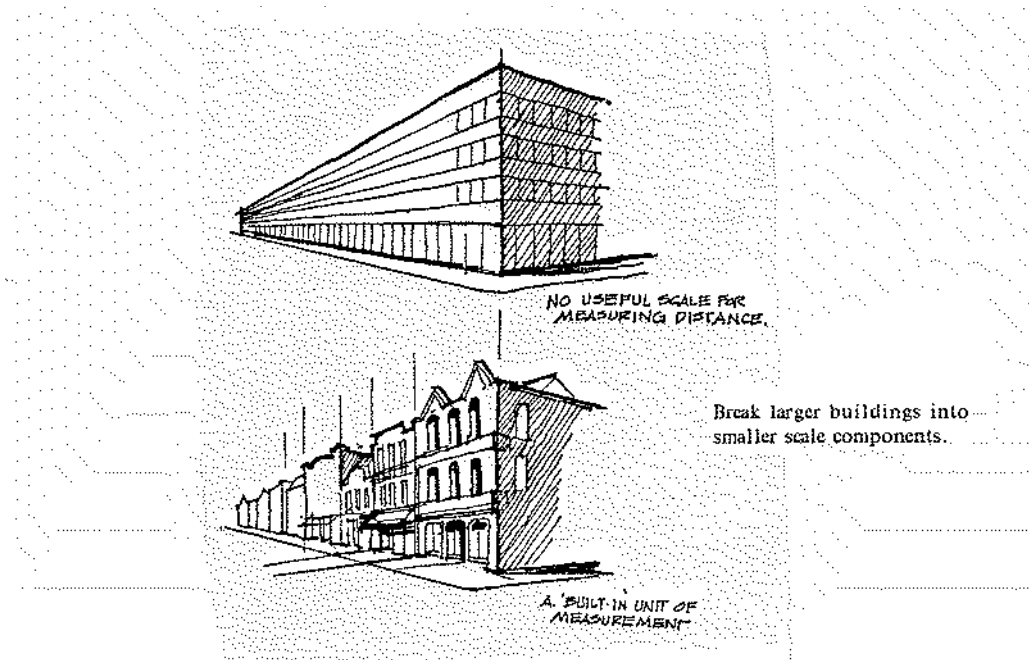
The most fundamental recommendations for the design of new downtown buildings are to (1) complement the scale and character of the existing development context; (2) reinforce the clarity of the overall urban form; and (3) add to the area's identity as a special place. This will require that harmony be encouraged in overall visual relationships, while still fostering design excellence and the diversity which adds richness and interest to the cityscape.

In the final analysis, the degree of success which is achieved in creating a coherent and satisfying set of visual relationships will depend on the sensitivity, skill, and creativity of individual developers and their design teams. These qualities cannot be legislated into existence; nor is it possible to define a strict set of requirements that can be universally applied to prevent "mistakes" from happening. But it is possible, and worthwhile, to define a number of important architectural design considerations and to provide related guidelines and incentives to which all new development projects are asked to respond.

### *Recommended Action Strategies*

- (1) Create special overlay zoning that identifies areas of similar character.
- (2) Incorporate a set of essential design guidelines for the review and approval of projects in downtown character districts. These guidelines should encourage the following elements:
  - \* Variations in building height, roof lines, minor facade setbacks and architectural detailing to break larger new buildings into smaller scale components which fit more sensitively into the existing development context.
  - \* Incremental transitions in building height to tie taller building elements into the surrounding development context.
  - \* Techniques to minimize the impact of tall buildings in blocking views, shading sidewalks and public spaces.
- (3) Identify those downtown areas with the highest potential for growth and develop Area Urban Design Plans as advisory, site-specific development guidelines.

**FIGURE 12: Sensitivity to Context: Building Mass**



# PEDESTRIAN AND OPEN SPACE SYSTEM

## Streetscape Improvements

***Goal: Improve and extend downtown's system of pedestrian connections through public and private streetscape improvements.***

The program of streetscape improvements already being implemented by the Downtown Development Authority has helped to enhance the quality of the downtown pedestrian experience, as well as the area's overall visual character.

In setting future implementation priorities, greater emphasis might also be given to improvements on streets which link downtown to adjacent neighborhoods.

Within the Core area, greater emphasis might also be given to the development of improved pedestrian crossings on major arterial streets to overcome the physical and psychological barriers which these trafficways create between downtown's retail districts.

Downtown's appeal as a shopping and service center could also be significantly enhanced by providing attractive "short-cuts" through development blocks – in the form of open-air walkways, retail arcades, and atrium spaces – to increase the convenience of walking between parking structures and shopping frontages

The design character and level of maintenance in downtown's alleyways must also be considered as an integral part of any strategy for developing more attractive and convenient through-block connections.

### *Recommended Action Strategies*

- (1) Prepare a downtown streetscape improvement program that integrates with capital improvement projects.
- (2) Re-evaluate investment priorities considering the importance of improved pedestrian crosswalks; through-block connections linking parking to retail frontages; alley improvements; and links to neighborhoods.
- (3) Plan for long-term maintenance and repair of streetscape improvements; explore alternative funding sources.
- (4) Institute a process to work with property owners/developers to implement streetscape and building façade improvements.
- (5) Encourage the use of plantings and sidewalk furniture to improve the pedestrian experience on downtown sidewalks.

# PEDESTRIAN AND OPEN SPACE SYSTEM

## Development Guidelines

**Goal: Encourage both rehabilitation and new development projects to enhance the pedestrian scale and orientation of streets which serve as downtown's primary pedestrian connections. Ensure that all other downtown streets also provide attractive and comfortable environments for people on foot.**

While all of downtown's sidewalks should accommodate pedestrian activity, some will be particularly important in determining the quality of the pedestrian experience because of the volume of use they attract. Three primary factors influence pedestrian use levels, in large part by defining the extent to which a given street frontage provides an interesting and attractive setting for people on foot. This sense of pedestrian orientation is determined by:

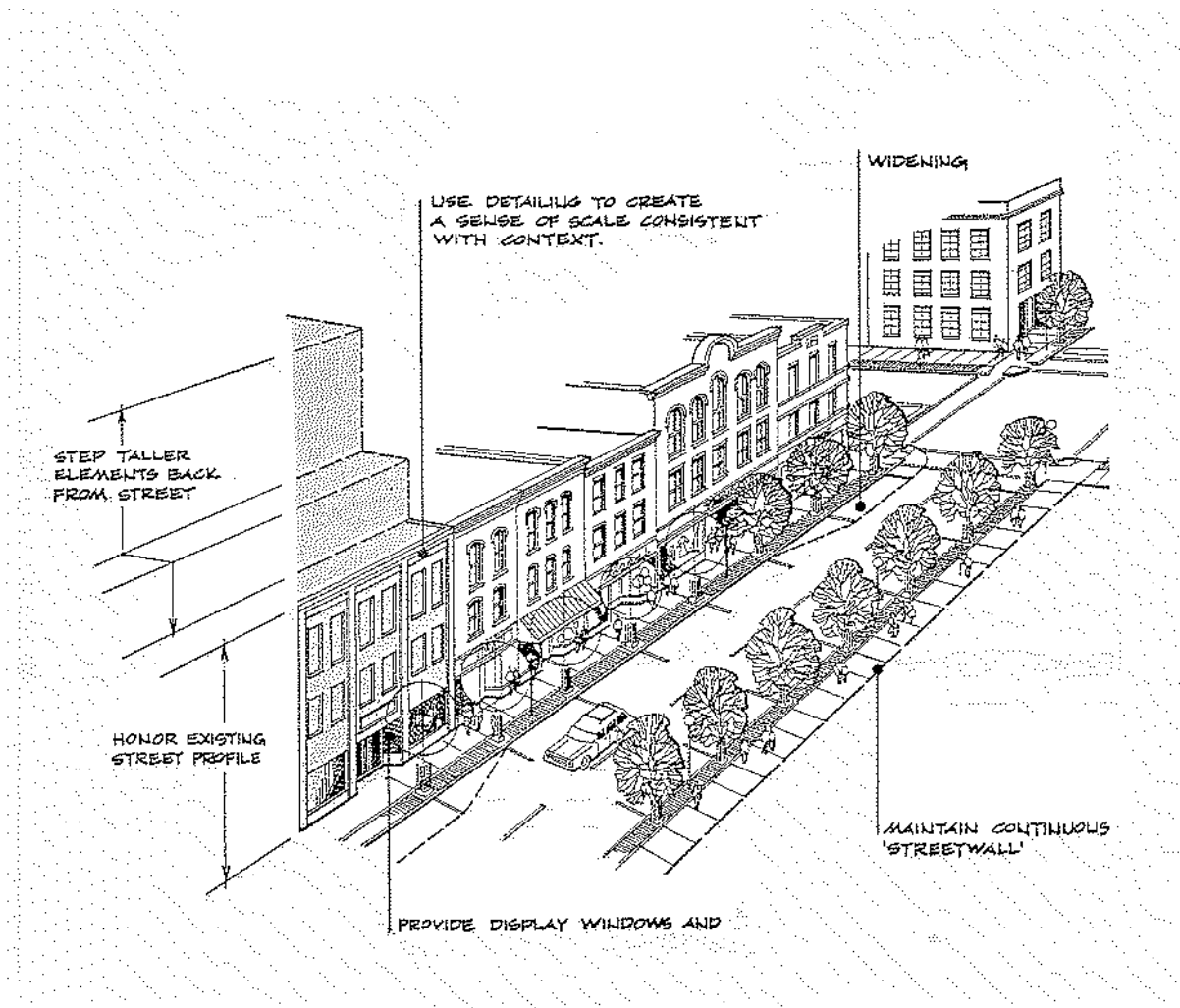
- \* The street's functional role in the vehicular circulation system; including driveway access across sidewalks.
- \* The scale and character of buildings which edge the sidewalk; and
- \* The uses and activities which those buildings accommodate.

Downtown's streets can be categorized according to the role they play as pedestrian connections. Guidelines for future development along streets can contribute to the quality of downtown's pedestrian environment.

### *Recommended Action Strategies*

- (1) Adopt design guidelines for the street frontage of new development and rehabilitation projects based on the character of the adjoining streets.
- (2) Encourage new development to incorporate urban nature whenever possible, including window boxes, roof gardens and balconies, foundation and raised planters and parking lot buffers.

**FIGURE 13: Characteristics of Pedestrian Orientation**



# PEDESTRIAN AND OPEN SPACE SYSTEM

## Open Space Incentives and Guidelines

***Goal: Encourage the development of parks, plazas, through-block arcades and atrium spaces, emphasizing small open spaces distributed throughout downtown.***

While downtown's streets and sidewalks are the foundation of its open space system, other types of public spaces – including parks, plazas, arcades, and atriums – expand the variety of the pedestrian experience which downtown offers. These public spaces play an important role in structuring the “image of the city” by creating focal points – or landmarks – which punctuate the urban fabric and provide relief to the hard surfaces of the built environment. They also create opportunities for social interaction; if they are located and designed to attract use, they can add substantially to the vitality of downtown's street life. These spaces are most meaningful when they reinforce locations of special visual significance (such as downtown entry points and civic buildings) and functional importance (such as major “crossroads” of pedestrian movement).

### *Recommended Action Strategies*

- (1) Re-evaluate existing zoning premiums to provide incentives for the private development of desired downtown open spaces.
- (2) Establish design guidelines for public open spaces.

# PEDESTRIAN AND OPEN SPACE SYSTEM

## **Public Sector Open Space Development**

Encourage the creation of new public spaces within the downtown and rehabilitation of existing spaces, including indoor public meeting and performing arts space.

The City must also consider downtown open space objectives in the course of making decisions on the future development of publicly owned parcels. Of particular importance are the opportunities for (1) using a portion of the strategically located “Library” parking lot as an open space and activity focus; (2) the preservation and improvement of the Community High open space area on Fifth Avenue; and (3) creating a greenway in the Allen Creek valley on downtown’s west edge (see the Allen Creek Greenway Goals and Action Strategies on Page 40). In addition, the Plan supports the development of improved open space areas at City Hall, as part of its possible future expansion.

The Park, Recreation and Open Space Plan identifies more specific, detailed information for downtown park plazas.

### *Recommended Action Strategies*

- (1) Encourage the creation of active, accessible and programmed public spaces within the downtown.
- (2) Encourage the rehabilitation of existing spaces, including indoor public meeting and performing arts space.
- (3) Encourage the preservation and improvement of the Community High open space area on Fifth.
- (4) Incorporate art into public spaces.

# PEDESTRIAN AND OPEN SPACE SYSTEM

## Allen Creek “Greenway”

**Goal: Foster the development of a system of linked open spaces on the floor of the Allen Creek valley to create an amenity which encourages residential investment and provides an improved transition between the downtown Core and west side neighborhoods.**

The presence of a number of vacant parcels and potential redevelopment sites within the Allen Creek valley creates the opportunity to plan for the future development of greenway along the west edge of downtown. In defining a workable implementation strategy, it is important to recognize that this valley open space system is not likely to take the form of a continuous, uniformly-dimensioned corridor. Instead, it will consist of a series of relatively small landscaped spaces and setbacks which are developed over time and are linked by non-motorized paths.

A combination of public sector investment and private sector cooperation will be required for implementation.

### *Recommended Action Strategies*

- (1) Dedicate portions of publicly owned sites within the Allen Creek valley for open space use as part of any development agreement.
- (2) Promote the development of an Allen Creek valley “greenway” as part of new development proposals in the valley.
- (3) Develop design guidelines for the Allen Creek greenway, including guidelines for safety and security.
- (4) Assess the interaction between the Allen Creek greenway and the residential development on its edges for appropriate design standards.

# PEDESTRIAN AND OPEN SPACE SYSTEM

## **Entrance Corridors**

***Goal: Improve the visual quality of major downtown entrance corridors.***

Downtown's entrance corridors parallel the major arterial streets which radiate from the Core. These streets pass through areas which vary in land use and development character; as a result, the degree to which they provide a positive entry experience varies. Outside the DDA district, the N. Main/Huron River corridor represents the greatest potential for improvement and a study of alternatives for its future development has been undertaken.

Within the DDA district, it is the character of development in the Interface area (located between the Core and neighborhoods which edge downtown) which determines the quality of the immediate downtown entry experience. Here a gradual progression in development scale and density is desirable -- not only to protect downtown's neighborhood edges, but also to create a heightened sense of arrival as the center of activity in the Core is approached.

### Recommended Action Strategies

- (1) Use the interface zone to encourage a gradual increase in scale and density between the downtown's neighborhood edges and the Core.

# TRANSPORTATION AND PARKING

## Vehicular Travel

**Goal: Ensure that the traffic increases generated by future growth can be accommodated without jeopardizing the quality of the non-motorized environment, overtaxing the capacity of the existing street network, or channeling significantly increased auto traffic through neighborhoods.**

Establishing an appropriate balance between competing objectives for pedestrian bicycle and vehicular use of downtown streets has traditionally been Ann Arbor's traffic management goal. The Plan endorses this policy and recommends that the existing street network be managed to maximize its capacity to meet the needs of future downtown development, without sacrificing the pedestrian orientation of important shopping streets or encouraging neighborhood through traffic.

### *Recommended Action Strategies*

- (1) Enforce lower traffic speed limits and maintain some on-street parking to protect the pedestrian orientation of major shopping streets.
- (2) Use operational changes, rather than street widening, to accommodate increased traffic demand on Shared and Vehicular Streets, consistent with objectives for pedestrian orientation and the protection of residential neighborhoods.
- (3) Locate and limit driveways across sidewalks to minimize conflicts between vehicles, pedestrians and bicycles.
- (4) Encourage shared vehicular access to parking and building service areas through public and private alleys and easements.

# TRANSPORTATION AND PARKING

## **Non-motorized Travel**

***Goal: Establish a physical and cultural environment that supports and encourages safe, comfortable and convenient ways for pedestrians and bicyclists to travel throughout the downtown and into the surrounding city.***

The design of the downtown non-motorized environment has a direct effect on the degree to which people enjoy the walking experience. If designed appropriately, the non-motorized environment serves not only the people who currently walk and bike but also entices those who don't. When considering appropriate design of a certain location, designers should consider not only existing non-motorized use, but how the design will influence and increase walking and bicycling in the future.

### *Recommended Action Strategies*

- (1) Establish bicycle and pedestrian ways in new construction and reconstruction projects on both sides of a street.
- (2) Apply the design guidelines from the Non-Motorized Transportation Plan Section 2.9 (Pedestrian Travel Downtown) for public improvements in Sidewalk Corridors.
- (3) Address the need for bicyclists and pedestrians to safely cross and travel on streets by implementing the recommendations from the Non-Motorized Transportation Plan Sections 2.3 (Travel Along Road Corridors) and 2.4 (Travel Across Road Corridors).
- (4) Provide bicycle parking on sidewalks and in parking lots and structures.
- (5) Provide appropriate parking options for small motorized vehicles, such as scooters, mopeds and motorcycles.

# TRANSPORTATION AND PARKING

## Transit

**Goal: Improve transit service within the downtown connecting existing and regional transit facilities.**

Commuter auto trips, and overall peak traffic volumes, will certainly increase as growth occurs in the downtown area; however, increased density and compact development patterns in the downtown provide the opportunity to shift this travel demand to alternative forms of commuting, such as walking, bicycling, car-pooling, transit use and commuter rail.

To successfully encourage such a shift away from low-occupancy vehicle commuting, policies for managing downtown's parking supply must be considered in concert with transit initiatives. In addition, the active cooperation of major downtown employers (including the County, City, and UM) will be needed to encourage a change in commuting patterns – for example, by subsidizing the cost of transit passes and by making car-pooling a prerequisite for the use of employer-paid parking spaces.

AATA efforts to develop park-and-ride lots outside of the downtown area, and commuter rail on the Ann Arbor Railroad (north/south) and Norfolk Southern (east/west) rights-of-way should be pursued. The success of such a program will depend on the existence of substantial cost and time savings to users as compared to driving and parking downtown all day.

### *Recommended Action Strategies*

- 1) Reduce future increases in peak traffic and parking demand by adopting parking pricing and enforcement policies which enhance the competitiveness of transit, bicycle commuting and car-pool alternatives.
- (2) Support AATA efforts to provide satellite park-and-ride lots with downtown shuttle connections.
- (3) Encourage companies and the University of Michigan to reduce the number of employees arriving in downtown by automobile by offering go!passes and supporting a wide array of commuter choices.
- (4) Work with appropriate agencies to implement rail service along the Ann Arbor Railroad and Norfolk Southern rights-of-way.
- (5) Work with AATA to study connections between downtown and the potential future rail station.
- (6) Design and locate transit stations and major stops to ensure that they are surrounded by active uses and incorporate well-designed pedestrian amenities.

# TRANSPORTATION AND PARKING

## Parking Principles

**Goal: The following eight principles should be applied to the development and management of the downtown public parking system. The principles are ordered by level of priority, beginning with a general principle/ policy statement, then proceeding through four demand-related principles, before addressing the recommended supply management approach. This intentionally reflects an emphasis on the high level of multi-modal assets within the Downtown community, and the value of capitalizing on these assets to reduce parking demand prior to taking supply-oriented actions.**

### **First Principle**

\* Parking is one part of a multi-modal transportation approach to providing Downtown access and mobility.

### **Demand Principles**

\* Seek to accommodate all Downtown parking activity within the DDA parking system.

\* Seek the most cost effective means for providing Downtown accessibility.

\* Support modes of access that promote efficient land use patterns, environmental sensitivity, non-motorized mobility options, and the community's overall quality of life.

\* The City administration will assume a leading role in defining preferred commuter transportation patterns within Downtown by encouraging alternatives to single-occupancy vehicle commuting among its elected officials and employees.

### **Supply Principles**

\* Maintain sufficient parking supply to allow purchase of monthly parking access instrument on demand, or following a waiting period of no more than 30 days.

\* Maintain a formalized process for funding new parking.

\* Maintain a formalized process for determining when new supply is needed.

### *Recommended Action Strategies*

Refer to the Ann Arbor Discovering Downtown Recommended Parking Policies and Actions (June 2007).

# TRANSPORTATION AND PARKING

## **Neighborhood Parking Pressures**

***Goal: Reduce parking pressures on neighborhood streets and discourage the encroachment of off-street parking into residential areas.***

In considering modifications in the supply, location, and pricing of long-term parking it is important to anticipate potential impacts on near-downtown neighborhoods, as well. These areas already carry a heavy burden of non-resident, on- and off-street parking serving the downtown and campus areas.

Resident parking permit programs should be introduced in these areas, and their success monitored, to determine whether or not they can be effective in reducing parking pressures. In addition, current zoning language must be carefully evaluated, and modified if necessary, to prevent the spread of non-accessory/non-resident surface parking lots into residential areas.

### *Recommended Action Strategies*

- (1) Expand the use of residential permit parking programs in near-downtown neighborhoods.
- (2) Prohibit the spread of non-resident surface parking lots in neighborhood areas.

# TRANSPORTATION AND PARKING

## Structured and Underground Parking

**Goal: Encourage the development of structured (rather than surface) parking to serve new downtown development, giving special emphasis to the construction of underground parking in all major projects.**

Especially within the downtown Core, it is important to minimize the amount of land area which must be devoted to parking if development potential and intensity of pedestrian are to be maximized. Structured parking will be the preferable downtown parking format. However, large, above-grade parking structures that have no active uses at the street level have a significant negative impact on the visual character, sense of scale, and continuity of pedestrian activity on downtown streets.

### *Recommended Action Strategies*

- (1) Adopt strict controls on surface parking within the DDA district and adjacent neighborhoods.
- (2) Encourage the construction of underground parking by defraying the higher costs.
- (3) Take advantage of the change in elevation on west edge of Core to develop underground parking cost-effectively.

# TRANSPORTATION AND PARKING

## **Improved Parking Facility Design**

***Goal: Promote the development of public parking as part of larger private projects rather than free-standing structures. Develop guidelines for better parking facility design, including the use of ground level retail frontages; landscaped setbacks; and through-block connections.***

Even with priority given to the construction of underground parking, it is likely that additional above-grade parking structures will also be needed. However, if this above-grade parking is designed and constructed as a part of a larger development – rather than as a free-standing structure – it will be possible to integrate it more effectively into the downtown fabric by incorporating ground level and upper story spaces which are programmed for active (non-parking) use. The architectural design of such “mixed-use” projects – in terms of massing, exterior finish materials, and detailing – can also offer expanded opportunities for reducing the visual impact of structured parking.

### *Recommended Action Strategies*

- (1) Avoid the future development of monolithic, free-standing parking structures.
- (2) Adopt recommended parking design guidelines including street level retail.
- (3) Incorporate opportunities for bicycle and small motorized vehicle parking (see Non-Motorized Travel Action strategies).

# MANAGEMENT AND MAINTENANCE

## **Intergovernmental Coordination**

**Goal: Encourage improved cooperation between the City and the County, University of Michigan, public schools, and State and Federal agencies in exchanging information; formulating planning policies; and evaluating development initiatives.**

### *Recommended Action Strategies*

- (1) Establish routine lines of communication and cooperative agreements concerning information exchange with the UM, County, and state and federal agencies.
- (2) Develop partnerships to plan for shared infrastructure needs and construction logistics.

## **Development Review**

**Goal: Streamline the development proposal process.**

Developing in the downtown can be difficult and costly. Changes to the city's development review and permitting processes can assist in encouraging new investment.

### *Recommended Action Strategies*

- (1) Establish a specific timeframe for the review and permitting process for all downtown development projects.
- (2) Implement a workflow software program to track and manage the development review process.
- (3) Provide the opportunity for early review of a project by the Planning Commission.
- (4) Determine the appropriate level of engineering and construction detail needed for site plan submittals.
- (5) Coordinate streamlining efforts with outside agencies, including the Washtenaw County Office of the Drain Commissioner, the Department of Environmental Quality, etc.

# MANAGEMENT AND MAINTENANCE

## **Maintenance of Public Spaces**

**Goal: Improve the quality of maintenance on downtown streets bicycle lanes, bicycle parking, sidewalks, alleys, and public spaces.**

The issue of cleanliness is one which affects the image and pedestrian appeal of the downtown area. This is a problem area which presents the potential for significant improvements over the short-term.

It is entirely possible that the desired level of service, and the scope of improvement priorities, which are defined will require funding beyond available City sources. As a result, it is important that a mutual agreement be reached on the basic level of maintenance which should be provided by the public sector; once this has been established, merchants and property owners will have to decide whether, and how, they can pool their resources to provide any additional services which are desired.

### *Recommended Action Strategies*

- (1) Upgrade maintenance by developing guidelines for trash storage, cleaning streets on a regular basis, increasing enforcement of the snow removal ordinance and encouraging participation in adopt-a-tree or adopt-a-park programs.
- (2) Encourage improved private property maintenance by updating and enforcing ordinance standards and establishing recognition programs.

## **Maintenance of Private Property**

**Goal: Encourage pride of ownership and the achievement of a consistently high standard of exterior building and site maintenance.**

The level of private property maintenance provided in the downtown area also influences its image and appeal. While most buildings and sites are well-maintained, others would benefit from concentrated improvement efforts. Property owners, merchants associations, and the Chamber could play an important role in inspiring a more consistent level of maintenance by helping to establish standards and by using peer pressure and promotional programs to urge compliance. The standards established by the downtown business community might also be used as a basis for reviewing and updating existing ordinance requirements for private property maintenance, with the City giving enforcement of those requirements a higher priority.

### *Recommended Action Strategies*

- (1) Work to resolve security and safety problems by expanding the community-oriented policing approach through bicycle and foot patrols, strengthening cooperative efforts between City and University police, and establishing a downtown Neighborhood Watch program.

# ZONING PLAN

## **Downtown Zoning History**

The current downtown zoning districts were established in 1963, as part of a citywide zoning update. At that time, two mixed-use downtown districts were created: C1A (Campus Business District) and C2A (Central Business District). In 1966, as a result of the recommendations of the Central City High Rise and Parking Study, the zoning ordinance was amended to create the C1A/R (Campus Business Residential District), C2A/R (Commercial Residential District) and C2B/R (Business Service/Residential District) and rezone properties throughout the downtown to these new categories to encourage new high density residential development in these areas. The 1966 amendments also introduced floor area premiums, which were developed to encourage the addition of design features such as public arcades and atriums. At the same time, the Off-Street Parking Ordinance was amended to exempt new construction in the downtown from off-street parking requirements.

The downtown planning area currently contains the following zoning districts:

- R4C Multiple-Family Dwelling District
- P Parking District
- Office Districts
- PL Public Land District
- C1A Campus Business District & C1A/R Campus Business Residential District
- C2A Central Business District & C2A/R Commercial Residential District
- C2B Business Service District & C2B/R Business Service/Residential District
- C3 Fringe Commercial District
- M1 Limited Industrial District
- PUD Planned Unit Development District

## **Proposed Zoning Changes**

In 2006, City Council initiated the Ann Arbor Discovering Downtown (A2D2) project to implement recommendations from both the Downtown Residential Task Force report (2004) and the Downtown Development Strategies final report (2006). As part of this process, the Council-appointed Downtown Zoning Advisory Committee reviewed existing zoning regulations and conducted an analysis of all downtown development projects approved since 2000 and determined changes to the following downtown requirements were needed:

- Underlying zoning districts
- Permitted uses
- Maximum floor area in percentage of lot area (FAR)
- Floor area premiums
- Height
- Setback and lot coverage
- Off-street parking
- Parking lot design

The Council-appointed Design Guidelines Advisory Committee recommended the implementation of a context-based design review process for downtown development. This process would include three elements: 1) design standards for building form and placement, to be incorporated into downtown zoning requirements, 2) design guidelines for building appearance and site layout, and 3) a design review process to be incorporated into the site plan approval process for downtown development.

City Council approved the A2D2 recommendations in October 2007 and requested that the City Planning Commission initiate supporting amendments to the Downtown Plan and city codes to implement the recommendations.

## **Recommended Zoning Plan**

Many of the future land use and development character recommendations of the Downtown Plan will be implemented through the zoning regulations of City Code. The recommended zoning plan outlined below identifies the elements that are most critical to implementation of the plan's goals. The recommended action strategies should be used to guide the development of specific ordinance language.

1) New downtown base districts. To implement the recommendations of the future land use plan (**see FIGURE 9**) and the Land Use and Development Character goals and action strategies, the zoning plan recommends the replacement of the C1A, C1A/R, C2A, C2A/R, C2B, C2B/R, C3, M1 and P districts in and directly adjacent to the Downtown Development Authority district with two new base zoning designations: the Downtown Core and the Downtown Interface zoning districts (**see FIGURE 14**).

### *Downtown Core District*

Intent: The Downtown Core district should contain the downtown's greatest concentration of development and serve as a focus for intensive pedestrian use. This district is appropriate for a high-density mixture of residential and commercial development. The following objectives should guide the development of specific ordinance language:

Uses: A mixture of residential, civic, institutional, office, lodging and commercial, should be allowed by right as single uses or mixed within a building or site. Auto-oriented commercial uses, parking structures and some industrial uses could be allowed in certain situations with special exception use approval. Adult entertainment uses should no longer be allowed in the downtown, due to the increase in residential uses throughout the formerly non-residential core area.

Density: Floor area ratios in the range of 400-500% of the lot size should be allowed by right, with opportunities to increase the allowable floor area to 700-900% of the lot size with the use of premiums. In addition to the existing residential and pedestrian amenity premiums, the following premiums should be made available to properties in the Downtown Core district:

- Energy-efficient and environmentally-sensitive building
- Public or shared parking
- Housing affordable to lower income households
- Historic preservation for historic resources located outside of historic districts
- Transferred development rights, as allowed by law

Scale and Massing: Properties in the Downtown Core district should have a minimum height of two stories. Massing and height requirements for Downtown Core properties should be consistent with the proposed character overlay districts (see Section 2 below).

### *Downtown Interface District*

Intent: The Downtown Interface district should act as an area of transition between the Core and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use development. The following objectives should guide the development of specific ordinance language:

Uses: A mixture of residential, civic, institutional, office, lodging, commercial, warehouse and some industrial uses should be allowed by right as single uses or mixed within a building or site. Auto-oriented commercial uses, parking structures and some industrial uses could be allowed in certain situations with special exception use approval.

Density: A floor area ratio of 200% of the lot size should be allowed by right, with opportunities to increase the allowable floor area to 400-500% of the lot size with the use of premiums. In addition to residential premiums, the following premiums should be available to properties in the Downtown Interface district:

- Energy-efficient and environmentally-sensitive building
- Housing affordable to lower income households

- Historic preservation for historic resources located outside of historic districts
- Transferred development rights, as allowed by law

Scale: Properties in the Downtown Interface district should have a minimum height of two stories and a maximum height of up to 6 stories. Placement standards should require a small amount of open space to be maintained and limit the building coverage to 70-80 percent of the lot. Additional building massing and setback requirements for Downtown Interface properties should be set by the character overlay districts.

2) New character overlay districts. To implement the Development Character goals and action strategies, the zoning plan recommends the creation of overlay districts that identify areas of similar character. These districts should provide building massing, articulation, setback, buffer and design requirements to supplement the base zoning districts. To the extent possible, graphic illustrations of these requirements should be incorporated in the ordinance. Potential overlay districts include (**see FIGURE 14**):

- South University
- State Street
- Liberty/Division
- East Huron
- Midtown
- Main Street
- Kerrytown
- First Street

3) New front setback requirements. To implement the Development Character goals and action strategies, the zoning plan recommends the creation of building frontage designations to identify the front setback requirement for new development based on the character of the adjoining street. These requirements should reflect at least three categories:

- Primary – buildings built up to the right-of-way, with allowance for entrance alcoves and programmed open space.
- Secondary – buildings placed near the right-of-way, with allowance for small setbacks, up to a defined maximum.
- Front Yard – buildings located a minimum distance from the right-of-way consistent with established setback patterns.

4) Other downtown zoning. The current zoning in the remainder of downtown is largely consistent with the Future Land Use map (Figure 9). Areas shown as residential on the map should remain zoned R4C; areas shown on the map as office should remain zoned O; and areas shown as education on the map should remain zoned PL. Similarly, no changes are proposed to existing planned unit development (PUD) districts in the downtown.

Several parcels of land currently owned by the Ann Arbor District Library and the University of Michigan are proposed to be rezoned to the PL Public Land district (**see FIGURE 14**).

5) Design guidelines and design review. To implement the Development Character goals and action strategies, the zoning plan recommends the creation of downtown design guidelines and amendments to city code to require design review and approval as part of the site plan approval process.

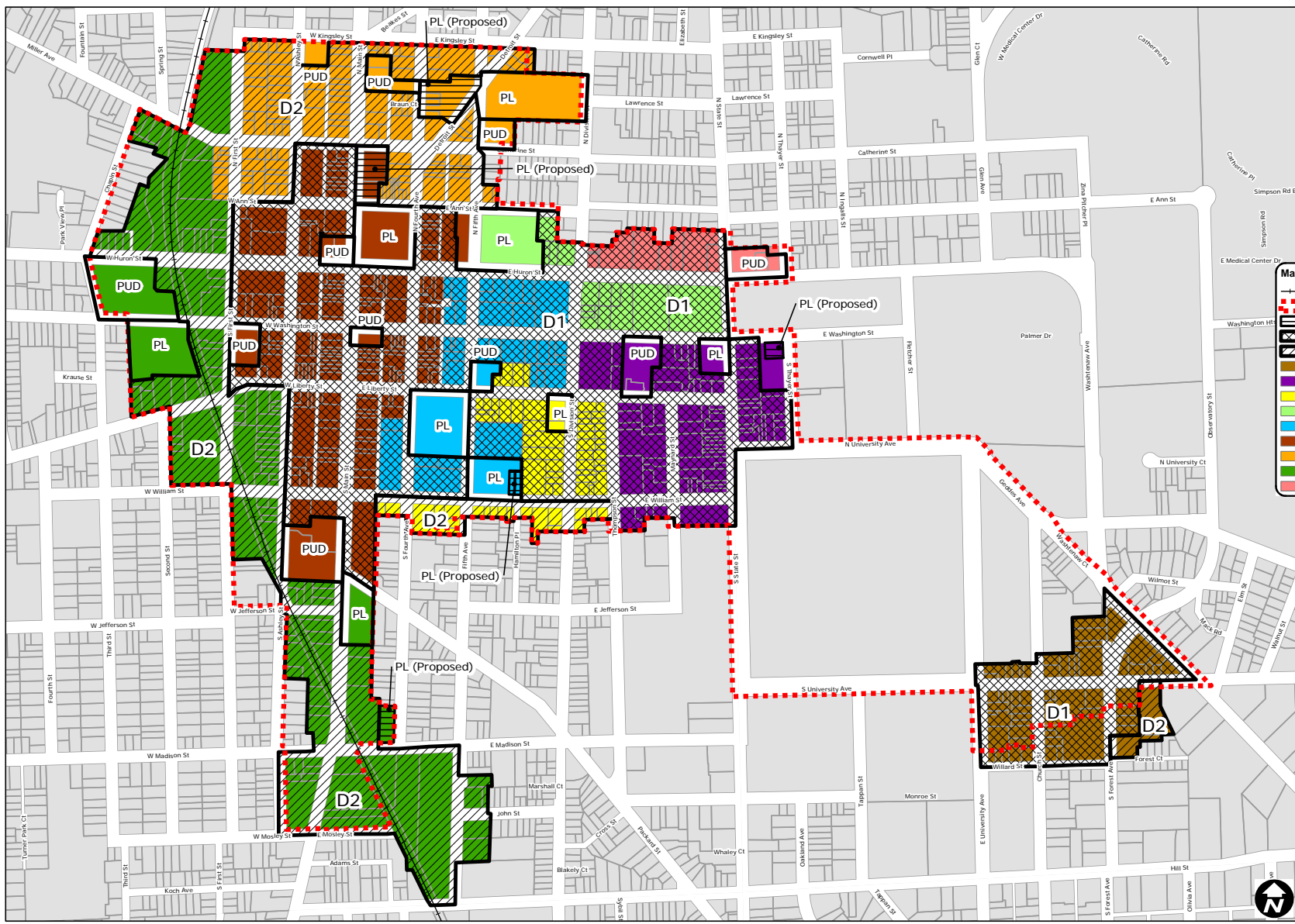
6) Changes to off-street parking requirements. To implement the Transportation and Parking goals and action strategies, the zoning plan recommends the following changes:

- The portion of above-grade parking structure used for required parking or public/shared parking should not be counted as part of the maximum floor area in percentage of lot area limitation.
- At-grade structured parking should be wrapped with occupiable space at street level.
- The parking requirements for premium floor area should be revised to be a single requirement for both residential and non-residential uses.

- A payment in-lieu of required parking should be allowed as an option to providing required parking spaces on site.
- Bicycle parking should be required for new downtown development.

7) Other text amendments: Additional changes to city codes may be necessary to implement the goals and action strategies in the Downtown Plan. The language of the action strategy and further public discussion will identify the specific changes needed.

Figure 14  
 Future  
 Base & Overlay  
 Zoning Plan



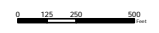
**Map Legend**

- Railroads
- DDA
- ▭ Proposed Zoning to Public Land
- ▭ D1 - Downtown Core
- ▭ D2 - Downtown Interface
- ▭ Area 1 - South Univ
- ▭ Area 2 - State St
- ▭ Area 3 - Liberty/Division
- ▭ Area 4 - E Huron 2
- ▭ Area 5 - Midtown
- ▭ Area 6 - Main St
- ▭ Area 7 - Kerrytown
- ▭ Area 8 - First St
- ▭ Area 9 - E Huron 1

**Zoning District Key**

PL - Public Land  
 PUD - Planned Unit Development

The Downtown Plan  
 Ann Arbor, Michigan  
 May 2009



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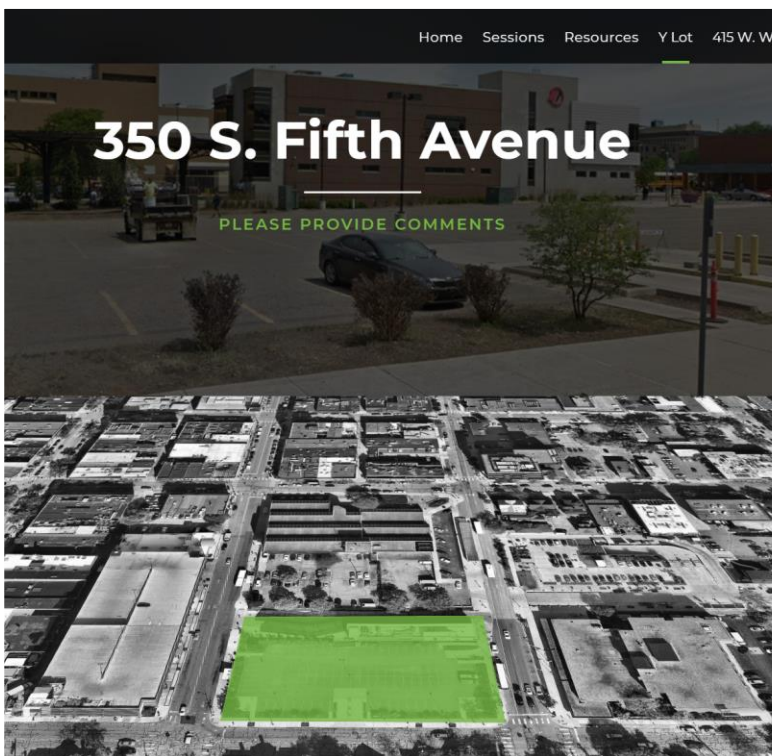
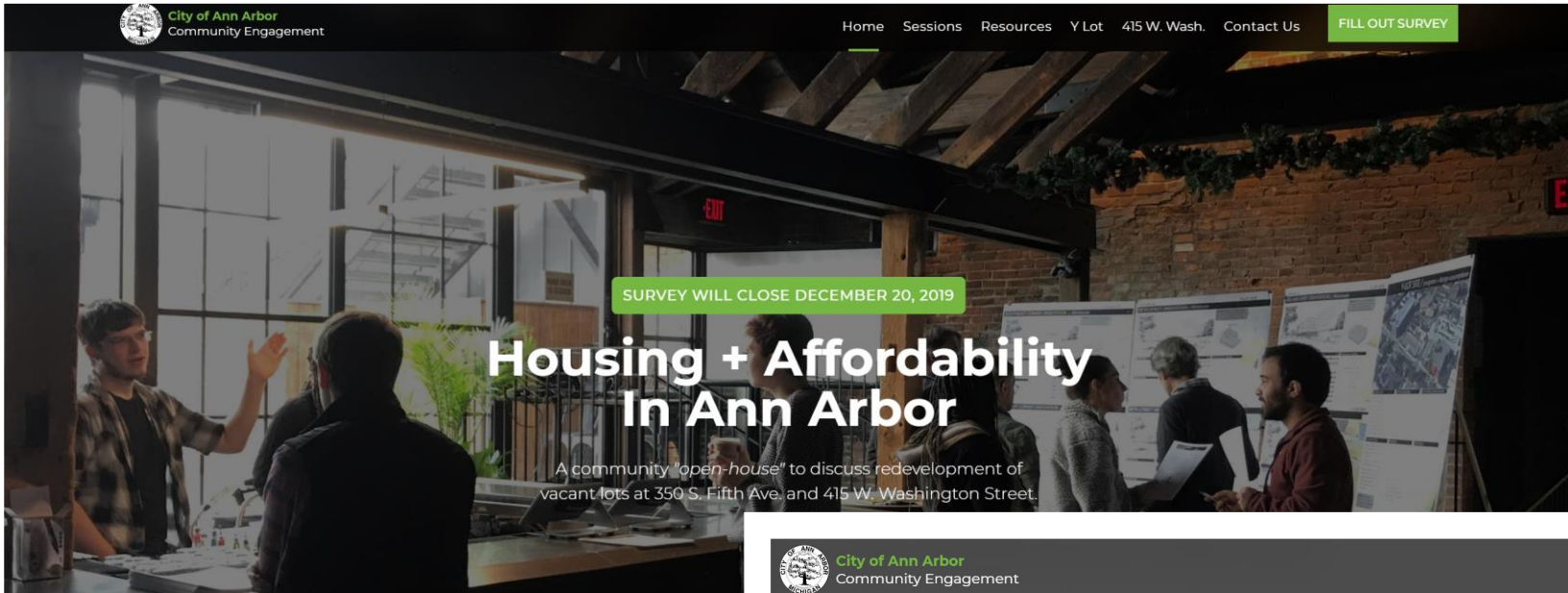


**2. Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington, Website Summary Results**

01.09.2020

<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)



**HOUSING USES**

- \* Affordable housing is challenging and unlikely on this location given floodplain presence, which precludes state and federal funding programs.
- \* Units either for rent or for sale depending on developer's interest.

**PHYSICAL BUILDING**

- \* Parcel currently zoned as public land (PL). Master planned for D2 zoning.
- \* D2 limits building height to 60-feet, with additional required step backs off the Washington Street frontage.
- \* Entire building must be elevated due to the floodplain location.

**LOT / PARCEL CONFIGURATION**

- \* Single parcel with access to Liberty and W. Washington Street
- \* Entire site within the 100-year floodplain, with the eastern portion within the floodway.

**TRANSPORTATION**

- \* 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).
- \* Desire to connect to the Treeline

**FINANCIAL**

- \* Project would most likely work as a sale to a developer for private development for the building component.

**OTHER USES**

- \* Rare Chimney Sweep species living in the existing building Chimney. This chimney can be preserved across all options.
- \* Opportunity for active building uses to connect to the Treeline



## 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)

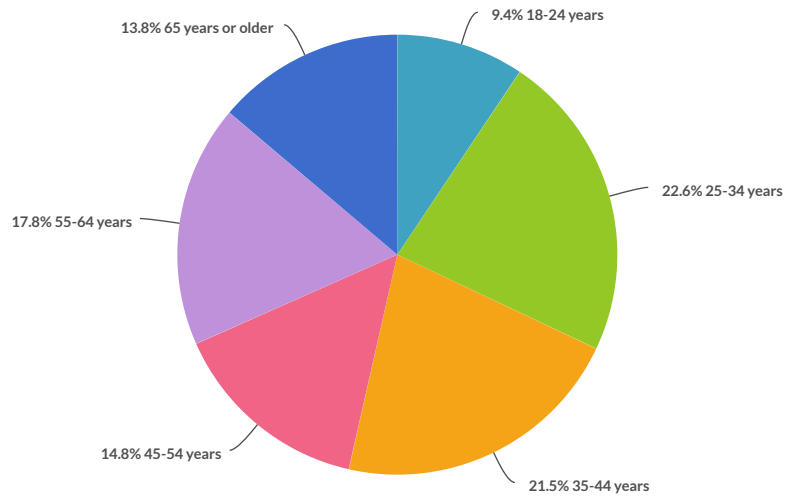
Housing and Affordability in Ann Arbor:  
 Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington  
**Web Survey Summary Results**  
 01.09.2020

Response Counts

Completion Rate: 100%  
 Complete 302

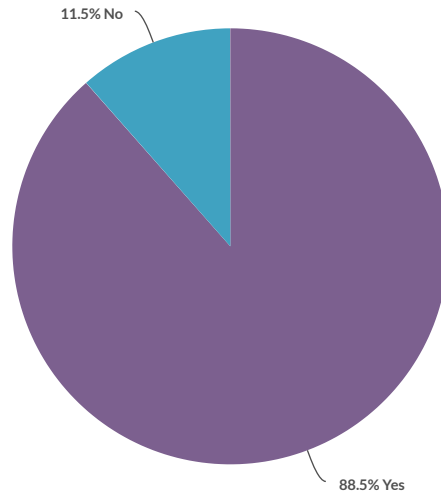
Totals: 302

1. What is your age?



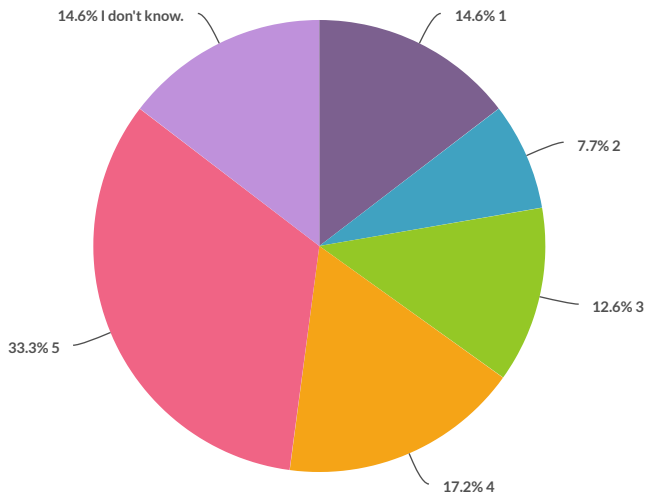
Value	Percent	Responses
18-24 years	9.4%	28
25-34 years	22.6%	67
35-44 years	21.5%	64
45-54 years	14.8%	44
55-64 years	17.8%	53
65 years or older	13.8%	41
		<b>Totals: 297</b>

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



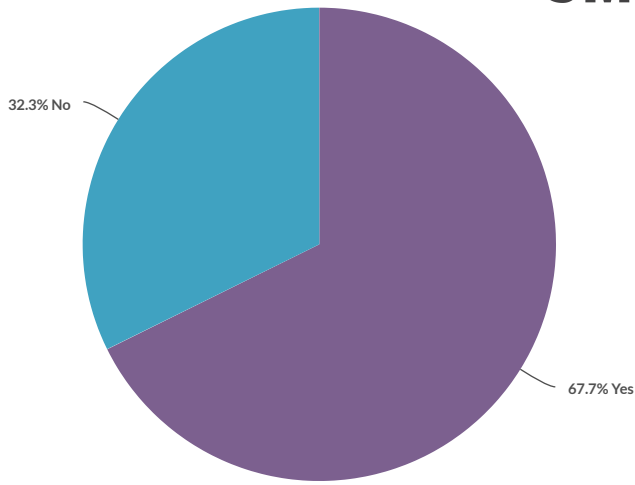
Value	Percent	Responses
Yes	88.5%	261
No	11.5%	34
<b>Totals: 295</b>		

3. In what ward do you live?



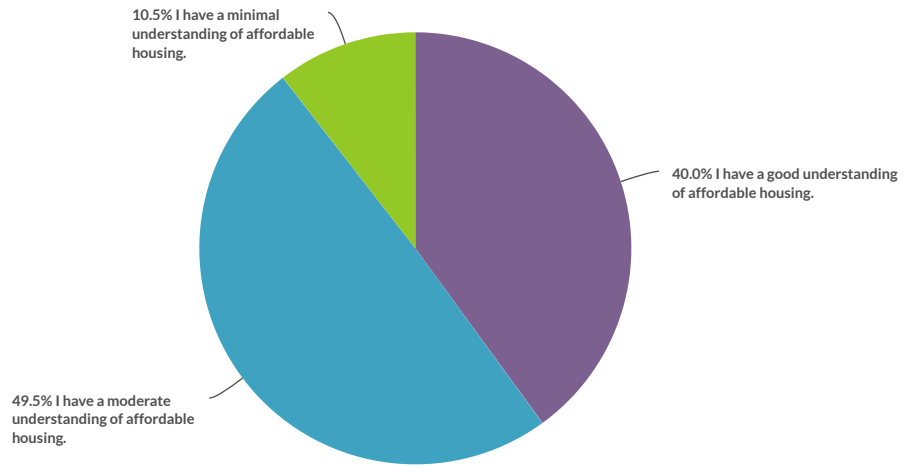
Value	Percent	Responses
1	14.6%	38
2	7.7%	20
3	12.6%	33
4	17.2%	45
5	33.3%	87
I don't know.	14.6%	38
<b>Totals: 261</b>		

## 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?



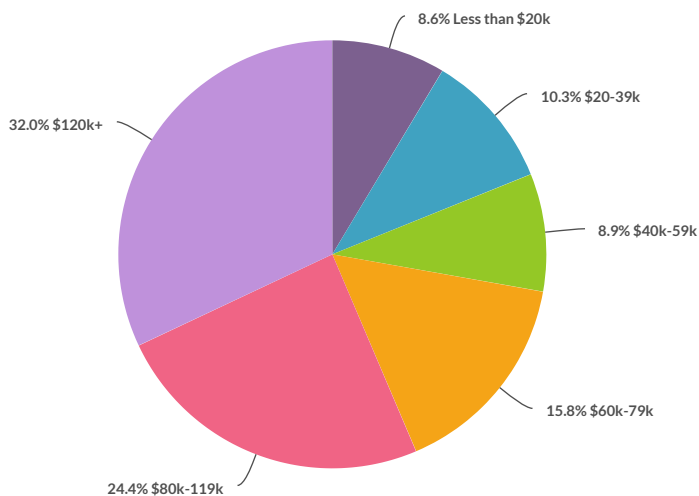
Value	Percent	Responses
I have a good understanding of affordable housing.	40.0%	118
I have a moderate understanding of affordable housing.	49.5%	146
I have a minimal understanding of affordable housing.	10.5%	31
<b>Totals: 295</b>		

## 6. How do you define affordable housing?



[Show Responses ▶](#)

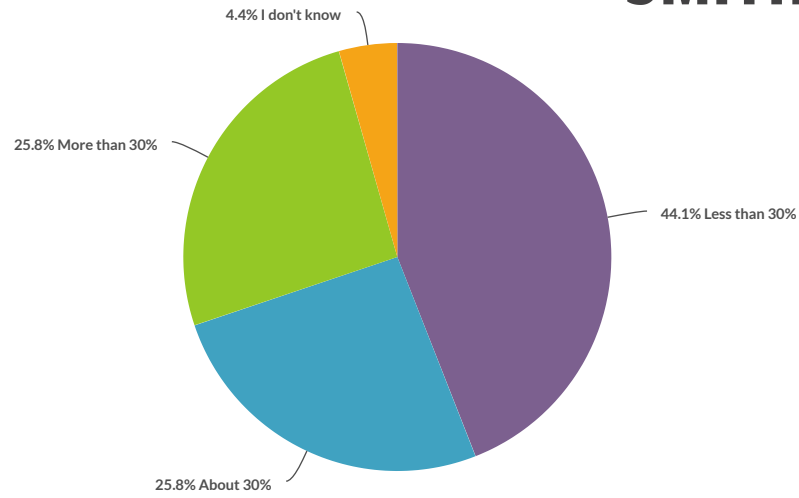
## 7. What is your annual household income?



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**

8. What percentage of your monthly income do you spend on housing (including rent and utilities or n



Value	Percent	Responses
Less than 30%	44.1%	130
About 30%	25.8%	76
More than 30%	25.8%	76
I don't know	4.4%	13
		<b>Totals: 295</b>

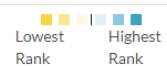
9. What ideas do you have to improve housing affordability in Ann Arbor?



[Show Responses ▶](#)

10. Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rank these priorities that were approved? Please rank these five priorities 1-5, with 1 being the most important and 5 being the least important.

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		976	259
Potential developers offer a mix of unit types and rental levels (e.g. owner, rental, co-op & mix of incomes).	2		914	257
Potential developers and their successors in ownership accept Housing Choice Vouchers.	3		718	250
The City maintains some ownership or control of the property.	4		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		592	246



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



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?

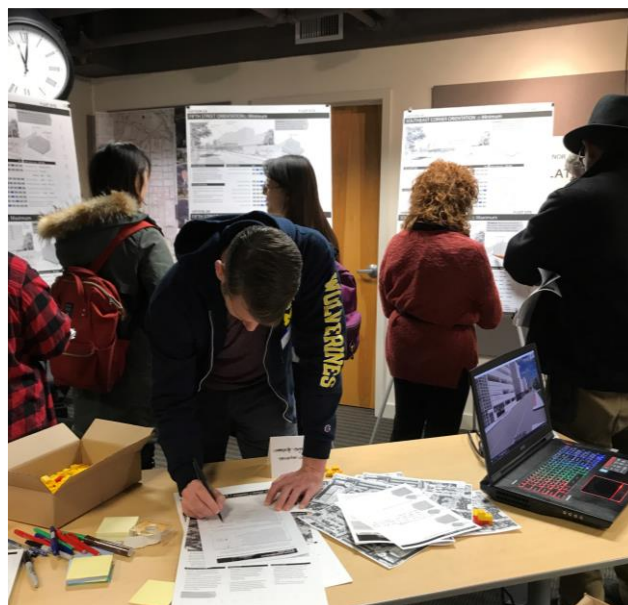


[Show Responses ▶](#)

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**



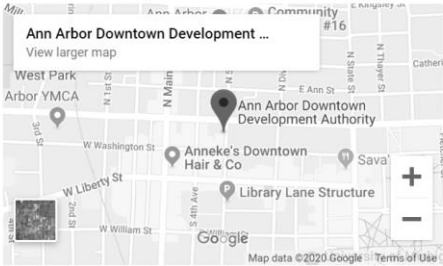
## Housing and Affordability in Ann Arbor: Community Discussions on Redeveloping the former Y-Lot and 415 W. Washington **Open House Meeting Summary Results** 01.09.2020

**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

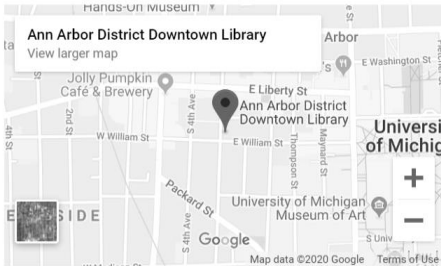


A Google Map showing the location of the Ann Arbor Downtown Development Authority at 150 S 5th Ave. The map includes labels for West Park, Ann Arbor YMCA, and other nearby streets like W Washington St and W Liberty St.

**December 6, 2019**

**OPEN-HOUSE**

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

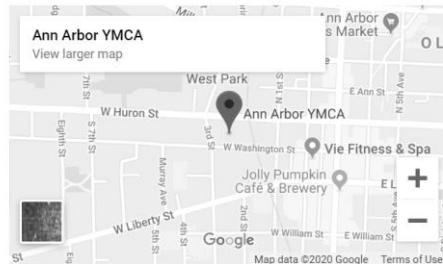


A Google Map showing the location of the Ann Arbor District Downtown Library at 3rd Floor Freespace. The map includes labels for Jolly Pumpkin Cafe & Brewery, University of Michigan Museum of Art, and other nearby streets like E Liberty St and W William St.

**December 7, 2019**

**OPEN-HOUSE**

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

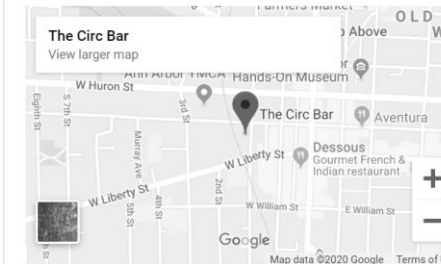


A Google Map showing the location of the Ann Arbor YMCA in the Michigan Room. The map includes labels for West Park, Ann Arbor YMCA, and other nearby streets like W Huron St and W Liberty St.

**December 8, 2019**

**OPEN-HOUSE**

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

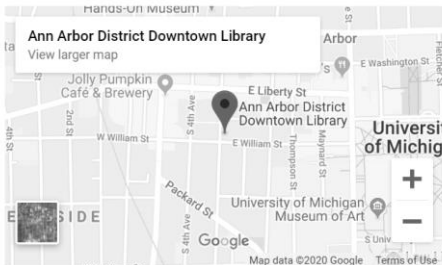


A Google Map showing the location of The Circ Bar at 210 S 1st Street. The map includes labels for The Circ Bar, Hands-On Museum, and other nearby streets like W Liberty St and W William St.

**December 9, 2019**

**OPEN-HOUSE**

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



A Google Map showing the location of the Ann Arbor District Downtown Library at 3rd Floor Freespace. The map includes labels for Jolly Pumpkin Cafe & Brewery, University of Michigan Museum of Art, and other nearby streets like E Liberty St and W William St.

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**

	<b>57 Comments Received</b>	<b>MEAN</b>
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**

<b>57 Comments Received</b>	<b>MEAN</b>
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

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

## Y-LOT SITE / program + design assumptions

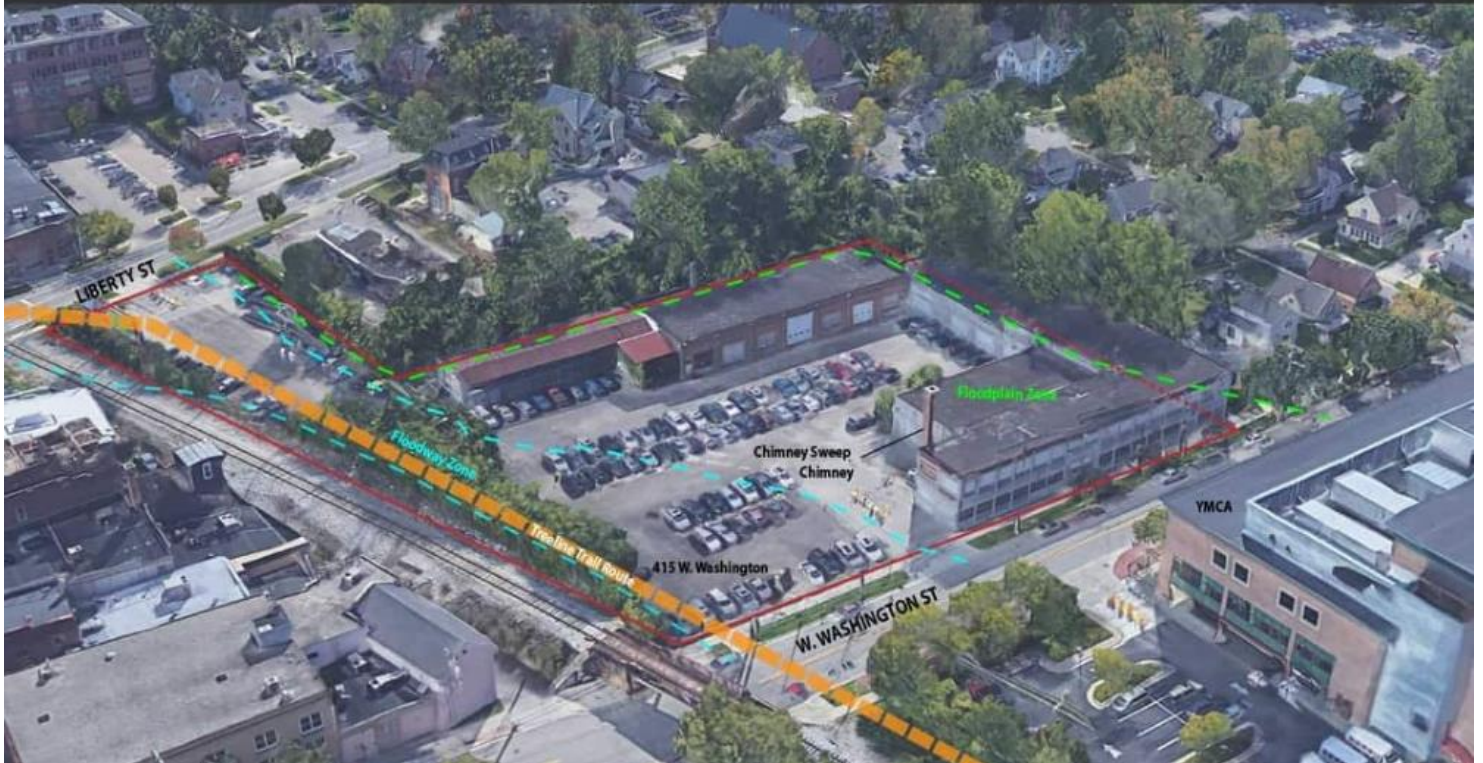


At the open house workshops we provided a range of massing development options for each site for respondents and attendees to react to, primarily focusing on the “trade-offs” between physical design decisions and success factors (including #of housing units, #of affordable housing units, building density,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

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

## 415 W. WASHINGTON / program + design assumptions



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

**3. Support Letter from Jill Thacher, Ann Arbor City Planner/Historic Preservation Coordinator.**



## City of Ann Arbor

### COMMUNITY SERVICES AREA — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

January 27, 2026

Mr. Scott Slagor  
Cultural Resource Protection Manager  
Michigan State Historic Preservation Office  
300 North Washington Square  
Lansing, Michigan 48913

Re: ER26-144 350 S. Fifth Avenue, Ann Arbor, Washtenaw County

Dear Mr. Slagor,

This letter provides additional context for the 350 South Fifth Avenue project around public participation and design adherence to the City of Ann Arbor's downtown design guidelines and historic preservation guidelines.

During the ten years following the demolition of the former Downtown YMCA Building, multiple iterations of building designs and developer proposals were considered at 350 South Fifth Avenue. The current proposal is the best to date based on identified community needs and extensive public feedback and commentary. From inception, the public has preferred this location and design for housing that is affordable to a wide range of incomes. The site is near public transportation, shopping, entertainment, city services, parks and is convenient to existing parking and transportation corridors. The 350 South Fifth Avenue project also provides additional bus boarding for the Ann Arbor Area Transportation Authority located behind the building.

In addition to an entire City process for community engagement specifically for this site (2019-2022), public comment and deliberation also took place during the rezoning and site plan approval processes. The design, placement, location, and intended use of the building for affordable housing have been thoroughly publicly vetted.

There are two sets of local design guidelines in downtown Ann Arbor. This project's design and façade elements reflect the *Downtown Ann Arbor Design Guidelines* that are intended to create cohesive building design along pedestrian and vehicular corridors. For projects that are within local historic districts, the *City of Ann Arbor Historic District Design Guidelines* (specifically Chapter 7's section called *New Construction in Historic Commercial Settings*) provide guidance for new buildings that are compatible within the context of downtown. Though the subject site is not historic and not within a downtown historic district, the building still meets many of the criteria for downtown infill in historic districts if the design guidelines are applied:

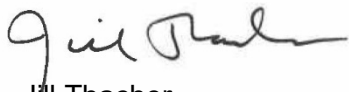
- The project features a continuous two-story wall of building fronts at or near the sidewalk edge that is in keeping with historic patterns in Ann Arbor's downtown and existing buildings on the north side of East William Street. The visual break provided through materiality and a physical step back on top of the second floor humanize the scale when viewed from the street or sidewalk along East William.
- The pedestrian experience has been carefully considered: placement and location of windows, exterior lights and entryways intentionally create a pedestrian friendly ground floor. The landscaping and street trees provide appropriate screening, shade and seasonal color that compliments existing treescapes and vegetation along East William Street.
- The first two stories plus the east end tower are clad in brick, the most traditionally used building material in Ann Arbor's historic commercial districts.
- There are no historic structures abutting the building that should be visually referenced, but traditional storefront proportions are reflected in the building's glazing, granite veneer kickplate, transoms, recessed entries, and doors. Entrances are clearly defined for pedestrian access, and canopies provide protection and visual interest at building entries.
- The building combines traditional materials like brick and stone found throughout Ann Arbor's downtown with contemporary building materials applied to the upper stories.

This is a thoughtfully designed project that works with the downtown and adjoining neighborhood to provide 330 units of housing below market rate. Staff believes the quality architecture and attention to detail at the ground and second floors provides visual and contextual relief in a manner appropriate for new construction in or across the street from a local historic district.

Sincerely,



Christopher Nielsen  
Director of Housing Economic Development, Ann Arbor Housing Commission



Jill Thacher  
City Planner/Historic Preservation Coordinator



## City of Ann Arbor

### HISTORIC DISTRICT COMMISSION

#### Planning & Development Services

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [jthacher@a2gov.org](mailto:jthacher@a2gov.org)

October 16, 2025

To Whom it May Concern:

This letter is regarding the property at 350 South Fifth Avenue, located across the street from the East William Historic District. Eleven of Ann Arbor's historic districts border non-district properties that are in the City's D1 Downtown Core or D2 Downtown Interface zoning districts. These are mixed use districts that allow building heights of 180' and 60', respectively. At least ten new buildings that are six to 18 stories have been constructed in the last decade that abut, or are across the street from, a local historic district. This includes a 16-story building under construction two doors to the east of 350 South Fifth Ave. All of these projects were approved by either the City Planning Commission or City Council.

Historic preservation staff agree that out-of-scale buildings have a detrimental effect on the typically smaller buildings preserved by historic districts, especially when they share a lot line (which 350 South Fifth Avenue does not). Like most places, Ann Arbor is a city of competing values. To cause a 100% affordable housing project to be reduced in size for compatibility with the historic district across the street, when neighboring properties on the same side of the street may build to 180', only harms Ann Arbor's low-income residents who would benefit from more units in the larger building.

I am a staunch preservationist but also a pragmatist. Once constructed, this future building at 350 S Fifth Avenue will be consistent with the urban form of the north side of East William Street, and the integrity of the East William Historic District will remain on the south side. I hope you will consider this in your NEPA/Section 106 review results.

Please feel free to contact me with any questions.

Sincerely,

Jill Thacher, AICP

City Planner/Historic Preservation Coordinator



APPLICATION FOR SHPO SECTION 106 CONSULTATION

Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for SHPO Section 106 Consultation Form* when completing this application.

Submit application materials online at [www.michigan.gov/shposection106](http://www.michigan.gov/shposection106) or mail to: Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, MI 48913

I. GENERAL INFORMATION

- New submittal
- More information relating to SHPO ER# [SHPO Project #](#)
- Submitted under a Programmatic Agreement (PA)

PA Name/Date: [PA name/date, if applicable](#)

a. Project Name: **350 S. Fifth Avenue**

b. Project Location(s):

If there is more than one location for your project, additional rows may be added to the table below. Township, Range, Section/Private Claim refer to the public land survey sections. Each Township/Range group must have its own row in the table below and must include the corresponding county and municipal unit.

County	Municipality	Street Address	Township (N/S)	Range (E/W)	Section(s) or Private Claim
Washtenaw	Ann Arbor	350 S. Fifth Avenue	T2S	R6E	Section 29

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

a. Federal Agency: HUD

Contact Name: [Name of federal contact](#)

Contact Address: [Federal contact mailing address](#) City: [Federal contact city](#) State: [Federal contact state](#) Zip: [Federal contact zip code](#)

Email: [Federal contact email](#)

Specify the federal agency involvement in the project: [Specifically identify the federal involvement with the project](#)



APPLICATION FOR SHPO SECTION 106 CONSULTATION

- b. **If HUD is the Federal Agency: 24 CFR Part 50**  **or Part 58**   
**Responsible Entity (RE):** City of Ann Arbor  
**Contact Name:** Milton Dohoney Jr.  
**Contact Address:** 301 E. Huron Street **City:** Ann Arbor **State:** Michigan **Zip:** 48104  
**RE Email:** mdohoney@a2gov.org **Phone:** (734) 794-6110
  
- c. **State Agency Contact (if applicable):** Michigan State Housing Development Authority  
**Contact Name:** Michael Vollick  
**Contact Address:** 735 E. Michigan Avenue **City:** Lansing **Zip:** 48912  
**Email:** VollickM2@michigan.gov **Phone:** 313-456-2596
  
- d. **Applicant (if different than federal agency):** Fifth Avenue MI LDHA LLC, c/o Related Midwest  
**Contact Name:** Michael Kaplan  
**Contact Address:** 350 W. Hubbard, Suite 300 **City:** Chicago **State:** IL **Zip:** 60654  
**Email:** mkaplan@relatedmidwest.com **Phone:** 312-274-3902
  
- e. **Consulting Firm (if applicable):** SME  
**Contact Name:** Paul Glasser  
**Contact Address:** 644 Selden Street, Suite 200 **City:** Detroit **State:** MI **Zip:** 48201  
**Email:** paul.glasser@sme-usa.com **Phone:** 517-575-7679

III. PROJECT INFORMATION

a. **Project Work Description**

Describe all work to be undertaken as part of the project:

Construct a new 228' (22-story) tall apartment building on an existing parking lot on the south side of downtown Ann Arbor. The ground floor of the building will have a retail space. The rectangular footprint of the building is approximately 248' by 86'. The building will be clad in brick and metal panels.

b. **Project Location and Area of Potential Effect (APE)**

i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.

- Street map, clearly displaying the direct and indirect APE boundaries
- Site map
- USGS topographic map Name(s) of topo map(s): Ann Arbor East



APPLICATION FOR SHPO SECTION 106 CONSULTATION

- Aerial map
- Map of photographs
- Other: Identify type(s) of map(s)

ii. Site Photographs

iii. Describe the APE:

Indirect APE: the area bounded by the north side of Jefferson, the west side of Main Street, the north side of Liberty Street, and the east side of Division Street.

Direct APE: The parking lot bound by Williams Street on the south, Fourth and Fifth streets on the west and east, respectively, and the Ann Arbor Area Transportation Authority – Blake Transit Center building on the north.

iv. Describe the steps taken to define the boundaries of the APE:

Indirect APE: The construction of a 22-story building has the potential to affect the setting and views of properties over 1 block away on all sides. Potential effects include the setting and atmosphere of surrounding historic properties. Although the new building may be visible further away, there is limited potential to affect the setting and feeling of those properties due to buildings and terrain in between.

Verified with a site visit.

Direct APE: This is defined as the location proposed for ground disturbance (construction of the new building), the location and boundaries of which were determined by the City and developer and shared with the cultural resources consultants through descriptions and design plans.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. Scope of Effort Applied

i. List sources consulted for information on historic properties in the project area (including but not limited to SHPO office and/or other locations of inventory data).

SHPO records, National Register of Historic Places, Michigan State Historic Register, Ann Arbor Historic District Commission on-line information

ii. Provide documentation of previously identified sites as attachments.

iii. Provide a map showing the relationship between the previously identified properties and sites, your project footprint and project APE.

iv. Have you reviewed existing site information at the SHPO:  Yes  No

v. Have you reviewed information from non-SHPO sources:  Yes  No

b. Identification Results

i. Above-ground Properties

A. Are you submitting above-ground identification information?  Yes  No



## APPLICATION FOR SHPO SECTION 106 CONSULTATION

**B. If yes, please indicate level:**

Literature Review  Reconnaissance Survey Report  Intensive Survey Report

**C. Total number of properties surveyed 0:**

**D. Total number of previously identified Historic Properties in your APE 4**

**E. Total number of newly identified properties recommended eligible for listing in the National Register of Historic Places 0**

**F. Summarize, briefly, your findings for above-ground resources.**

Henry Bennett House – listed in the National Register of Historic Places

East William Street HD – locally designated and NPS certified as eligible for listing in the National Register

Main Street HD - locally designated and NPS certified as eligible for listing in the National Register

Gottlieb Wild House – locally designated and eligible for listing in the National Register

The following are unevaluated and being treated as not eligible for listing in the National Register: Federal Building; James Enoch House; Clayton Gaskell House; Henry Mann House; John McCarthy House; and Bethlehem German Evangelical Church

Two districts are not eligible for listing in the National Register: East Liberty Block Historic District and Fourth and Fifth Avenues Historic District

**G. Attach the appropriate Michigan SHPO Architectural Identification Form for each resource or site 50 years of age or older in the APE. Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.**

**H. Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**

**Name** Kristine Kidorf **Agency/Consulting Firm:** Kidorf Preservation Consulting

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian  Yes  No



## APPLICATION FOR SHPO SECTION 106 CONSULTATION

Are their credentials currently on file with the SHPO?  Yes  No

*If NO attach this individual's qualifications form and resume.*

### ii. Archaeology

Submit the following information using attachments, as necessary.

A. **Are you submitting archaeological information?**  Yes  No

B. **If yes, please indicate:**  Assessment (Desktop Review)  Archeological Report

C. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** The entire direct APE measures about 263 ft east-west by 132 ft north-south and includes approximately 0.8 acre. Depths of ground disturbance will vary as follows: (See Sheet CD100 of design plans.) All pavement, lights, landscaping, foundations, bike racks, and utilities (storm line on western property boundary, DTE cabinet, pad-mounted transformer, electrical switchbox, fire hydrant) to be removed. (See Sheet CS100 of design plans for dimensional site layout.) Building footprint to cover appx. southern 3/4 of property. Foundation will be slab; no basement will be constructed, but the building foundations will be auger cast pile to an approximate anticipated depth of 70 feet. A geothermal heating system is proposed for this building. More information on this is anticipated but it is assumed at this time that these wells will be to a similar depth as the foundations mentioned above. (See Sheet CU100 of design plans for stormwater and utility plan.) Underground storm water detention system proposed on northwestern corner of property – associated depth for this structure appears to be at least 6 feet. (See Sheet LP100 of design plans for landscaping.) Up to 4 feet deep for trees.

D. **Is a portion of the APE underwater?**  Yes  No

**If the assessment did not include the underwater portions of the APE, please briefly justify:**

*Justification for not assessing the potential for submerged historic resources:*

E. **Potential to adversely affect significant archaeological resources:**

Low  Moderate  High

**Is fieldwork recommended?**  Yes  No

**Briefly justify the recommendation:**

See Basis for Determination of Effect.



APPLICATION FOR SHPO SECTION 106 CONSULTATION

F. Have you attached an Archaeological Sensitivity Map?  Yes  No

G. Summary of previously reported archaeological sites and surveys:

The files of the Michigan State Historic Preservation Office (SHPO) in Lansing record no archaeological sites and no previously conducted archaeological surveys within the proposed project location.

Seven previously recorded archaeological sites have been recorded within one mile of the proposed project. Table 1 summarizes their data in the accompanying archaeological assessment/supporting document along with additional description of the sites.

Four archaeological surveys have been previously conducted within one mile of the proposed project. Table 2 summarizes their data in the accompanying archaeological assessment/supporting document.

H. Summarize past and present land use:

The 1874 county atlas, Sanborn Fire Insurance maps, original land patent data, city history, and information provided by SME on the previous building on the subject property indicate that the property was likely a part of City of Ann Arbor from the time of purchase of the original land patent. It was first developed with dwellings, some of which were replaced by a church and the first YWCA. Then in 1960 the entire subject property was redeveloped with a YM and YWCA building. This last building was demolished in 2009. Since that time the subject property has been used as a paved parking lot.

I. If archaeological fieldwork has been conducted, please attach a copy of the report copy and provide full report reference here:

[Full report reference](#)

J. Provide the name and qualifications of the person who provided the information for the Archaeology section:

Name: Misty Jackson Agency/Firm: Arbre Croche Cultural Resources LLC

Is the person a 36CFR Part 61 Qualified Archaeologist?  Yes  No

Are their credentials currently on file with the SHPO?  Yes  No

If NO, attach this individual’s qualifications form and resume.

*Archaeological site locations are legally protected.*

*This application may not be made public without first redacting sensitive archaeological information.*



## APPLICATION FOR SHPO SECTION 106 CONSULTATION

### V. IDENTIFICATION OF CONSULTING PARTIES

- a. **Provide a list of *all* consulting parties**, including Native American tribes, local governments, applicants for federal assistance/permits/licenses, parties with a demonstrated interest in the undertaking, and public comment:

Identify consulting parties, mailing addresses, and email addresses.

- b. **Provide a summary of consultation with consultation parties:**

Summary of consultation with parties other than the SHPO

- c. **Provide summaries of public comment and the method by which that comment was sought:**

Numerous public, resident, and citizen engagement activities have occurred in recent years and are described in the attached Developer Response Letter. In general, the research and meetings identified broad general support for high density and mixed income housing at the Project Site.

### VI. DETERMINATION OF EFFECT

**Guidance for applying the Criteria of Adverse Effect can be found in *the Instructions for the Application for SHPO Section 106 Consultation Form*.**

- a. **Basis for determination of effect:**

Indirect APE: While acknowledging there is another building of a similar height being constructed a block to the north which is also adjacent to the William Street Historic District, the proposed project will have an Adverse Effect on the East William Street Historic District which is locally designated and certified by the National Park Service as being eligible for listing in the National Register of Historic Places. Although the proposed building is across the street and outside of the district, the proposed building is taller than any buildings within the district and changes the setting of the district from a medium-density urban area with low-rise buildings to a high-density urban area with high-rise buildings.

There will be No Adverse Effect to the Henry Bennett House which is listed in the National Register of Historic Places, nor the Main Street Historic District or Gottlieb Wild House which are eligible for listing in the National Register. While the new building may be visible from these properties, they are far enough away that the project will not alter any character-defining features that qualify the properties for listing in the National Register of Historic Places.

Direct APE: ACCR recommends a determination of 'No historic properties will be affected' in regard to archaeological resources. The subject property's nineteenth century original dwellings, outbuildings, and church



APPLICATION FOR SHPO SECTION 106 CONSULTATION

and early twentieth century YWCA were all removed, and the property was redeveloped in 1960 by construction of the YM and YWCA building that was demolished in 2009. The probability of survival of any archaeological resources of either the pre- or post-contact periods is very low.

b. Determination of effect

No historic properties will be affected (for archaeological)

Historic properties will be affected and the project will (check one):

have No Adverse Effect on historic properties within the APE.

have an Adverse Effect on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

More Information Needed: We are initiating early consultation. A determination of effect will be submitted to the SHPO at a later date, pending results of survey.

Federally Authorized Signature: Milton Dohoney Jr. Date: 11/25/25

Type or Print Name: Milton Dohoney Jr.

Title: City Administrator



## APPLICATION FOR SHPO SECTION 106 CONSULTATION

### ATTACHMENT CHECKLIST

#### Identify any materials submitted as attachments to the form:

Additional federal, state, local government, applicant, consultant contacts

Maps of project location

Number of maps attached: [number of maps](#)

Site Photographs

Map of photographs

Plans and specifications

Other information pertinent to the work description: [Identify the type of materials attached](#)

Updated documentation of previously identified historic properties

New Architectural Properties Identification Forms

Map showing the relationship between identified historic properties, your project footprint, and project APE

Above-ground qualified person's qualification form and resume

Above-ground survey report

Archaeological sensitivity map

Archaeology survey report

Archaeologist and Historian qualifications and resume- if not on file already.

Other: [Identify other attached materials](#)

- Development Team Response Letter and Supporting Documentation, October 20, 2025



## APPLICATION FOR SHPO SECTION 106 CONSULTATION

- Ms. Jill Thacher, AICP, City Planner / Historic Preservation Coordination, City of Ann Arbor, Historic District Commission, Planning & Development Services Letter of Support, October 16, 2025



October 10, 2025

**Re: 350 South Fifth – NEPA Submittal – SHPO Review of Section 106 Report**

### **Project Description**

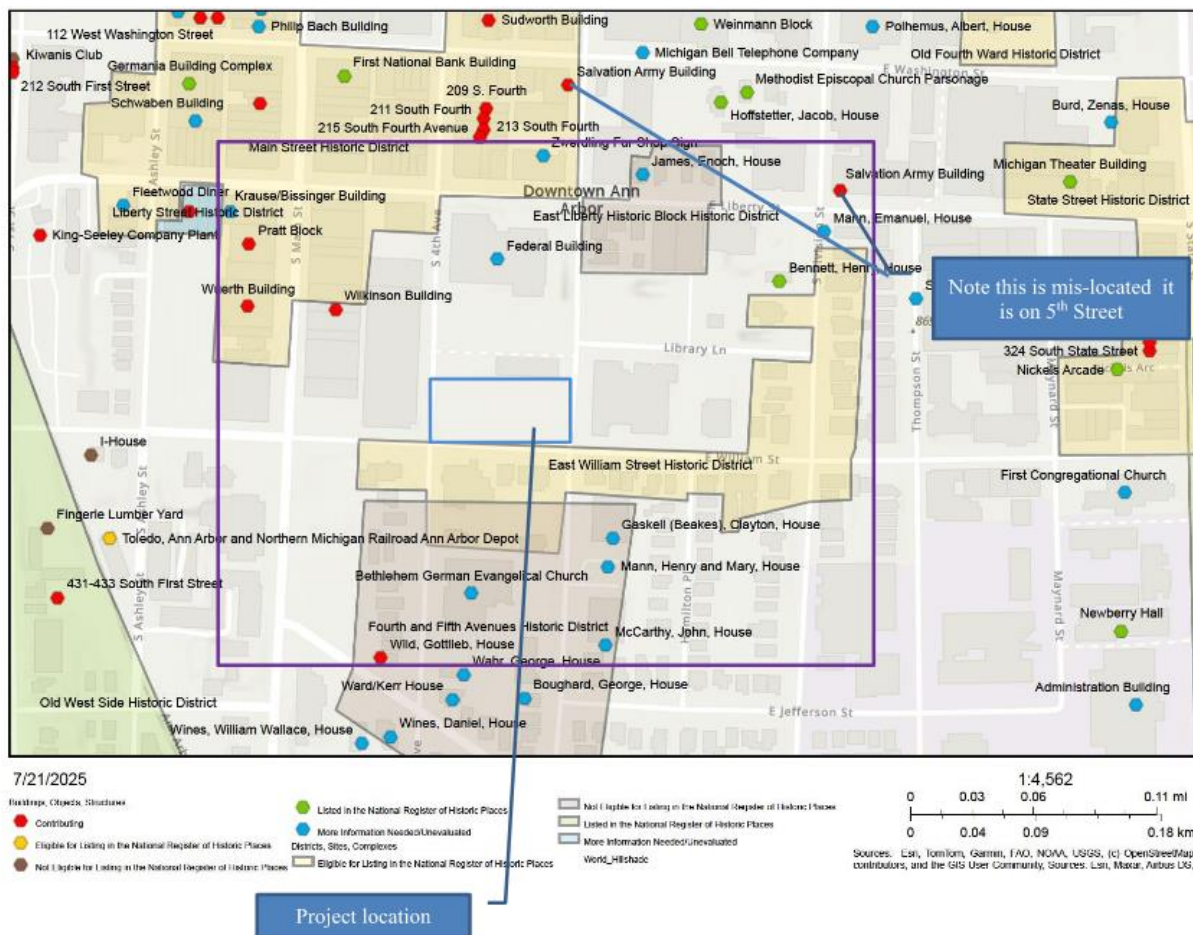
Related Midwest and the Ann Arbor Housing Development Corporation (the “Co-Developers”) have entered a joint-venture partnership to develop a 100% affordable apartment tower in downtown Ann Arbor, Michigan. The 0.8-acre development site, located at 350 South Fifth Avenue, is one block from Main Street and three blocks from University of Michigan’s Central Campus. Currently, the plan includes 330 residential units, of which approximately 40% are targeted to 30-50% AMI households while the remaining 60% will be targeted to 60-80% AMI moderate-income households. The project will also include approximately 6,500 square feet of ground-floor retail and the expansion of the neighboring Blake Transit Center. The building will be built all-electric and net-zero ready.

The City of Ann Arbor has designated this site as a transformational project which will balance a dense offering of affordable housing, achievable sustainability goals, and public-private partnership with the Ann Arbor Housing Commission, AAATA, and Downtown Development Authority.

### **Report Overview**

Kidorf Preservation consulting has prepared this report assessing the historic properties and the effect of the project in tandem with the project’s NEPA application prepared by SME. This written report states it set out to (1) define the area of potential effects (APE); (2) identify Historic Properties within the APE; (3) evaluate the historic significance of identified properties as appropriate; and (4) assess the effects of the proposed building construction project on any historic properties within the APE.

Given the project site’s proximity to the East William Street Historic District to the south of the project site Kidorf determined the project has an Adverse Effect on the adjacent historic district. Despite the project being outside of the historic district the report claims it won’t be compatible with the existing nature and will alter the district setting. While we acknowledge the findings of this report the project team does not agree that it will alter the overall district setting in significant enough manner to constitute an Adverse Effect.



### Kidorf Preservation's Conclusion

“It is my opinion that there will be an Adverse Effect (36 CFR 800.6) on the East William Street Historic District which has been certified as eligible for listing in the National Register of Historic Places. The proposed new building has massing much larger than the historic buildings in the district and will change the setting of the district from a medium density, low-rise buildings to one of a high-density high-rise building. Even though the proposed building is outside of the district, the proposed building is not compatible with the district. The proposed construction will alter the setting of the district which is a characteristic that qualifies the property for listing in the National Register of Historic Places.”

## **Project Team's Response**

Based on the extensive community engagement process, entitlement approvals, City zoning designation of the project, the project team of the Ann Arbor Housing Development Corporation and Related Midwest respectfully disagree with the conclusion that the proposed development has an Adverse Effect on the adjacent East William Historic District. While the East William area has been identified as **eligible** for listing in the National Registry of Historic Places, the proposed project does not diminish the district integrity of setting or context.

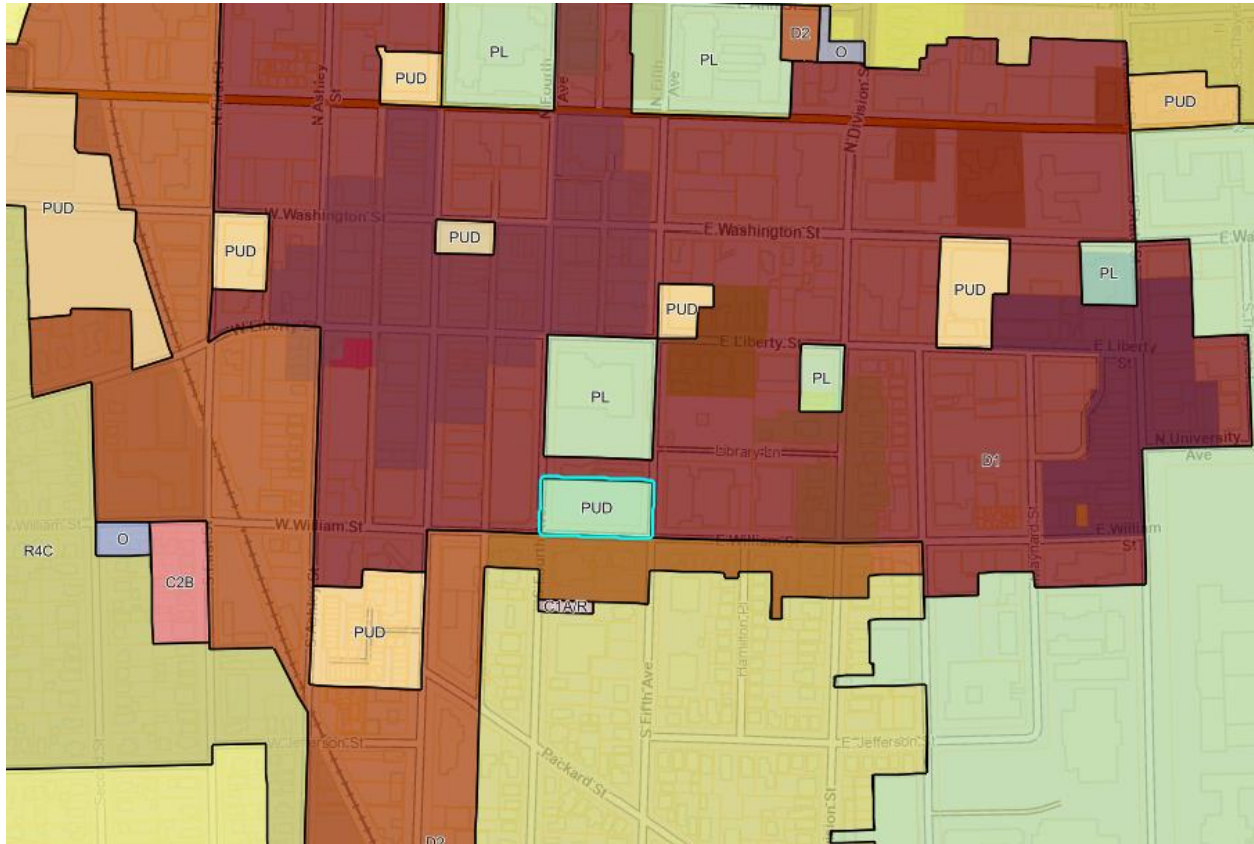
The district already incorporates adjacent high-rise buildings, multi-story parking garages, vacant parking lots, and a transit hub into its fabric and surrounding context. If there have been any impacts to the integrity of the adjacent historic district, it has already been impacted by these existing facilities with or without the addition of this affordable housing development. The inclusion of a thoughtfully designed affordable housing development within its existing urban condition will not materially alter or undermine the district's character. Rather, it is consistent with the scale and intensity of surrounding uses and therefore does not meet the threshold of an Adverse Effect.

Importantly, the approved Planned Unit Development (PUD) at this location prioritized the City's pressing need for affordable housing. Labeling this project as an "Adverse Effect" when it is both outside and adjacent to the East William Historic District introduces unnecessary additional reviews and hurdles. These added layers are frequently leveraged to delay or derail affordable housing efforts, which is in contradiction to both the City's stated housing goals and the public interest through this development.

This project complements the urban context of the East William Historic District without impairing its historic character, while at the same time delivering critically needed affordable housing and additional transit offerings to the area. The project team urges recognition that advancing this housing initiative aligned with community priorities should not be encumbered by a misapplied Adverse Effect determination.

## Zoning & Entitlement Approvals

The current PUD approval for the project site was approved in 2022. The existing zone surrounding the site is illustrated in the image below. The subject property is outlined in light blue, the red area is zoned D1, and the orange area is zoned D2.



D1 and D2 zoning are Mixed Use Districts also known as Downtown Core (D1) and Downtown Interface (D2). Prior to its zoning change to a PUD, the site's D1 zoning allowed up to 180 feet and with the affordable housing premium allowed for a 9 FAR. This designation also was consistent with Ann Arbor's Master Plan Future Land Use Element. Under the existing D1 zoning and the affordable housing premium it was implied that this area and specific site was planned to consider a high-rise zoning use, even with the understanding that it was adjacent to the East William Historic District. Privately funded High-rise development will occur adjacent to the district without Section 106 review.

In April 2022, the Ann Arbor Housing Commission re-zoned the site to its current PUD designation. The PUD zoning ordinance, which was approved by the Ann Arbor's City Council, involved a rigorous community engagement process in-respect to its surrounding context to understand any potential adverse impacts. The final ordinance implements some of the community feedback given during that process such as an emphasis on sustainability, the removal of a parking requirement, and an increase in density to encourage the development of more affordable housing in Ann Arbor.

The PUD acknowledges the following, in connection to height, setbacks, and density along William Street:

**Setbacks, Building Spacing, and Height**

All applicable area, height and placement regulations of the D1 zoning district shall apply with the following exceptions:

- a. Street wall – Up to 50% of the property frontage along the secondary streets of Fourth Avenue and Fifth Avenue may exceed the required setbacks.
- b. Front Setback – The southern Front Setback adjacent to William Street shall be between 0-20 feet.
- c. Height – The maximum height permitted for any building in the district shall be 275 feet.

**Maximum Floor Area Ratio – None**

The relevant zoning regulations on the site noted above exemplify that it was the City of Ann Arbor’s desire to increase the number of allowable dwelling units and density on the site to its greatest capacity by removing the maximum floor area ratio, ensuring affordable units were developed, minimizing the front setback and street wall constraints along William Street, and increasing the zoning district allowable height by nearly 100 feet above the D1 zoning districts maximum.

**Community Engagement**

The determination of an Adverse Effect triggers the requirement for additional consultation. However, it should be noted that this development has already had extensive community engagement and consultation. The 350 South Fifth site was previously home to the Ann Arbor YMCA from 1960-2005, before being acquired by the city and demolished in 2008. In 2019, the City selected SmithGroup to lead a community engagement process focusing on the development of this and other City owned properties as affordable housing. This process identified broad public support for mixed income development at the subject site.

In 2021, the re-zoning and entitlement process for the PUD began, led by the Ann Arbor Housing Commission and Smith Group. The meetings included an initial Affordable Housing Public Engagement Report, Resident Engagement and citizen participation meetings. And formal Planning Commission, Design Review Board, and City Council. After reviewing the reports and meeting minutes from these meetings, there was no commentary regarding the proposed height, density, design strategy, or intended use for the proposed project having an adverse impact on the surrounding area nor the adjacent eligible historic district.

Community engagement for the property culminated in the Citizen Participation Meeting held in June 2025. The result of this meeting is outlined in the attached report. To summarize, the meeting emphasized the need for the community’s desire for the proposed density on the site. And it provided further validation that this project will be an addition to the existing context of the Downtown Core and Interface districts.

Thank you for your consideration.

Sincerely,

**FIFTH AVENUE MI LDHA LLC,**

## **Supporting Documentation**

1. ORD-22-03 Briefed and Approved
2. Ann Arbor Affordable Housing Public Engagement Report (2021)
3. 350 S Fifth Resident Meeting Report (2021)
4. 350 S Fifth Planning Commission Minutes (2021)
5. 350 S Fifth City Council Meeting Minutes First Reading (2022)
6. 350 S Fifth City Council Meeting Minutes Second Reading (2022)
7. 350 S Fifth Design Review Board Presentation (2022)
8. 350 S Fifth Citizen Participation Presentation (2025)
9. 350 S Fifth Citizen Participation Report (2025)

ORDINANCE NO. ORD-22-03

First Reading:	March 7, 2022	Approved:	April 4, 2022
Public Hearing:	April 4, 2022	Published:	April 14, 2022
		Effective:	April 24, 2022

350 S. FIFTH PUD ZONING

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

PARCEL 1:

LOTS 3 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 2:

LOT 5 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 3:

THE SOUTH 30 FEET OF LOT 6, AND THE NORTH 36 FEET OF LOT 6 [ALL OF LOT 6] IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached 350 S. Fifth Avenue Supplemental Regulations, which are hereby adopted and incorporated into the 350 S. Fifth PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of April 4, 2022.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk

\_\_\_\_\_  
Christopher Taylor, Mayor of the City of Ann Arbor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on April 14, 2022.

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk

**350 S. FIFTH PUD SUPPLEMENTAL REGULATIONS**  
City of Ann Arbor, Michigan

**Section 1: Purpose**

It is the purpose of the City Council in adopting these regulations to provide for the efficient and coordinated development of a 0.8 acre area. Any proposed development will be in a manner that results in a unified arrangement of affordable homes, expanded public transit and flexible first story use. These regulations seek to promote sustainable, mixed-income development at this location, integrated into the downtown fabric of the City.

**Section 2: Applicability**

The provisions of these regulations shall apply to the land described as follows:

PARCEL 1:

LOTS 3 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 2:

LOT 5 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 3:

THE SOUTH 30 FEET OF LOT 6, AND THE NORTH 36 FEET OF LOT 6 [ALL OF LOT 6] IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

Parcel ID 09-09-29-404-001

Further, the provisions of these regulations shall be adopted and incorporated into the 350 S. Fifth Planned Unit Development (PUD) zoning district. These regulations are intended to supplement only those provisions in the City Code that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Code.

**Section 3: Findings**

During the public hearings on this PUD, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the land as a mixed-income development, furthering the City's goals to advance the development of affordable housing as identified in the 2015 Washtenaw County Affordability and Economic Equity Analysis.
- (B) The proposed development will advance the City's carbon neutrality goals through the development of sustainably-located and constructed housing.
- (C) The location of the site downtown, and its adjacency to the Blake Transit Center provide unique opportunities to emphasize alternative transportation methods than vehicular trips.
- (D) It is desirable to position the property for successful development, with emphasis on desired attributes.

- (E) The creation of this PUD zoning district as described above will allow a unique arrangement of development not permitted in any conventional established zoning district but which are reasonable, sustainable, beneficial, and pose no harm, threat or concern to the natural environment, surrounding area, or the City.
- (F) The land described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privilege or deprivation of property rights.

#### **Section 4: PUD Regulations**

The standards and regulations provided below shall regulate development in the 350 S. Fifth PUD district using the terms, definitions, interpretations and applicability set forth in Chapter 55, Unified Development Code. All of the standards and regulations provided in the UDC shall also apply unless specifically provided in these Supplemental Regulations.

- (A) District Components.** The 350 S. Fifth PUD District shall be divided into two phases, an Affordable Phase and a Mixed-Income Phase.

The Affordable Phase shall be developed, constructed and occupied first, or concurrently with the Mixed-Income Phase.

Unless specifically distinguished, all of these regulations shall apply to both Phases.

- (B) Principal Uses.** The permitted Principal and Special Exception Uses shall be those provided for in the D1 Zoning District as provided in Table 5.15-1: Primary Use Table of Section 5.15 of the Unified Development Code with the following exceptions, which are expressly prohibited:

- 1. Fueling Station
- 2. Automobile, Truck, Construction Equipment Repair
- 3. Vehicle Wash

- (C) Accessory and Temporary Uses.** The permitted Accessory uses allowed in the D1 Zoning District as provided in Table 5.15.2 of Section 5.15 of the Unified Development Code, with exception of Drive Through Facilities, which are prohibited:

#### **(D) Area, Height and Placement Standards**

- 1. **District Area.** The PUD zoning district shall be approximately .8 acres.
- 2. **Setbacks, Building Spacing, and Height**

All applicable area, height and placement regulations of the D1 zoning district shall apply with the following exceptions:

- a. **Streetwall** – Up to 50% of the property frontage along the secondary streets of Fourth Avenue and Fifth Avenue may exceed the required setbacks.
- b. **Front Setback** – The southern Front Setback adjacent to William Street shall be between 0-20 feet.
- c. **Height.** The maximum height permitted for any building in the district shall be 275 feet.

#### **(E) Parking and Transportation**

- 1. **Vehicle** – No vehicular parking shall be required.

2. **Public Transit** – A provision of 30 feet in depth, 25 feet in height, and extending fully between Fourth and Fifth Avenue Right of Ways shall be provided to the Ann Arbor Area Transportation Authority, or successors, for the purpose of expanding and/or improving public transit access at the site and adjacent Blake Transit Center.
3. **Driveways** – There shall be no limitation on the number or width of driveways to the site. No driveways shall be permissible along the William Street Right of Way.

**(F) Landscaping and Screening**

1. A minimum of one Street Tree shall be required along the Fourth and Fifth Avenue Right of Ways. Street Trees along William Street Right of Way will be provided per current code requirements.

**(G) Affordable Housing.**

1. In the Affordable Phase, 100% of dwelling units shall be Affordable Housing Dwelling Units as defined by the Unified Development Code.
2. In the Mixed-Income Phase, a minimum of 20% of dwelling units shall be Affordable Housing Dwelling Units as defined by the Unified Development Code.
3. The entire PUD District shall provide a minimum of 100 Affordable Dwelling Units and a minimum of 40% of the total number of dwelling units as Affordable Dwelling Units as defined by the Unified Development Code in combination of the Phased options above.
4. Verification of ongoing compliance with Affordable Housing requirements shall be required and verified by the City of Ann Arbor or its designee on a frequency established by the City.

**(H) Sustainability**

1. The buildings shall be built as fully electric buildings with the ability to meet the City's targets of all affordable housing being Net Zero by 2030. Natural gas connection shall only be permissible for back-up emergency generator purposes, or as required by law.
2. All buildings shall meet or exceed the Target Energy Use Intensity (EUI) for each building type consistent with 2030 Zero-Carbon Goals of the City.
3. All buildings shall meet or exceed the 2021 International Energy Conservation Code (IECC), inclusive of the Zero Code Appendix.
4. All buildings shall meet or exceed the Enterprise Green Communities (EGS), National Green Building Standard (NGBS) or an equivalent national green building standard.

( Revised and adopted by the City Council on April 4, 2022)

**CITY OF ANN ARBOR**

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# **HOUSING + AFFORDABILITY SUMMARY REPORT**

**2020-2021 COMMUNITY ENGAGEMENT RECOMMENDATIONS**

DRAFT 5/3/2021

**SMITHGROUP**





# ACKNOWLEDGMENTS

## CLIENT TEAM

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Ann Arbor Housing Commission

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City of Ann Arbor

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City of Ann Arbor

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Washtenaw Community & Economic Development

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Ann Arbor Downtown Development Authority

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SECTION 1

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# EXECUTIVE SUMMARY

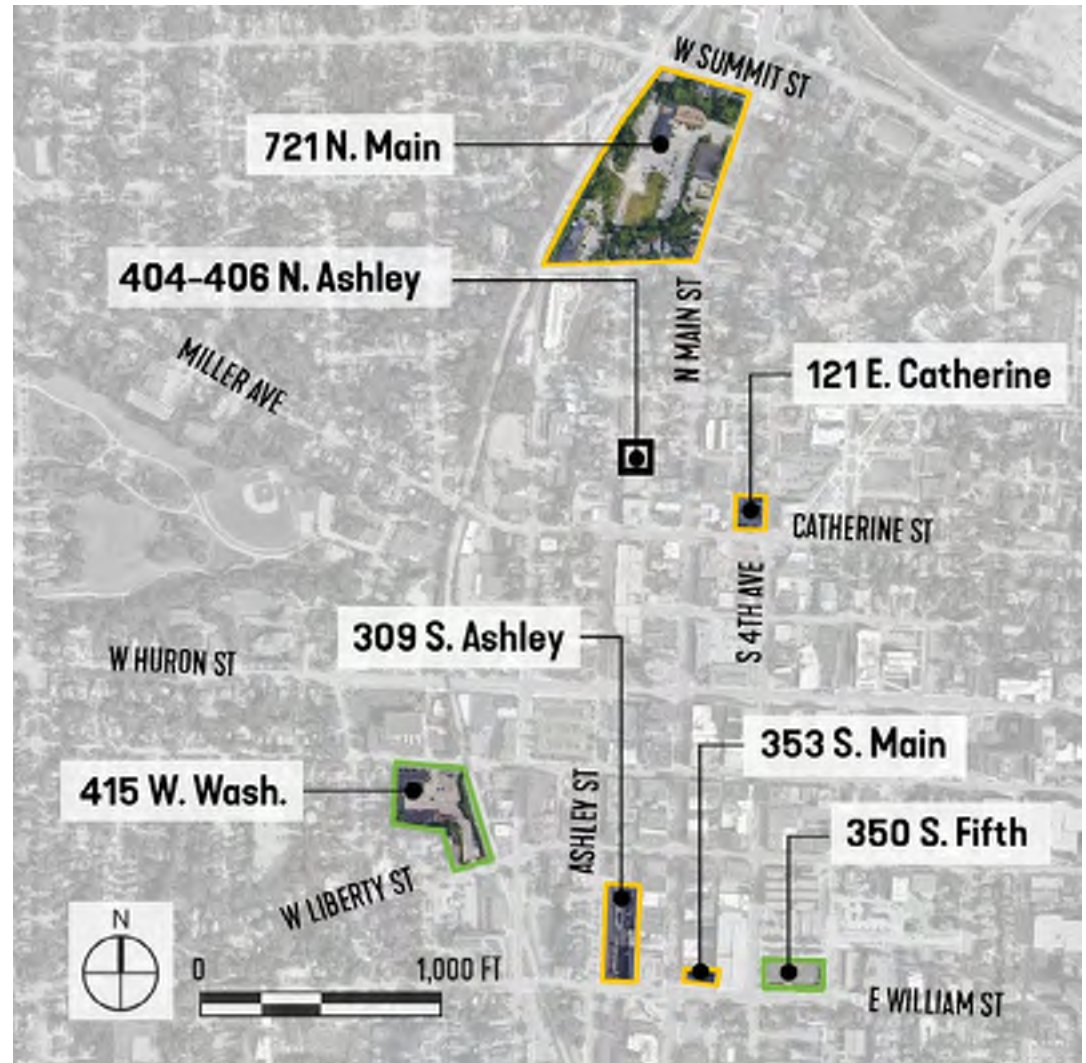
# INTRODUCTION

On April 1, 2019, City Council adopted Resolution R-19-138 directing the City Administrator to collaborate with the Ann Arbor Housing Commission (AAHC) to provide coordinated analysis on the feasibility of City-Owned properties as potential locations for affordable housing. That resolution incorporated previous resolutions R-19-100, R-19-111, and R-19-116. The resolution also directed the City Administrator to provide a report to City Council that provides recommendations on how the properties should be prioritized for consideration for of the development as affordable housing, address which properties would be best used and face the least obstacles to redevelopment, and provide a holistic approach to all identified properties.

## THE FOUR SITES

This report includes the findings of the 2020-2021 public engagement around the following city-owned properties:

- 121 E. Catherine (Fourth & Catherine parking lot)
- 353 S. Main (Main & William parking lot)
- 721 N. Main.
- 309 S. Ashley (Kline's Lot)



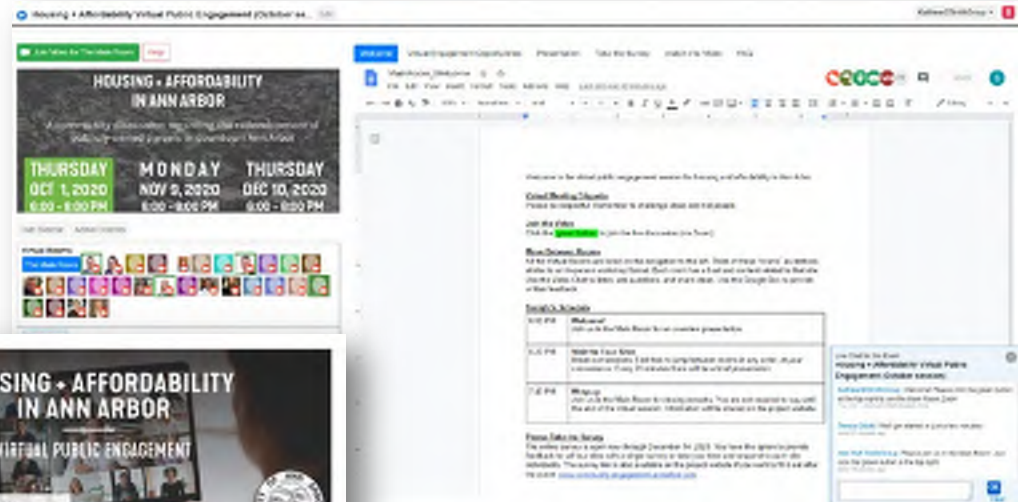
# PUBLIC ENGAGEMENT SUMMARY

On April 20, 2020, City Council passed R-20-131 to conduct community engagement for the redevelopment of four additional city-owned sites: 121 E. Catherine, 353 S. Main, 309 S. Ashley, and 721 N. Main.

Due to COVID-19, the community engagement was completely virtual for the four sites.

Engagement included:

- 11+ weeks of engagement during Fall and Winter of 2020
- Updating the existing webpage to drive additional community engagement
- Hosting virtual focus group meetings for specific community groups proximate to the four sites
- Hosting 3 virtual input sessions workshops in October, November, and December 2020



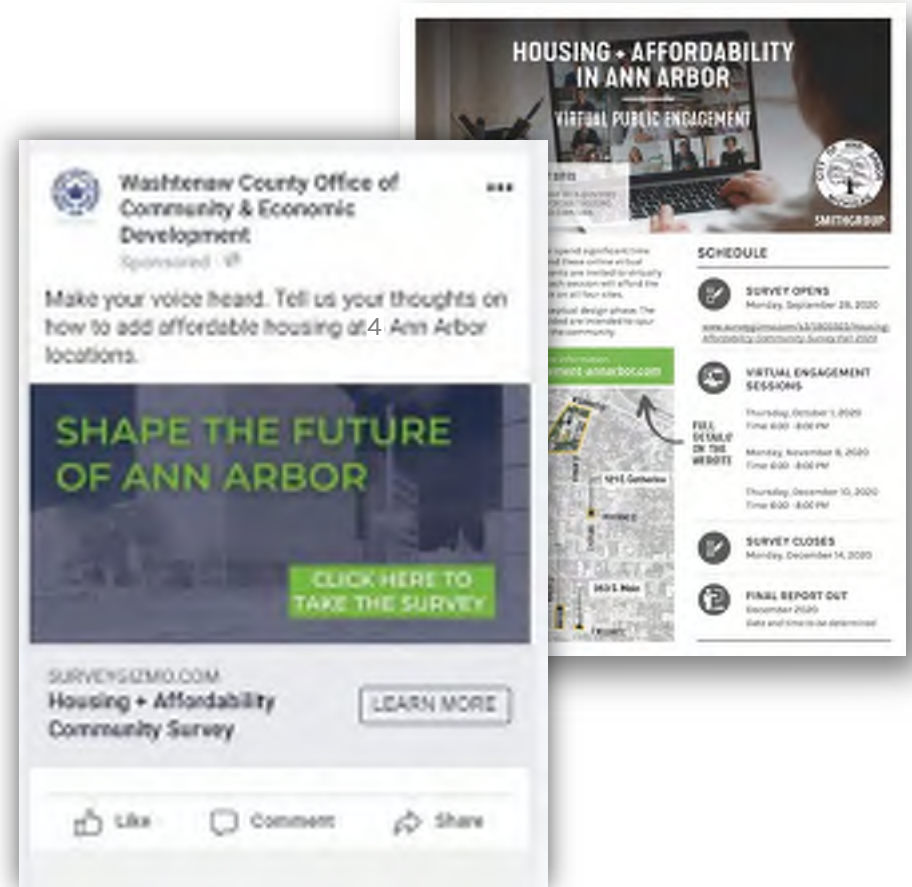
# PUBLIC ENGAGEMENT SUMMARY

## CHALLENGES

- Engagement during a pandemic.
- Difficult to reach the population who would benefit from additional affordable housing.
- Our online survey was very detailed. This enable us to get detailed feedback, but it may have created survey fatigue for some individuals.
- The virtual engagement platform was selected to recreate the feeling of an in-person open house with small group discussion and self-selected engagement with the material. This was not the traditional presentation and Q&A format.

## OUTREACH/ENGAGEMENT STRATEGIES

- Mailed 6,000 fliers to adjacent properties within 1,000 feet
- Sent emails to the city's Neighborhood Association list
- Held virtual stakeholder conversations
- Sent targeted emails to social services agencies
- Targeted social media campaign to 35 and under demographic
- Developed a mobile-friendly survey



**Sponsored Facebook ads** ran the first 2 weeks of December. They reached 10,000 people under the age of 35 in a 10-mile radius of Ann Arbor and generated 70 link clicks to the online survey. Below is the online survey demographic data prior to the November and December live engagement session and the final survey data.

	ACS (Approx.)	Nov 4, 2020	Dec 8, 2020	Dec 15, 2020
Homeowner		68% (236)	68% (362)	69.9% (393)
Renter	55%	28% (97)	29% (154)	25.3% (169)
Under 30	45% (15-30)	17.9% (62)	19.0% (101)	19.1% (111)
White	71%	88.6% (294)	88.4% (456)	88.3% (496)
Asian	17%	3.6% (12)	3.7% (19)	3.9% (22)
Black	7%	2.1% (7)	2.1% (11)	2.3% (13)
Latino	5%	3.3% (11)	3.7% (26)	3.4% (19)

# PROJECT WEBSITE

**Goal:** The same project website was used from the phase one community engagement. The primary purpose of the project website was to provide detailed and current information to the public on both the site context, background studies, proposed concepts, and engagement opportunities. The website also featured a comment box for general feedback and inquires.

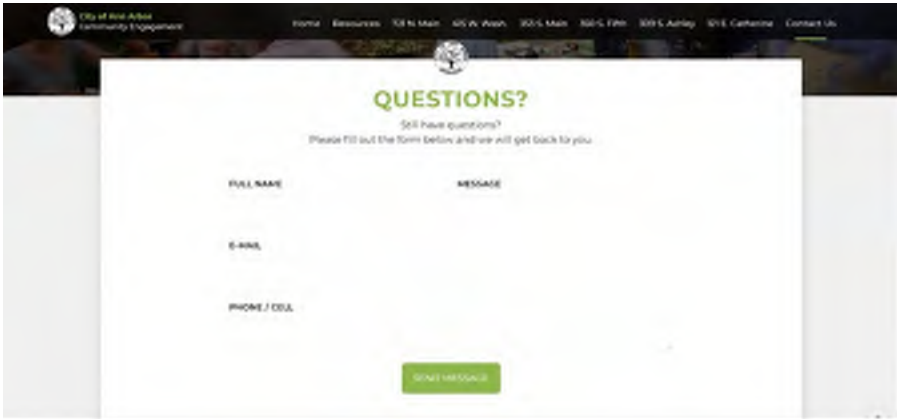
**Platform:** The website comment box included a place for name, email, phone number, and message.

**Outreach:** N/A

**Materials:** N/A

**Summary:** The following individuals submitted comments via the website form and/or emailed the client/consultant team. The comments are included with the specific site.

Date	Comment
9/24/2020	James Curtis (Cooperative housing question)
10/2/2020	Diana Marsh (Engagement question)
10/7/2020	Julie Allison-Conlin (All sites)
10/21/2020	Dale Bachwich (Engagement question)
11/10/2020	Jerry Charbonneau (353 S. Main)
11/30/2020	Jeff Kahan (721 N. Main)
12/8/2020	Joseph and Carolyn Arcure (309 S. Ashley)



# FOCUS GROUP MEETINGS

**Goal:** To speak directly to neighboring residents, businesses, property owners, and other stakeholders and provide them the opportunity to ask questions, provide comments, and share their concerns. These conversations were typically focused on a single site.

**Platform:** These conversations were held over video conference calls. Some discussions were part of an existing meeting.

**Outreach:** The core team identified stakeholder groups at the onset of the process. The team reached out to stakeholders via email or phone.

**Materials:** These conversations were more informal than the public engagement sessions. The team shared resources available on the project website ([www.community-engagement-annarbor.com](http://www.community-engagement-annarbor.com)) as well as a PDF of the Virtual Engagement Flier.

**Summary:** The list of stakeholder focus groups is included at right. The meeting notes are included with the appropriate site, which is noted in parentheses.

Date	Stakeholder/Focus Group
7/9/2020	Professor Chaffers (121 E. Catherine)
7/28/2020	Shaffran Companies (353 S. Main/309 S. Ashley)
7/29/2020	Main Street Ventures (353 S. Main/ 309 S. Ashley)
7/30/2020	Kerrytown Shops (121 E. Catherine)
7/31/2020	Farmers Market (121 E. Catherine)
8/5/2020	Zingerman's (121 E. Catherine)
8/6/2020	Water Hill Neighborhood Association (721 S. Main)
8/7/2020	Main Street Business Association (353 S. Main/309 S. Ashley)
9/14/2020	Treeline Conservancy (721 N. Main)
9/16/2020	Ann Arbor Housing Commission Board (All)
9/29/2020	Taubman College Design Justice Actions Committee (All/121 E. Catherine)
10/8/2020	Housing & Human Services Advisory Board (All)
10/20/2020	Kerrytown District Association (121 E. Catherine)

# ONLINE SURVEY

**Goal:** To provide the public with an opportunity to respond to the objectives and proposed concepts for each of the four sites. The public was asked their likes and dislikes for each concept, as well as their preference for one option over the other(s).

**Platform:** The team utilized SurveyGizmo (Alchemer). The survey was designed to be computer and mobile friendly.

**Outreach:** The Virtual Engagement flier was mailed to all properties within 1,000 FT of the four sites. Fliers were printed and hand delivered to the businesses in the Kerrytown Market & Shops. The flier was also emailed to the city's GovDelivery listserv and targeted emails were sent to stakeholder groups, social services agencies, and Black and Asian religious institutions.

**Materials:** The survey included background information on each site. The survey questions included ranking objectives and reacting to 2-4 potential concepts per site. The concepts were shown as basic massing models and the information included the proposed height, floor area ratio (FAR), number of units, percent affordable, and estimated development costs.

**Summary:** The survey response and demographic information is summarized in the following pages. The site specific feedback is included with the appropriate site.



**HOUSING + AFFORDABILITY IN ANN ARBOR**  
COMMUNITY ENGAGEMENT SURVEY FALL 2020



# ONLINE SURVEY

The online survey garnered **over 600 responses**. You will note that responses have a completion status of Complete or Partial.

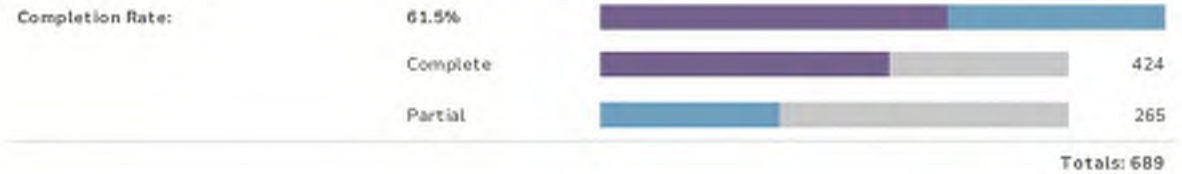
- **Complete** - The respondent reached the Thank You page of your survey.
- **Partial** - The respondent clicked the Next button on at least the first page but has not yet reached the Thank You page.

Partial surveys are included in the report results.

The online survey was the primary method for public feedback. The feedback includes input from neighboring residents and workers/businesses and the community at large. Each site had over 80 survey respondents who either live or work within 1,000 feet of the site. Most of the survey respondents live (84.9%) and/or work (75.6%) in Ann Arbor.

Over 75% of the respondents did not participate in any of the previous housing and affordability surveys and/or in-person meetings for 415 W. Washington Street and 350 S. Fifth Avenue.

## Response Counts



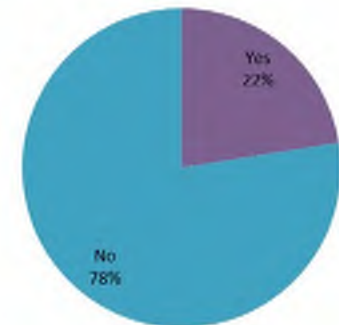
### 1. Which sites are you interested in providing input? (You may select more than one)

Value	Percent	Count
121 E. Catherine (4th and Catherine parking lot)	75.0%	488
353 S. Main (Main & William parking lot)	77.3%	503
309 S. Ashley (Ashley & William parking lot)	78.0%	508
721 N. Main	75.9%	494

### 2. Do you live or work within 1,000 feet of one or more of the sites? (Select all that apply)

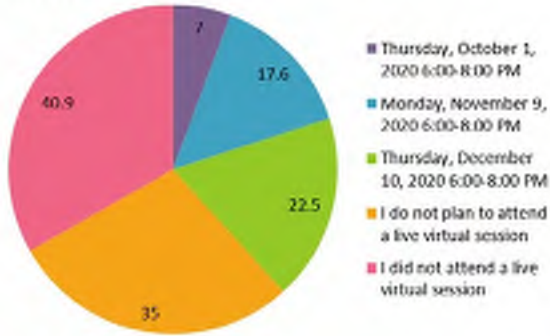
Value	Count
121 E. Catherine (4th and Catherine parking lot)	97
353 S. Main (Main & William parking lot)	112
309 S. Ashley (Ashley & William parking lot)	105
721 N. Main	81

### 3. Did you participate in any of the previous housing and affordability surveys and/or in-person meetings for redeveloping 415 W. Washington Street and 350 S. Fifth Avenue over the last year?



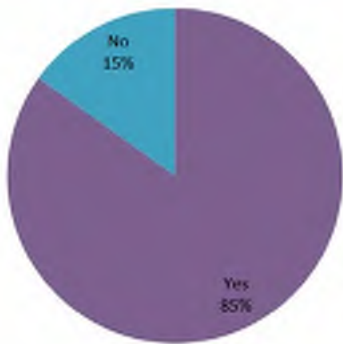
Value	Percent	Count
Yes	22.5%	143
No	77.5%	493
<b>Totals</b>		<b>636</b>

**4. Are you planning on or did you participate in one or more of the live virtual engagement sessions on these four sites**



Value	Percent	Count
Thursday, October 1, 2020 6:00-8:00 PM	7.0%	43
Monday, November 9, 2020 6:00-8:00 PM	17.6%	108
Thursday, December 10, 2020 6:00-8:00 PM	22.5%	138
I do not plan to attend a live virtual session	35.0%	215
I did not attend a live virtual session	40.9%	251

**5. Do you live in Ann Arbor?**

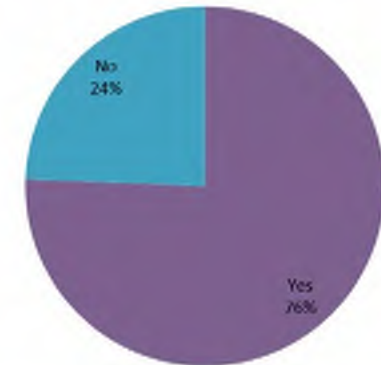


Value	Percent	Count
Yes	84.9%	505
No	15.1%	90
Totals		595

**6. What is your street address?**



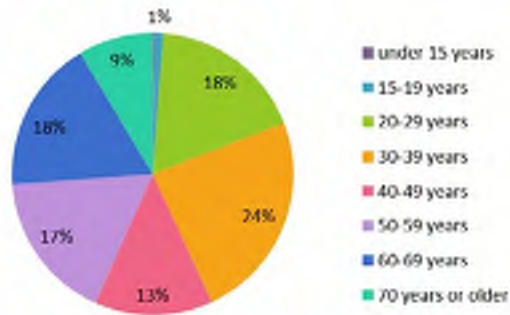
**7. Do you work in Ann Arbor?**



Value	Percent	Count
Yes	75.6%	443
No	24.4%	143
Totals		586

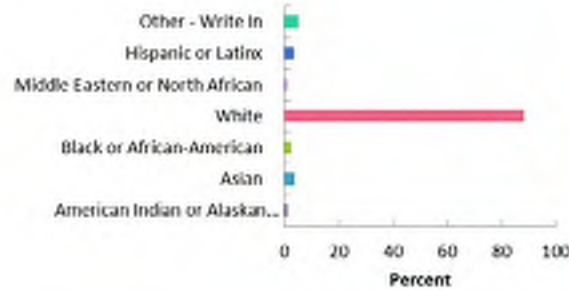
# ONLINE SURVEY

8. What is your age?



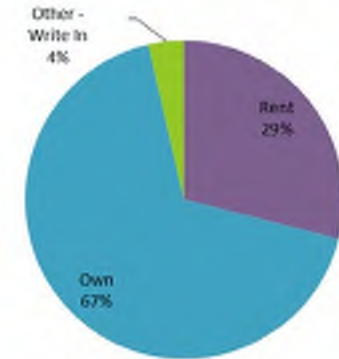
Value	Survey Response	Ann Arbor ACS 2019 5yr
under 15 years	0.2%	23%
15-19 years	1.0%	
20-29 years	17.9%	32%
30-39 years	24.0%	12%
40-49 years	13.6%	9%
50-59 years	17.1%	7%
60-69 years	17.6%	9%
70 years or older	8.6%	8%

9. What identifiers would you use to describe yourself?



Value	Survey Response	Ann Arbor ACS 2019 5yr
American Indian or Alaskan Native	0.9%	0%
Asian	3.9%	17%
Black or African-American	2.3%	7%
White	88.3%	68%
Middle Eastern or North African	1.1%	n/a
Hispanic or Latinx	3.4%	5%
Other - Write In	5.0%	102

12. Do you rent or own your primary residence?



Value	Survey Response	Ann Arbor ACS 2019 5yr
Rent	29.0%	25.3%
Own	67.4%	69.9%
Other - Write In	3.6%	

Other - Write In include live with parents, live with family, co-op, staying with relatives for COVID, in the process of owning.

# LIVE VIRTUAL ENGAGEMENT

**Goal:** To provide an opportunity for the team to share an overview of the process and for the public to ask questions and share their feedback with facilitators in small groups. The goal was to recreate the look and feel of an in-person public open house as best as possible within the limitations of 100% virtual engagement.

**Platform:** The QiqoChat platform offered the team the ability to host multiple concurrent sessions (via Zoom) while also allowing attendees the ability to self-select virtual rooms and move freely between the rooms. The QiqoChat platform also provided the means to provide attendees with an array of critical information and engagement materials in an organized way to allow for self-paced viewing. All materials were also made available on the project website before and after the meeting.

**Outreach:** Virtual Engagement Flyer mailed to all properties within 1,000 FT of the four sites, Virtual Engagement Flyer emailed to GovDelivery listserv, Targeted social media advertisements (under 35 years), Targeted emails to social services agencies, Black and Asian religious institutions, engagement with U of M BIPOC activist group, and ## stakeholder meetings. The events and online survey were advertised on the city's website and AAHC's website and included links to the project website ([www.community-engagement-annarbor.com](http://www.community-engagement-annarbor.com)).

**Materials:** Materials were embedded into the event platform and were also uploaded to the project website ([www.community-engagement-annarbor.com](http://www.community-engagement-annarbor.com)). These include: Main Room Powerpoint Presentation (Oct 1, Nov 9, Dec 10), Virtual Room Presentations (721 N. Main, 121 E. Catherine, 353 S. Main, 309 S. Ashley), Virtual Room Boards (721 N. Main, 121 E. Catherine, 353 S. Main, 309 S. Ashley), Community Feedback Shared Google Document, Online Survey Link, and FAQ with links to additional Resources.



Event/engagement information on the city's website



Event information on the project website with links to the engagement platform

# LIVE VIRTUAL ENGAGEMENT

**Summary:** Written comments and notes are provided in the appropriate site section. We've also uploaded the following recordings from Zoom to the project website ([www.community-engagement-annarbor.com/resources](http://www.community-engagement-annarbor.com/resources)):

- The Main Room Presentation
- October 1 Wrap-up Discussion
- November 9 Wrap-up Discussion
- December 10 Wrap-up Discussion

**Platform feedback:** Most users were impressed and pleased with the QiqoChat platform. Most were able to navigate easily between virtual rooms. The welcome presentation included a 5-minute “how to use the platform” component. A challenge with the event log-in was reported at the December 10th meeting. This was addressed via the chat function and technical support. There were also a few minor challenges with the Zoom audio during the December 10th meeting, this was due to a recent Zoom update which now requires users to manually connect to audio. This was addressed via the chat function. While Zoom now allows for users to self-select meeting rooms, this was not a feature when the team was planning or advertising these virtual engagement sessions. Also, Zoom does not allow for embedded materials and resources.

*Images include:*

*Event landing page with RSVP option and instructions for entering the platform*

*Welcome page in the Main Room with instructions and schedule*

*The Main Room presentation embedded in the platform as a PDF for self-paced viewing*

*The Virtual Room presentation and boards for each of the four sites.*

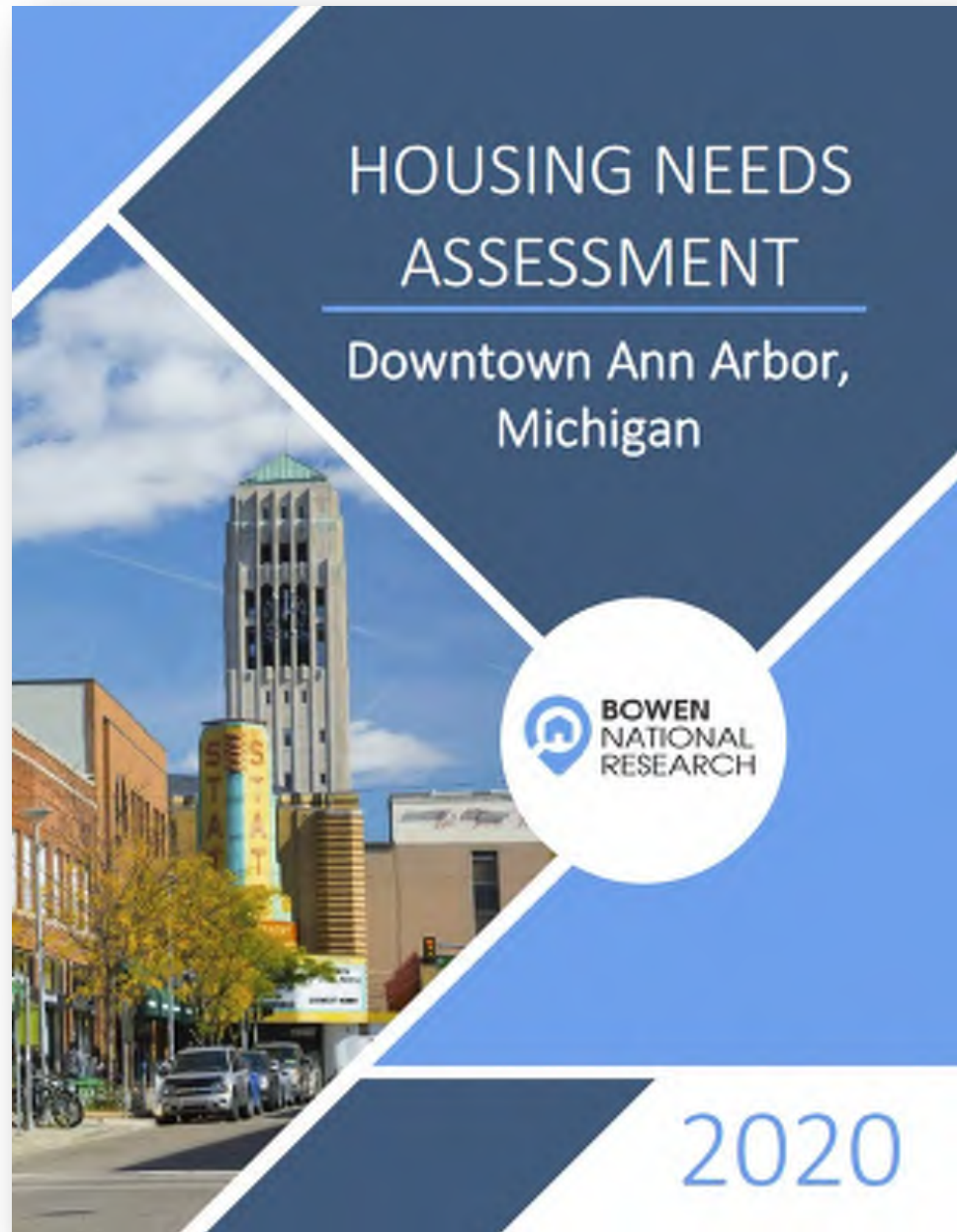


# HOUSING NEEDS ASSESSMENT

As part of the process, Bowen National Research conducted a Housing Needs Assessment for the Downtown.

The study considered the following:

- Demographic Characteristics and Trends
- Economic Conditions and Initiatives
- Existing Rental Housing Stock Costs, Availability, Conditions and Features
- Various “Other” Housing Factors (Commuting and Migration Trends, Crime, Public Transportation, Parking Alternatives, etc.)
- Quantifiable Housing Gap Estimates
- Stakeholder Input



*The full report is available in the Appendix.*

## DEMOGRAPHICS

- Population and household growth in the downtown have been very positive and are projected to continue to grow faster than the surrounding markets through 2025
- Renter-household growth is projected to be positive, with the greatest growth expected to be among the one- and two-person households
- Household growth is projected to remain positive among most household age groups through 2025 within downtown and the rest of the city, with millennials (ages 25 to 44) and seniors (age 65 and older) representing the greatest projected growth
- While most downtown renter household growth is projected to occur among higher income households, low-income households comprise the largest share of renter households
- More than half of senior (age 55 and older) renter households in the downtown earn less than \$30,000 annually and are expected to

## HOUSING SUPPLY

- A majority of downtown Ann Arbor renters are considered housing cost burdened
- Multifamily apartment rentals are in high demand and there is pent-up demand for housing that serves very low- and low-income renter households
- The existing tax credit rentals are operating at high occupancy levels, with many properties maintaining wait lists
- With few (0.3%) of the government-subsidized units vacant in the county (none available in the downtown) and a wait list of approximately 7,100 households for a housing voucher, there is clear pent-up demand for housing that serves very low-income households
- Ann Arbor has 184 vacant non-conventional rentals (includes 113 non-student and 71 student rentals), many of which are not affordable to low-income households

## CONCLUSIONS

- There is a significant need for affordable housing as shown by the demand break-down:
  - Demand for 1,300+ units at 30% AMI
  - Demand for 700+ units at 31% to 60% AMI
  - Demand for 300+ units at 61% to 100% AMI, even with 100 units currently in the development pipeline
- All sites have Transit Scores above 50, Walk Scores of 88 or better and Bike Scores of 79 or higher, with the exception of the site at 721 North Main Street
- Larger parking facilities are located within 0.2 mile of each site, with the exception of 721 North Main Street
- All sites are eligible for funding through HUD, LIHTC, MSHDA and DDA programs, except for 415 West Washington Street and 721 North Main Street
- Based on this analysis, all seven sites are marketable for affordable residential development

*The full report is available in the Appendix.*

# THE FOUR SITES

## 121 E. CATHERINE

FOURTH & CATHERINE PARKING LOT



- Proceed with the development of 121 E Catherine for affordable housing
- Supported by City Council Resolution 19-514 to develop 121 E Catherine (11/18/19)
- Ann Arbor Housing Commission hires development team, starts site plan approval process and secures financing

## 353 S. MAIN

MAIN & WILLIAM PARKING LOT



- Requesting approval from City Council to proceed with the development of 353 S Main for affordable housing
- Designate Ann Arbor Housing Commission as developer
- Ann Arbor Housing Commission hires development team, starts site plan approval process and secures financing

## 721 N. MAIN

PROPOSED PARCEL. 123 W. SUMMIT



- Requesting approval to divide the property between the floodway/floodplain and a 14,520 SF Summit Street facing portion that is not in the floodway/floodplain
- Designate Ann Arbor Housing Commission as developer

## 309 S. ASHLEY

KLINE'S LOT



- The consultant team, in coordination with the DDA will finalize the downtown parking assessment that is currently underway but is difficult to complete until post-COVID normalization.
- Continue discussions with the DDA and downtown businesses about longterm downtown parking solutions related to development of this site.

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SECTION 2

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**121 E. CATHERINE**

# SITE OVERVIEW

## EXISTING CONDITIONS

121 E. Catherine is located on the northwest corner of Fourth and Catherine in Ann Arbor. The site is located adjacent to the Old Fourth Ward and Ann/Fourth Historic Districts. The site is currently a surface parking lot managed by the DDA as a paid parking lot. The lot contains 49 parking spaces serving neighborhood businesses. Additional public parking is provided on-street and in the Ann Ashley Structure two blocks to the west. There are 5,268 off-street and 607 on-street parking spaces within a 1/4 mile of the site. The site is seasonally used for public events.

## ADJACENT USES

Key adjacent uses include the Ann Arbor Farmers Market, Kerrytown Shops, Zingerman's, Community High School, and Washtenaw County municipal buildings. Immediately to the north is Braun Ct. The county owns the surface parking lot to the south of the site.



# SITE OVERVIEW

## HISTORIC CONTEXT

For most of the twentieth century, the area was a predominately Black neighborhood centered around several Black-owned businesses at Ann St and North Fourth Ave. The Kayser Block building, just south of the site, was home to the Colored Welfare League which housed Black-owned businesses and community organizations such as the early Dunbar Community Center.

In 1959, the City Council adopted an Urban Renewal Plan for the area but it was vetoed by the Mayor. The area also narrowly escaped plans for a Packard-Beakes Bypass in 1972. By 1960, the businesses on Ann St had shifted towards entertainment which led to concerns about safety, suspected unlawful activity, and a greater police presence.

The “old neighborhood” would ultimately be shaped by the civil rights and fair housing policies of the 1960s and 70s, the desegregation of the Ann Arbor Public Schools in the 1970s, and issues of parking. In 1980, the predominantly Black Second Baptist Church moved to a new location in the Water Hill to better accommodate its ever growing 700-member congregation.

New investment in the late twentieth century sparked the growth of an eclectic commercial district and brought with it the double-edged sword of revitalization and gentrification.

## SITE ANALYSIS

The site is currently zoned as D2, Downtown Interface District which allows a building height of 6 stories and 400% Floor Area Ratio(FAR) with affordable housing premiums. From a financial perspective, the site is suitable for a 9% Low Income Housing Tax Credit (LIHTC) deal. The Ann Arbor Housing Commission is considering this site as a potential 100% affordable development project. Although there is the potential for a developer partnership with market rate units and 20% affordable. While a variety of parking options have been explored for this site, off-site parking or surface parking are the most feasible options. A 3-story underground public parking structure is estimated at \$8 million and would need to be financed by the city.

## PROPOSED OBJECTIVES

The City is considering the following objectives for redevelopment of 121 E. Catherine

- Maximize affordable housing units below 60% Area Median Income (AMI)
- Maximize market rate housing units
- Develop a mix of housing unit types and prices
- Activate the ground floor for public benefit
- Provide parking on site
- Maintain some City ownership/control
- Appropriately scale down to adjacent Braun Ct buildings

# 121 E. CATHERINE / PROGRAM + DESIGN ASSUMPTIONS

## SITE LOCATION

121 E. CATHERINE ST, ANN ARBOR, MI 48104



### HOUSING USES

- The development is proposed as all affordable units with 9% Low Income Housing Tax Credit (LIHTC).

### PARKING

- Site contains 49 public parking spaces.
- There are 5,268 off-street and 607 on-street parking spaces within a 1/4 mile of the site. (The figures are not inclusive of the supply at the site)
- No on-site parking is required per zoning, but may be important to the neighborhood.
- Underground parking would require significant city subsidy.
- Options attempt to balance the neighborhood demand for maintaining parking on site.
- Proposed parking options are interchangeable with above ground options.

### PHYSICAL BUILDING

- Ground floor height is 15-feet. All options include a two-story streetwall.
- 200% Floor Area Ratio (FAR) allowed without any premiums. Maximum of 400% FAR with premiums for affordable housing.
- Maximum building coverage is 80% and zoning requires 10% open space.
- Maximum building height is 60-feet.
- Proposed above-grade options are interchangeable with parking options.

### FINANCIAL

- The site scores competitively for 9% LIHTC financing. The first floor could include retail or office or surface parking. An underground parking ramp would require city subsidy.
- Developing the site as market rate with 20% affordable units would produce a \$35,000-\$65,000/unit financing gap. A developer partnership is possible with city subsidy for affordable units.
- Concepts assume ownership remains with public agency or reduced ground lease payments to create additional affordability.

### LOT / PARCEL CONFIGURATION

- The site is 16,369 SF located on the corner of Fourth Avenue and Catherine Street, with alley access to the west.
- All options are proposed as a single development.

### OTHER USES

- Adjacent to Catherine Street bike lane
- The ground floor could be designed with flexibility to accommodate surface parking in the near-term and leasable commercial in the future.

### OPTION 1: 4-STORY



- | DESCRIPTION  | ASSUMPTION   |
|--|--|
| <ul style="list-style-type: none"> <li>4-story L-shaped building, 2 story streetwall</li> <li>Residential lobby at the corner of Fourth and Catherine</li> <li>Maximize surface parking for public use, approximately 40 spaces</li> </ul> | <ul style="list-style-type: none"> <li>Stick-built, concrete podium (3 over 1). Building height is limited to 60'.</li> <li>Loading/service is provided off the alley.</li> <li>Building height includes rooftop mechanicals (not visible from street level).</li> </ul> |

TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 67 UNITS
Provide Affordable Housing Units	-----	-----	# affordable units: 57 units (100%)
Provide Market Rate Housing Units	-----	-----	# market rate units: 0 units
Density of Buildings	-----	-----	Floor-Area-Ratio: 298% Height Feet (Floors): ~47' (4 stories)
Height of Buildings	-----	-----	
Scales Down to Braun Court	-----	-----	L-shape orientation
Active Ground Floor	-----	-----	Ground Floor GSF: 0
On-site Parking	-----	-----	Parking Spaces: ~40
Financial Complexity / Risk	-----	-----	Total Development Cost: ~\$10.35 Million Potential Tax Revenue: ~\$0 Ground Lease Revenue: N/A
Financial Revenue	-----	-----	

### OPTION 2: 5-STORY



- | DESCRIPTION   | ASSUMPTION   |
|---|--|
| <ul style="list-style-type: none"> <li>5-story L-shaped building, 2 story streetwall</li> <li>Active ground floor along Fourth</li> <li>Residential lobby at the corner of Fourth and Catherine</li> <li>Retains some surface parking for public use (approximately 24 spaces)</li> </ul> | <ul style="list-style-type: none"> <li>Stick-built, concrete podium (4 over 1). Building height is limited to 60'.</li> <li>Loading/service is provided off the alley.</li> <li>Building height includes rooftop mechanicals (not visible from street level).</li> </ul> |

TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 75 UNITS
Provide Affordable Housing Units	-----	-----	# affordable units: 75 units (100%)
Provide Market Rate Housing Units	-----	-----	# market rate units: 0 units
Density of Buildings	-----	-----	Floor-Area-Ratio: 368% Height Feet (Floors): ~57' (5 stories)
Height of Buildings	-----	-----	
Scales Down to Braun Court	-----	-----	L-shape orientation
Active Ground Floor	-----	-----	Ground Floor GSF: ~7,000 SF
On-site Parking	-----	-----	Parking Spaces: ~24
Financial Complexity / Risk	-----	-----	Total Development Cost: ~\$15.32 Million Potential Tax Revenue: ~\$65,000 Ground Lease Revenue: N/A
Financial Revenue	-----	-----	

### OPTION 3: 6-STORY



- | DESCRIPTION  | ASSUMPTION   |
|--|--|
| <ul style="list-style-type: none"> <li>6-story L-shaped building with step back from Braun Court, 2 story streetwall</li> <li>Active ground floor along Catherine and Fourth</li> <li>Residential lobby at the corner of Fourth and Catherine</li> <li>Underground parking for public use (approximately 90 spaces)</li> </ul> | <ul style="list-style-type: none"> <li>Stick-built, concrete podium (5 over 1). Building height may exceed 60' limit.</li> <li>Loading/service is provided off the alley.</li> <li>Building height includes rooftop mechanicals (not visible from street level).</li> <li>Assumes 3 floors of underground parking. Parking would need to be publicly funded. Cost is approximately \$8.1 million.</li> </ul> |

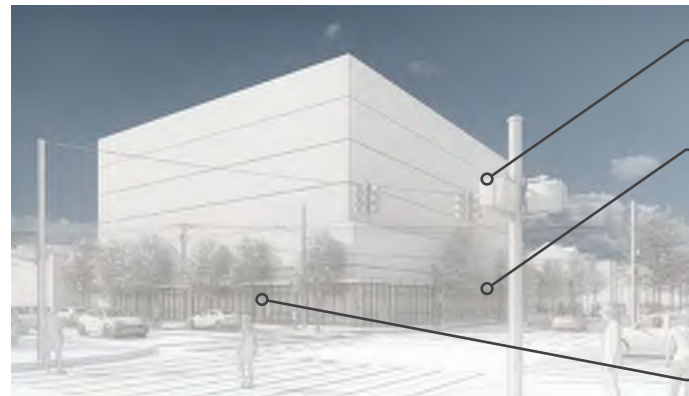
TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 90 UNITS
Provide Affordable Housing Units	-----	-----	# affordable units: 93 units (100%)
Provide Market Rate Housing Units	-----	-----	# market rate units: 0 units
Density of Buildings	-----	-----	Floor-Area-Ratio: 400% Height Feet (Floors): ~68' (6 stories)
Height of Buildings	-----	-----	
Scales Down to Braun Court	-----	-----	L-shape orientation with stepback
Active Ground Floor	-----	-----	Ground Floor GSF: ~13,000 SF Parking Spaces: ~90 (3 stories)
On-site Parking	-----	-----	
Financial Complexity / Risk	-----	-----	Total Development Cost: ~\$19.33 Million* Tax Revenue: ~\$94,000 Ground Lease Revenue: N/A *Not including SRM Parking
Financial Revenue	-----	-----	

# WHAT WE HEARD...

## RECOMMENDATION

5-6 story, 100% affordable building with activation along 4th Avenue and some parking on site. Encourage sustainable, high-quality design and acknowledgment of the neighborhood's history and original Black business district

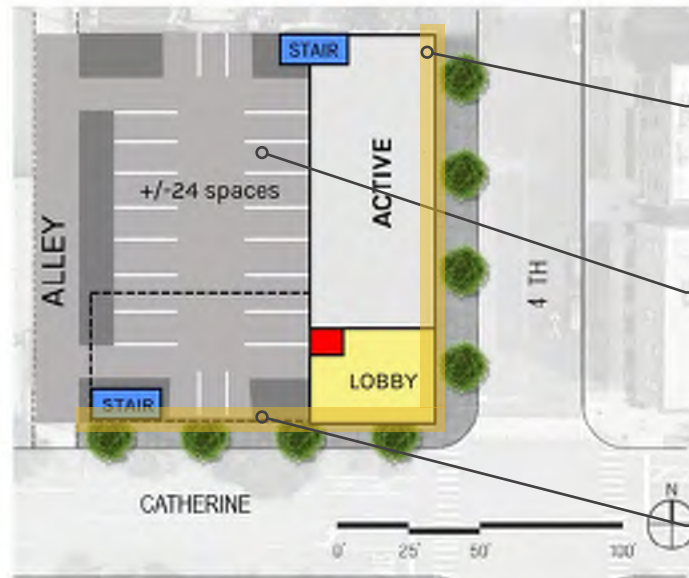
- Maximize the number of affordable units
- Activate the ground floor and adapt to future ground floor uses
- Do not subsidize retail and create competition for Kerrytown Shops
- The district would benefit from a parking strategy to alleviate the parking needs during construction and peak market times
- Ensure safe access/egress from the site
- While some like the idea of underground parking, many feel it is too expensive and there is enough structured parking nearby
- Building design should compliment the neighborhood and be an asset to the area
- Include a publicly accessible element developed by the Black community to recognize the history of the neighborhood



Step the building back one- to two-stories on the north side

Activate the street along Fourth Avenue. Allow for flexibility in future uses.

Activate the street along Catherine Street. Allow for flexibility in future uses.



Consider a secondary parking lot access off of Fourth Avenue

Proposed affordable units do not require parking. Surface parking should be owned by the AAHC with a management agreement with the DDA to provide for permitted/ public parking during peak times.

Activate the ground floor. Decorative screen, landscaping, or public art along Catherine. Engage the community in the development of this element

## 121 E. CATHERINE

# PUBLIC COMMENTS

The following includes survey responses as well as feedback from stakeholders and comments from the live engagement sessions:

- Maximize the number of housing units because more housing means greater affordability citywide
- Provide for net-zero energy building
- Consideration of impact on Kerrytown and surrounding small businesses
- Assisting in the health of the Farmers Market and the People's Food Coop
- Making the building feel like it fits in with the neighborhood and is an asset to the area
- Activate ground floor with small suites which better fit local small businesses, rather than larger suites which better fit large chains
- Given how stratified Ann Arbor incomes are, 60% AMI is still too high to be affordable. Also absent in this is the considerations of what Black residents from the old neighborhood would like to see happen with the site, given the ways the city has displaced them from the area through current and past housing policies
- Cooperative ownership as a path to equity for members
- Keep development 100% affordable housing
- Include a publicly accessible element developed by the Black community to recognize the history of the neighborhood
- If mixing unit prices means more luxury condos, then I strongly oppose it. We don't need more of those
- As for the "oh we need that parking for farmer's market days", the truth is that we have plenty of parking garages downtown that are rarely at capacity.
- Keep it as surface parking to preserve economic vitality of Kerrytown shopping area and Farmers Market
- Affordable housing should not be located within the DDA footprint
- Affordable housing not needed. AAATA runs everywhere
- Without more information I'm not sure, but I do not understand why we need to maintain city ownership
- Need to consider how long construction could be and the short-term impacts on parking and circulation
- People will find a way to shop even if parking is difficult. But want to make it easy as possible to shop
- I'm glad there are conversations that you're having regarding Farmer's Market parking
- Can we solve the parking problem operationally?
- The housing development project needs to broaden the context beyond housing. What are the necessary ingredients that lead to the quality of life we are trying to offer besides lower rent?
- Think about the site design. Does it feel good to live here?

# OBJECTIVES

The following input was gathered from the survey responses:

## WHAT ARE THE PRIORITIES?

The top ranked objectives were:

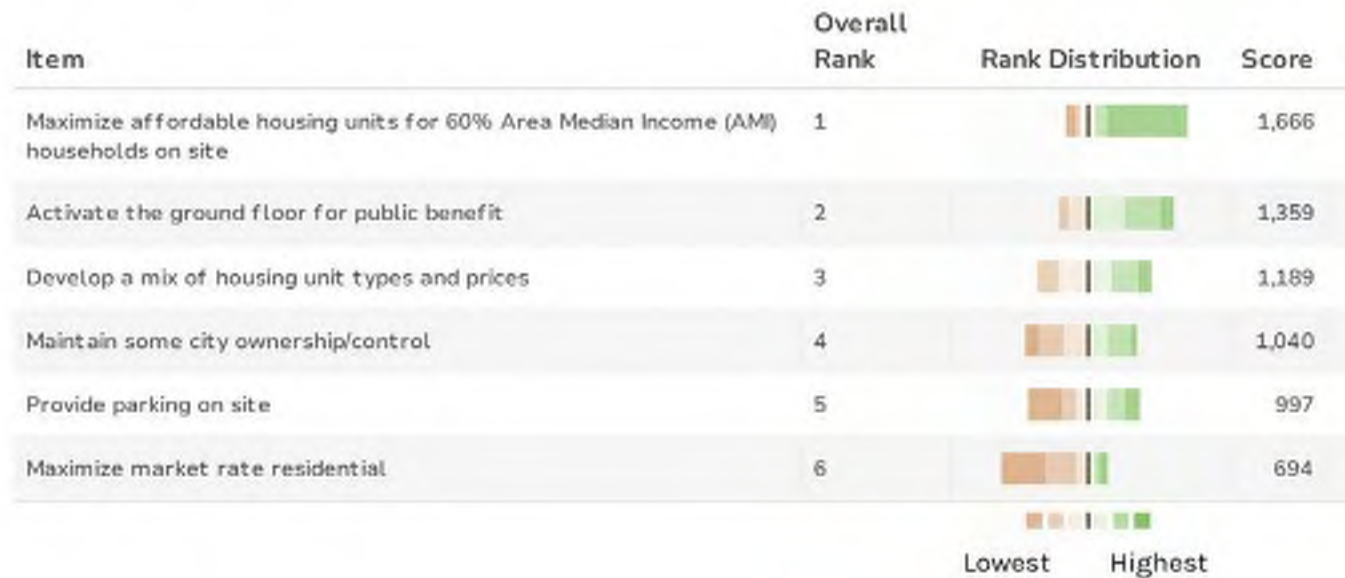
1. Maximize affordable housing units for 60% AMI households on the site
2. Activate the ground floor for public benefit.

## WHAT'S NOT NEEDED?

When asked what objectives are NOT needed people said: Parking (82 responses), market rate (46 responses), not the right site for affordable housing (12 responses)

## WHAT'S MISSING?

When asked what objectives are missing people said: Net Zero goals (energy and mobility), building aesthetics/character, impact on Kerrytown businesses/public parking, benefit to Farmers Market and People's Food Co-op, increase density, safety



## RECOMMENDATION

Consider additional objectives as part of the design and development phase.

See Appendix for complete list of survey responses.

# MASSING OPTIONS



### OPTION 1: 4-STORY

+/- 50-60 units  
FAR: 239%



### OPTION 2: 5-STORY

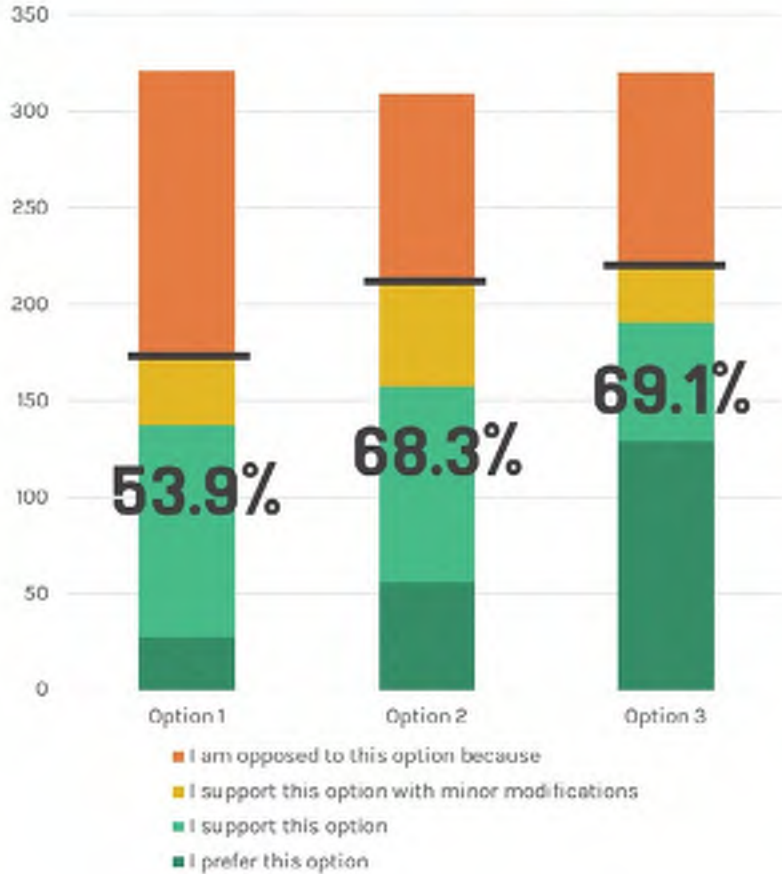
+/- 70-80 units  
FAR: 309%



### OPTION 3: 6-STORY

+/- 85-95 units  
FAR: 400%

**RECOMMENDATION**  
A majority of respondents prefer a 5-story or 6-story building with some parking on-site.



# PARKING OPTIONS

## RECOMMENDATION

Support for parking was split. Underground parking on this site is not feasible due to cost. Some surface parking would support businesses.



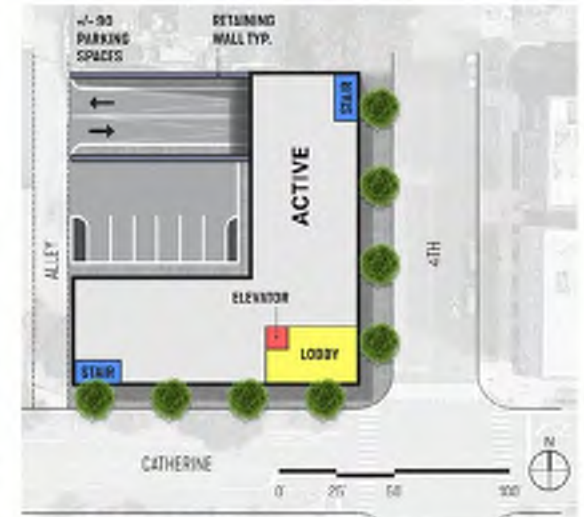
### OPTION 1

- Active ground floor: No
- Maximizes surface parking (~40 spaces)



### OPTION 2

- Active ground floor: Potential
- Retains some surface parking (~24 spaces)



### OPTION 3

- Active ground floor: Yes
- Assumes underground parking (~90 spaces)
- Construction of underground parking along is estimated at \$8 million

*Affordable housing dollars cannot be used to fund an underground parking structure or ground floor retail/commercial space.*

# OPTION 1: 4- STORY

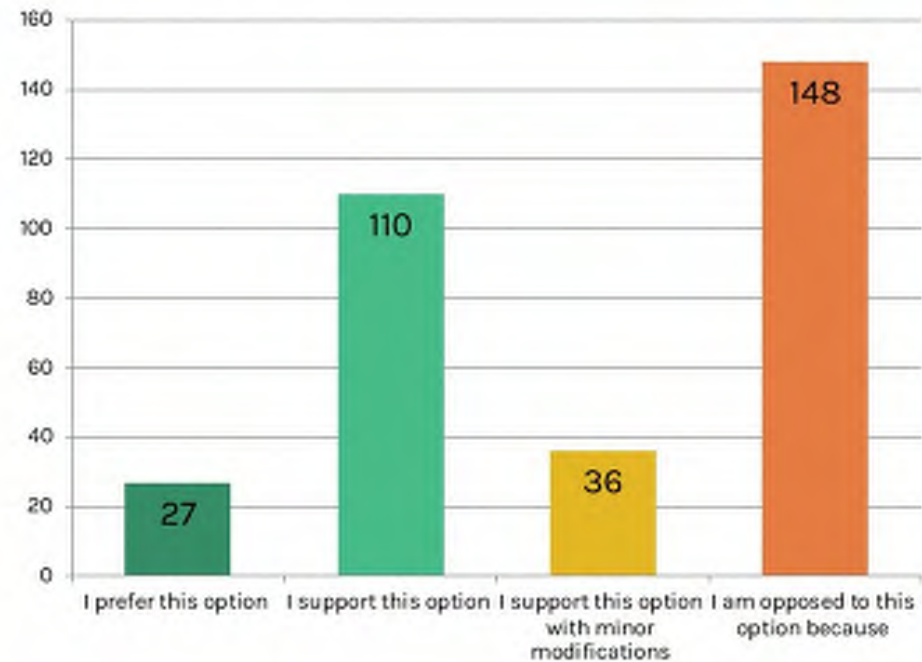
## OPTION 1: 4-STORY



### DESCRIPTION      ASSUMPTION

- 4-story L-shaped building, 2 story streetwall
- Residential lobby at the corner of Fourth and Catherine
- Maximize surface parking for public use, approximately 40 spaces
- Stick-built, concrete podium (3 over 1). Building height is limited to 60'.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).

## SURVEY RESULTS



**53.9%**  
support this option

\*Out of 321 responses

See Appendix for complete list of survey comments.

# OPTION 2: 5-STORY

## OPTION 2: 5-STORY



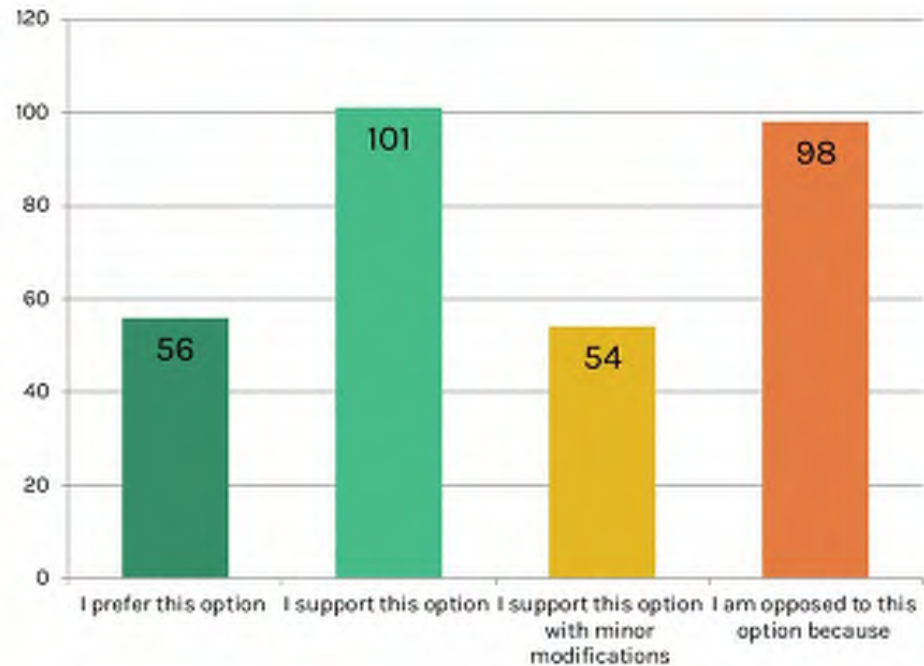
### DESCRIPTION

- 5-story L-shaped building, 2 story streetwall.
- Active ground floor along Fourth.
- Residential lobby at the corner of Fourth and Catherine.
- Retains some surface parking for public use (approximately 24 spaces).

### ASSUMPTION

- Stick-built, concrete podium (4 over 1). Building height is limited to 60'.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).

## SURVEY RESULTS



**68.3%**  
support this option

\*Out of 309 responses

See Appendix for complete list of survey comments.

# OPTION 3: 6-STORY

## OPTION 3: 6-STORY



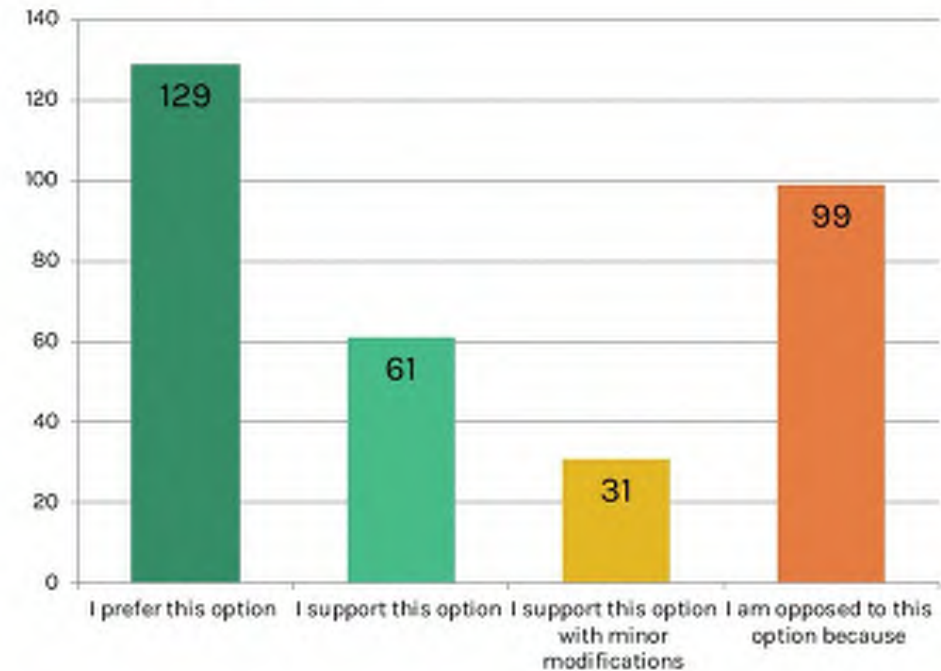
### DESCRIPTION

- 6-story L-shaped building with step back from Braun Court, 2 story streetwall.
- Active ground floor along Catherine and Fourth.
- Residential lobby at the corner of Fourth and Catherine.
- Underground parking for public use (approximately 90 spaces).

### ASSUMPTION

- Stick-built, concrete podium (5 over 1). Building height may exceed 60' limit.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).
- Assumes 3 floors of underground parking. Parking would need to be publicly funded. Cost is approximately \$8.1 million.

## SURVEY RESULTS



**69.1%**  
support this option

\*Out of 320 responses

See Appendix for complete list of survey comments.

# LIVE VIRTUAL ENGAGEMENT

**THURSDAY, OCTOBER 1, 2020  
6:00-8:00 PM**

- I like that all options have non-blocked off/ community available space on the first floor
- I like that options maintain parking
- Great to see parking options
- Congratulate group on coming up with some options. Find to be helpful.
- The six story building option seems taller than the structures nearby and feels like it would change the character of the blocks
- I wish there was more of a vision for how the public building space on the first floor would be used
- 6 stories too tall
- Options for commercial space. Don't have chains.
- Who is the landlord? Who chooses businesses?
- It would be nice to see illustrations of the exterior styling of the different buildings (which will help it fit in with the area)
- Housing only! If that is the goal. Why commercial?
- Surprised the buildings are as tall as they are
- 6 stories feels a little out of scale
- Critical. How long will it take to build these structures.
- Need to consider how long construction could be
- Nothing exceeds 3 stories
- Need an interim parking strategy for any site
- Retail complicates process
- Present to KDA?
- Want to maximize parking and housing. Doesn't care about look
- No money for parking from DDA. City would have to save for it
- More detail. Is it possible or not? Realistic options, especially
- Rather have taller building with underground parking, is it feasible?
- 109-113, concern about height. Light from east. Tenants have parking here. Backup plans?
- What other parking is available? Ann/Ashley and all other lots, strategy in nhood.
- What is city looking for quantity of apartments? And how much \$ is available?
- Want to get as many units as we can to have an actual impact, since it is so expensive.
- Can we permit in Ann/Ashley? 9-2 garage has a lot of use. Pretty much empty after 2. \$30/ month off hours. With COVID, permits turned back in. 10% occupied overnight. 600 spaces empty.
- 15-20% of units would have a car and want to live there
- Temporary parking spot-alleys. 2-3 parking spaces for building service. Drop off or building service.
- Pick-up/drop off spaces at curb.
- Vehicles parked in alley challenges to 109-113
- People with disabilities. Loss of parking here would make it difficult to access Kerrytown/ farmers market

# LIVE VIRTUAL ENGAGEMENT

- Saturday is the toughest parking day. Farmers market. During construction, option to shuttle to market from other areas?
  - Schedule zoom meeting with local businesses ASAP. What they say is more important
  - Like option 1 the best. Keeping most parking. Not too massive. 90 spaces would change nhood. Option 2 is worst. Not enough parking
  - #1, but not even sure about that.
  - Most concerned with this site because losing important parking
  - #1 best because parking
  - Concern about residents not having accessible parking
  - My customers don't parking in Ann/Ashley to shop in Kerrytown
  - Where do employees park?
  - Need more bike parking at farmers market. More accessible bike parking here could help farmers market. Also helps meet carbon neutral goals
  - Parking demand. Saturday is an issue, during holiday season. Friday in December. Also busy. Kerrytown and AA in general difficult to park, pre covid. Quite at night, past 6p
  - People will find a way to shop even if parking is difficult. But want to make it easy as possible to shop
  - Also would love to have more people live close to shop.
  - This construction is quickest, year in coming. More carbon neutral, walk. Compare to Detroit, Chicago. Get back used to walking a few blocks
  - People don't walk in AA, driving culture
  - Kerrytown parking study, people coming in not walkable. Now a destination. People drive in to park/spend the day.
  - Are there signs that direct people to Ann/Ashley structure. 5th/Detroit had yard signs to direct folks there temporarily
- ## MONDAY, NOVEMBER 9, 2020 6:00-8:00 PM
- Would it take away parking?
  - 60% AMI. Parking? Grocery store?
  - 15% of individuals living in the city's affordable housing have cars
  - Real issue is farmers market parking. Is there an opportunity for a shuttle stop
  - There is no requirement for any parking in the D2 zoning district. Also no parking requirement for the affordable housing units
  - Opportunity for a co-op anchor tenant. Reach out to board. Approximately 10k sf
  - Fight with farmers will be huge
  - Open up Community grass lot
  - Stay the course
  - Who would benefit from this housing?
  - Missed opportunity of multiple generation
  - Wondering about the social aspects

- Proximity to families
  - Food co-op, sparrow v. Aldi/Meijer
  - 4th used to be redlight district
  - Put a big sign on this lot, connect to place
  - Arts center arts district
  - Keep weirdness
  - What about evening parking for the bars in restaurants in Braun Court?
  - Re: groceries stores, my neighbors' concern was whether PFC and Sparrow are affordable as your main grocery store if you earn <60% AMI.
  - Agreement. I don't consider PFC as affordable even though I can buy things from there.
  - You can use SNAP benefits at the Farmer's Market. <https://www.washtenawmarkets.org/ways-to-pay>
  - What about activation of Catherine Façade versus 4th Ave frontage to break the wall towards Main St?
  - A small space on the first floor as a community center would be great.
  - Miller Manor, and 701 Miller, are both affordable housing projects on Miller, about 1/2 mile from downtown, and Baker Commons (at corner of Packard & Main) is also an affordable housing project. They are very desirable units for people who are low-income and housing insecure.
  - What about any initiatives for live/work combination spaces to encourage the "weirdness" of the new and unexpected?
  - This is a good link to some stories about community members in need of affordable housing: [https://www.youtube.com/playlist?list=PL5-TkQAFZFYewgKXXt28KsqBi\\_xB8I\\_3](https://www.youtube.com/playlist?list=PL5-TkQAFZFYewgKXXt28KsqBi_xB8I_3)
  - Circles Washtenaw County is a great group to talk to about this, possibly via their Big View (policy) team and Program Coordinator <https://www.friendsindeedmi.org/circles/> I'll send contact info to Michael
  - This would be a great site for supportive housing (w/ services on-site).
  - Ideas for active space/retail space
  - How does the 6 story buildings relate to Ann Arbor distilling
  - History of this location
- THURSDAY, DECEMBER 10, 2020  
6:00-8:00 PM**
- I like the idea of maintaining city ownership so that this project (and others) maintain affordable housing units in perpetuity
  - Would you consider having a wider set back for the 5 and 6 story buildings? I'm nervous about having a 6 story building with a narrow streetwall
  - I prefer the shorter options here
  - Please make sure that the styling and architecture match the historical buildings in kerrytown and the nearby area
  - Thanks for following up with the local business owners nearby!
  - I'm glad there are conversations that you're having regarding Farmer's Market parking! It sounds like there may be excellent work arounds

# LIVE VIRTUAL ENGAGEMENT

- I'd prefer a shorter building with more housing and no parking
- Would love most possible units and mixed income.
- Can we solve the parking problem operationally?
- Need to think about the transition of Ann Arbor to a Net Zero community, increase in walk/biking/transit and reduce parking needs
- What is the level of affordability?
- Single SROs (Single room occupancy)
- Ground leases
- Discussion of the history of this site (historically a Black business district) – inclusion but also reparations

# FOCUS GROUP MEETINGS

Date	Stakeholder/Focus Group
7/9/2020	Professor Chaffers
7/30/2020	Kerrytown Shops
7/31/2020	Farmers Market
8/5/2020	Zingerman's
10/20/2020	Kerrytown District Association

## NOTES

- Most of the people who were involved with the North Central Property Owners Association, the historic organization that was fighting against Ann Arbor's urban renewal plans to raze Kerrytown, have passed on.
- The housing development project needs to broaden the context beyond housing. What are the necessary ingredients that lead to the quality of life we are trying to offer besides lower rent?
- Create a real intergenerational mix of units based on need, experience and community, not just on bedroom counts
- Target mix of residents should be YUP, Couple with small child(ren), independent elderly = the public urban family
- Proximity and access to childhood education (first floor activation?)
- Community High used to be Jones Elementary that served African American children. Once it closed, most AA residents left because it served as an anchor for the community
- Consider the shared costs and assets
- Do the residents need parking?
- Site design - does it feel good to live here?
- What other support do residents need nearby? Urgent Care; Childcare; Jobcorp services; Supermarket; laundromat?
- Consider rezoning of Kerrytown. There are deep and wide lots that are mostly zones for SFH. Could consider duplex additions.
- If you can find Sanborn maps of Kerrytown and historic images that may be helpful.
- Kerrytown District Association is for affordable housing in our nhood. Would love to lead discussion, but cannot do it at loss of parking spaces.
- Need at least 57 more parking spaces if tear those out
- Read famous parking report
- People don't like crossing Main Street to use the Ann Ashley structure
- Commercial aspect on first floor, unfair. City money to subsidize commercial component. Will be in direct competition with existing shops

# FOCUS GROUP MEETINGS

- If going to do affordable housing, do it all.
- Keep 40-45 spaces and build something above? Seems fair, but want to know more
- Takes out commercial. Fair.
- Also need assurances. Ties in with farmers market lot, don't add aux building that would add more
- Assurances don't take any more out of market
- Adding Ann Ashley spaces does help. Shop owners don't mind doing it, free up more on-street parking for users
- Put 1-2 floors of structured parking under the farmers market lot
- City keeps building projects, rates are going to go down. Don't know if they are being rented, can't imagine.
- Busiest days are market days. Families and old people don't want to walk carrying a bunch of stuff.
- Phyliss at lunch room and Miss Kim don't care about parking. Night business
- Mike Monahan, fish market needs parking. Too big of a risk.
- Concerned about parking
- Since COVID we worry loosing this might put more pressure on lots across the street
- Our main concern is parking
- Helpful we are included in the parking
- Vendors are still talking about loosing the parking lot to condos 5-10 years ago
- Anything that restricts customers is challenging
- Come to Ypsi because it is easier to park
- Also vendor parking, often every market
- Ancillary data
- 125 vendors
- Peak Saturdays for high season. 13,000 visitors
- 1,300 on Wednesday
- Food truck rallies. May-October evening events 5-9pm
- Other special events include the Sunday artisan market and Kindlefest
- New building on farmers market. On schedule for public market advisory commission (5 commissioners, appointed by mayor)
- Winterize the market. Got really close before COVID. Would be true year round.
- Loosing parking space, still on table
- Affordable housing is a huge priority.
- Not just Kerrytown businesses, but our vendors
- Float to advisory commission. How to engage vendors and customers?
- Resident
- Kerrytown business
- Send a 1-pager
- Kerrytown, and unofficial Kerrytown businesses
- Accessibility is an issue. Only have 2 handicap accessible spaces total
- If add more units, can walk, use bridge cards

- What problem is this trying to solve?:  
Workforce, Affordable, Subsidized
- We have a parking problem
- Everybody agrees, need more affordable housing in district and in city
- Interesting time. Now with pandemic. Will commercial be empty? Shut down offices? Transition to more integrated sites
- Parking problem in city and in Kerrytown district
- Hard to get people to work here, etc. have to be committed to come down here
- Independent businesses
- Need to commit to affordable housing, parking will happen
- Crazy idea, underground parking for 2 sites
- Earlier in the 2000s there was the greenbelt initiative to stop sprawl. The problem is that we have to allow for more density in circle. Didn't tie the two together
- Started a big problem then
- How long will we be moving away in automobiles?
- What percentage of staff/coworkers live far out?
- Early 1900s, building 2-4 units on properties. Zoning changes
- Stop pay in lieu
- Competing interests in downtown
- Need for parking
- Divided for restaurants v. shops
- Loading and unloading
- Nervous about losing parking for this specific lot. Integrate the both? Or
- Alternatives to 4th and Catherine lot
- Leave farmers market, roofed area, build affordable housing above
- A park, would have to go on ballot
- For profit developer build affordable housing into
- City considering being developer/owning it?
- Talking about the impact of building once its built. But what about construction. Estimate a 18 month construction
- Invest public resources to ensure good plans
- Covid is not good data for parking, reduced demands, not reflective of pre-covid
- Like the idea of more affordable and more parking. No more commercial on first floor. Resi is fine. As much parking as possible.
- Can't use affordable housing funds to build public parking. Work with DDA, etc.
- Price for units. Up to 60%AMI. Or less. Rents \$600-1,200.
- Ann and Ashley lot. 90% capacity Ann/Ashley mid-day. Bigger issue
- Get downtown buses and reimburse if in Ann Ashley lot.
- Disingenuous to train people to walk.
- Now its not. Community high, traffic counts half. Reduced hours.
- 48 spots turn over all day long over and over

# FOCUS GROUP MEETINGS

- Hope we can get beyond next year
- People coming from so far away
- Nowhere on survey, can't register that that lot should not be a good place for affordable housing.
- Concern about access, easy access, see as you drive down street, entrance and exit
- Commercial off the table?
- 1/3 Kerrytown is vacant. Concerned that number will climb
- Concerned developer will get subsidized
- Make it affordable housing
- Concerned about construction and the bricks on 4th Ave. 5th Ave bricks are being replaced after 1 year.
- Hit hard by 5th street. Great now, but hard to go through. Disruption by construction. People stopped coming down. This will be another hit to businesses. Challenging to absorb
- Ashamed business community has not been consulted.
- Mike. 40 years. Business need parking
- Employees can't afford to live in Ann Arbor
- Project timing is estimated at 2 years for financing, site plan approval, etc.
- Parking spaces would still be public
- If looking at 3 options: Option 1 most appealing. Almost same amount of parking. Shorter construction time than underground.
- All dedicated to housing.
- 100% should be for affordable housing not chain to ruin character
- Look at it as 100 new customers in area. Bar owner. Most walk here, rideshare here
- Sense a 'casual dismissiveness' on the behalf of the city towards existing off-street parking.
- This is odd--this lot is steadily, even heavily, utilized by the customers who make our businesses viable.
- Want building to be attractive. Modern, interesting
- We're in a pandemic - waste of money to do parking study now
- The length of time to build an underground lot would be crippling to businesses.
- Concern about the entrance to the parking on the site being the alley off Catherine. That seems like it puts in & out traffic in a one lane situation?
- It also puts the entrance farther away from the market & Kerrytown which seems to make it seem less accessible & more confusing to get to, Catherine seems to have more traffic than 4th & seems like it would be more difficult to get into & out of
- Also with the big shift to working from home the demand for commercial will probably go way down long term not just during the pandemic
- Any parking study done during the pandemic won't be very representative.
- It feels as though there is something of a desire to rush this process along before all the data is in.

- I agree that this lot is vital to all the shops in the area and vote to maintain it as is. However, based on the drawings presented, the parking for these buildings are in the northwest corner of the existing lot i.e. behind the planned structures. The alley will become a main street to access these parking spaces, thereby increasing the traffic. The alley right now is one way heading north. Currently traffic still goes both directions. The new lots would have to travel north in the alley to Kingsley, is that correct? How much increase in volume do you expect to use this alley? Has there been a conversation or discussion about reorienting the new buildings to move the parking to the southwest corner and thereby have access to Catherine St?
- Not easy ways to get around on public transportation.
- Long term no matter what happens at corner, need to move
- Plan for 2025. Think outside the box. But will depend on travelers coming back to Ann Arbor again. Easy to access.
- Talk more. Try to be positive business voice in town.
- Respect people for what they are. Affordable housing is important. But nhood in Kerrytown is very special. Independent business owners, heart, soul, \$ to make this very special
- Can't imagine Ann Arbor without these businesses
- Trying to learn in midst of worst pandemic in century. Curb space for pickup.

# ADDITIONAL FEEDBACK

The following letters were received by the client/consultant team.

Mayor Taylor  
City council Members

April 19th 2021

I am writing on behalf of the Kerrytown District regarding the proposal for the Affordable Housing Development project at 121 East Catherine. We are very appreciative of the community outreach that was completed regarding this site and fully support the public engagement recommendations that are being presented to you for the agenda on April 19th.

The feedback provided is in line with what we have heard from the members of the Kerrytown District. There is strong community support for the addition of affordable housing in our district. We have a wonderful mix of residential and commercial properties and are pleased that there is a site in our district that can be utilized. We support the recommendation to "Pursue a development that is up to 400% FAR, 5-6 stories in height".

We also agree with and want to emphasize the recommendation regarding the ground floor development of this site. We feel it is extremely important to the many local independent businesses in the area that the city "Maintain as many public, surface-level parking spaces as possible while still creating an active and beautiful street experience at 4th and Catherine". Ground floor parking is an important component in keeping the Kerrytown District vibrant, especially for the retail businesses in the area as well as the farmers market. Our ideal design would be to retain all of the current parking spaces and at a minimum the retention of 40 public parking spaces on this site.

We will need to work together to "Address the area's distinct parking challenges and opportunities" including the need to "mitigate the challenge of lost capacity during construction". We look forward to more collaboration during the design and construction phase of this project.

Grace Singleton  
Kerrytown District Board president

Grace Singleton  
[Kerrytown District Association](#) Board President

Hi Jennifer, Council, and Housing Commission,

I am troubled by the report that is going to be presented tonight, specifically regarding 4th and Catherine.

The numerical summary of feedback for 4th and Catherine (p 15) states that the priorities of "Maximize number of affordable units" was ranked first and "Activate the ground floor for public benefit" was ranked second. This matches my memory of what people were almost universally emphasizing in the public participation meeting. ("Provide parking on site" was ranked second to last.)

Then, inexplicably, the graphic on p 17—while highlighting the preferred Option 2 with active uses and less parking—also highlights Option 1 (the "dingbat" building option), where there is zero active ground floor use and all parking. Why? Option 1 contradicts the public desire for active ground floor spaces (and anecdotally was not at all mentioned in the feedback session I attended).

## 121 E CATHERINE

### PARKING OPTIONS



Then there are two subsequent slides devoted to highlighting attractive "Housing over parking" options and "Parking considerations," which talk about how the loss of parking on the site is going to be handled.

There is clearly a lot of effort going into appeasing people about the loss of parking. Who are these people? Is it some Kerrytown merchants, or others? Whoever they are, they clearly didn't have a significant contingency who participated in the resident feedback sessions.

This process makes me feel like the Option 1 ("dingbat/parking on the ground floor") building design decision was predetermined even before January 7, when a reporter asked you, "Q: For the Catherine development, you're envisioning an apartment building on stilts above ground-floor parking?" and you responded, "A: Correct. And we would keep it as public parking."

I understand that street-facing ground floors with parking can be dressed up to look better than just a "building on stilts." But the public won't be fooled, nor will the residents.

I appreciate that a design has not been put forward yet, but I am asking that you and council commit to honoring the public feedback—and well-established urban design principles—to ensure that this building will have a respectable, active street presence along 4th and that Option 1 will NOT be built. Can you offer that reassurance?

Nobody I know wishes to delay the progress of affordable housing in the city, and this is not intended to do that. That was my reason for raising this issue in February. If there is a reason that has not been explained publicly for this effort to either maximize parking or avoid ground floor uses, please let us know.

Thank you as always,  
Kirk

SECTION 3

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**353 S. MAIN**

# SITE OVERVIEW

## EXISTING CONDITIONS

353 S. Main is located on the northeast corner of Main and William in Ann Arbor. The site is an important gateway to the downtown Main Street district. The site is 7,000 SF and is currently a surface parking lot managed by the DDA as a paid parking lot. The lot contains 24 parking spaces. Additional public parking is provided on-street and in the 4th and Washington Structure immediately adjacent to the site. There are 2,781 off-street and 473 on-street parking spaces within a 1/4 mile of the site. The site is seasonally used for public events.

## ADJACENT USES

Key adjacent uses include the Main St and Liberty St businesses and the William St bike lane. As of September 2020, demolition started on the DTE Edison building immediately south of the site. The proposed development for that site includes a 10-story mixed use building.



# SITE OVERVIEW

## SITE ANALYSIS

The site is currently zoned D1, Downtown Core District. D1 zoning allows for a maximum of 180 feet and a Floor Area Ratio (FAR) of 900% with affordable housing premiums. Due to the size of the parcel, the maximum FAR is reached before the building approaches 180 feet. The development is subject to secondary street frontage requirements and Main Street Character Overlay District. All concepts include an active ground floor and off-site parking strategy. From a financial perspective, the site would be eligible for a Lower Income Housing Tax Credit (LIHTC) development.

## PROPOSED OBJECTIVES

The City is considering the following objectives for redeveloping 353 S. Main

- Maximize affordable housing units below 60% AMI
- Maximize market rate housing units
- Develop a mix of housing unit types and prices
- Activate the ground floor for public benefit
- Provide parking on site
- Maintain some City ownership/control
- Contribute to Main Street character

## SITE LOCATION

353 S. MAIN ST, ANN ARBOR, MI 48104



### HOUSING USES

- Assumes all affordable units utilizing 9% Low Income Housing Tax Credit (LIHTC).
- The site can accommodate between 50-90 units utilizing the 900% Floor Area Ratio (FAR) affordable housing premium for D1 zoning.
- Assumes rental units.

### PARKING

- The existing surface parking lot provides 24 public spaces. The lot is used seasonally for downtown events.
- There are 2,781 off-street and 473 on-street parking spaces within a 1/4 mile of the site. (The figures are not inclusive of the supply at the site)
- On-site parking is not required per D1 zoning.
- If parking is required by the affordable housing premium, it would be provided off-site via a parking contract with the DDA.

### PHYSICAL BUILDING

- Located in the Main Street Character Overlay District, both options include a 2-story streetwall and active ground floor.
- Ground floor height is 15-feet, upper floors are 10-feet.
- 400% Floor Area Ratio (FAR) allowed without any premiums. Maximum of 900% FAR with premiums for affordable housing.

### FINANCIAL

- The site scores competitively for 9% LIHTC financing and is small enough that it will not need significant local funding.
- Developing the site as market rate with 20% affordable units would produce a \$35,000-\$65,000/unit financing gap. A developer partnership is possible with city subsidy for affordable units.
- Concepts assume ownership remains with public agency or reduced ground lease payments to create additional affordability.

### LOT / PARCEL CONFIGURATION

- 353 S. Main is a 7,068 SQ FT parcel located on the northeast corner of Main and William in Ann Arbor.
- Located at the southern gateway into the downtown district.

### OTHER USES

- Construction is moving forward on the DTE Edison site immediately south of the site. The proposed adjacent development will include a 10-story mixed use building.
- Site is immediately adjacent to the William Street bike lane.
- Service/loading is provided off the alley.

### OPTION 1: 10 STORY BUILDING



#### DESCRIPTION

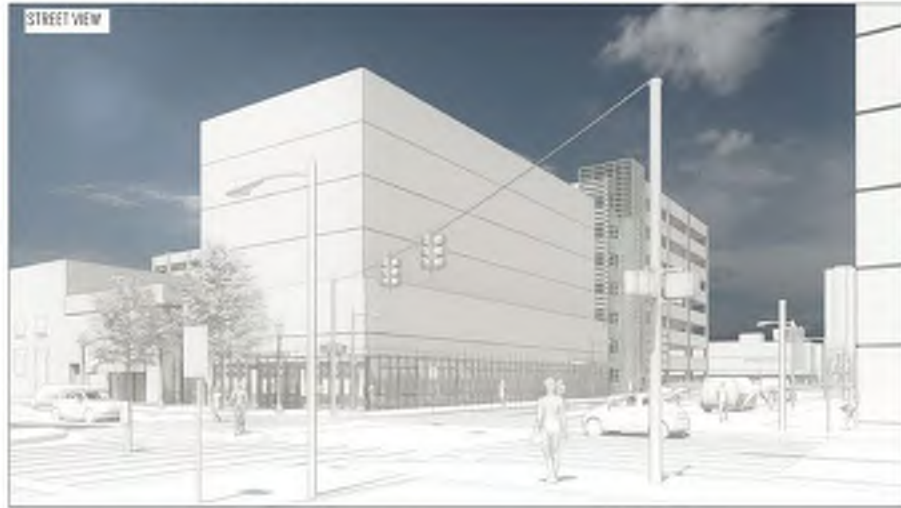
- D1 zoning, 900% FAR is permitted with 30% affordable units.
- Development is proposed as 100% affordable.
- Building height is approximately 110' (10 stories) with a 2-story streetwall.
- Ground floor use should activate the street. May include private tenant amenities such as a fitness center or publicly accessible space.

#### ASSUMPTION

- Steel frame construction with concrete podium.
- Residential lobby is located on William St.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).
- Building to the by-right density of 900% FAR (given affordable housing density premiums).
- No parking on-site. Zoning requires 1 space per 1,000 SF of non-affordable units above the normal maximum FAR.
- Requires 26 bicycle parking spaces.

TRADE-OFFS	MIN	MIX	MAX	TOTAL HOUSING UNITS: 80-90
Provide Affordable Housing Units	0	30	100	# affordable units: ~80-90 units
Provide Market Rate Housing Units	100	70	0	# market rate units: 0 units
Density of Buildings	Low	Medium	High	Floor Area Ratio: ~900%
Height of Buildings	Low	Medium	High	Height Feet (Floors): ~110' (10 stories)
Compatible Streetwall	Low	Medium	High	Streetwall: 2 stories
Potential Active Ground Floor	Low	Medium	High	Ground Floor GSF: ~7,000
Contribute to Main Street	Low	Medium	High	Active Ground Floor, 10 Story Building
Provides Off-Street Parking	Low	Medium	High	No Parking
Financial Complexity / Risk	Low	Medium	High	Total Development Cost: ~\$20 Million
Financial Revenue	Low	Medium	High	Potential Tax Revenue/Yr: ~\$85,000 Ground Lease Revenue: N/A

### OPTION 2: 6 STORY BUILDING



#### DESCRIPTION

- D1 zoning, 700% FAR is permitted with 20% affordable housing units. Development is proposed as 100% affordable.
- Building height is approximately 70' (6 stories) with a 2-story streetwall.
- Ground floor use should activate the street. May include private tenant amenities such as a fitness center or publicly accessible space.

#### ASSUMPTION

- Stick-built construction with concrete podium (5 over 1). Building height is limited to 6 stories by code.
- Residential lobby is located on William St.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).
- No parking on-site. Zoning requires 1 space per 1,000 SF of non-affordable units above the normal maximum FAR.
- Requires 16 bicycle parking spaces.

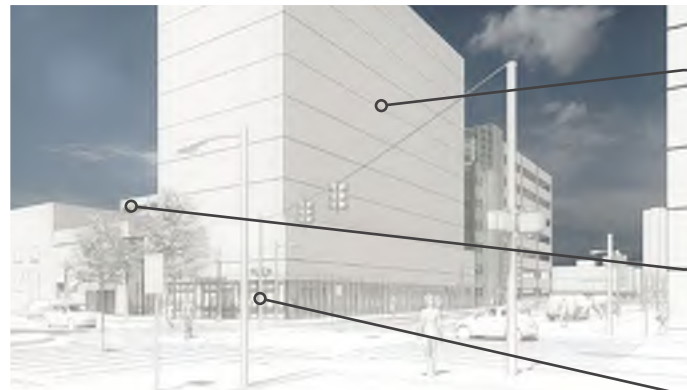
TRADE-OFFS	MIN	MIX	MAX	TOTAL HOUSING UNITS: 40-50
Provide Affordable Housing Units	0	20	100	# affordable units: ~40-50 units
Provide Market Rate Housing Units	100	80	0	# market rate units: 0 units
Density of Buildings	Low	Medium	High	Floor Area Ratio: ~550%
Height of Buildings	Low	Medium	High	Height Feet (Floors): ~70' (6 stories)
Compatible Streetwall	Low	Medium	High	Streetwall: 2 stories
Potential Active Ground Floor	Low	Medium	High	Ground Floor GSF: ~7,000
Contribute to Main Street	Low	Medium	High	Active Ground Floor, 6 Story Building
Provides Off-Street Parking	Low	Medium	High	No Parking
Financial Complexity / Risk	Low	Medium	High	Total Development Cost: ~\$12 Million
Financial Revenue	Low	Medium	High	Potential Tax Revenue/Yr: ~\$85,000 Ground Lease Revenue: N/A

# WHAT WE HEARD...

## RECOMMENDATION

Pursue a 50-90 unit development that is up to 900% FAR, up to 10 stories in height, with ground floor activation along Main Street and a residential lobby off William Street. Encourage sustainable, high-quality design. No parking on site.

- Maximize the number of affordable units
- Activate the ground floor with retail or community space
- Create a gateway to downtown
- Negative impact to Palio's rooftop
- No parking on-site. Include bike amenities
- Improve pedestrian/wheelchair/bicycle access and safety at the corner of Main and William

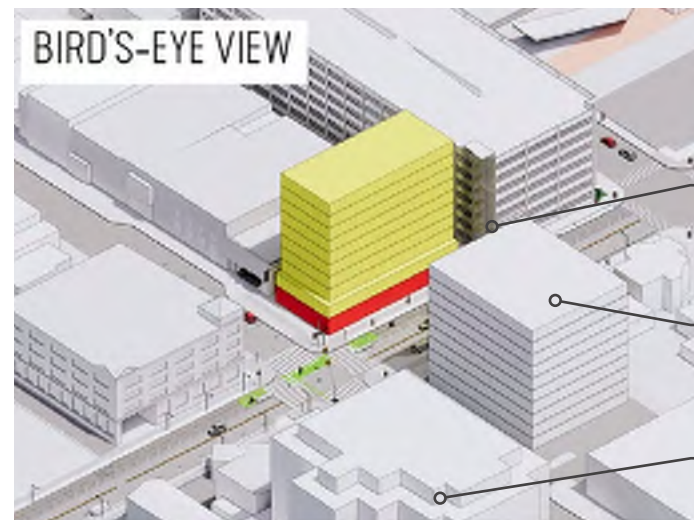


**353 S. MAIN**

*Buildings over 6 stories trigger high-rise requirements, therefore a 7-9 story building is less economical because it does not max out the density (900% FAR)*

*Any future development of this site will impact the adjacent rooftop*

*Locate the residential lobby off William and activate the ground floor with retail space along Main*



*Provide service and loading off of the alley*

*New 10-story development on the DTE Energy site to the south*

*Ashley Mews*

# PUBLIC COMMENTS

The following includes survey responses as well as feedback from stakeholders and comments from the live engagement sessions:

- Most important is maximizing affordable housing.
- Net-zero building requirement.
- landscaping - like the idea of the southern wall being a “living wall”
- [Remove the objective] contributes to Main Street’s “character” - character is subjective and typically used as codespeak for NIMBY-ers
- Handicapped parking and access to the surrounding area. The 4th and William access in a wheelchair is horrible.
- Again, maximize affordable housing and minimize parking.
- “Provide parking on site” - come on, it’s one block from the Blake Transit Center and a huge number of amenities are available within walking distance, and there’s a massive parking deck next door.
- Can the city do anything to ensure lower income retail/food be developed on the ground floor? Our goal should be a diversity of housing for all income downtown, as well as businesses that lower income people can afford
- Sustainability both financially and design wise. No cheap tacky building on main street please just sell for private development.
- Not ruining Palio’s rooftop dining area
- I think this site is a terrible idea. If you want to give up the parking lot (and parking is a chronic issue in that area), then sell it for an appropriate commercial project that will enhance the Main St area and will bring in much-needed property tax.
- Not the right location for affordable housing, fire station on Stadium is a better fit for affordable housing.
- Maintain retail space for a vibrant downtown. Affordable housing should not be located within the DDA footprint.

# OBJECTIVES

The following input was gathered from the survey responses:

## WHAT ARE THE PRIORITIES?

The top ranked objectives were:

1. Maximize affordable housing units for 60% AMI households on the site
2. Activate the ground floor for public benefit.

## WHAT'S NOT NEEDED?

- Parking (89 responses)
- Maximize market rate residential (35 responses)
- Contribute to Main Street Character (20 responses)

## WHAT'S MISSING?

Greenspace, unbundled parking, bicycle amenities/William St bikeway, Net zero building, design/character, gateway to downtown, more parking, ground floor retail, generates tax revenue, ADA/barrier free parking, mixed use, building height, negative impact to Palio's rooftop

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Maximize affordable housing units for 60% Area Median Income (AMI) households on site	1		1,474	256
Activate the ground floor for public benefit	2		1,294	256
Contribute to Main Street character	3		1,092	251
Develop a mix of housing unit types and prices	4		1,071	245
Maintain some city ownership/control	5		936	238
Provide parking on site	6		679	234
Maximize market rate residential	7		624	232

Legend: Lowest Highest

## RECOMMENDATION

Consider additional objectives as part of the design and development phase.

See Appendix for complete list of survey responses.

# OPTIONS



## OPTION 1: 10-STORY

+/- 90 units

FAR: 900%



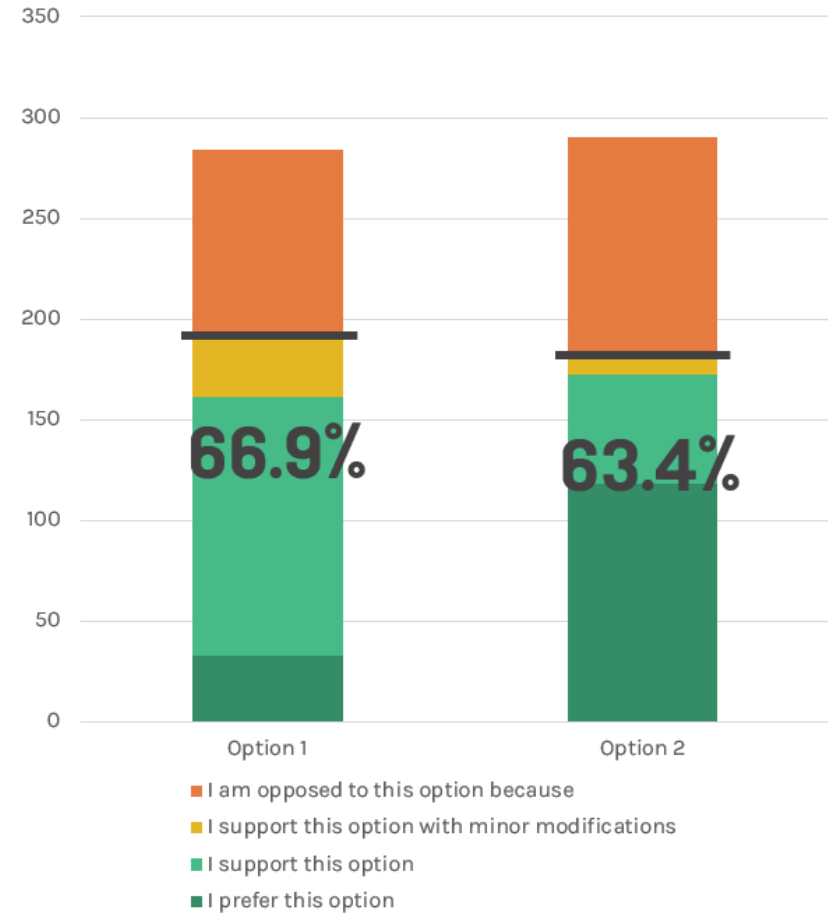
## OPTION 2: 6-STORY

+/- 50 units

FAR: 550%

## RECOMMENDATION

While respondents prefer the 6-story building, there is substantial support for the 10-story building.



# OPTION 1: 10- STORY

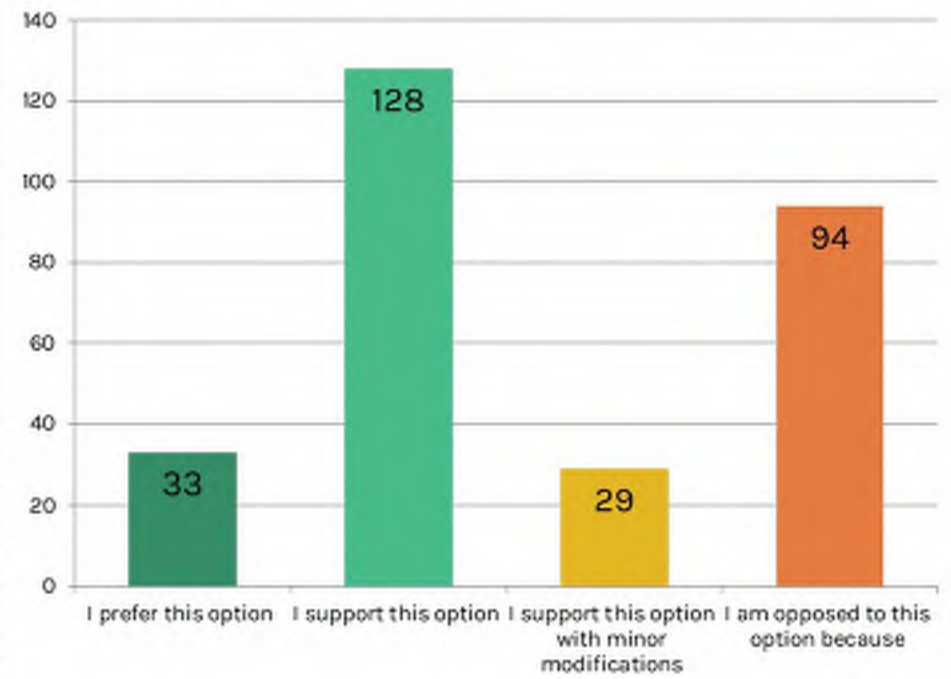
## OPTION 1: 10 STORY BUILDING



- | DESCRIPTION   | ASSUMPTION  |
|---|---|
| <ul style="list-style-type: none"> <li>• O1 zoning, 900% FAR is permitted with 30% affordable units.</li> <li>• Development is proposed as 100% affordable.</li> <li>• Building height is approximately 110' (10 stories) with a 2-story streetwall.</li> <li>• Ground floor use should activate the street. May include private tenant amenities such as a fitness center or publicly accessible space.</li> </ul> | <ul style="list-style-type: none"> <li>• Steel frame construction with concrete podium.</li> <li>• Residential lobby is located on William St.</li> <li>• Loading/service is provided off the alley.</li> <li>• Building height includes rooftop mechanicals (not visible from street level).</li> <li>• Building to the by-right density of 900% FAR (given affordable housing density premium).</li> <li>• No parking on-site. Zoning requires 1 space per 1,000 SF of non-affordable units above the normal maximum FAR.</li> <li>• Requires 26 bicycle parking spaces.</li> </ul> |

TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 80-90
Provide Affordable Housing Units	██████████	██████████	# affordable units: ~80-90 units
Provide Market Rate Housing Units	██████████	██████████	# market rate units: 0 units
Density of Buildings	██████████	██████████	Floor-Area-Ratio: ~900%
Height of Buildings	██████████	██████████	Height Feet (Floors): ~110' (10 stories)
Compatible Streetwall	██████████	██████████	Streetwall: 2 stories
Potential Active Ground Floor	██████████	██████████	Ground Floor GSF: ~7,000
Contribute to Main Street	██████████	██████████	Active Ground Floor, 10 Story Building
Provides Off-Street Parking	██████████	██████████	No Parking
Financial Complexity / Risk	██████████	██████████	Total Development Cost: ~\$20 Million
Financial Revenue	██████████	██████████	Potential Tax Revenue/YR: ~\$85,000
			Ground Lease Revenue: N/A

## SURVEY RESULTS



**66.9%**  
support this option

\*Out of 284 responses

# OPTION 1: 6- STORY

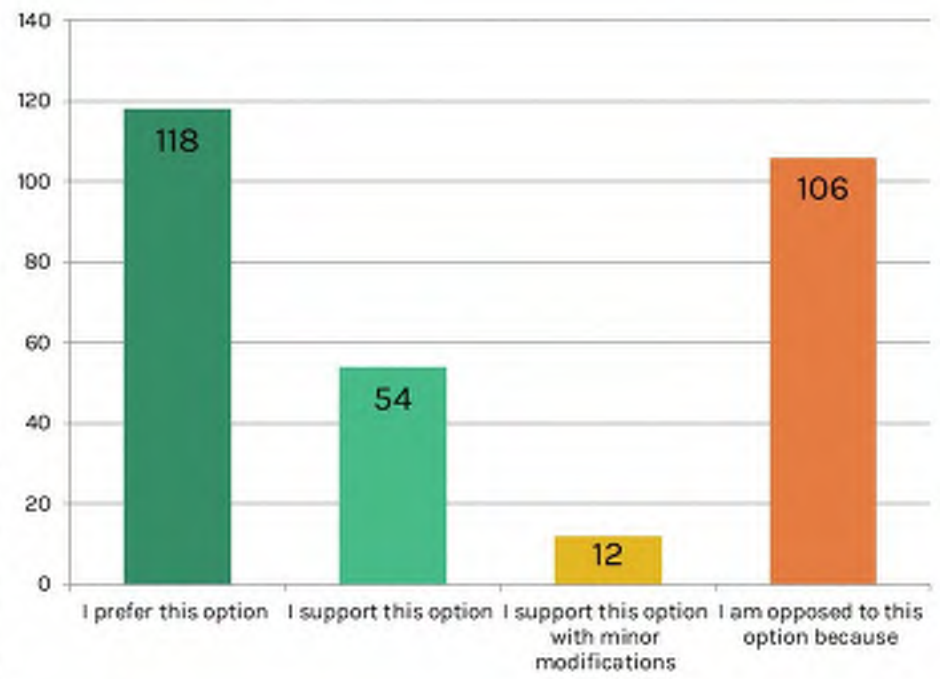
## OPTION 2: 6 STORY BUILDING



- | DESCRIPTION  | ASSUMPTION  |
|--|---|
| <ul style="list-style-type: none"> <li>• D1 zoning, 700% FAR is permitted with 20% affordable housing units. Development is proposed as 100% affordable.</li> <li>• Building height is approximately 70' (6 stories) with a 2-story streetwall.</li> <li>• Ground floor use should activate the street. May include private tenant amenities such as a fitness center or publicly accessible space.</li> </ul> | <ul style="list-style-type: none"> <li>• Stick built construction with concrete podium (5 over 1). Building height is limited to 6 stories by code.</li> <li>• Residential lobby is located on William St.</li> <li>• Loading/service is provided off the alley.</li> <li>• Building height includes rooftop mechanicals (not visible from street level).</li> <li>• No parking on-site. Zoning requires 1 space per 1,000 SF of non-affordable units above the normal maximum FAR.</li> <li>• Requires 96 bicycle parking spaces.</li> </ul> |

TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 40-50
Provide Affordable Housing Units	-----	-----	# affordable units: ~40-50 units
Provide Market Rate Housing Units	-----	-----	# market rate units: 0 units
Density of Buildings	-----	-----	Floor-Area-Ratio: ~550%
Height of Buildings	-----	-----	Height Feet (Floors): ~70' (6 stories)
Compatible Streetwall	-----	-----	Streetwall: 2 stories
Potential Active Ground Floor	-----	-----	Ground Floor GSF: ~7,000
Contribute to Main Street	-----	-----	Active Ground Floor, 6 Story Building
Provides Off-Street Parking	-----	-----	No Parking
Financial Complexity / Risk	-----	-----	Total Development Cost: ~\$12 Million
Financial Revenue	-----	-----	Potential Tax Revenue/YR: ~\$35,000
			Ground Lease Revenue: N/A

## SURVEY RESULTS



**63.4%**  
support this option

\*Out of 290 responses

# LIVE VIRTUAL ENGAGEMENT

## THURSDAY, OCTOBER 1, 2020 6:00-8:00 PM

- This is a great spot for housing for restaurant, retail, and office workers in the area; nicely located near the bus station and the bike route
- An active ground floor sounds great - hope that it can blend well with neighboring buildings
- I like the 6-story, or possibly a 7-or 8-story variant - it could blend down from the taller building across the street
- 10 stories is super tall compared to the restaurants right next door and across the street, especially since I believe this building would block a lot of the light during evening hours on the roof
- It'd be interesting to see how styling could augment the streetwall to create an optical illusion and minimize the look of the building height
- Without parking, is there consideration for bike storage for residents?

- Can you please work with the restaurants nearby and account for their concerns?
- These are permanently affordable housing units, correct?

## MONDAY, NOVEMBER 9, 2020 6:00-8:00 PM

- Affordable housing for workers and not students
- Commercial space - small
- Different types of affordable

## THURSDAY, DECEMBER 10, 2020 6:00-8:00 PM

- Concern about costs overall - and the cost of land and property being so expensive
- Want to keep parkland - concern about global warming and need to keep trees
- Desire to maximize affordable housing - go to 6 stories - fits in with proposed development at DTE site (context makes sense) - make sure it has a community space - even potentially

the first floor - for public use

- Make sure it's quality housing (and doesn't look like a box)
- Try to have it match some of the style of the surrounding area x2
- Are there options for townhomes and home-ownership? Is there the opportunity for a transition from renting to home-ownership
- Discussion on first floor -
- Keep it all affordable housing
- Could the first floor commercial be affordable for start-up businesses
- Could it be a social enterprise
- Can it be reasonably priced fruits and vegetables - grocery store
- Co-working space
- I prioritize housing people. I'd go with the tallest possible.
- How will storm-water be managed? Can we catch and store rainwater for window-washing, street tree watering or other reuses?

# LIVE VIRTUAL ENGAGEMENT

- Make sure community space for residents built in!
- Make sure that they are built of adequate quality to last for a long period of time
- Feels like a no-brainer to go for more units and a 10 story building
- We need so many units - and it is downtown in D1 - so make sense to maximize units and go for 10 story
- Would retail have a hard time there on the edge of downtown?
- Wouldn't be a detriment to have the first floor be housing
- This is a no-brainer for housing - and the highest and maximum number of floors and density
- Already have the high parking structure behind the site
- Only will be an improvement from it as a parking lot
- Concern about the sequencing of the development - and potential backlash from the community. Would this site be considered before or after the Y lot?
- Might need a separate group to talk about parking - and any resistance around parking, over affordable housing.
- What will be the long-term impact of the pandemic on real estate and office space? And what will that do in the downtown. Need to have the rezoning conversation of office space that can be reclaimed for housing purposes. Would zoning changes be needed to re-purpose offices to affordable housing
- What will the market look like post pandemic? (retail/commercial/office needs)
- Food is important to Main Street
- Ground floor activation for co-working/ community
- Building should provide communal resident space
- Office zoning (what's the future?)
- Questions over timing with the former Y Lot project - which one should come first?

# FOCUS GROUP MEETINGS

Date	Stakeholder/Focus Group
7/28/2020	Shaffran Companies
7/29/2020	Main Street Ventures
8/7/2020	Main Street Business Assoc.

## NOTES

- Will be a tough one overtime
- Don't build 10 story
- If force affordable housing into the mix, don't get highest and best use. Want to see nice building, useful that pays taxes. Will be more than parking revenue. Always giving that away.
- Whatever current revenue from parking. \$40k. new building will bring in more than
- Take tax revenue, earmark it
- Let the market own the building. Payment in lieu of taxes
- 5 story building will be xx of taxes, income stream is what you want.
- Create mechanism (taxes) to subsidize
- Take real estate tax and appropriate
- Don't pigeon hole affordable housing into one place
- City will subsidize, but for x, will cost you \$300k/foot to build
- Have to get the number right
- Want by right deal. Site plan approval process is expensive.
- And we are going to take those taxes and build affordable housing elsewhere
- Here are the numbers, what I need to do an affordable project
- If we bring utilities and give you the land
- Parking in general are problematic, biggest complain at Real Seafood and Chop House, not as much Palio and Gratz
- Even more so with pandemic. Eventually we'll get past it. It has changed way people look at dining. We didn't do to-go. Now important part.
- Parking meters tagged and bagged
- Options of valet. We do it in other cities, 1k per week. Not opportunities
- 17 restaurant data
- Where people come from, zip code data.
- Palio rooftop would change dramatically. Rooftop is critically important. Developing lot in conjunction with Palio
- How does parking affect employees? How do they get to work? Go pass when it works.
- We do a decent number of passes, north of 50. Do all take bus everyday?

# FOCUS GROUP MEETINGS

- How could we make garages better?
- Oldest clientele come in early, wrong times to get lowest levels.
- Open on weekends only downtown. Difficult to get employees.
- Drop off place to pick up elderly mom, etc
- Carside spot for lots of people
- Palio lot will have a bigger impact on us than Kline's lot
- Signature restaurant on the corner?
- Don't think businesses would be on board for either option
- Obvious parking shortage in immediate area. Huge problem
- Downtown is so fragile with pandemic. Fearful of any moves. Already have development on DTE site
- 1. Parking, 2. Fragility,. 3. Need space
- How are spots used pre-COVID? Midnight madness, meet Santa, Conors does shamrocks race, Palio for ice carving, Don't know what future of events
- Timing
- Stagger the conversation. It would be difficult, everything is changing, get through the year, pandemic, then have conversation
- Businesses asking for valet parking
- Surface lot easier than structure
- People are loving the curbside
- Fearful of when dust settles, what will downtown look like?
- Business community may have a wishlist

# ADDITIONAL FEEDBACK

The following letter was received by the client/consultant team.

September 23, 2020

Planning Services  
City of Ann Arbor  
301 E. Huron Street  
Ann Arbor, Michigan 48104

To Whom This May Concern,

Yesterday we received a City notice outlining suggested affordable housing locations in Ann Arbor. As shown from the City map provided, there are four locations which are identified as potential sites for development.

We support the development of affordable housing in three of the four locations identified. However, we are strongly against the utilization of the 353 S. Main Street location for the following reasons:

1. This parcel is too small and would not allow for adequate volume of housing desired.
2. This parcel's highest and best use is for retail on the first floor and offices above.
3. This parcel should be utilized for purposes which will provide products and services: Traditional pharmacy, men's and women's clothing, shoe stores, boutique grocery/convenience stores, optical, and apartment furnishings for an ever-expanding residential market.
4. This parcel is critical and necessary for the extension of the downtown retail district with the 400 block of South Main Street, particularly given the ongoing construction of 218 apartments on the previous DTE lot, located at 425 South Main Street, Ann Arbor, Michigan.
5. This parcel would aid in the future residential growth of the downtown if it is used for retail and office purposes.

Please note that although there are concerns with the Catherine parcel, it does not have the issues that the Main Street property has regarding #2-#5. The Catherine site would fit well with existing housing.

For all of these reasons we strongly oppose any form of residential use for this Main Street parcel, whether it be affordable housing or otherwise.

Sincerely,

James G. Curtis  
Curtis Commercial LLC

SECTION 4

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**721 N. MAIN**

# SITE OVERVIEW

## EXISTING CONDITIONS

721 N. Main is a 5.26-acre site on the north side of downtown. The property currently used by the City Public Services Department for municipal parking. There are two warehouse buildings on the site that are no longer in use. The site is currently zoned PL, Public Land. The site is within the floodway and floodplain. The site has been remediated and currently meets standards for unrestricted residential use; however, the FEMA grant used to finance the environmental clean-up placed additional use restrictions on the site limiting the future development.

This property is a key link in The Treeline Allen Creek Urban Trail master plan. The preliminary concepts are design to accommodate all proposed options for the Treeline route at this location. The recommended action is to split the parcel to create a smaller development site along Summit(123 W. Summit) which is outside of the floodplain and leave the majority of 721 N. Main intact for a future use to be determined by the city in accordance with the vision of the Treeline master plan



# SITE OVERVIEW

## ADJACENT USES

Key adjacent uses include the railroad immediately to the west and the Ann Arbor Community Center and the Ann Arbor Distillery to the south.

## SITE ANALYSIS

The potential recommended zoning for the site is C1, Local Business District. This is consistent with the current zoning along Summit St. C1 zoning allows for a maximum of 3 stories and a Floor Area Ratio (FAR) of 100% by right. There are no affordable housing bonuses for the C1 zoning.

From a financial perspective, 721 N. Main has multiple site constraints that reduce the traditional rental subsidy options for affordable housing. For instance, this site would not be eligible for Low Income Housing Tax Credit (LIHTC) development. However, this site may be developed using the affordable housing payment in lieu funds. The concepts consider different housing typologies to maximize the total unit count within the current site constraints and zoning requirements. Resident and visitor parking are provided on-site for all options. This site does not accommodate future trailhead parking for the Treeline.

## PROPOSED OBJECTIVES

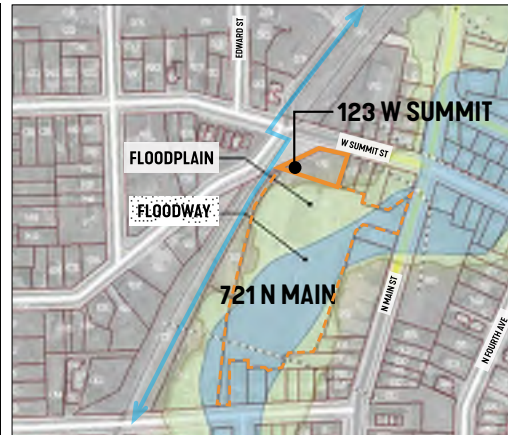
The City is considering the following objectives for redeveloping 721 N. Main

- Maximize affordable housing units below 60% AMI
- Maximize market rate housing units
- Develop a mix of housing unit types and prices
- Engage the Treeline Trail
- Fit in with existing adjacent building heights and scales
- Provide parking on site
- Maintain some City ownership/control
- Fit in with existing adjacent building heights and scales
- Sell the property and use proceeds for affordable housing on another city-owned property

# 721 N. MAIN (123 W. SUMMIT) / PROGRAM + DESIGN ASSUMPTIONS

## SITE LOCATION

721 N. MAIN ST, ANN ARBOR, MI 48104



### SITE CHALLENGES

- Site challenges that reduce the footprint available for development include floodplain, FEMA use restrictions, and preservation of land for the Treeline.

### PHYSICAL BUILDING

- C1 zoning is proposed in context with adjacent sites, by-right maximum 3 stories and 100% Floor Area Ratio (FAR).

### LOT / PARCEL CONFIGURATION

- Recommend lot split to create two separate parcels.
- The larger parcel containing the floodplain and floodway would remain Public Land and be known as 721 N. Main. The smaller 14,000 SF parcel would be rezoned to C1 and become 123 W. Summit.

### PARKING

- Provide surface parking at 1 space per unit.

### FINANCIAL

- Limited rental funding subsidy options.
- Affordable Housing Millage proposal states that funding cannot be used on a site impacting the floodplain. A lot split would be required.

### OTHER USES

- All potential Treeline route options are compatible with the proposed development concepts.
- Access drive off of Summit may need to serve the future open space. May include a connection to Felch St.

### OPTION 1: APARTMENT (DOUBLE LOADED CORRIDOR)



#### DESCRIPTION

- 3-story development along Summit St.
- Apartment, double-loaded corridor.

#### ASSUMPTION

- Walk-up units along Summit St.
- 1 parking space per dwelling unit, tuck under parking.

TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 14
Provide Affordable Housing Units	-----	-----	# affordable units: <b>TBD</b>
Provide Market Rate Housing Units	-----	-----	# market rate units: <b>TBD</b>
Density of Buildings	-----	-----	Floor-Area-Ratio: <b>100%</b>
Height of Buildings	-----	-----	Height Feet (Floors): <b>35' (3 stories)</b>
Existing Residential Character	-----	-----	3-story Apartment
Accommodates Tree Line	-----	-----	Yes
Meets City Stormwater Goals	-----	-----	Yes
Financial Complexity / Risk	-----	-----	Total Development Cost: <b>-\$2.46 Million</b>
Financial Revenue	-----	-----	Potential Tax Revenue: <b>TBD</b> Ground Lease Revenue: <b>TBD</b>

### OPTION 2: APARTMENT (CENTRAL CORE)



#### DESCRIPTION

- 3-story development along Summit St.
- Apartment, six units per floor.

#### ASSUMPTION

- 1 parking space per dwelling unit.

TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 19
Provide Affordable Housing Units	-----	-----	# affordable units: <b>TBD</b>
Provide Market Rate Housing Units	-----	-----	# market rate units: <b>TBD</b>
Density of Buildings	-----	-----	Floor-Area-Ratio: <b>93%</b>
Height of Buildings	-----	-----	Height Feet (Floors): <b>35' (3 stories)</b>
Existing Residential Character	-----	-----	3-story Apartment
Accommodates Tree Line	-----	-----	Yes
Meets City Stormwater Goals	-----	-----	Yes
Financial Complexity / Risk	-----	-----	Total Development Cost: <b>-\$3.02 Million</b>
Financial Revenue	-----	-----	Potential Tax Revenue: <b>TBD</b> Ground Lease Revenue: <b>TBD</b>

### OPTION 3: TOWNHOUSE



#### DESCRIPTION

- 2-story attached single family, townhomes.
- Walk-up units with basement.
- On-site surface parking.

#### ASSUMPTION

- Walk-up units.
- 1 parking space per dwelling unit.

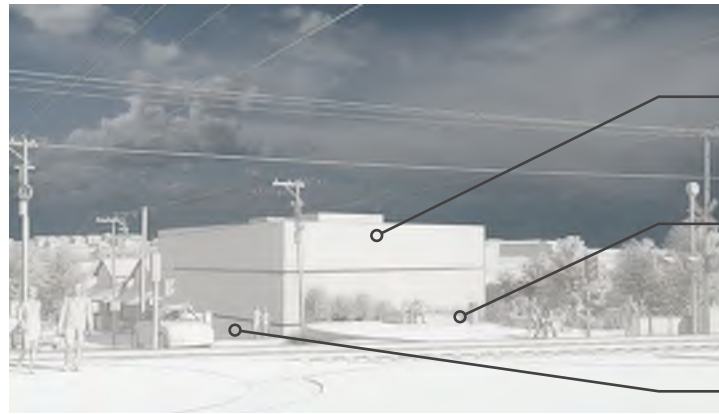
TRADE-OFFS	MIN	MAX	TOTAL HOUSING UNITS: 7 UNITS
Provide Affordable Housing Units	-----	-----	# affordable units: <b>TBD</b>
Provide Market Rate Housing Units	-----	-----	# market rate units: <b>TBD</b>
Density of Buildings	-----	-----	Floor-Area-Ratio: <b>56%</b>
Height of Buildings	-----	-----	Height Feet (Floors): <b>25' (2 stories)</b>
Existing Residential Character	-----	-----	Townhomes
Accommodates Tree Line	-----	-----	Yes
Meets City Stormwater Goals	-----	-----	Yes
Financial Complexity / Risk	-----	-----	Total Development Cost: <b>-\$1.32 Million</b>
Financial Revenue	-----	-----	Potential Tax Revenue: <b>TBD</b> Ground Lease Revenue: <b>TBD</b>

# ENGAGEMENT SUMMARY

## RECOMMENDATION

Initiate a lot split to create two parcels, creating a developable lot (123 W. Summit) and leaving the majority of 721 N. Main for a future project to be determined by the city's process. 3 story, 100% affordable apartment building with walk-up units along Summit and surface parking in the rear. Accommodate the Treeline Trail crossing at Summit.

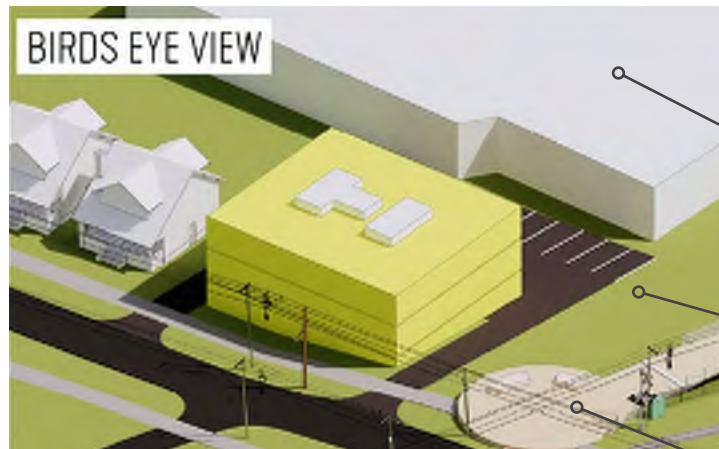
- More affordable units
- Townhouses could offer larger units for families
- Safe Trail/pedestrian crossing at Summit
- Railroad safety
- Affordable housing for community co-op
- Walk-up units
- Tuck under parking



Maximum 3-story building. Designed to compliment the existing neighborhood character

Landscaping along the driveway

Opportunity for walk-up units along Summit St. Design for the topography.



**721 N. MAIN (123 W. SUMMIT)**

Existing warehouse buildings are part of the larger parcel. Future use or demolition to be determined by the city, separate from the development of 123 W. Summit

Potential resident surface parking located in the rear of the building

Accommodate a future potential Treeline Trail crossing at Summit

# PUBLIC COMMENTS

- Sell the property and purchase a different property (brownfield like Brewer) and 1) Restore ecologically 2) Build more co-ops like Arrowood and townhouse units like Pittsfield Village with community spaces, playgrounds, space for garden 3) Make it 21st Century energy efficient and powered by renewables like Veridian. Let those who live there develop some ownership—not just be mere renters (which drives income inequality and intergenerational poverty) 5) Build the kind of housing in highest demand. Family housing for low income and particularly single parents, older women, young people trying to get a start.
- A chunk of this site is flood plain so that could be a nice pocket park for residents and trail users.
- We need to take that seriously. Limiting affordable housing by requiring it to “fit in” with affluent single family homes, we will perpetuate segregation. More working and poor folks downtown.
- I live closer to this site than all the others and I think any affordable housing unit development here (and across N Main from this site) is better than what we have.
- Affordable housing should not be located within the DDA footprint.
- Need more realistic floodplain analysis
- What will the space in between the building and the street look like? Would there be landscaping/greenspace?
- Concerns over the conceptual nature of the design
- The tucked parking underneath is nice
- When might city engage in rest of 721?

# OBJECTIVES

The following input was gathered from the survey responses:

## WHAT ARE THE PRIORITIES?

The top ranked objectives were:

1. Maximize affordable housing units for 60% AMI households on the site
2. Engage the Treeline Trail

## WHAT'S NOT NEEDED?

- Parking (about 42%)
- Fit in with existing buildings (about 25%)
- Maintain some city ownership/control (about 22%)

## WHAT'S MISSING?

- Net Zero goals (energy and mobility), maximize density, railroad safety, a trailhead, open space, bike parking, co-op housing model, housing for those at or below 30% AMI, floodplain, green infrastructure



## RECOMMENDATION

Consider additional objectives as part of the design and development phase.

See Appendix for complete list of survey responses.

# OPTIONS



### OPTION 1: APARTMENTS

- Potential for 14 units
- Double-loaded corridor



### OPTION 2: APARTMENTS

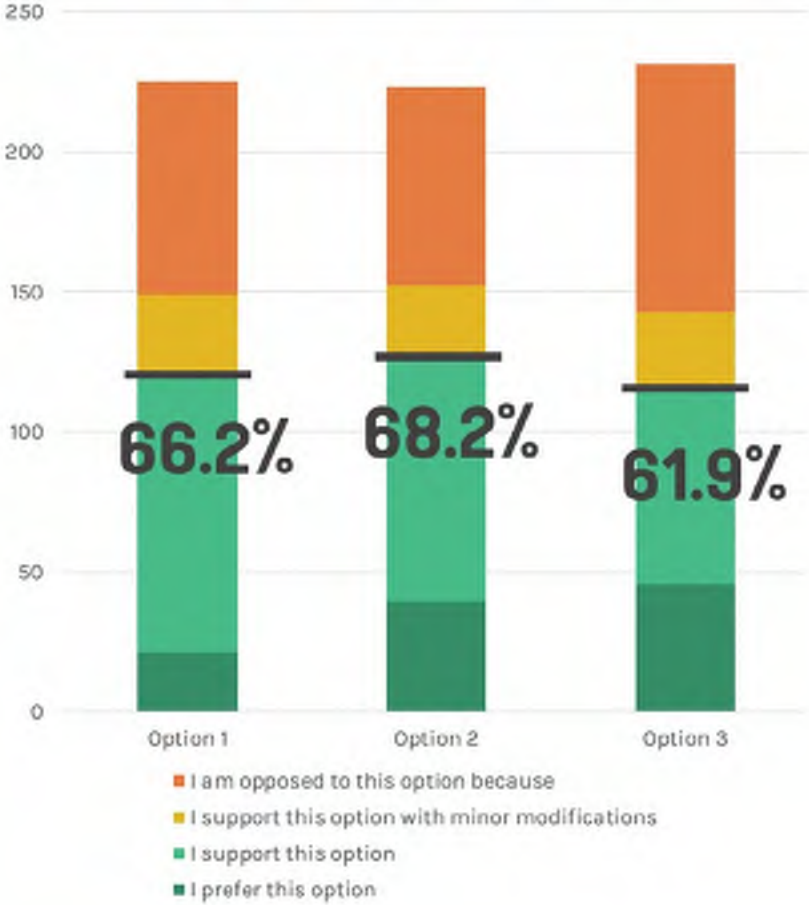
- Potential for 19 units
- Central elevator and stair core



### OPTION 3: TOWNHOUSE

- Potential for 7 units

**RECOMMENDATION**  
 A majority of respondents (68.2%) support option 2. Slightly more people prefer option 3 but a greater number of people also oppose this option.



# OPTION 1: APARTMENT

## OPTION 1: APARTMENT (DOUBLE LOADED CORRIDOR)



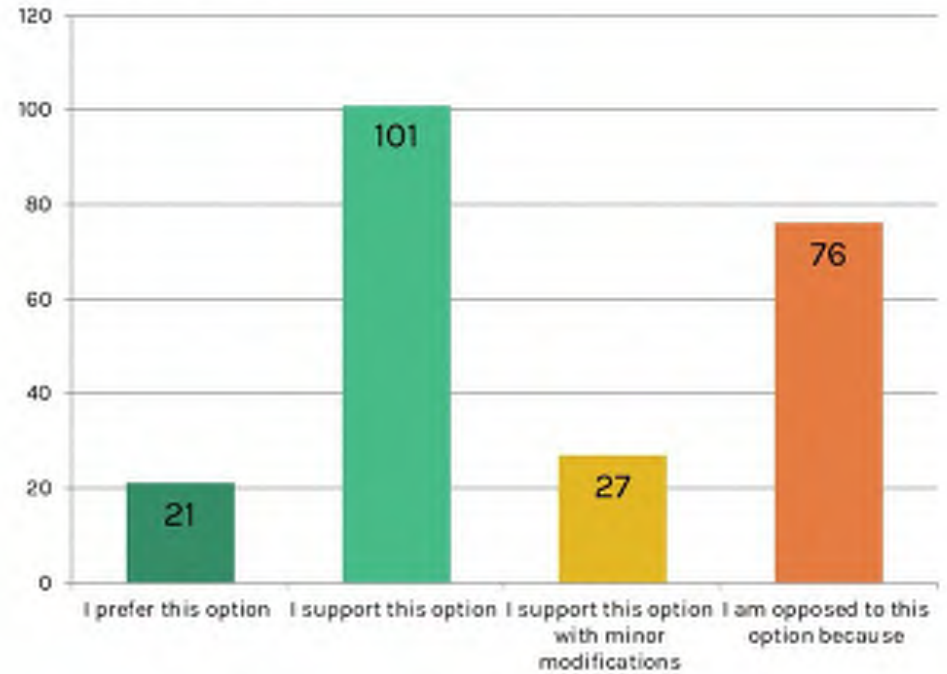
### DESCRIPTION

- 3-story development along Summit St.
- Apartment, double-loaded corridor.

### ASSUMPTION

- Walk-up units along Summit St.
- 1 parking space per dwelling unit, tuck under parking.

## SURVEY RESULTS



**66.2%**  
support this option

\*Out of 225 responses

# OPTION 2: APARTMENT

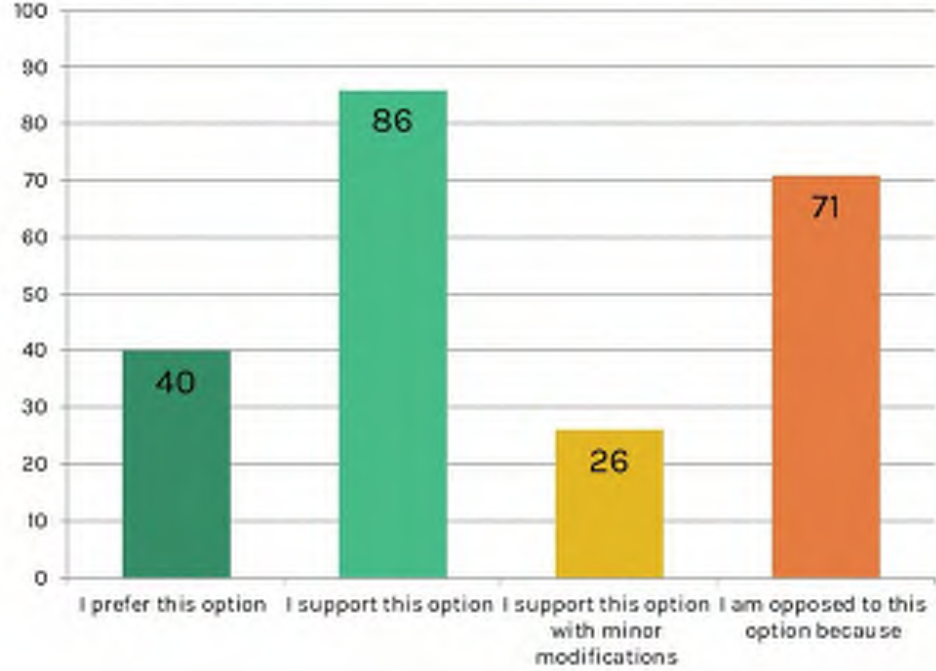
## OPTION 2: APARTMENT (CENTRAL CORE)



### DESCRIPTION      ASSUMPTION

- 3-story development along Summit St.
- Apartment, six units per floor.
- 1 parking space per dwelling unit.

## SURVEY RESULTS



**68.2%**  
support this option

\*Out of 223 responses

# OPTION 3: TOWNHOUSE

## OPTION 3: TOWNHOUSE



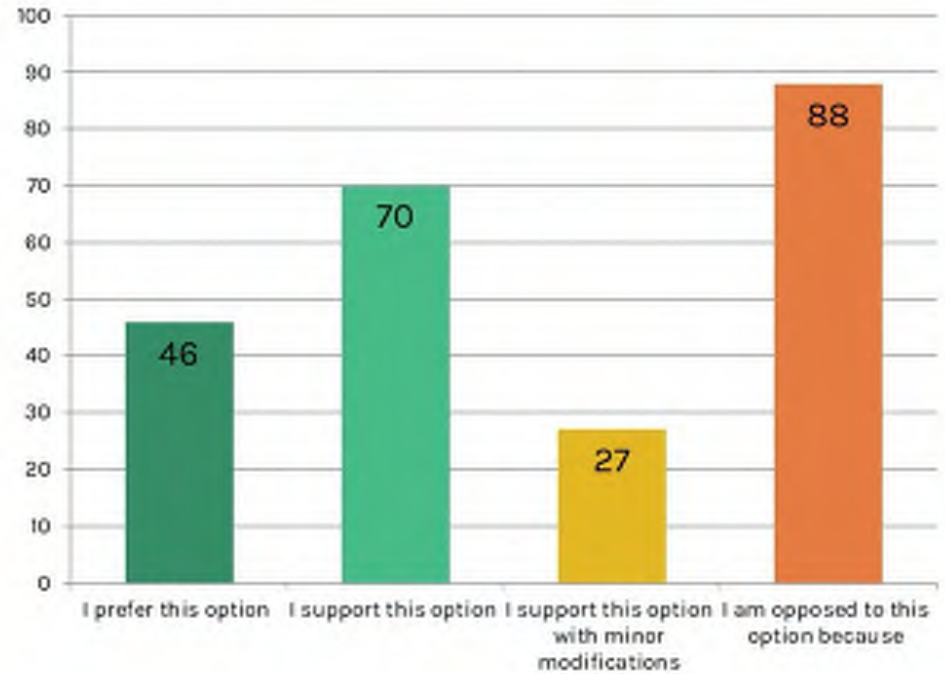
### DESCRIPTION

- 2-story attached single family, townhomes.
- Walk-up units with basement.
- On-site surface parking.

### ASSUMPTION

- Walk-up units.
- 1 parking space per dwelling unit.

## SURVEY RESULTS



**61.9%**  
support this option

\*Out of 231 responses

# LIVE VIRTUAL ENGAGEMENT

## THURSDAY, OCTOBER 1, 2020 6:00-8:00 PM

- Exterior entrances to all units sounds intriguing to me.
- I like that there's a priority to blend the housing in with the neighborhood nearby
- On-site parking sounds good for this location.
- What will the space in between the building and the street look like? Would there be landscaping/greenspace?
- Would townhomes be rented?

## MONDAY, NOVEMBER 9, 2020 6:00-8:00 PM

- Rezoning to C-1, Local Commercial from PL, Public Land
- Modest building compared to some of the other sites
- Engagement with the proposed Treeline
- Remediation and development of the rest of the site
- Future thoughts for the site?

## THURSDAY, DECEMBER 10, 2020 6:00-8:00 PM

- I would like the maximum unit option
- Because existing residents are uncomfortable with poor people?
- Places always change
- Please keep in mind it is 70% home owners responding
- Are you seeing a difference between how home owners and renters are responding to the survey?
- I think it's important for the city and community to hear from people who are homeless and at the lowest income levels
- There's only so much advocates can do, and the people who need housing the most probably are not represented in the survey
- I really like as many units as possible though I think there are interesting opportunities here for townhouse

- Structures (a la carrot way) or larger, family oriented apartments. There are million dollar condos that have sold quickly along that railroad.
- Clarifying the proposed parcel split - Floodplain and FEMA restrictions, city interests in the remainder of 721 N. Main, millage restrictions, burden of building demolition and site remediation for existing warehouses
- Opportunities for financing the project
- Understanding the PILOT and payment in lieu programs
- Pros and cons of development next to a railroad
- How to reach people who will benefit from affordable housing?
- Greater awareness about the needs of people served by affordable housing

# FOCUS GROUP MEETINGS

Date	Stakeholder/Focus Group
8/6/2020	Water Hill Neighborhood Assoc.
9/14/2020	Treeline Conservancy

## NOTES

- Redlined once upon a time
- Looked at historic district, couldn't touch it
- Intermediary step. Effect zoning
- Rezone in late 70s early 80s
- Could have duplexes but not fourplex, 16, etc
- Twist rule if put 2 together
- Fourplexes will be masonry bldgs.
- Water Hill will be targeted because affordable
- Not tearing up near neighborhoods downtown
- Will keep creeping
- City owns property downtown
- Should be doing that with these properties instead of private people on lots
- 5 story 60' high buildings moving into our neighborhood
- City will survey properties
- 55 condo along railroad at Felch. Surveyed the neighbors. Everyone agreed it was okay to build
- Create enterprise zone. 94/paulien/dexter/west side of stadium. 10-12 story buildings
- Briarwood
- Arborland
- Out Plymouth
- South industrial
- Create economic opportunity
- Why not make ylot park,
- What are the possibilities, be creative, make economics work
- Need 5-6 different tracks all moving along.
- Safe crossing, improved crossing at summit. Traffic light at summit?
- This might be easiest site of 4
- Keep row for treeline
- Unsure what direction. Crossing Main or at Wildt
- Brownfield \$ for this for Treeline? Will it be in time?
- When might city engage in rest of 721?

# FOCUS GROUP MEETINGS

- Leave the rest of the site as open space
- Some more land out of flood plain?
- Easement for 415, same for 721
- Minor detail, crossing at felch-current at grade
- Safe crossing at summit
- Don't burden this with north main connection,  
just show master plan route/crossing
- Give context for all non-motorized

# ADDITIONAL FEEDBACK

The following letter and supplemental documents were received by the city/consultant team.

To whom it may concern,

I live 4 blocks from 721 North Main Street and would like to provide the following comment on future plans for the site.

While I would support most land uses at this location including workforce housing (40-60% AMI) and affordable senior housing, I do not support additional supportive housing units in the neighborhood because it currently has more supportive housing units and beds than any neighborhood in the City of Ann Arbor. In fact, it is my belief that the 7 block by 7 block neighborhood immediately northwest of downtown Ann Arbor (bounded by N. Main, W. Huron, 7th/Brooks, and Pearl), has more supportive housing units and beds than all other neighborhoods in Ann Arbor combined. And it appears that in addition to 721 N. Main, the City intends to construct additional affordable housing units elsewhere within this neighborhood (404 N. Ashley). Below is a list of properties that provide permanent supportive housing units and temporary beds for individuals who need supportive services within 7 blocks of the 721 N. Main site:

1. 532 N. Main (Avalon, 6 units)
2. 517 W. Summit (Avalon, 2 units)
3. 610 W. Summit (Avalon, 6 units)
4. 310 W. Huron (Delonis Center, 50-100 beds)
5. 815 Gott (Avalon, 3 units)
6. 821 Gott (Avalon, 3 units)
7. 411 N. Ashley (Avalon, 6 units)
8. 727 Miller (Miller Manor, Ann Arbor Housing Commission, 100 units, mostly supportive housing)
9. 112 Chapin Dawn Farms (6 beds)
10. 502 W. Huron (Dawn Farms, 12 beds)
11. 618 N. Main (Dawn Farms, 6 beds)
12. Courthouse Square Apartments (90% of units under 60% AMI; 10% under 40% AMI)
13. 544 N. Division (Dawn Farms, 13 beds)
14. 324 E. Summit (Dawn Farms, 8 beds)

Other affordable housing units that exist within 7 blocks of 721 N. Main include:

15. 727 Miller (Avalon, 24 units with 47 bedrooms)
16. 600 W. Huron (Laurie Terrace, Housing Commission, 132 units of senior housing)

Two other sites may provide additional Housing Commission units within 4 blocks of 721 N. Main:

17. 121 N. Fourth, (Potential Housing Commission site)
18. 404 N. Ashley (Housing Commission site)

While I support the need to provide supportive housing in Ann Arbor, I also believe that best practices about the siting of supportive housing units is clear: don't concentrate individuals who need supportive housing in a single housing community or a single neighborhood because it results in measurably higher rates of crime, higher rates of inappropriate behavior in the neighborhood, and reduced outcomes for residents who need supportive housing.

I've attached a list of quotes on the correlation between concentrated supportive housing units and crime from a variety of sources including the Federal Reserve Bank of Cleveland, the University of Maryland, HUD, and Wayne State University all of which endorse supportive housing but strongly recommend against concentrating individuals who need supportive services in a single neighborhood. A study called, "Public Housing, Concentrated Poverty, and Crime" by the Federal Reserve Bank of Cleveland in 2014, said that, "our results show that higher concentrations of poverty are associated with more crime". A study called, "The Impact of Supportive Housing on Neighborhood Crime Rates", by Wayne State University in 2002 indicated that, "it behooves developers of supportive housing to identify contexts in which supportive housing facilities are likely to yield neutral impacts for their environs, instead of behaving purely opportunistically and acquiring properties that might serendipitously present themselves on the market regardless of the scale or concentration effects". The study also indicated that, "a scattered site supportive housing strategy involving small-scale facilities seems unlikely to produce any statistical impact on crime". A policy guideline from MSHDA called, "Michigan's Low Income Housing Tax Credit Program Permanent Supportive Housing Category; Supportive Housing Site Selection Guidelines, Addendum iii, 2017-18", indicates that with regard to siting supportive housing, "areas already impacted by high concentrations of housing for people with special needs should also be avoided".

Studies also show that while very little correlation exists between an individual in poverty and crime, when individuals in extreme poverty are concentrated, crime is off the charts. I strongly recommend that City staff review the crime reports for Miller Manor and the Delonis Center to become acclimated to the extreme number of crime incidents at each of those addresses. Reviewing the crime reports for these properties will confirm the correlation between concentrated poverty and crime. I have seen crime reports for Miller Manor in the recent past and can confirm that the crime rate is stunning. I keep track of the monthly crime reports for the neighborhood (bounded by N. Main, W. Huron, N. 7th/Brooks, and Pearl; although I don't count the block bounded by N. Main, W. Huron, N. Ashley and W. Ann). Crime in this neighborhood is remarkably high and increasing each year. Reported crime in the neighborhood increased dramatically after the Housing Commission transferred 45 residents of the Delonis Center to Miller Manor in October 2015. I've included a graph that summarizes the number of annual crime reports for the neighborhood which has increased substantially each year. Typical police calls in the neighborhood involve assault, theft, disorderly conduct, burglary, damage to property, vehicle break-in/theft, vagrancy, and criminal drunkenness.

While crime is a significant issue in the neighborhood, so is a considerable amount of inappropriate behavior that can accompany supportive housing units and beds. These types of behaviors may not typically warrant police involvement, but can negatively impact the neighborhood in a variety of ways. Behaviors that my neighbors and I have experienced include things like an Avalon resident screaming and knocking on doors at all hours of the night on Gott Street for months (without the police or Avalon being willing to intervene), individuals sleeping on neighborhood porches near Miller Manor or in West Park, public urination near Miller Manor, the Delonis Center, and West Park, a high number of packages and bicycles that disappear in the neighborhood, landlords who can't keep tenants next to Miller Manor because of regular inappropriate behavior from the Miller Manor property, a young man from an Avalon property selling drugs for years on W. Summit (confirmed by Lawnet) and Avalon not being willing to intervene, extensive inappropriate behavior in West Park such as possible drug sales, sexual activity, fighting, and small homeless encampments, and individuals who are fighting or yelling at one another (or at neighborhood residents) at Miller Manor, the Delonis Center, West Park, or in the vicinity.

Additionally, studies suggest that a high concentration of individuals who need supportive services in a single housing community or neighborhood can reduce successful outcomes of residents who need supportive services. A 2006 study called, "Predicting Staying in or Leaving Permanent Supportive Housing that Serves Homeless People with Serious Mental Illness", by the University of Pennsylvania Scholarly Commons, School of Social Policy and Practice says that, "careful consideration should be made as to the location of permanent housing, and such plans should avoid placing permanent housing residents in neighborhoods with high crime rates and drug activities that inadvertently increase risk of relapse by residents".

As the Housing Commission considers siting for its future projects, I strongly recommend that City staff include an analysis of existing supportive housing units and beds within 8 blocks of a prospective site to avoid the concentration of folks in extreme poverty and reduce impacts to neighborhoods like mine that are already significantly affected. Other American cities have adopted policies to reduce the concentration of units for folks who need supportive services. Ann Arbor should do the same. Such an approach would be consistent with best practices. Ann Arbor should be a role model in pursuing best practices for supportive housing and not continue to exacerbate an already unfortunate and dysfunctional situation in this neighborhood.

Thank you for this opportunity.

## Policy and Research on Concentrated Poverty

**“Public Housing, Concentrated Poverty, and Crime”, Federal Reserve Bank of Cleveland, Daniel Hartley, 2014:**

“Our results show that higher concentrations of poverty are associated with more crime.”

**“The Impact of Supportive Housing on Neighborhood Crime Rates”, Wayne State University, Urban Institute; Galster, Pettit, Santiago, Tatian, 2002:**

“...We did, however identify a strong direct relationship between the rate of disorderly conduct reports and 500 foot proximity to a supportive site. The increase in the rate of such reports was greater the larger the number of supportive beds in the vicinity. Unlike the aforementioned price impacts, these crime rates were statistically significant and of comparable magnitude in most strata analyzed.”

“...It behooves developers of supportive housing to identify contexts in which supportive housing facilities are likely to yield neutral impacts for their environs, instead of behaving purely opportunistically and acquiring properties that might serendipitously present themselves on the market regardless of the scale or concentration effects.”

“...a scattered site supportive housing strategy involving small-scale facilities seems unlikely to produce any statistical impact on crime”.

**“American Murder Mystery”, Hanna Rosin, Quote from Housing Expert George Galster, Wayne State University, 2008:**

“Every neighborhood has a tipping point – a threshold well below a 40% poverty rate – beyond which crime explodes and other severe social problems set in. Pushing a greater number of neighborhoods past that tipping point is likely to produce more total crime.”

**“Housing the Hardest to Serve: Using Permanent Supportive Housing to Address Chronic Homelessness in the City of Austin”, HousingWorks Austin for Austin Housing Finance Corporation, City of Austin, 2014:**

“Geographic Dispersion. Projects should be located throughout Cuyahoga County to maximize tenant choice while avoiding the concentration of Housing First units in one area or few areas of the community.”

**Title 24, HUD Code of Federal Regulations: Site and Neighborhood Standards...Supportive Housing for Persons with Disabilities Program:**

“The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.”

**Title 24, HUD Code of Federal Regulations, Chapter II Subpart E, 291.400(f): Lease and Sale of HUD Acquired Single Family Properties for the Homeless:**

“To the extent practical and possible, HUD will avoid excessive concentration in a single neighborhood of properties leased or sold under this subpart.”

**HUD Rule (2001) to Deconcentrate Poverty and Promote Integration in Public Housing:**

This final rule amends HUD’s Public Housing Agency Plan regulations to fully reflect the importance of deconcentration by income.

**“Michigan’s Low Income Housing Tax Credit Program Permanent Supportive Housing Category; Supportive Housing Site Selection Guidelines”, MSHDA, Addendum iii, 2017-2018.**

“Areas already impacted by high concentrations of housing for people with special needs should also be avoided.”

**“The Impact of Affordable Housing on Communities and Households”, Minnesota Housing Finance Agency Research and Evaluation Unit, Spencer Agnew:**

“The most recent research on this topic (affordable housing impact on neighborhood crime) has typically found that scale is the most important factor in determining the effect of affordable housing on neighborhood crime. Several studies have found that when affordable housing units occur in small quantities (typically less than 50 units), there is typically no impact on neighborhood crime. However, large projects or a large concentration of affordable units within a neighborhood may have the effect of increasing crime. This finding is a common theme across multiple types of affordable housing including nonprofit rental, supportive housing, and public housing.”

“A study of Section 8 certificate housing in Baltimore County, Maryland found that nearby property values were positively impacted as long as there were fewer than 6 sites and 8 units within 500 feet. When Section 8 units were found in concentrations above these amounts, the impacts were negative (Galster, 1999).”

**“Negative Impacts of High Concentrations of Supportive Housing, University of Maryland, Peter Reuter, 2002:**

“Interviews with OPD (Oakland Police Department) officers indicate that residential care facilities do have a negative impact on surrounding communities, demonstrated by the excessive service calls generated from and around these facilities. This negative impact is concentrated in the flatland areas of Oakland which house a disproportionate number of facilities.

**“Assessing Changes in Neighborhoods Hosting the Low-Income Housing Tax Credit Projects (LIHTC)”, University of Michigan Center for Local, State, and Urban Policy, 2009:**

“...the less positive experience of LIHTC in middle-class neighborhoods also illustrates the risk of over-concentrating affordable housing units in vulnerable neighborhoods, even though they may appear to be in good socioeconomic standing”.

**“Public Housing Transformation and Crime”, Urban Institute, Popkin, Rich, Hendey, Hayes, Parilla, 2012:**

“Other types of strategies that HUD or local housing authorities should consider: ... prohibition on the use of vouchers in certain neighborhoods that already have high concentrations of assisted housing and or requirements that they can only be used in more ‘opportunity rich’ neighborhoods.”

**“Neighborhood Characteristics and Depression”, Iowa State University Institute for Social and Behavioral Research, Cutrona, Wallace, Wesner, 2006:**

“These studies demonstrate clearly that some of the problems associated with low-income people should actually be attributed to low income environments.”

“Neighborhood characteristics influence the probability that people will form ties with each other. When neighborhood turnover is high, people are less likely to form relationships. Similarly, people do not tend to form relationships when they live in neighborhoods of high social disorder, because they mistrust their neighbors. Relationship disruption may have several different consequences relevant to depression, including lower levels of informal social control, inadequate social support, and poor family-role performance.”

**“The Negative Effects of Concentrated Poverty”, CITY REPORT, Joe Cortright, Dillon Mahmoudi, 2014:**

“Concentrated poverty is associated with negative social effects (higher crime, worse mental and physical health), and lower economic prospects.”

**“Understanding Neighborhood Effects of Concentrated Poverty”, HUD: Evidence Matters, 2011:**

“HUD recognizes the importance of creating neighborhoods of opportunity, and its Choice Neighborhoods initiative is designed to deconcentrate poverty and address the interconnected problems caused by living in neighborhoods of concentrated poverty.”

**Riverside, California Municipal Code Chapter 19.400: Shelters – Emergency Shelter, Supportive Housing, Transitional Housing and Transitional Housing Development: Site Location:**

E. To avoid over-concentration of emergency shelters, supportive housing, transitional housing, there shall be a 5,000 foot separation requirement...between the subject use and any other facility.

**“Redtail Ponds Permanent Supportive Housing July 8 Neighborhood Meeting Response, Fort Collins Housing Authority:**

“Fort Collins Housing Authority (FCHA) has seen firsthand examples of centralized and non-centralized developments, the non-centralized model is strongly preferred in our community.... FCHA has learned from experience that providing a separation from the homeless concentration in our particular community has proven to be a healthier environment for the residents.”

**“Predicting Staying In or Leaving Permanent Supportive Housing That Serves Homeless People with Serious Mental Illness”, University of Pennsylvania Scholarly Commons, School of Social Policy and Practice”, Wong, Hadley, Culhane, Poulin, Davis, 2006:**

“Careful consideration should be made as to the location of permanent housing, and such plans should avoid placing permanent housing residents in neighborhoods with high crime rates and drug activities that inadvertently increase the risk of relapse for residents”

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**“Housing Assistance and Supportive Services in Memphis: Best Practices for Serving High Needs Populations”, U.S. Department of Health & Human Services, Office of the Assistant Secretary for Planning and Evaluation; Frieman, Harris, Mireles, Popkin, 2013:**

“There is a large body of research on the negative effects of living in neighborhoods with concentrated poverty and disadvantage, especially for children. These negative consequences include: poor mental and physical health, high prevalence of risky sexual behavior, delinquency, and increased exposure to violence. Poor health, high homicide rates, and low birth weights also occur disproportionately in neighborhoods with concentrated poverty.”

**“Public Housing Transformation and Crime: Making the Case for Responsible Relocation”, Urban Institute, Popkin, Rich, Hendey, Hayes, Parilla, 2012:**

“Other types of strategies that HUD or local housing authorities should consider: prohibition on the use of vouchers in certain neighborhoods that already have high concentrations of assisted housing and/or requirements that they can only be used in more “opportunity rich” neighborhoods.”

**“Housing Element: Goals, Objectives, and Policies”, City of St. Petersburg Comprehensive Plan, 2009:**

“Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for extremely low, very low, low, and moderate income persons to avoid undue concentrations in single neighborhoods.”

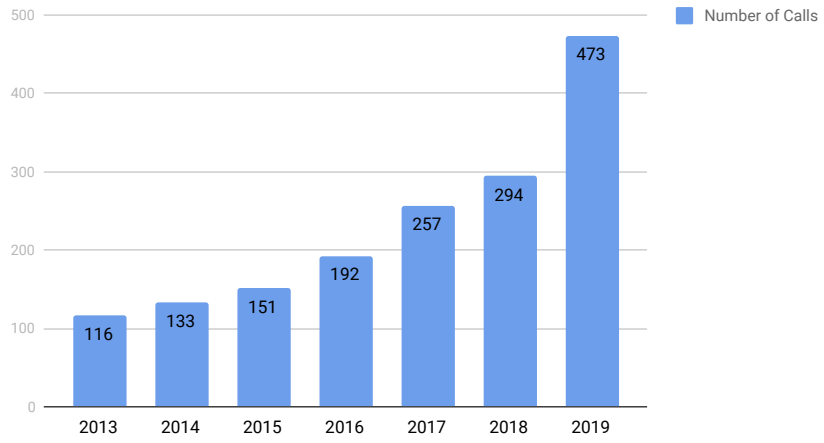
**“Neighborhoods and Violent Crime”, Evidence Matters, HUD, Summer 2016:**

“Neighborhoods with more concentrated disadvantage tend to experience higher levels of violent crime. Numerous studies, for instance, show that neighborhoods with higher poverty rates tend to have higher rates of violent crime.”

“Mast and Wilson considered this question (of concentrated poverty and crime) in Charlotte-Mecklenburg County, NC from 2000-2009, finding that increases in voucher holders were associated with crime increases only in neighborhoods that exceed relatively high thresholds for poverty or concentration of voucher holders.”

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AAPD: Annual Reported Crimes – Water Hill Neighborhood



SECTION 5

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**309 S. ASHLEY**

# SITE OVERVIEW

## EXISTING CONDITIONS

309 S. Ashley, also known as the Kline's Lot (named for the former Kline's Department Store), is a city-owned lot on the northeast corner of Ashley and William. This 53,288 SF (1.22-acre) site is currently a 143-space surface parking lot managed by the DDA as a paid lot. Additional public parking is provided on-street, on the surface lot at First and William, and in the 4th and William Structure two blocks to the east. There are 3,533 off-street and 427 on-street parking spaces within a 1/4 mile of the site.

## ADJACENT USES

Key adjacent uses include the Main St and Liberty St businesses and the William St bike lane.



# SITE OVERVIEW

## SITE ANALYSIS

The site is currently zoned D1, Downtown Core District. D1 zoning allows for a maximum of 180 feet and a Floor Area Ratio (FAR) of 900% with affordable housing premiums. The development is subject to secondary street frontage requirements and Main Street Character Overlay District. Due to the large scale of the site, one goal of this process is to come to a greater consensus around the site and building strategy and explore impacts to the urban fabric. Future development could take the form of one or more buildings, with a variety of on-site and off-site parking strategies. All options would retain the service alley behind Main St and provide for an active ground floor along Ashley.

## PROPOSED OBJECTIVES

The City is considering the following objectives for redeveloping 309 S. Ashley

- Maximize affordable housing units below 60% Area Median Income (AMI)
- Maximize market rate housing units
- Develop a mix of housing unit types and prices
- Activate the ground floor for public benefit
- Provide parking on site
- Maintain some City ownership/control
- Appropriately scale down to the west and/or Main Street

## SITE LOCATION

309 S. ASHLEY ST, ANN ARBOR, MI 48103



## PARKING

- Existing parking lot provides 143 public parking spaces.
- Parking may be accommodated on-site either at-grade, above ground, or underground.
- There are 3,533 off-street and 427 on-street parking spaces within a 1/4 mile of the site. (The figures are not inclusive of the supply at the site)

## LOT / PARCEL CONFIGURATION

- The 53,750 SF site may be developed as a single parcel or multiple parcels.
- Opportunity to phase development.
- One or more breaks in the streetwall along Ashley is desirable.

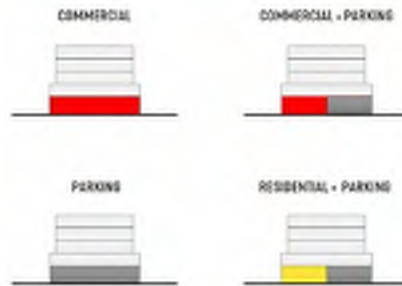
## PHYSICAL BUILDING

- Located in the Main Street Character Overlay District.
- 400% Floor Area Ratio (FAR) allowed without any premiums. Maximum of 900% FAR with premiums for affordable housing.
- Significant building height and massing required to trigger 900% FAR affordable housing bonus.

## HOUSING USES

- Site can accommodate between 200-500+ units.
- Site can offer a mix of affordable and market rate housing.

## GROUND FLOOR CONSIDERATIONS

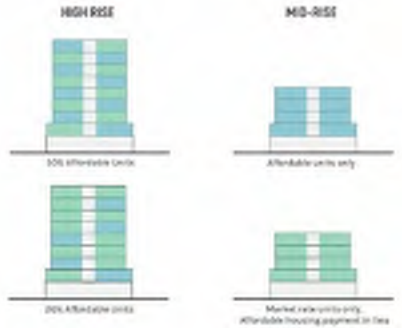


- Due to the large scale of the site, one goal of this process is to achieve a greater consensus around the site and building strategy and explore impacts to the urban fabric. Future development could take the form of one or more buildings, with a variety of on-site and off-site parking strategies.
- In addition to affordable housing considerations, important urban design considerations include: approach to parking on-site, amount of active ground floor uses, and unit mix which influences the proforma and the feasibility of a particular type of development.
- On this site, the Ashley ground floor can be activated with commercial/retail, residential and/or tenant amenities.
- On this site, Ashley can be active with ground floor parking accessed from alley.
- Above grade parking across entire site can also include active ground floor along Ashley.

## POTENTIAL TRADE-OFFS

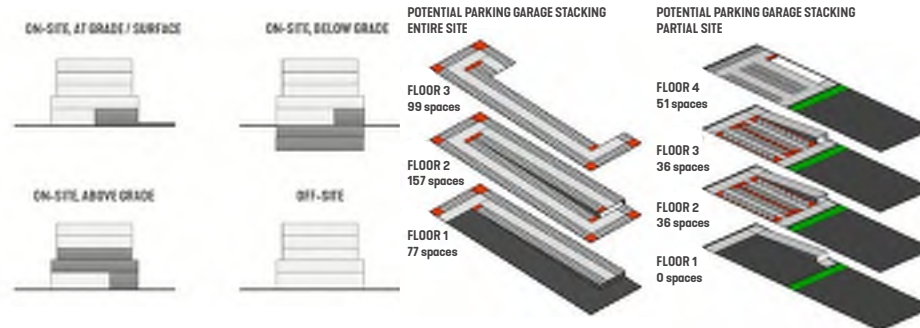
- Provide Affordable Housing Units
- Provide Market Rate Housing Units
- Density of Buildings
- Height of Buildings
- Scales Down to the Ashley & Main
- Potential Active Ground Floor
- On-site Parking
- Financial Complexity / Risk
- Financial Revenue

## BUILDING HEIGHT & AFFORDABILITY CONSIDERATIONS



- Building height and density has an effect on the amount of affordable units possible.
- Different types and heights of buildings can be stacked either on top of a parking structure or at ground level.
- The highest density options allow for more affordability with less city subsidy.
- The medium density options reduces the amount of affordable units and requires more subsidy.
- Multiple stand-alone building options allow for the potential for all affordable buildings and/or mixed income buildings.

## PARKING CONSIDERATIONS



- An above grade parking structure across the entire site is the most efficient/affordable option per parking space given the parcel scale. This should be the preferred direction if this is determined the best location for future downtown parking.
- An above grade parking structure on a portion of the site is possible (ie 4th&Washington), but is less efficient and is a higher cost per space.
- Underground parking is not likely feasible because of the high cost per space and there is not a likely funding source in the near term.
- At grade parking is possible, but is limited and should focus on loading from the alley so that a pedestrian scale/human comfort is prioritized along Ashley/William.

## OPTION 1: 309 S. ASHLEY IS A KEY FUTURE DOWNTOWN PARKING SITE



TRADE-OFFS	MIN	MAX
Provide Affordable Housing Units	-----	-----
Provide Market Rate Housing Units	-----	-----
Density of Buildings	-----	-----
Height of Buildings	-----	-----
Scales Down to the west and/or Main	-----	-----
Potential Active Ground Floor	-----	-----
On-site Parking	-----	-----
Financial Complexity / Risk	-----	-----
Financial Revenue	-----	-----

**TOTAL HOUSING UNITS: 450-600**

# affordable units: 90-100 units (20%)  
# market rate units: 350-400 units

Floor-Area-Ratio: ~900%  
Height Feet (Floors): ~140'-170' (14-16)

Ground Floor GSF: ~20,000 SF  
300-350 Spaces

Total Development Cost: ~\$110-120 Million\*  
Potential Tax Revenue/Yr: ~\$3-4 Million  
Ground Lease Revenue: N/A  
\*Not including \$20-25M for Parking Structure



TRADE-OFFS	MIN	MAX
Provide Affordable Housing Units	-----	-----
Provide Market Rate Housing Units	-----	-----
Density of Buildings	-----	-----
Height of Buildings	-----	-----
Scales Down to the west and/or Main	-----	-----
Potential Active Ground Floor	-----	-----
On-site Parking	-----	-----
Financial Complexity / Risk	-----	-----
Financial Revenue	-----	-----

**TOTAL HOUSING UNITS: 950-200**

# affordable units: 30-60 units  
# market rate units: 120-170 units

Floor-Area-Ratio: ~320%  
Height Feet (Floors): ~100-120' (10)

Ground Floor GSF: ~20,000 SF  
300-350 Spaces

Total Development Cost: ~\$40-50 Million\*  
Potential Tax Revenue/Yr: ~\$1-1.5 Million  
Ground Lease Revenue: N/A  
\*Not including \$20-25M for Parking Structure



## OPTION 2: 309 S. ASHLEY IS NOT A KEY FUTURE DOWNTOWN PARKING SITE



TRADE-OFFS	MIN	MAX
Provide Affordable Housing Units	-----	-----
Provide Market Rate Housing Units	-----	-----
Density of Buildings	-----	-----
Height of Buildings	-----	-----
Scales Down to the west and/or Main	-----	-----
Potential Active Ground Floor	-----	-----
On-site Parking	-----	-----
Financial Complexity / Risk	-----	-----
Financial Revenue	-----	-----

**TOTAL HOUSING UNITS: 450-600**

# affordable units: 90-100 units (20%)  
# market rate units: 350-400 units

Floor-Area-Ratio: ~900%  
Height Feet (Floors): ~120'-150' (12-14)

Ground Floor GSF: ~20,000 SF  
300-350 Spaces

Total Development Cost: ~\$110-120 Million\*  
Potential Tax Revenue/Yr: ~\$3-4 Million  
Ground Lease Revenue: N/A  
\*Not including \$10-12M for Parking Structure



TRADE-OFFS	MIN	MAX
Provide Affordable Housing Units	-----	-----
Provide Market Rate Housing Units	-----	-----
Density of Buildings	-----	-----
Height of Buildings	-----	-----
Scales Down to the west and/or Main	-----	-----
Potential Active Ground Floor	-----	-----
On-site Parking	-----	-----
Financial Complexity / Risk	-----	-----
Financial Revenue	-----	-----

**TOTAL HOUSING UNITS: 950-200**

# affordable units: 30-60 units  
# market rate units: 120-170 units

Floor-Area-Ratio: ~320%  
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Potential Tax Revenue/Yr: ~\$1-1.5 Million  
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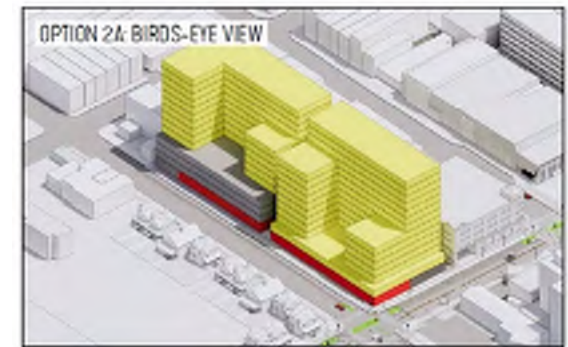
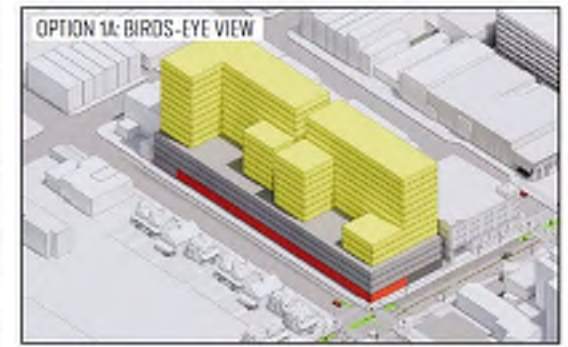


# WHAT WE HEARD...

## RECOMMENDATION

The consultant team, in coordination with the DDA will finalize the downtown parking assessment that is currently underway but is difficult to complete until post-COVID normalization. Continue discussions with the DDA and downtown businesses about long-term downtown parking solutions related to development of this site.

- Maximize affordable housing
- Activate the ground floor for public benefit
- Understand long-term parking needs
- Develop a mix of housing unit types and prices
- Provide connectivity between Ashley and Main
- Consider the needs of downtown businesses



# PUBLIC COMMENTS

- Having residential units start on the 4th floor sounds really high - could you limit parking to 1 or 2 levels?
- Is there an opportunity to extend the affordability conversation to commercial spaces?
- Not “main street” but proximity to downtown, creative opportunities
- Parking discussion unresolved but underground parking is expensive, building more parking doesn’t meet our climate goals, we need to be really thoughtful about the parking strategy
- Decouple parking and units
- Affordable housing should not be located within the DDA footprint
- Maximize affordable housing impact by any appropriate means - individual residents like me aren’t necessarily qualified to determine whether market-rate or subsidized units make sense on a specific site.
- Make sure there is a mid block crossing that links Main Street to Ashley. This could be a great little retail infused alley way.
- I like the idea of doing a phased development with multiple architects so that it’s not one monolithic development
- Maximize affordable units below 60% AMI
- Parking for businesses
- Ensuring sustainable building standards for any version of this building
- Context with the neighborhood to the west, transition from commercial to residential, diversifying services available (groceries, pharmacies, hardware / clothing stores, etc.
- I’m wary about providing parking on-site. I think it COULD work if tied to a broader connected parking strategy, but it’s imperative that the city makes that explicit and acts on the plan.
- I dislike all of these options - this is a monolith. I would rather see the lot carved up and developed by two different developers with distinct aesthetics
- There are enough market rate units in the area, we need affordable units. The parking structure is expensive on top of a high cost project.
- I’m unclear if the parking would only be for residents or if some would be for public use - but in either case, there isn’t enough parking on-site for all residents, which could create a problem. Public parking in and around that area is already challenging; this development will only add to that problem.
- I would increase the percentage of affordable units. A project of this size should be mixed use as a best practice in placemaking, however 20% affordable units is low. Perhaps 40% affordable overall with a mix of various AMIs. This would facilitate a broader, inclusive community of residents of all income levels.
- I like that you are building more parking on this site than units because I know a lot of retailers and office users that will want the parking replaced

# OBJECTIVES

The following input was gathered from the survey responses:

## WHAT ARE THE PRIORITIES?

The top ranked objectives were:

1. Maximize affordable housing units for 60% AMI households on the site
2. Activate the ground floor for public benefit.

## WHAT'S NOT NEEDED?

Parking, scaling down to Main Street, market rate, Affordable housing

## WHAT'S MISSING?

Human-scale at street level, activate the alley, tax revenue, architectural considerations, support adjacent bike lane, keep site as all parking, green building, more market rate housing. permanent supportive housing units

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Maximize affordable housing units for 60% Area Median Income (AMI) households on site	1		1,376	244
Activate the ground floor for public benefit	2		1,149	238
Develop a mix of housing unit types and prices	3		1,089	232
Provide parking on site	4		877	234
Maintain some city ownership/control	5		868	229
Appropriately scale down to the west and/or Main Street	6		813	229
Maximize market rate residential	7		626	220

Lowest      Highest

## RECOMMENDATION

Consider additional objectives as part of the design and development phase.

See Appendix for complete list of survey responses.

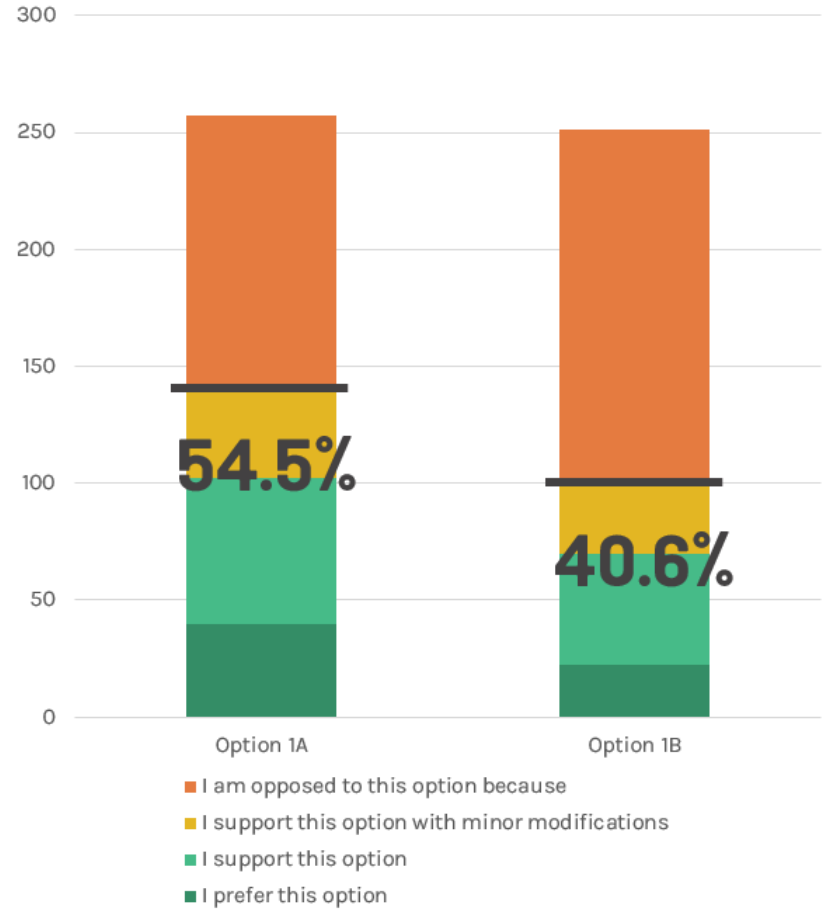
# OPTIONS

## A KEY FUTURE DOWNTOWN PARKING SITE

### OPTION 1A: 900% FAR



### OPTION 1B: 320% FAR



# OPTIONS

## NOT A KEY FUTURE DOWNTOWN PARKING SITE

### OPTION 2A: 900% FAR

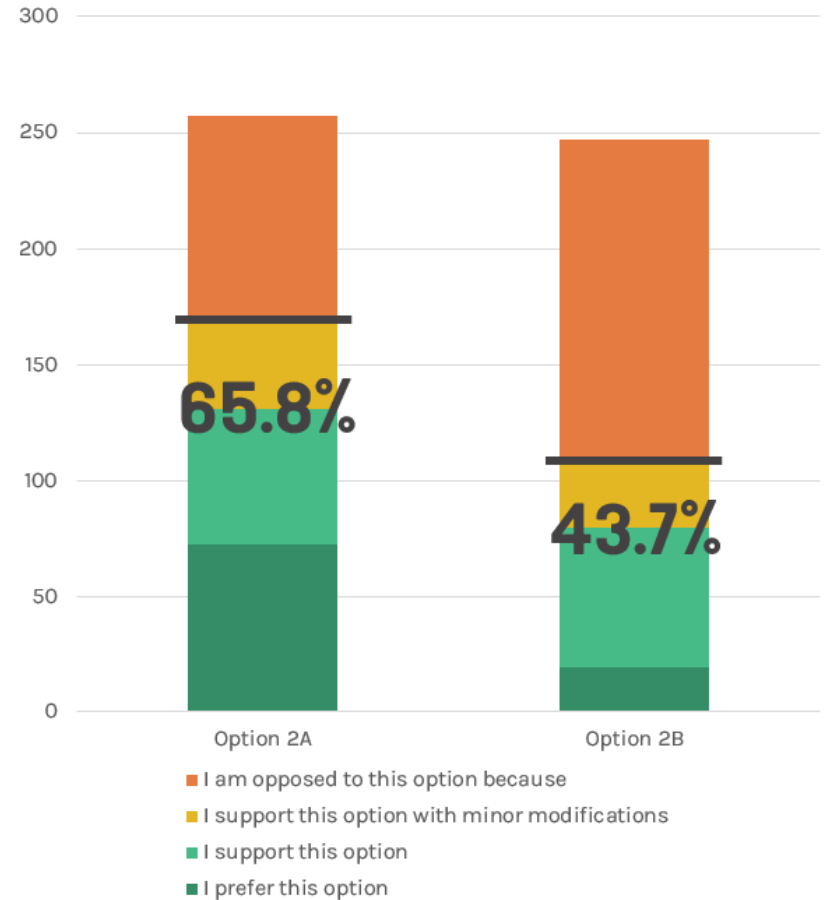


### OPTION 2B: 320% FAR



## RECOMMENDATION

A majority of respondents support Option 2A. This option is also most preferred with 73 votes. This is a higher density development in which the site is not a key future downtown parking site.



# OPTION 1A: 900% FAR + PUBLIC PARKING

## OPTION 1: 309 S. ASHLEY IS A KEY FUTURE DOWNTOWN PARKING SITE



TRADE-OFFS	MIN	MAX
Provide Affordable Housing Units	████████████████████	████████████████████
Provide Market Rate Housing Units	████████████████████	████████████████████
Density of Buildings	████████████████████	████████████████████
Height of Buildings	████████████████████	████████████████████
Scales Down to the west and/or Main	████████████████████	████████████████████
Potential Active Ground Floor	████████████████████	████████████████████
On-site Parking	████████████████████	████████████████████
Financial Complexity / Risk	████████████████████	████████████████████
Financial Revenue	████████████████████	████████████████████

**TOTAL HOUSING UNITS: 450-500**

- # affordable units: 90-100 units (20%)
- # market rate units: 350-400 units

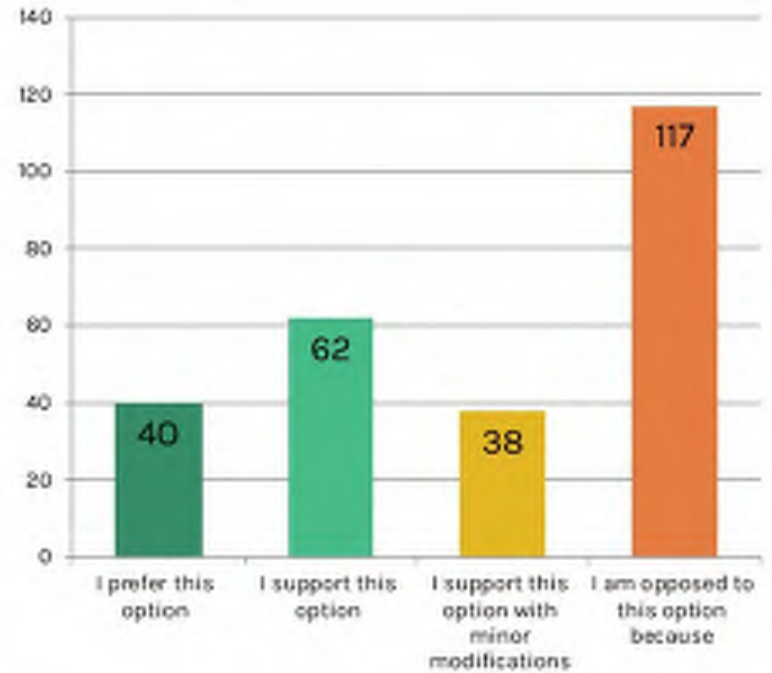
Floor-Area-Ratio: ~900%  
 Height Feet (Floors): ~140'-170' (14-16)

Ground Floor GSF: ~20,000 SF  
 300-350 Spaces

Total Development Cost: ~\$110-120 Million\*  
 Potential Tax Revenue/YR: ~\$3-4 Million  
 Ground Lease Revenue: N/A  
 \*Not including \$20-25M for Parking Structure



## SURVEY RESULTS



**54.5%**  
 support this option

\*Out of 257 responses

# OPTION 1B: 320% FAR + PUBLIC PARKING

## OPTION 1: 309 S. ASHLEY IS A KEY FUTURE DOWNTOWN PARKING SITE



TRADE-OFFS	MIN	MAX
Provide Affordable Housing Units	██████████	██████████
Provide Market Rate Housing Units	██████████	██████████
Density of Buildings	██████████	██████████
Height of Buildings	██████████	██████████
Scales Down to the west and/or Main	██████████	██████████
Potential Active Ground Floor	██████████	██████████
On-site Parking	██████████	██████████
Financial Complexity / Risk	██████████	██████████
Financial Revenue	██████████	██████████

### TOTAL HOUSING UNITS: 150-200

# affordable units: 30-60 units  
# market rate units: 120-170 units

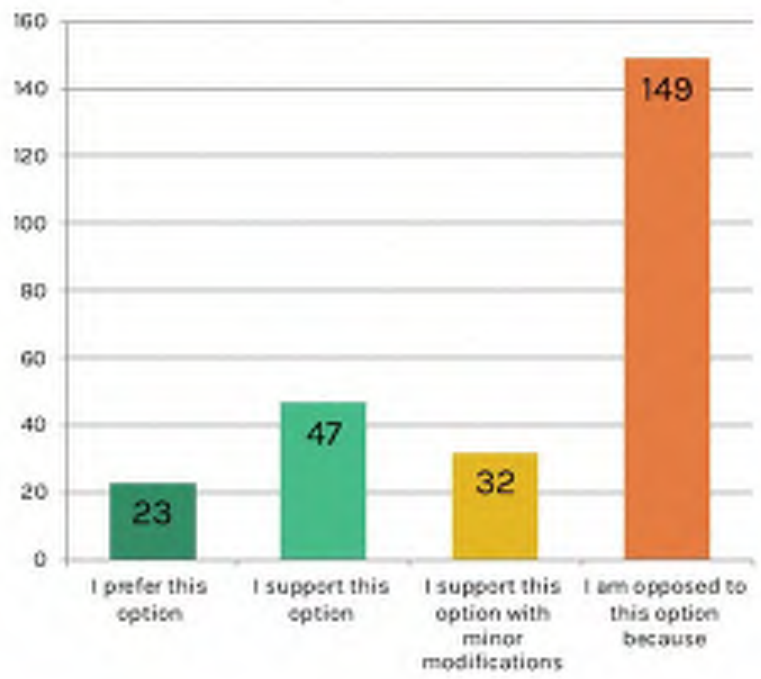
Floor-Area-Ratio: ~ 320%  
Height Feet (Floors): ~ 100-120' (10)

Ground Floor GSF: ~20,000 SF  
300-350 Spaces

Total Development Cost: ~\$40-50 Million\*  
Potential Tax Revenue/YR: ~\$1-1.5 Million  
Ground Lease Revenue: N/A  
\*Not Including \$20-25M for Parking Structure



## SURVEY RESULTS



**40.6%**  
support this option

\*Out of 257 responses

# OPTION 2A: 900% FAR

## OPTION 2: 309 S. ASHLEY IS NOT A KEY FUTURE DOWNTOWN PARKING SITE



TRADE-OFFS	MIN	MAX
Provide Affordable Housing Units	██████████	██████████
Provide Market Rate Housing Units	██████████	██████████
Density of Buildings	██████████	██████████
Height of Buildings	██████████	██████████
Scales Down to the west and/or Main	██████████	██████████
Potential Active Ground Floor	██████████	██████████
On-site Parking	██████████	██████████
Financial Complexity / Risk	██████████	██████████
Financial Revenue	██████████	██████████

**TOTAL HOUSING UNITS: 450-500**

# affordable units: **90-100 units (20%)**  
 # market rate units: **350-400 units**

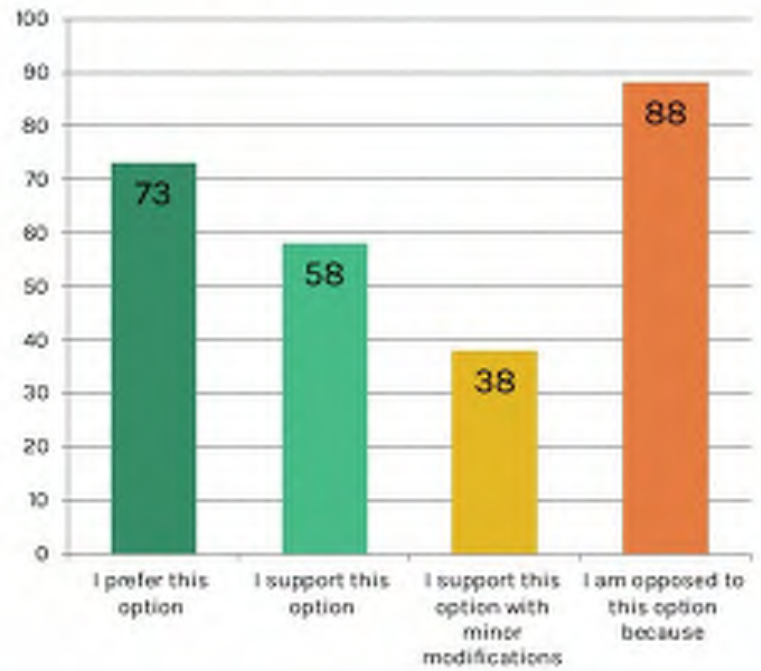
Floor-Area-Ratio: **~ 900%**  
 Height Feet (Floors): **~ 120'-150' (12-14)**

Ground Floor GSF: **~20,000 SF**  
 300-350 Spaces

Total Development Cost: **~\$110-120 Million\***  
 Potential Tax Revenue/YR: **~\$3-4 Million**  
 Ground Lease Revenue: **N/A**  
 \*Not including \$10-12M for Parking Structure



## SURVEY RESULTS



**65.8%**  
 support this option

\*Out of 257 responses

# OPTION 2B: 320% FAR

## OPTION 2: 309 S. ASHLEY IS NOT A KEY FUTURE DOWNTOWN PARKING SITE



TRADE-OFFS	MIN	MAY
Provide Affordable Housing Units	██████████	██████████
Provide Market Rate Housing Units	██████████	██████████
Density of Buildings	██████████	██████████
Height of Buildings	██████████	██████████
Scales Down to the west and/or Main	██████████	██████████
Potential Active Ground Floor	██████████	██████████
On-site Parking	██████████	██████████
Financial Complexity / Risk	██████████	██████████
Financial Revenue	██████████	██████████

**TOTAL HOUSING UNITS: 150-200**

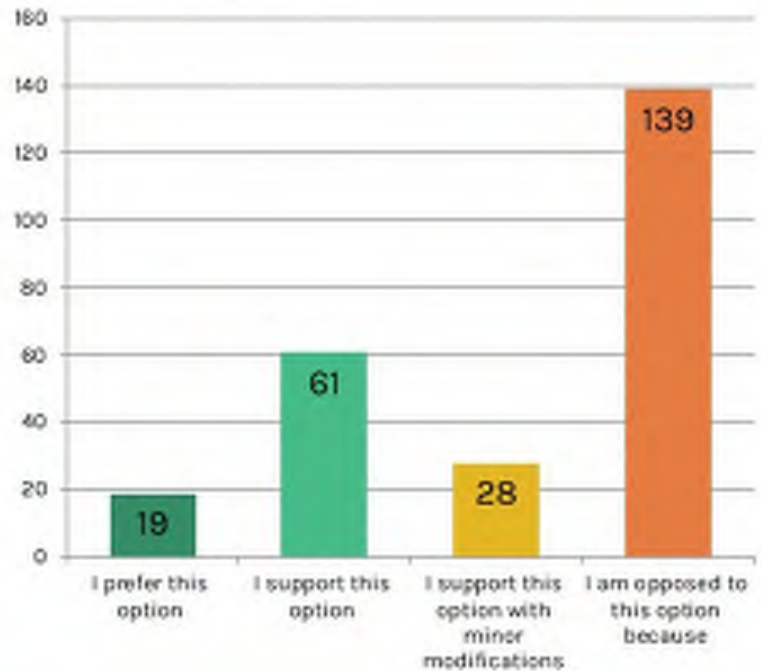
# affordable units: 30-60 units  
 # market rate units: 120-170 units

Floor-Area-Ratio: ~ 320%  
 Height Feet (Floors): ~ 100-120' (10)

Ground Floor GSF: ~20,000 SF  
 300-350 Spaces

Total Development Cost: ~\$40-50 Million  
 Potential Tax Revenue/YR: ~\$1-1.5 Million  
 Ground Lease Revenue: N/A

## SURVEY RESULTS



**43.7%**  
 support this option

\*Out of 247 responses

# PARKING STRATEGY

There is an opportunity to consider 216 W. William (First & William parking lot) as part of a larger parking strategy for downtown. The 216 W. William site could support an above-ground parking structure with access from Ashley, while still preserving space for the Treeline on the ground floor.

Additional study is needed.



# LIVE VIRTUAL ENGAGEMENT

## THURSDAY, OCTOBER 1, 2020 6:00-8:00 PM

- Potential to add bicycle parking to the site. Adjacent to the William St bike lane.
  - This feels like an area where the building can go higher without dwarfing buildings near by.
  - The lot offers quick in/quick out parking
  - The city's Carbon Neutral Net Zero goals. Do we really need to be building new parking structures?
  - The current lot provides a vital function to the already struggling business on Main St.
  - The noise associated with adding more congestion to downtown.
  - The adverse effects the proposed skylines will have on the quality of life for existing downtown residents.
  - The actual need for more high density housing right now - there's already many developments underway.
  - Having residential units start on the 4th floor sounds really high - could you limit parking to 1 or 2 levels?
- This doesn't seem like a long term solution to the housing problem - it's a band aid. What are the actual structural changes we need to take to solve this problem?
  - No detailed economic analysis has been performed to determine if this project is actually a good investment for the city, businesses and taxpayers.
  - Why is this site the best site for affordable housing in the city? Providing actual data would be helpful.
  - This is the privatization of public land for short term political gain.
  - How much are private developers projected to profit off of this affordable housing project?

## MONDAY, NOVEMBER 9, 2020 6:00-8:00 PM

- Thinking about long term benefits/leveraging the property
- Market rate units potential profits - how can we leverage that?
- Access from street and alley
- Question about the total number of affordable units (80-100)
- Opportunities for public space - privately owned, publicly accessible spaces
- Will this building be able to respond to shifts in the retail market?
- Is there an opportunity to extend the affordability conversation to commercial spaces? (Sidewalk lab podcast: 1. Shorter leases, 2. Pairing businesses, 3. Rental terms based on a percentage of sales)
- High number of homeowners on the survey. How can we reach out to renters? More plain language in the material. Ex. streetwall.

# LIVE VIRTUAL ENGAGEMENT

- We need smaller spaces.
- Opportunity for bathrooms/kitchenettes in common areas.
- Not “main street” but proximity to downtown, creative opportunities
- Thinking about affordability for residential and retail/start-up
- Pushing for more affordable units, understand and recognize the financial reasons for
- Parking discussion unresolved but underground parking is expensive, building more parking doesn’t meet our climate goals, we need to be really thoughtful about the parking strategy

## THURSDAY, DECEMBER 10, 2020 6:00–8:00 PM

- I like the idea of keeping the price of a parking space separate from the cost of the apartment rent
- Of all the lots considered, I’m okay with this one being on the taller end
- I like the passage half way through the building to create a walkway from Main to Ashley
- This site has a long history with affordable housing (before it became a parking lot) in Ann Arbor and I look forward to maximizing the units we can get out of it now. What a way to honor the folks who’ve been doing that work for decades!
- Discussed the role of the existing parking
- Operationalize parking
- Decouple parking and units (something they have done in many major cities)
- Accommodate ground floor entrances
- Activating the street

# FOCUS GROUP MEETINGS

Date	Stakeholder/Focus Group
7/28/2020	Shaffran Companies
7/29/2020	Main Street Ventures
8/7/2020	Main Street Business Assoc.

## NOTES

- Taking the long view
- Mirror Main Street
- Subdivide into origin smaller lots. Take corner at William, sell 66' x 132', next one 44', next 22'
- Give local folks chance to participate
- 2-5 story buildings
- Lower levels city owned parking structure? 1 story? Or 2 but expensive
- DDA owns parking lot west of Ashley, take access to parking lot, build structure
- Then build affordable housing on parking structure
- First and William garage previously considered, build into the slope, Nhood fought plan, resurrected greenway
- Just like library lot, in order for it to be successful, smaller developments, just don't see 18 story in Ann Arbor
- Costs triggered by high rise construction. Suppression system, cost for water tap \$100k. over 7-8 compress. 3 stories or less
- Parking lots over 10-20 year stay
- Have useful parking
- If build all at same time, underground parking
- Repurpose existing
- Look for interesting tenants
- Can't take Kline's lot away, need parking.
- Assume 0.5 car per unit
- But in this town, everything is decided on parking
- When trying to build a 14 story building, will need parking
- People won't work from home forever, how do you collaborate?
- Want by right deal. Site plan approval process is expensive.
- \$300/ft to build anything downtown
- Here are the numbers, what I need to do an affordable project
- If we bring utilities and give you the land
- Parking in general are problematic, biggest complain at Real Seafood and Chop House, not as much Palio and Gratz

# FOCUS GROUP MEETINGS

- Even more so with pandemic. Eventually we'll get past it. It has changed way people look at dining. We didn't do to-go. Now important part.
- Parking meters tagged and bagged
- Options of valet. We do it in other cities, 1k per week. Not opportunities
- Know we have parking decks, demographics park
- 17 restaurant data
- Where people come from, zip code data. Where we are to go.
- Business model is changing. Older demographic doing to go. More carry out
- How does parking affect employees? How do they get to work? Go pass when it works.
- We do a decent number of passes, north of 50. Do all take bus everyday?
- Streetside parking? Most picked up by then
- Don't park in lot behind chophouse.
- How could we make garages better?
- Oldest clientele come in early, wrong times to get lowest levels.
- Open on weekends only downtown. Difficult to get employees.
- Drop off place to pick up elderly mom, etc
- Carside spot for lots of people
- Don't think businesses would be on board for either option
- Obvious parking shortage in immediate area. Huge problem
- Downtown is so fragile with pandemic. Fearful of any moves
- Already have development on DTE
- 1. Parking, 2. Fragility, 3. Need space
- Businesses asking for valet parking
- Surface lot easier than structure
- People are loving the curbside
- Looking into valet
- Timing
- We may have wishlists
- Last development cycle about university growing enrollment
- Taking long view

# ADDITIONAL FEEDBACK

The following letters were received by the client/consultant team.



Date: December 8, 2020

For Alex Huff & Michael Johnson at SmithGroup

C: Jennifer Hall, Sandra Andrade, Susan Polay

Re: The Development of Kline's lot for Affordable Housing (Project#12451)

Having submitted surveys regarding the Palio and Kline's lots, and having attended last year's in-person meetings regarding same, we have also listened to the recent virtual meetings. We are thrilled Prop C passed, and are pleased to see diversity returning to the city. We strongly believe in density and mixed-use, values we put into action when we bought and restored two historic buildings in the mid-seventies, renovating one upstairs for our residence. Full disclosure: we live adjacent to Kline's lot.

Then we could afford these endeavors because the downtown had been decimated by local businesses moving to Briarwood. Kline's lot is the namesake of Kline's Department Store, the eighties holdout which was struggling in the location where development at 306 South Main has since prospered. In a changing marketplace, Kline's could not compete with big-box retail stores, but management became convinced additional parking would stabilize their dwindling sales. While they lobbied for a parking structure to replace that surface lot, savvy investors and creative entrepreneurs were taking advantage of vacancies, low rents, depressed prices, and rundown properties. Another structure? No, thank you.

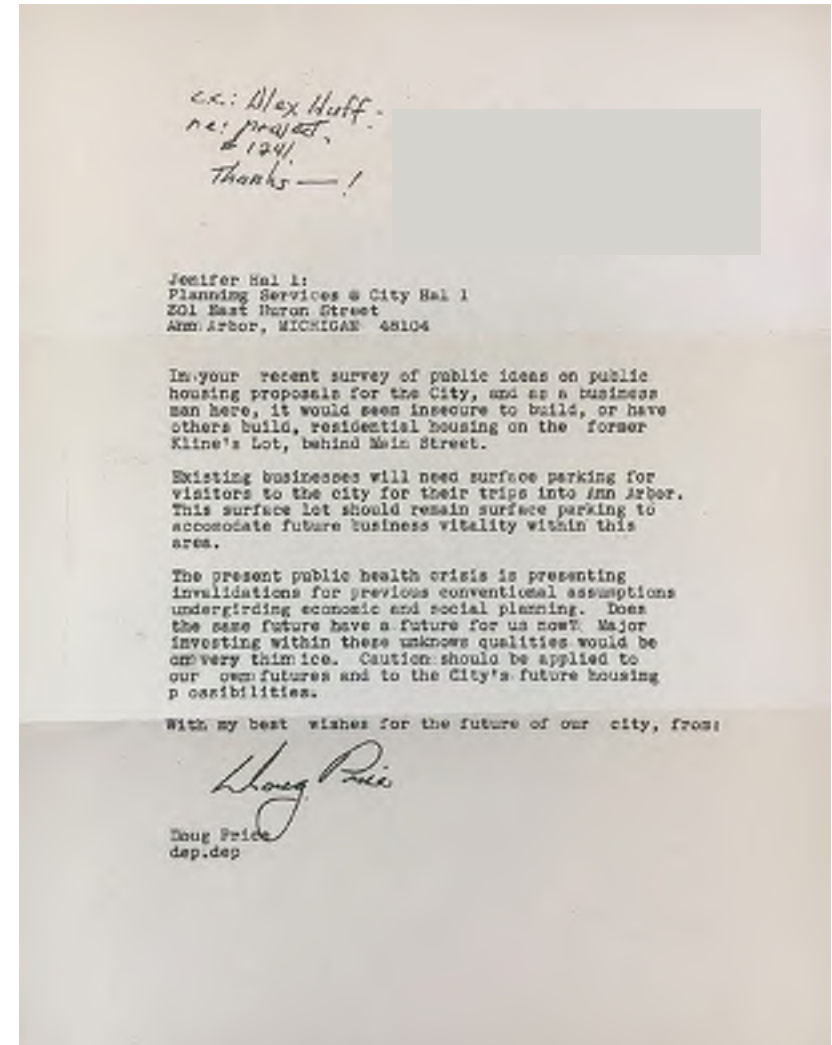
Downtown enjoyed a renaissance, and Kline's lot has continued to sustain Main Street *and* Kline's. We relate this history only to provide context, something difficult to accomplish in a questionnaire, because we suspect a similar renaissance may be in progress. There were empty storefronts prior to Covid, perhaps resulting from high rents, and post-Covid there will be more. There are no surefire predictions as to what will remain, or what scrappy new ideas might take root, but affordable housing is certainly a component of the future along with A2 Zero goals. That said, the downtown is fragile.

We are hardly suggesting that Kline's lot previously saved A2's downtown, but surface parking spurred innovative development whereas an unnecessary structure might have hindered it. Likewise, slapping a huge housing complex on this site could cause irreparable damage at this delicate juncture. The OWS is truly part of downtown, and creating a huge barrier where there exists a permeable membrane is not good design. Predicating this housing on a parking structure down the hill is also unwise, remembering that neighbors prevented it in 2005. (Again, this is contextual information hard to convey in a survey.)

Although this key site seems to be scheduled for later consideration, we trust extra time will be taken, especially to assess Covid's repercussions. Will office space recover? Will brick-and-mortar survive? Is first floor commercial space saturated? Is the Palio site more opportune? Are parking counts valid now? What is a balance between fewer cars and necessity? Nobody wants a repeat of the library lot debacle, but what residents desperately want is affordable housing to be graciously absorbed into our cityscape.

To understanding and supporting the local market,

Carolyn & Joseph Arcare



*cc: Alex Huff  
re: project  
#12451  
Thanks —!*

Jennifer Hall 1:  
Planning Services @ City Hall 1  
201 East Huron Street  
Ann Arbor, MICHIGAN 48104

In your recent survey of public ideas on public housing proposals for the City, and as a business man here, it would seem insecure to build, or have others build, residential housing on the former Kline's Lot, behind Main Street.

Existing businesses will need surface parking for visitors to the city for their trips into Ann Arbor. This surface lot should remain surface parking to accommodate future business vitality within this area.

The present public health crisis is presenting invalidations for previous conventional assumptions undergirding economic and social planning. Does the same future have a future for us now? Major investing within these unknown qualities would be a very thin ice. Caution should be applied to our own futures and to the City's future housing possibilities.

With my best wishes for the future of our city, from:

Doug Price  
dep.dep

Dear Ms. Hall,

This was sent to us at Council today. I pass it along to you but I'm not sure if it should go to planning.

The request in a nutshell:

**We kindly request that the City Council please consider providing appropriate parking opportunities for oversized vehicles near our venue as part of the housing development project.** An option might be private parallel parking along the back alley running behind the Ark building. Due to City regulations we do not have permission to unload or park these oversized vehicles on Main St. Oversized vehicle parking on Liberty St. near the alley entrance might be an option, but it would block the store frontage sightlines of our neighboring businesses. William St. has already been converted to a bicycle throughway.

**Lisa Disch | Ward One City Council Representative**

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48107-8647

[ldisch@a2gov.org](https://www.a2gov.org) | Watch City Council Live

At: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>

Dear City Council,

I'm writing on behalf of The Ark, home of Ann Arbor's nonprofit music venue at 316 S. Main St., with regards to the MSAA's notification that we can send feedback about the Kline Lot housing recommendations to you.

316 S. Main St., former location of Kline's department store, has been the current home of The Ark for 25 years. In 2012, we purchased our space. For over 55 years, we have been presenting live music, often in excess of 300 shows a year. In addition to cultural and community impact, the number of Ark shows and volume of audience have significant economic impact. A February 2020 surveys indicate that 76% of The Ark audience patronizes other local businesses in conjunction with attending an Ark show. Based on data reported by the Ann Arbor Area Community Foundation and the Arts Alliance, The Ark's economic impact on other businesses in the region is over \$1.5 million per year.

Many of our nationally touring and local artists carry enough heavy band equipment and/or touring personnel to need oversized parking for buses, trailers, sprinters, etc. We have relied on the ability to reserve meter bags on S. Ashley St. for the purpose of parking our talent. We are concerned that the effort to push equipment around a new housing development would impede on the safety of our work and ultimately the caliber of presentations we can present to our community as a result.

**We kindly request that the City Council please consider providing appropriate parking opportunities for oversized vehicles near our venue as part of the housing development project.** An option might be private parallel parking along the back alley running behind the Ark building. Due to City regulations we do not have permission to unload or park these oversized vehicles on Main St. Oversized vehicle parking on Liberty St. near the alley entrance might be an option, but it would block the store frontage sightlines of our neighboring businesses. William St. has already been converted to a bicycle throughway.

Additionally, we'd like to ensure the alley access will remain for equipment loading and deliveries.

Please contact me to discuss further how our oversized parking needs can be incorporated in the Kline Lot housing plans. Thank you.

Emily Jo Ross  
Operations Director  
The Ark  
734-761-1800 x23  
[www.theark.org](http://www.theark.org)

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SECTION 6

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# APPENDIX

Design a  
Better Future

**SMITHGROUP**

PROJECT 350 S. Fifth Ave. Development PUD Area Plan DATE 8/13/2021

PROJECT NO. 12451

PROJECT LOCATION Ann Arbor, Michigan

SUBJECT Resident Participation Meeting

PREPARED BY Alex Huff, Associate,  
SmithGroup

The following Meeting Report was prepared for **350 S. Fifth Ave. Development PUD project** (Former YMCA site) in accordance with the City's Citizen Participation Requirements for Type 1 Development Projects.

The Citizen Participation Meeting was held virtually **via Zoom on Thursday, June 10, 2021, from 5:30 – 7:30 PM**. Notices were mailed to all addresses and tenant within 1,000 Feet of the site. The **1,922 mailers** were sent on or before May 18, 2021. There were **three (3) public attendees**.

The following questions, comments, concerns, issues, or problems were expressed during the meeting. Each question or comment is followed by a statement of how we have addressed or intend to address those concerns, issues, or problems.

- **Will the presentation slides be available for viewing after this meeting?**  
Yes, we've uploaded all the resources to the website including the powerpoint presentation and a recording of the virtual meeting. <https://www.community-engagement-annarbor.com/engagement-results>
- **It appears that the Phase 1 building overhangs the transit lane. Am I seeing this correctly?**  
Yes, as answered in the presentation, the Phase 1 portion of the site does overhang the transit lane. Phase 2 only overhangs the service lane, the adjacent portion of the transit lane to Phase 2 is open to the air.
- **I am concerned about air intake for the Phase 1 building. How is this being addressed?**  
The current concept design shows an evolution of the building form in response to the expanded size and configuration of the proposed bus lane and additional service lane based on the needs of the Ann Arbor Area Transportation Authority (AAATA) and Ann Arbor Housing Commission (AAHC). For the most part, the position of the development is not unlike many downtown buildings but the issue of air intake and exhaust will be addressed with the building massing and the planning of mechanical systems.

The building was designed to create separation between the buses and the residential units. The concept includes a 2-story street wall with a height of 33 feet. The ground floor and second floor include space for commercial use, tenant lobby and amenity, support services, and mechanical rooms; residential units are located on the third floor and above.

In terms of mechanical systems, air intakes will be located to capture fresh air for the building and are currently assumed along William Street. In addition, future design of the building may consider mechanical exhaust for the bus lane, pulling air up and out of the space and exhaust from the roof of the building. This system has not been designed but space for additional mechanical is provided in the current floorplan configuration. The prevailing southwesterly winds will help to draw exhaust away from the building, allowing for operable windows and balconies on both P1 and P2. The A2Zero Climate Action Plan also identified a target of transitioning AAATA to electric propulsion by 2030, thereby reducing the emissions and improving the air quality for residents, riders, and all downtown visitors.

Attached you will find a copy of the notification and the PDF presentation. These materials are also available on the project website. Additional background information is as available, as well as a recording of the June 10 Citizen Participation Meeting.

- <https://www.community-engagement-annarbor.com/lots/350-s-fifth-avenue>
- <https://www.community-engagement-annarbor.com/engagement-results>

## ATTACHMENTS

- Public Notice
- Presentation Slides

Attendee Report

Report Generated:

6/11/2021 7:36

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
350 S. Main - Resident Pa	969 9665 7994	6/10/2021 17:10	63	8

Host Details

Attended	User Name (Original Name)	Email
Yes	Brett Lenart	blenart@a2gov.org

Panelist Details

Attended	User Name (Original Name)	Email
Yes	Dan Kinkead	dan.kinkead@smithgroup.com
Yes	Alex Huff, SmithGroup (she/her)	alex.huff@smithgroup.com
Yes	Michael Johnson-SmithGroup	michael.johnson@smithgroup.com
Yes	Jennifer Hall	jhall@a2gov.org

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	RN	RN		raju.naik@gmail.com
Yes	Arin Yu	Arin	Yu	ayu@a2gov.org
Yes	Kathleen Mozak she/her	Kathleen	Mozak she/her	kathleen824@gmail.com
Yes	Joseph Arcure	Joseph	Arcure	arcure1@outlook.com

# HOUSING + AFFORDABILITY

# IN ANN ARBOR

350 S 5<sup>TH</sup> PUD RESIDENT PARTICIPATION

[www.community-engagement-annarbor.com](http://www.community-engagement-annarbor.com)



SMITHGROUP

# AGENDA

## CONTENT

- Previous Engagement and Context
- Benefits of PUD Rezoning
- Initial Concept
- Alignment with other city priorities (transit, people-friendly streets, and sustainability)
- Proposed Concept
- PUD Details
- Questions & Discussion

## OBJECTIVES

- Present the development concept
- Answer questions
- Listen to/record public comments, concerns, issues, or problems

## NEXT STEPS

- June 14 City Council Work Session
- Meeting Report
- Modifications to the Proposed Concept
- July Pre-Submission Meeting

# HOUSING & AFFORDABILITY IN ANN ARBOR



## HOUSING + AFFORDABILITY IN ANN ARBOR

### VIRTUAL PUBLIC ENGAGEMENT

**POTENTIAL REDEVELOPMENT SITES**

THE FOLLOWING CITY-OWNED LOTS HAVE BEEN IDENTIFIED FOR THEIR POTENTIAL AS FUTURE AFFORDABLE HOUSING DEVELOPMENT SITES: IN AND AROUND DOWNTOWN



**SMITHGROUP**

All people who live, work and/or spend significant time in Ann Arbor are invited to attend these online virtual engagement sessions. Participants are invited to virtually attend one or more sessions. Each session will afford the opportunity to provide feedback on all four sites.

The city is currently in the conceptual design phase. The graphics and information provided are intended to spur discussion and feedback from the community.

Please visit the website for more information:  
[www.community-engagement-annarbor.com](http://www.community-engagement-annarbor.com)



### SCHEDULE

**SURVEY OPENS**  
 Monday, September 28, 2020  
[www.surveyygizmo.com/s3/5805923/Housing-Affordability-Community-Survey-Fall-2020](http://www.surveyygizmo.com/s3/5805923/Housing-Affordability-Community-Survey-Fall-2020)

**VIRTUAL ENGAGEMENT SESSIONS**

Thursday, October 1, 2020  
 Time: 6:00 - 8:00 PM

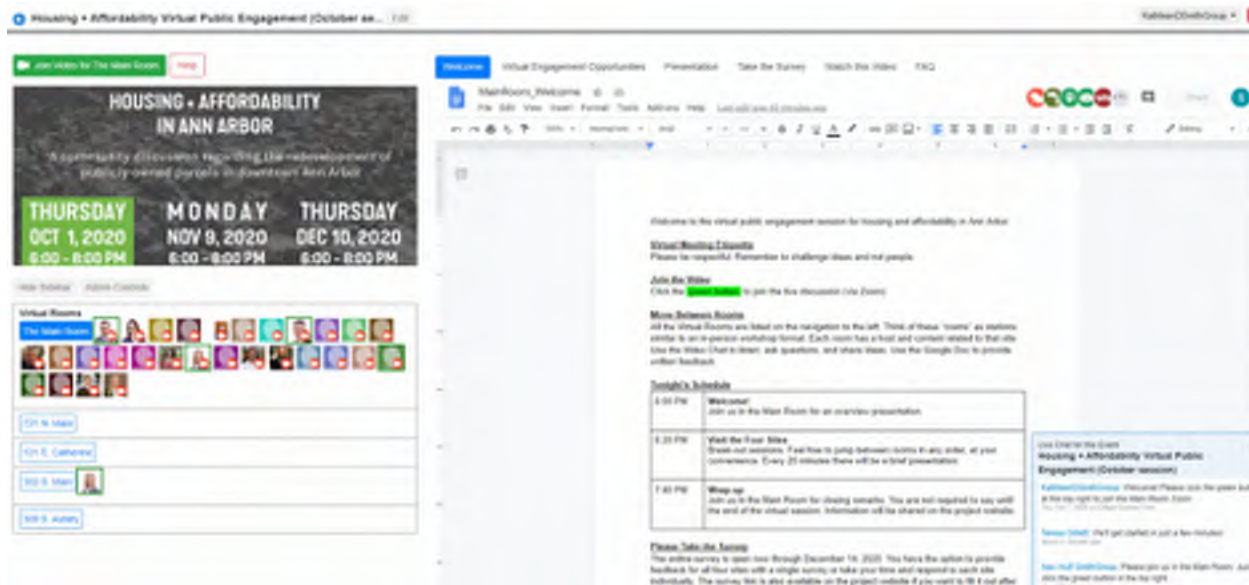
Monday, November 9, 2020  
 Time: 6:00 - 8:00 PM

Thursday, December 10, 2020  
 Time: 6:00 - 8:00 PM

**SURVEY CLOSES**  
 Monday, December 14, 2020

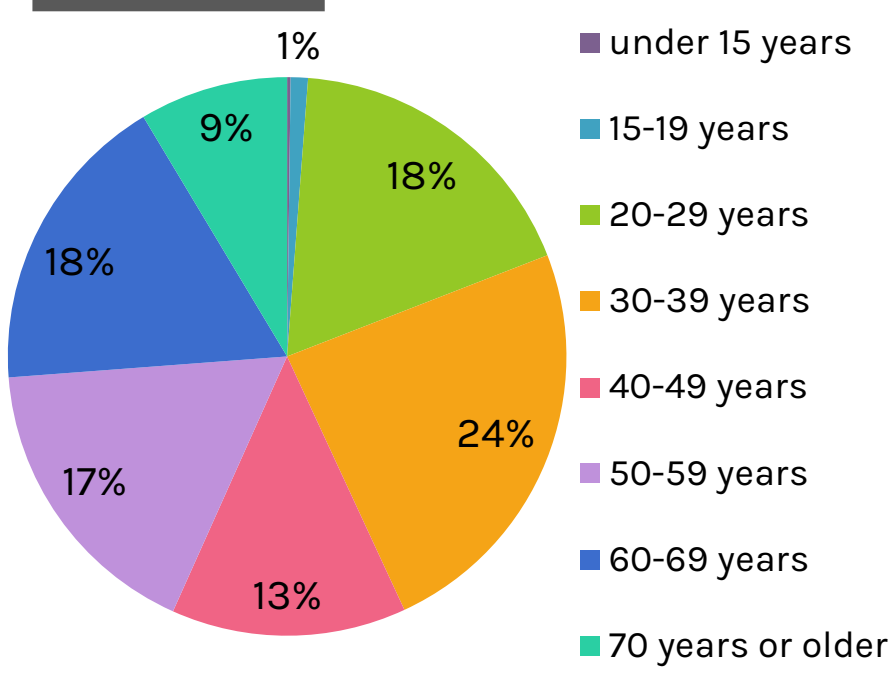
**FINAL REPORT OUT**  
 December 2020  
 Date and time to be determined

- 3 Live Virtual Engagement Sessions
- 4 In Person Engagement Sessions (pre-COVID)
- 6,000 Mailers
- Targeted emails to social services agencies
- Targeted social media campaign to 35 yrs. and under demographic
- Mobile-friendly survey- 900 responses
- 20 Stakeholder conversations with UofM Design Justice, First Baptist, AAHC, HHSAB



# HOUSING & AFFORDABILITY IN ANN ARBOR SURVEY DEMOGRAPHICS (650+ RESPONSES)

## AGE



## RACE AND ETHNICITY

Value	Survey Response	Ann Arbor ACS 2019 5yr
American Indian or Alaskan Native	0.9%	0%
Asian	3.9%	17%
Black or African-American	2.3%	7%
White	88.3%	68%
Middle Eastern or North African	1.1%	n/a
Hispanic or Latinx	3.4%	5%
Other - Write In	5.0%	102

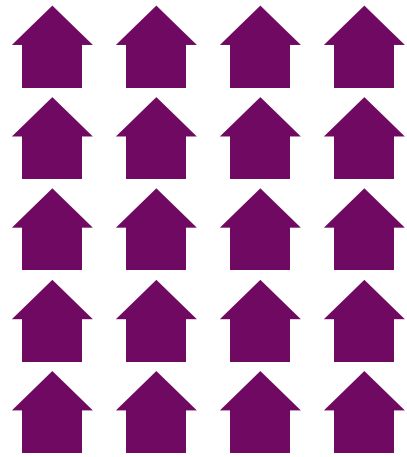
## HOME OWNERSHIP

Value	Survey Response	Ann Arbor ACS 2019 5yr
Rent	29.0%	25.3%
Own	67.4%	69.9%
Other - Write In	3.6%	

## RESPONDENTS WHO LIVE IN ANN ARBOR

85%





**2,800 UNITS  
OVER 20 YEARS**

County report specifically recommended 140 units per year for 20 years in the City of Ann Arbor for a total of 2,800 units for 60% AMI households or less.



**FUNDING FOR OVER  
1,500 UNITS**

The millage that recently passed is estimated to provide enough funding for 1,500+ new affordable housing units.



# 350 S FIFTH FORMER Y LOT



# WHY PUD REZONING?

**Develop the necessary flexibility and supplemental controls needed to achieve multiple site goals while providing for resident and council input prior to issuing a developer RFP with clear community-supported goals and expectations.**

- Permit flexibility
- Encourage innovation
- Achieve economy and efficiency
- Expand Affordable Housing
- One or more land uses
- Sites with unique settings within the community
- Difficult or costly

## 5.13.9 Planned Unit Development (PUD) District

### A. Purpose Statement

The purpose of this district is to permit flexibility in the regulation of land Development; to encourage innovation in land use and variety in design, layout, and type of Structures constructed; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage provision of Open Space and protection of Natural Features; to provide adequate housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City; to expand the supply of Affordable Housing Dwelling Units and to encourage the use, reuse, and improvement of existing Sites and Buildings that will be developed in a compatible way with surrounding uses, but where the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the Site or surrounding area. The district is intended to accommodate developments with one or more land uses, Sites with unusual topography or unique settings within the community, or Sites that exhibit difficult or costly Development problems or any combination of these factors. This zoning district shall not be allowed where it is sought primarily to avoid the imposition of standards and requirements of other zoning classifications or other City regulations rather than to achieve the stated purposes above.

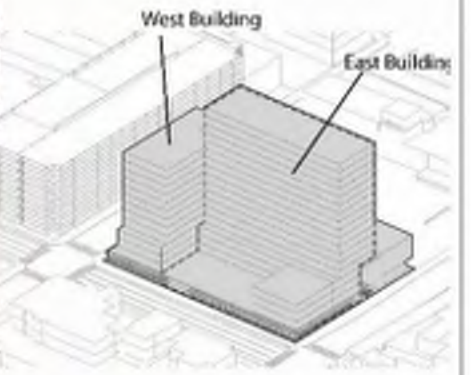
# INITIAL PUBLIC ENGAGEMENT: 350 S 5<sup>TH</sup> PREFERRED OPTION

## OPTION 3B

### SOUTHEAST CORNER ORIENTATION ::: Maximum



**FEEDBACK:** What do you like about this option? What are your concerns? How would you change it? Please leave a sticky note in the box at right.



#### DESCRIPTION

D1 zoning, by-right with density bonuses 900% FAR.  
Does not develop over the Transit center but still provides additional transit bay.  
East and west building, with east building stepped back from William Street.

#### ASSUMPTIONS

- \* Parcel split into an "east" and "west" building.
- \* Allows room for expanded transit, but doesn't utilize transit center parcel directly.
- \* Building height includes rooftop mechanicals (not visible from street level)
- \* Build to the by-right density of 900% FAR (given affordable housing density premiums)

#### TRADE-OFFS

	Min	Max	
Provide Affordable Housing Units	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Total housing units: <b>418 units</b>
Provide Market Rate Housing Units	■ ■ ■ ■ ■	■ ■ ■ ■ ■	# affordable units: <b>130 units (31%)</b>
			# market rate units: <b>288 units</b>
			<b>Building WEST EAST</b>
Density of buildings	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Floor-Area-Ratio: <b>744% 865%</b>
Height of buildings	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Height Feet (floors): <b>150' (13) 200' (18)</b>
Scales down to William Street	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Larger tower but set back from William St
Potential active ground floor	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Ground Floor GSF: <b>7,350 19,795</b>
Support expansion of transit	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Transit lane provided along north edge
Financial complexity/risk	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Total Development Cost: ~\$72 Million
Financial revenue	■ ■ ■ ■ ■	■ ■ ■ ■ ■	Potential Tax Revenue: ~\$1.5 - 2 Million
			Ground Lease Revenue: ~\$0.5 - 1 Million

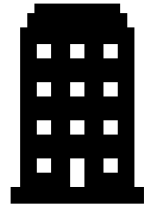
### PREFERRED OPTION SUMMARY

- The size of the site is large and can support a significant number of affordable housing units
- The site scores competitively for potential 9% LIHTC financing
- The preferred option utilizes D1 zoning with density bonuses by right
- The preferred option does not develop over Blake Transit Center but does provide an additional transit bay for Blake expansion of off-street services
- The preferred option includes an east and west building with the taller east building stepped back from William Street
- The preferred option provides 418 housing units with a minimum of 130 affordable units (31%)
- The preferred option provides an approximate floor area ratio (FAR) of 800%, below the 900% allowable by right
- The preferred option includes two building towers that are 13 stories (west) and 18 stories (east) tall



# DESIGN CONSIDERATIONS

## INITIAL ENGAGEMENT



MAXIMIZE AFFORDABLE HOUSING

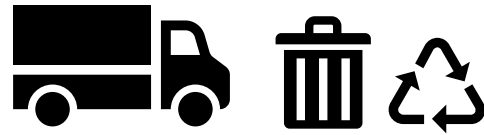


IMPROVED OPERATIONS BLAKE TRANSIT CENTER

## PRE-ENTITLEMENT REFINEMENT CONSIDERATIONS



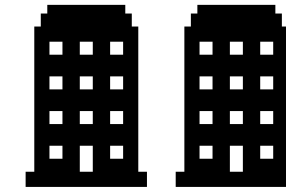
DTE EASEMENT



DEDICATED SERVICE/LOADING LANE



IDLING BUS EMISSION CONSIDERATIONS



PHASED PROJECT



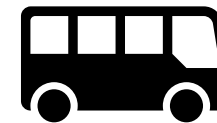
TRANSIT ORIENTED BEST PRACTICES



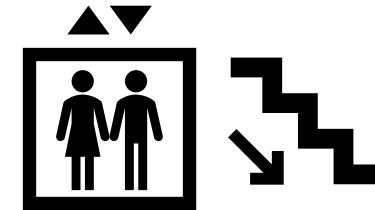
UNDERGROUND PARKING POTENTIAL FEASIBILITY



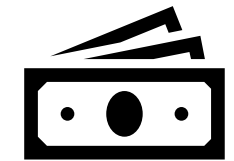
DEDICATED 30 FT BUS LANE (4 BUS BAYS, SAW-TOOTH)



FUTURE ON-STREET TRANSIT EXPANSION

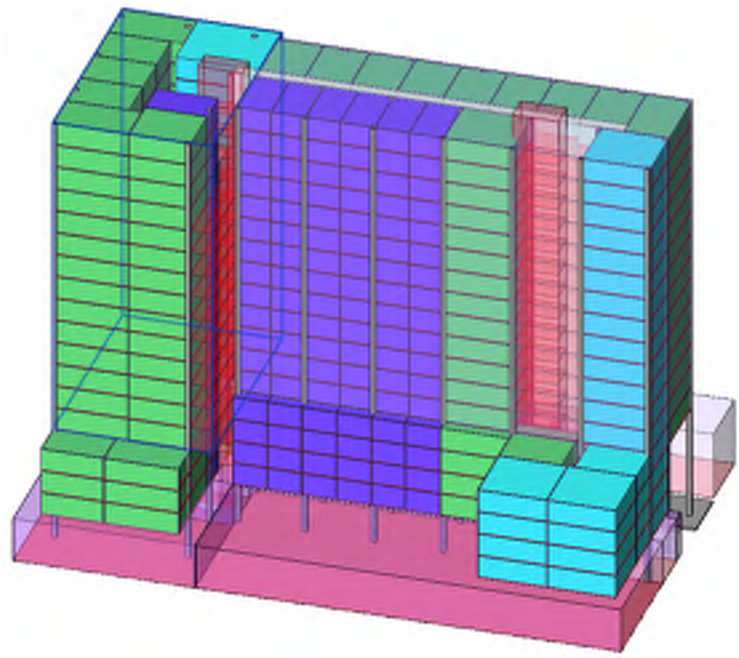


VERTICAL CIRCULATION/EGRESS REQ.

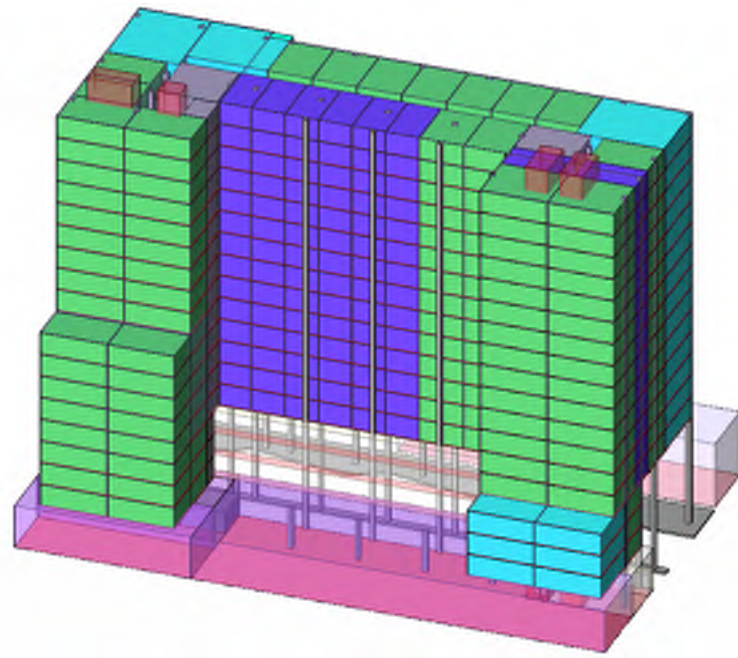


LAND COST

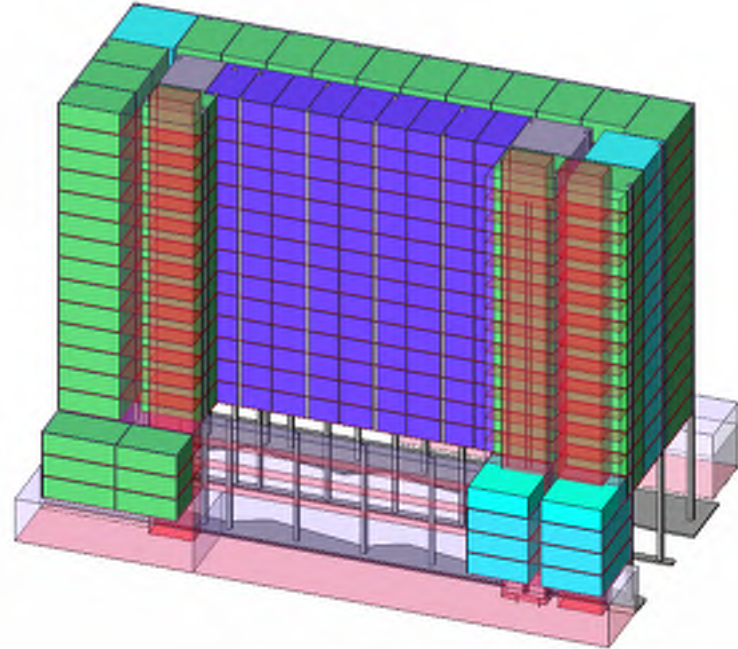
# EARLY PRE-ENTITLEMENT “MICRO-OPTIONS”



**30 FT LANE**



**45 FT LANE**



**TWO 30 FT LANES**

# VALUE ALIGNMENT

## 30' LANE

## 45' LANE

## 60' LANE

### COMMUNITY EXPECTATIONS

130 affordable units	Yes but needs adjustment	Yes but needs adjustment	Yes but needs adjustment
Active ground floor use	Yes	Yes	Not likely
Tower stepped back from William Street	Yes	Yes, but reduced setback	Not likely

### BUILDING CONSIDERATIONS

Towers configuration	Yes	Yes	No
Density / FAR + Building Height	TBD	TBD	TBD
Tower width/residential unit layouts	60' wide (typical)	60' wide (typical)	75' wide (atypical)
Service/loading	Achievable	Achievable	Very challenging
Curb management (moving, ride share, deliveries, etc.)	Challenging (2-3 spaces)	Challenging (2-3 spaces)	Very challenging (1 space)
Construction type/spanning	\$\$\$ (Concrete v. Steel)	\$\$\$ (Concrete v. Steel)	\$\$\$ (Concrete v. Steel)

### DESIGN OBJECTIVES

Pedestrian friendly William	Achievable	Achievable	Challenging
Active ground floor 5 <sup>th</sup> Street	Achievable	Challenging	Not likely

### TRANSIT CENTER

Expands transit	No	(4 bays)	(8 bays)
Increases functionality	No	Yes (central transfer platform)	Yes (more buses off street)
Transit user experience	Not Good	Challenging	More challenging

# DDA PEOPLE FRIENDLY STREETS

## 4<sup>TH</sup> AVENUE FEEDBACK (MARCH 9-11)

- General support for building a **great transit street** that is linked to **affordable housing**
- People liked wider sidewalks, mid-block speed table/crosswalks, and gateway treatments
- Make street comfortable, safe, and legible for all ages and abilities
- Focus street design on transit use, (but it would be great if bikes were provided for also!)
- Extend the project area to include ideas such as a green wall on the deck, and pedestrian connection across 5<sup>th</sup>
- Keep pursuing opportunities to expand capacity



[People-Friendly Streets \(peoplefriendlystreets.org\)](http://peoplefriendlystreets.org)

# 4<sup>TH</sup> AVE PROJECT

WILLIAM TO LIBERTY

## PROJECT EXTENT & SCOPE

1. Utility support for affordable housing project
2. Streetscape and sidewalk widening
3. Slow driving zone, safety improvements, raised crossings
4. Expand transit service along street
5. Create a better transit center



# PREPPING FOR THE A2 CLIMATE FUTURE

## A2 ZERO – ANN ARBOR’S LIVING CARBON NEUTRALITY PLAN

**STRATEGY 3:** Significantly Improve the Energy Efficiency in our Homes, Businesses, Schools, Places of Worship, Recreational Sites, and Government Facilities

### 7. TRANSITION AFFORDABLE HOUSING SITES TO NET ZERO ENERGY

Through a deep and collaborative partnership, the Office of Sustainability and Innovations and the Ann Arbor Housing Commission have been working to transition all existing and new affordable housing sites to net zero energy. These systems are also being designed to handle electric vehicle charging and battery storage.

#### Vision for Net Zero Energy Affordable Housing

Every affordable housing site in the City is net zero energy by 2030. Savings accrued through the program are directly invested in more programming for Housing Commission tenants and into more affordable housing sites.

#### Party Responsible for Implementation

- Office of Sustainability and Innovations, in partnership with Ann Arbor Housing Commission

#### Equity Impacts

Ann Arbor Housing Commission funding that would have assisted in paying energy bills can be redirected to help meet Ann Arbor's annual affordable housing goals.

#### Collaborators / Project Co-Designers

- UM Battery Lab
- Energy Contractors
- U.S. Housing and Urban Development
- DTE Energy

#### Indicators of Success / Goals

By 2030, every affordable housing site in the City is net zero energy.

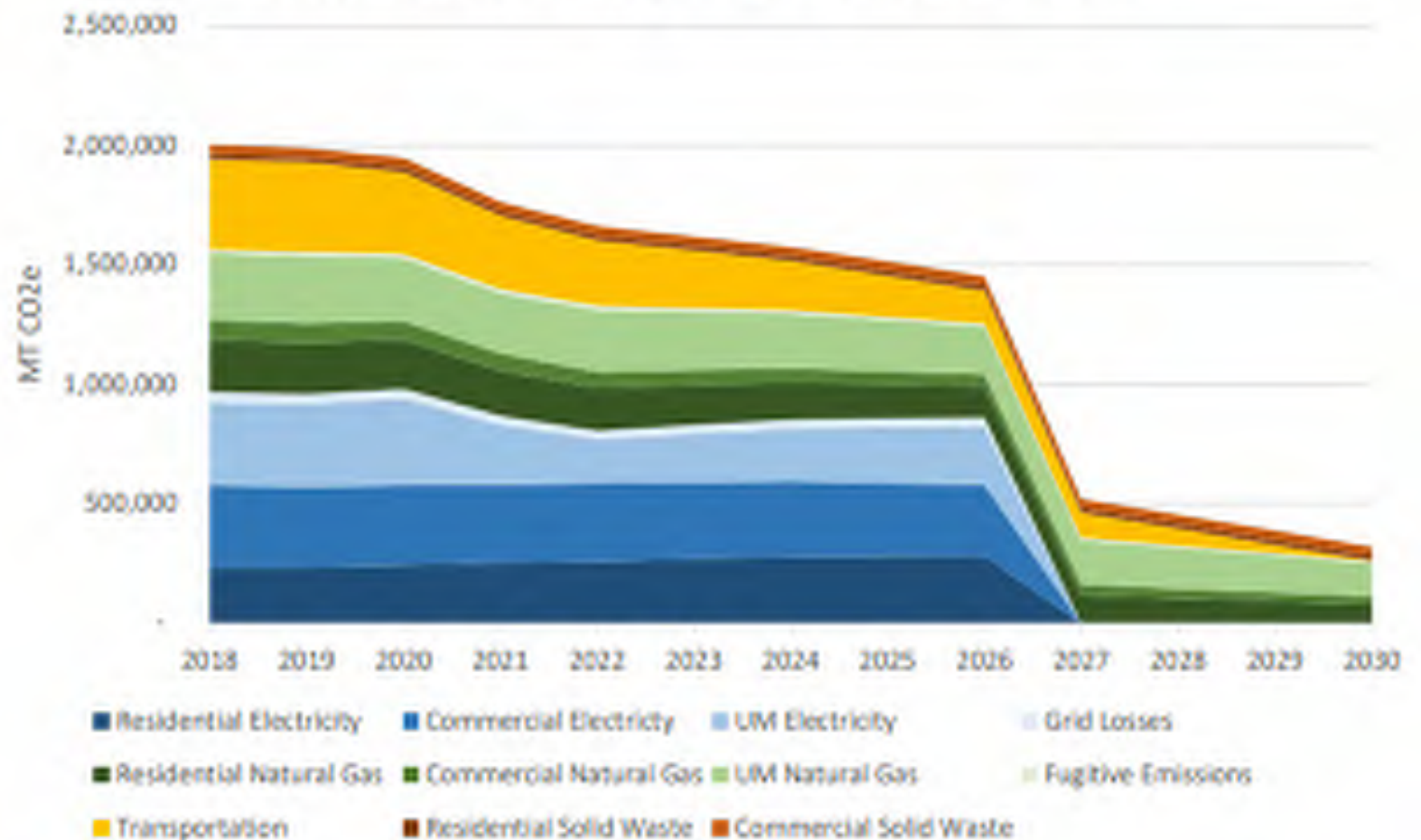
#### Assumptions

- The Office of Sustainability and Innovations continues to provide \$200,000 to support energy efficiency improvements and renewable energy at Housing Commission sites through 2021
- Starting in 2022 through 2025, the Office of Sustainability and Innovations provides \$100,000 in direct support to the Housing Commission
- Fundraising is conducted to finance the rest of the energy improvements

#### Target Demographic

Those currently residing in affordable housing and those in need of affordable housing

AZZero Plan Including UM and Current UM Plan

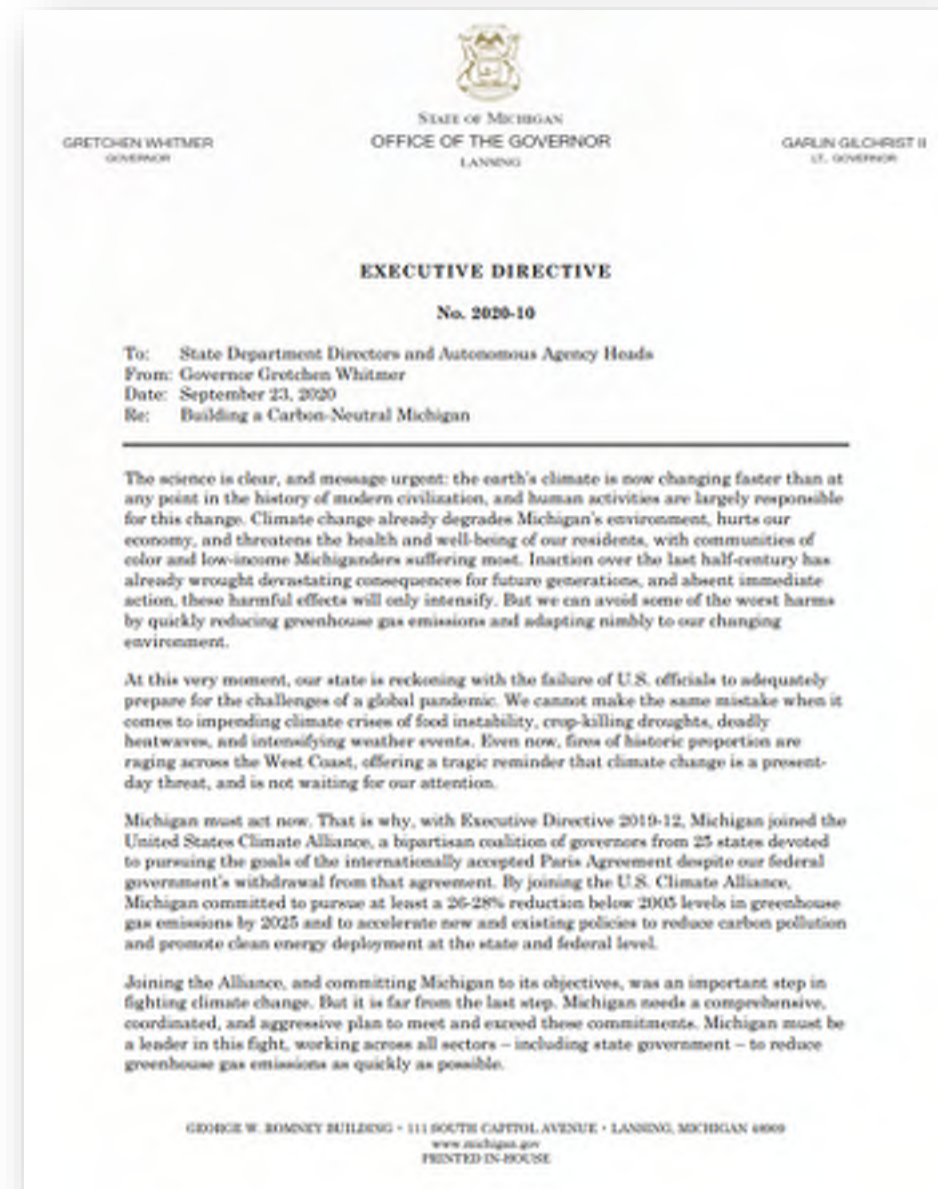
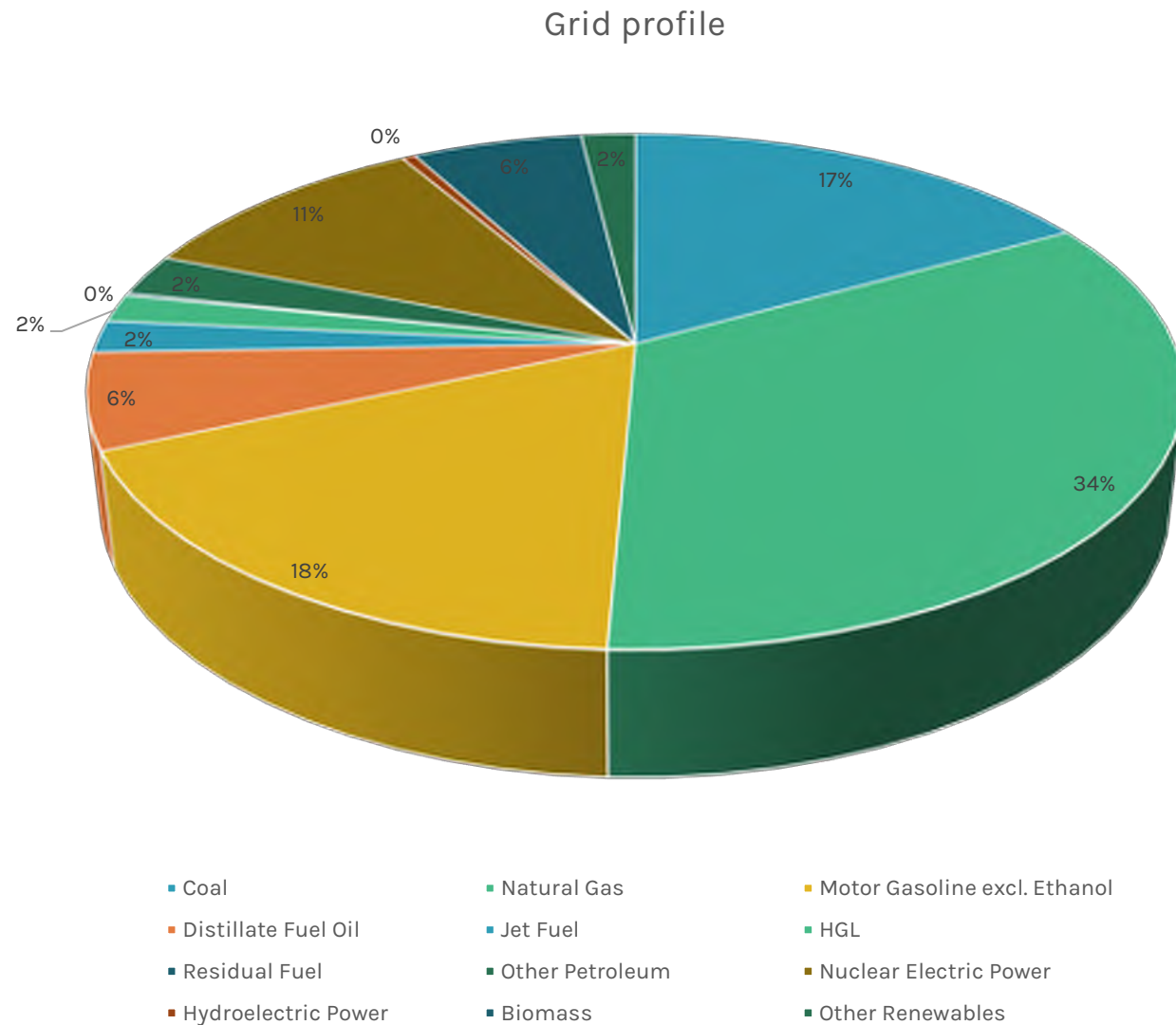


Vision: By 2030, every affordable housing site in the City is net zero energy.

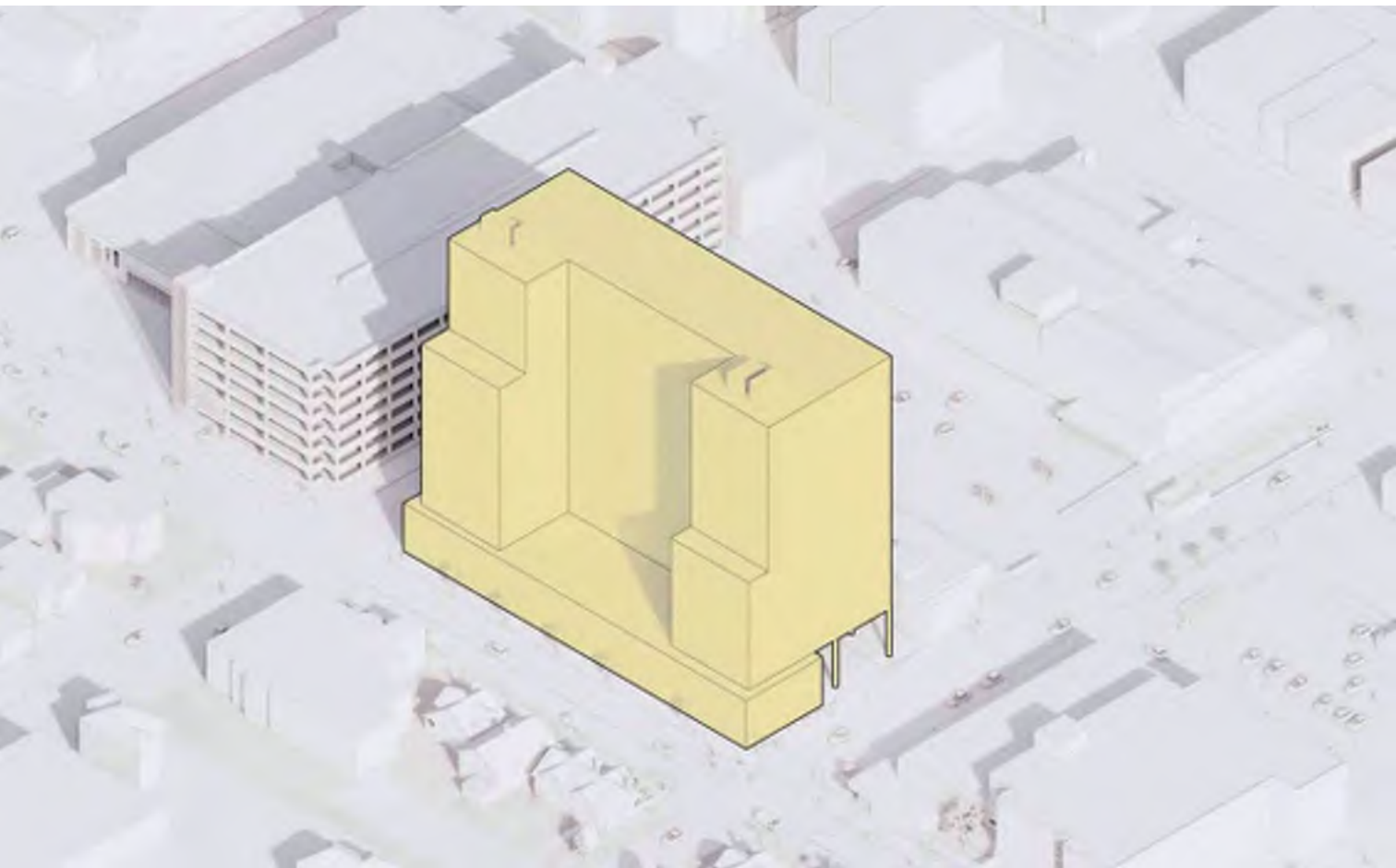


# MOVING TOWARDS ELECTRIFICATION

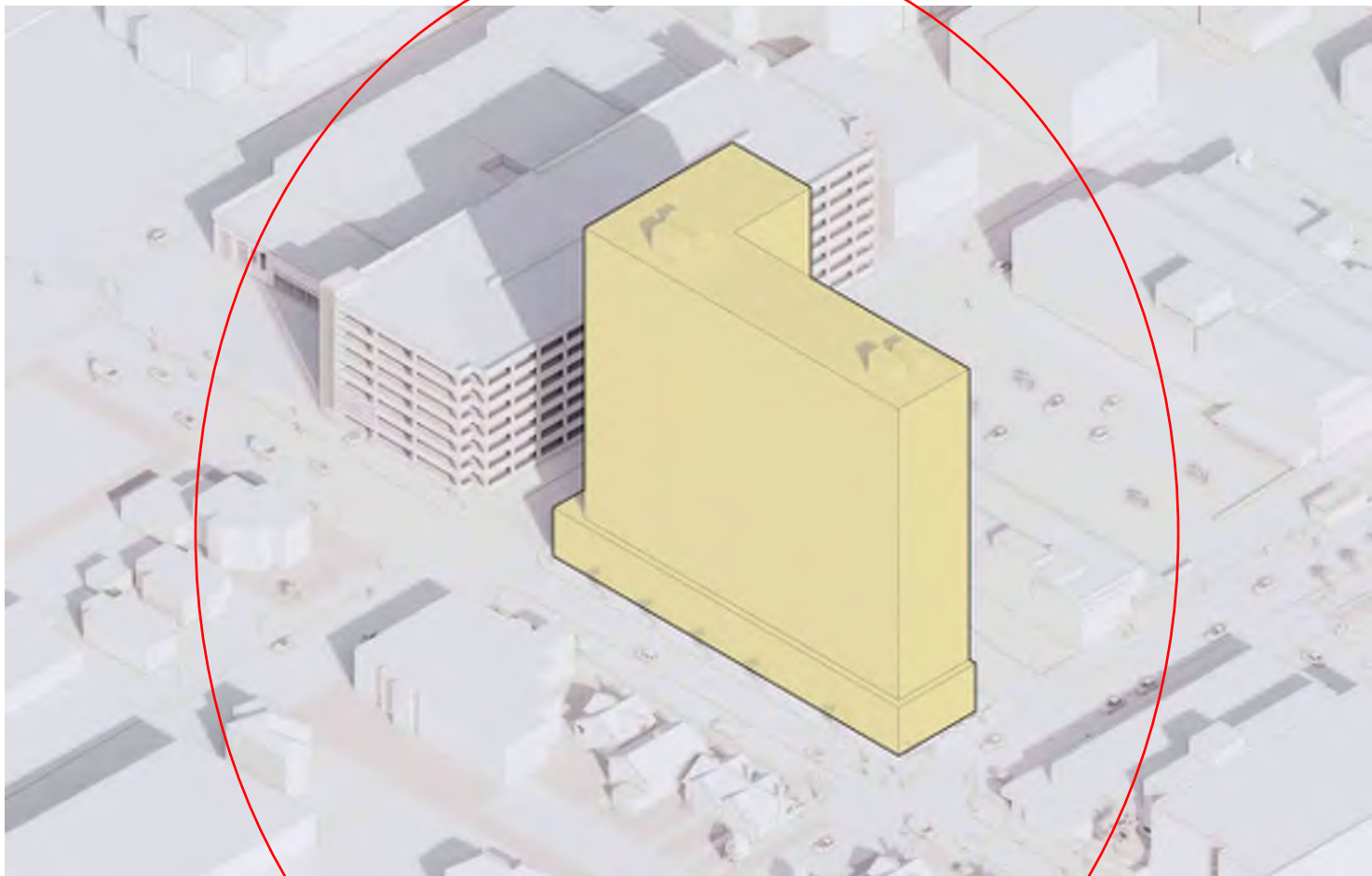
## MICHIGAN HAS SET A POLICY SET FOR 2030



# MASSING OPTIONS ASSUMING 45' LANE



“U-SHAPE”

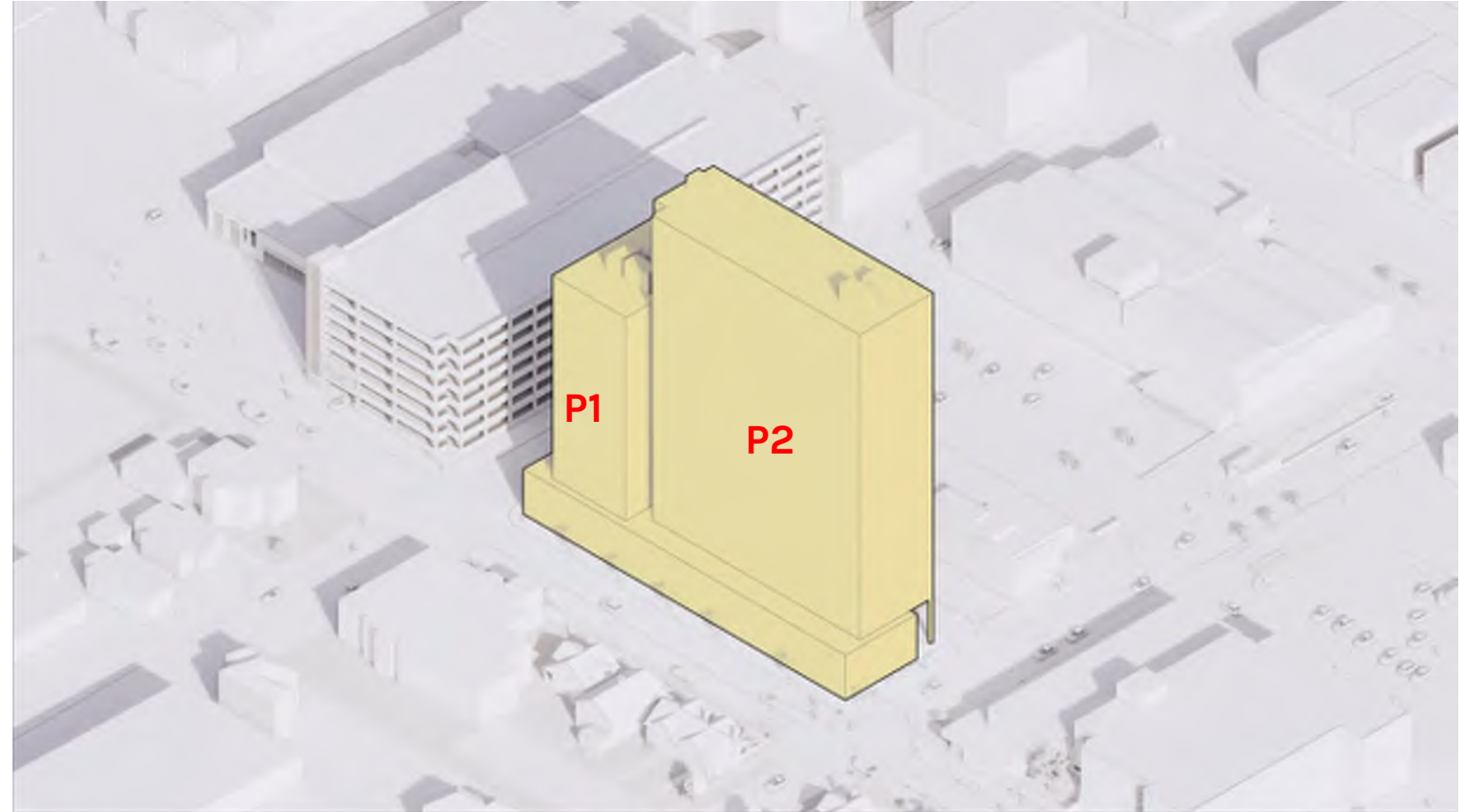


“L-SHAPE”

# PHASED APPROACH

## ASSUMPTIONS

- Total Development Area: 283,158 GSF
- Height: 250', 20-story
- 2-story streetwall (min.)
- Total Units: 370
- Total Affordable Units: 145
  - P1 (100%): 90
  - P2 (20%): 55
- Commercial/Retail: Yes
- Residential Amenity Space: Yes



# UPDATED PREFERRED OPTION

## BUILDING MASSING + UNITS

### ■ P1

- Height: Up to 14 stories
- FAR: Less than 900%
- Units: Approximately 90
- Affordable (100%): Approximately 90

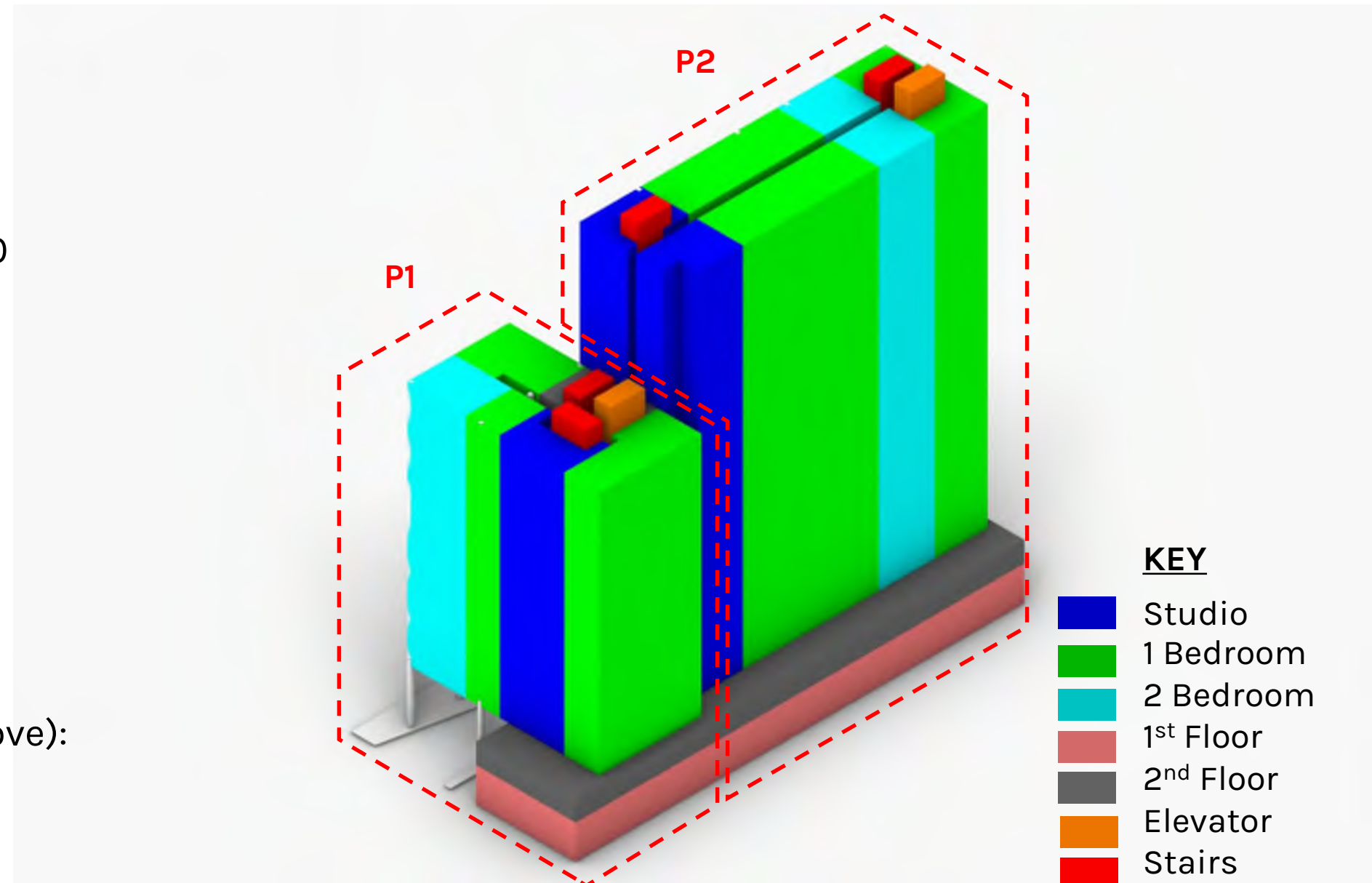
### ■ P2

- Height: Up to 20 stories
- FAR: Less than 800%
- Units: Approximately 280
- Affordable (20%): Approximately 55

### ■ Total

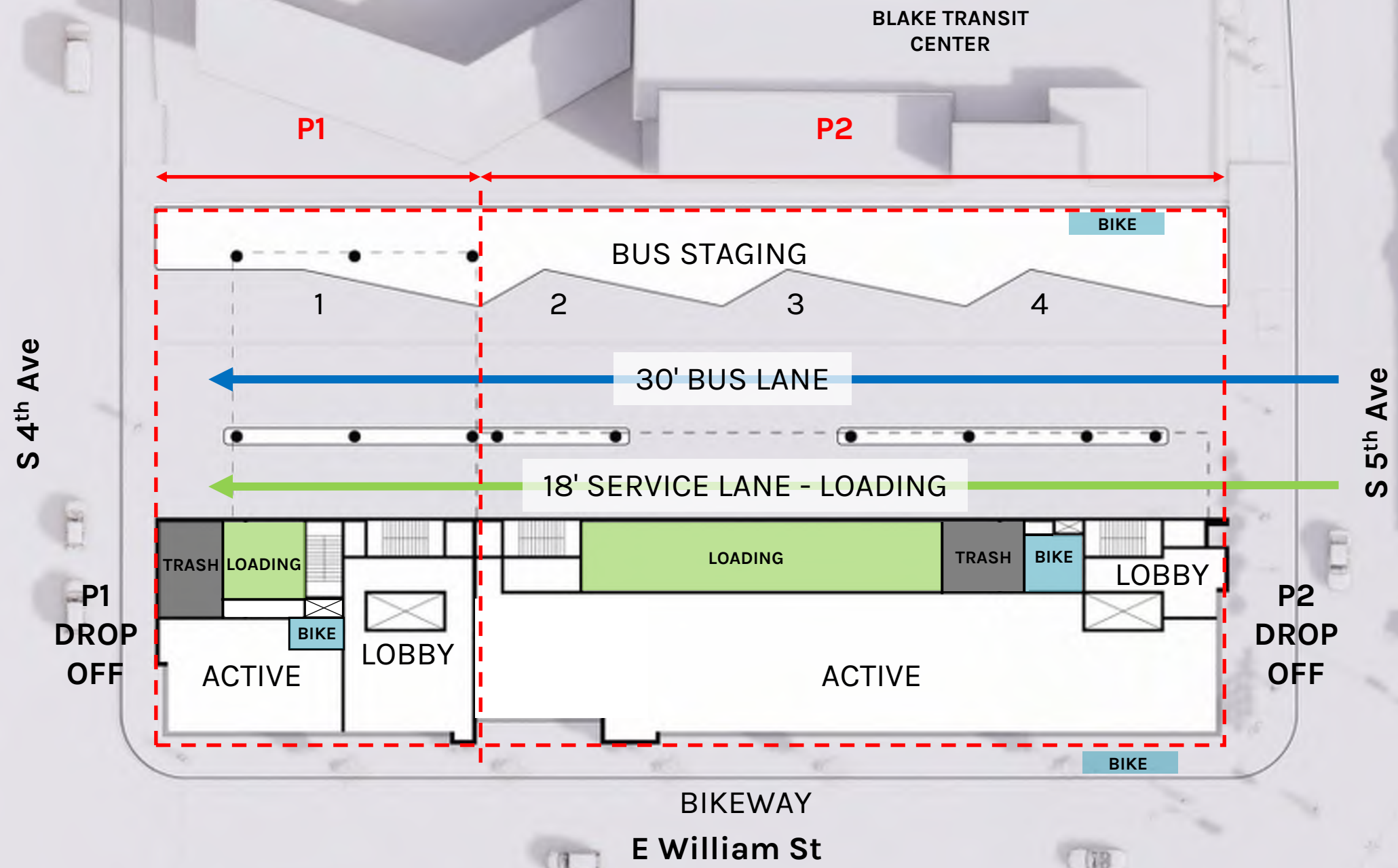
- Total units: approximately 370
- Total affordable units (included above): approximately 145
- Approximately 40% Affordable

DIVIDED INTO TWO PHASES, AN EAST PHASE (EAST) AND WEST PHASE (WEST)



# UPDATED PREFERRED OPTION

## SITE PLAN



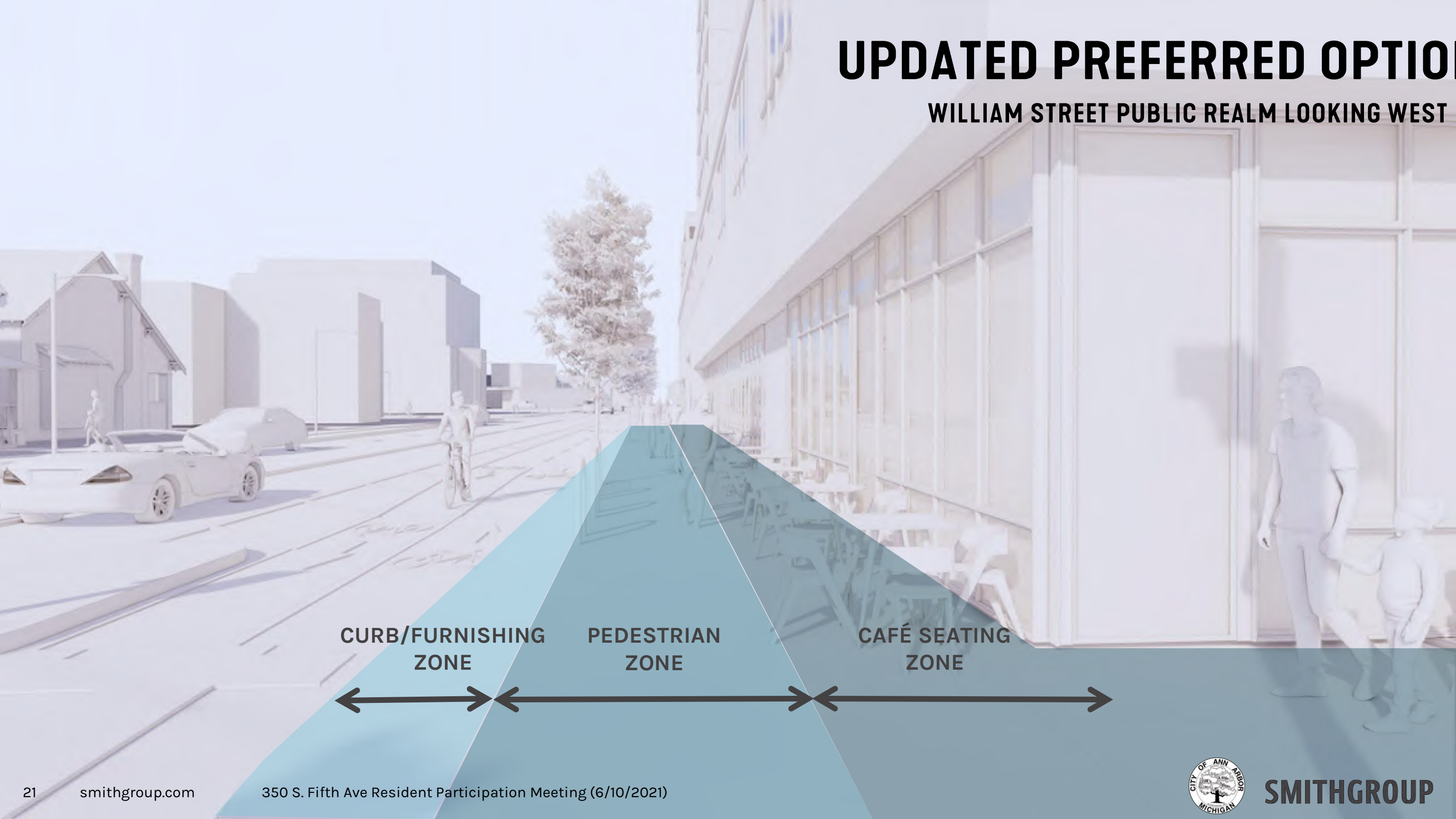
# UPDATED PREFERRED OPTION

WILLIAM STREET LOOKING WEST



# UPDATED PREFERRED OPTION

WILLIAM STREET PUBLIC REALM LOOKING WEST



**CURB/FURNISHING  
ZONE**

**PEDESTRIAN  
ZONE**

**CAFÉ SEATING  
ZONE**

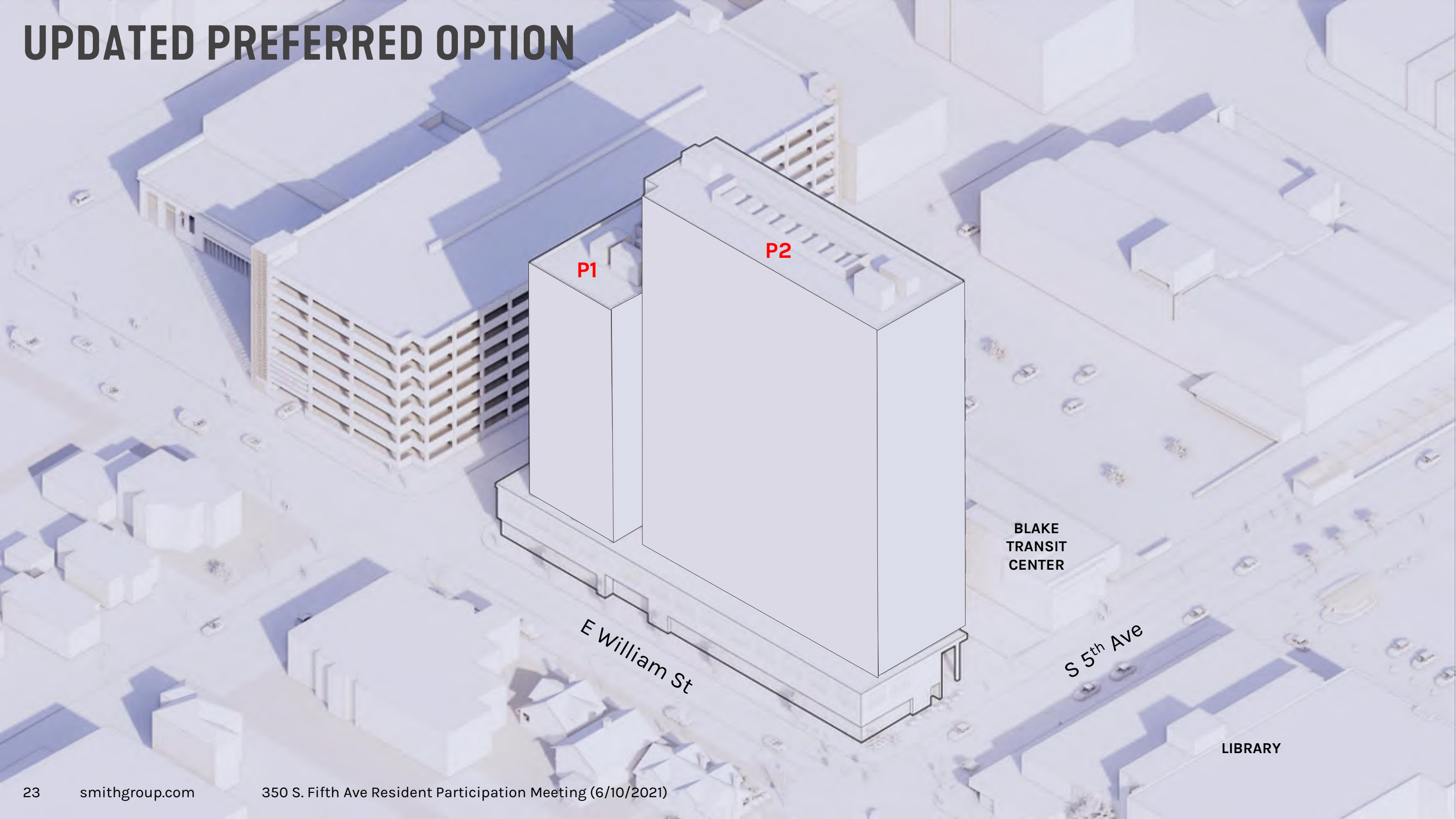


# UPDATED PREFERRED OPTION

WILLIAM STREET & MAIN LOOKING EAST



# UPDATED PREFERRED OPTION



P1

P2

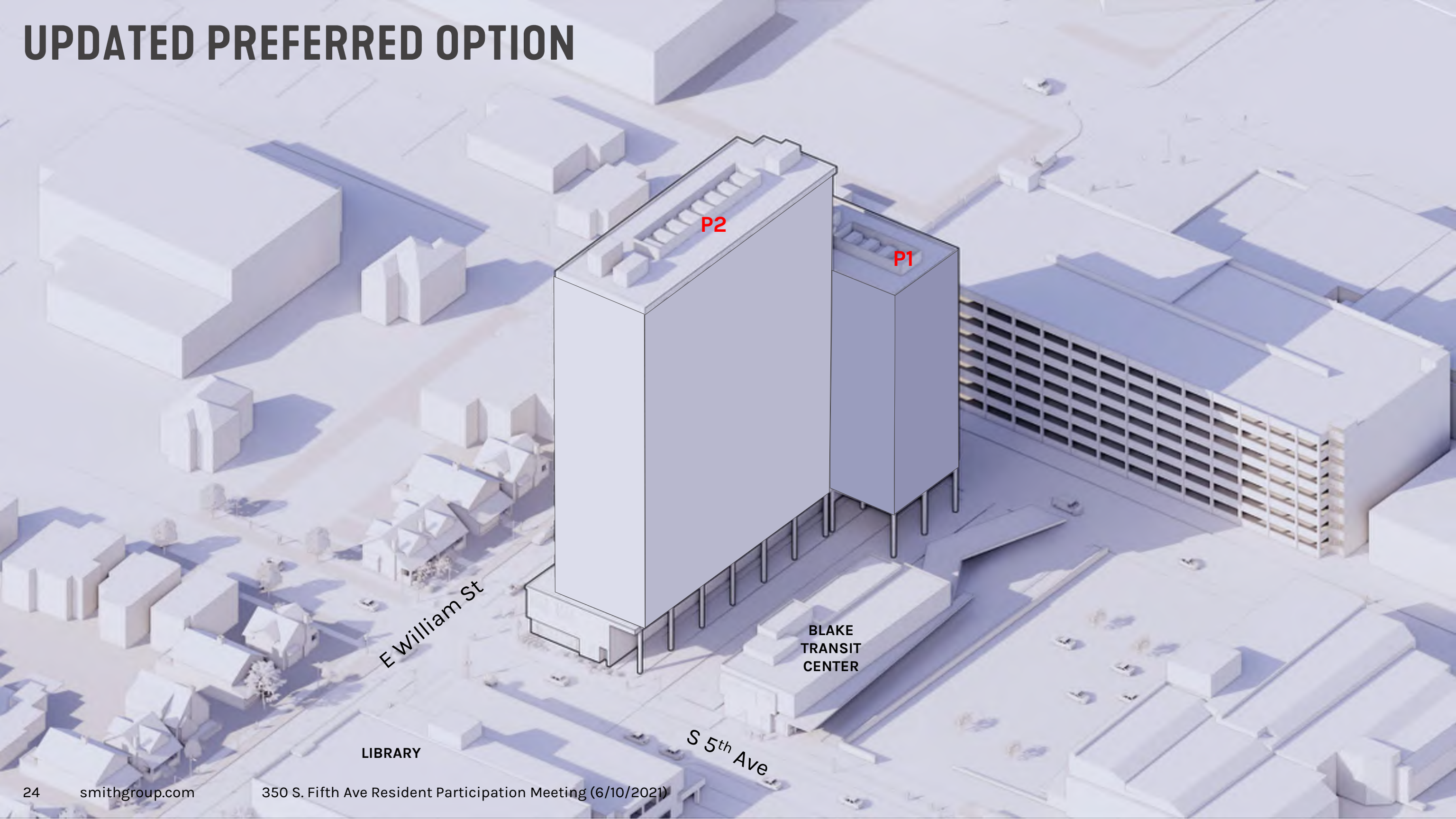
BLAKE  
TRANSIT  
CENTER

E William St

S 5th Ave

LIBRARY

# UPDATED PREFERRED OPTION



# UPDATED PREFERRED OPTION

## BUILDING MASSING + UNITS

### ■ P1

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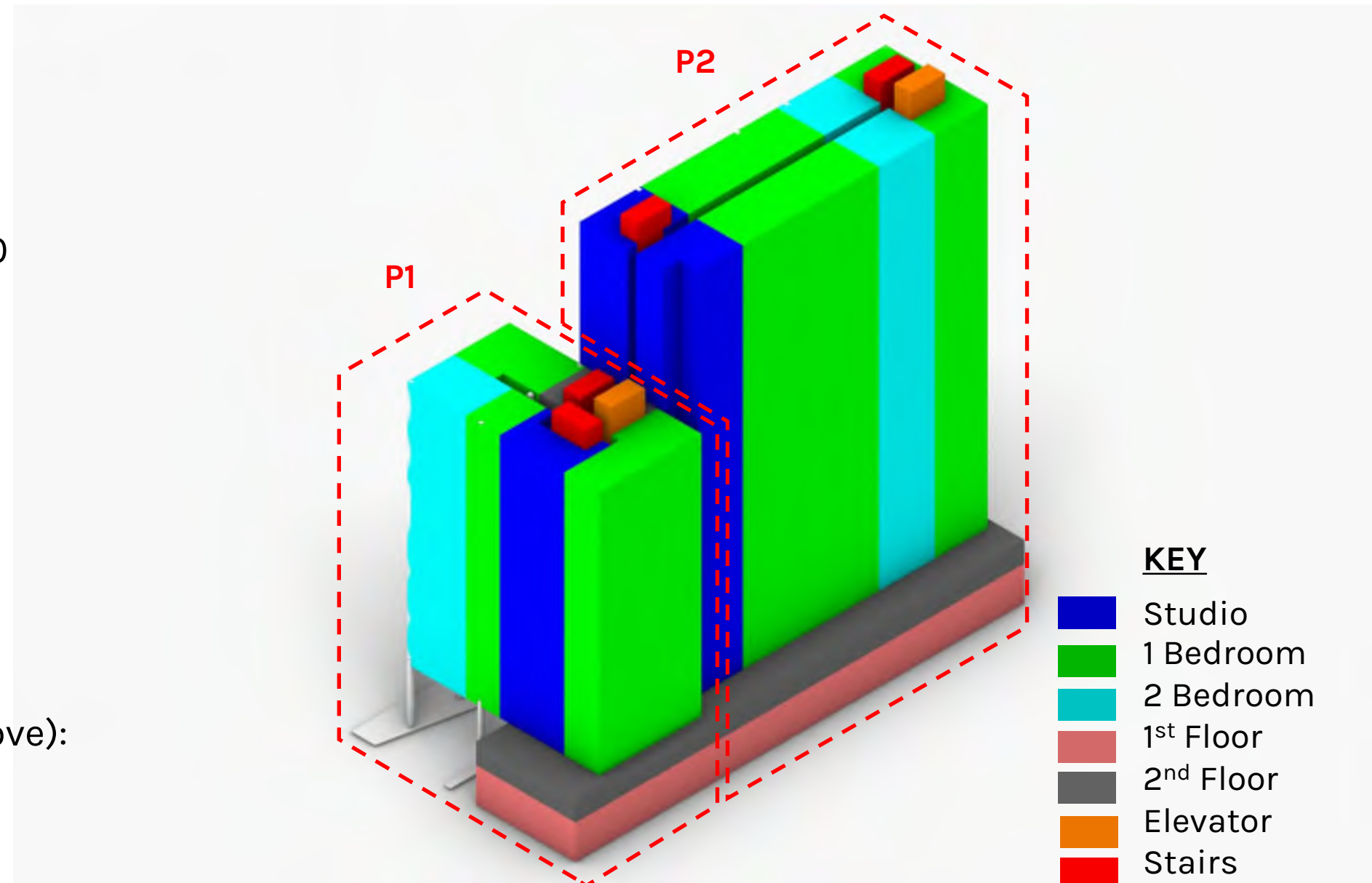
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### ■ Total

- Total units: approximately 370
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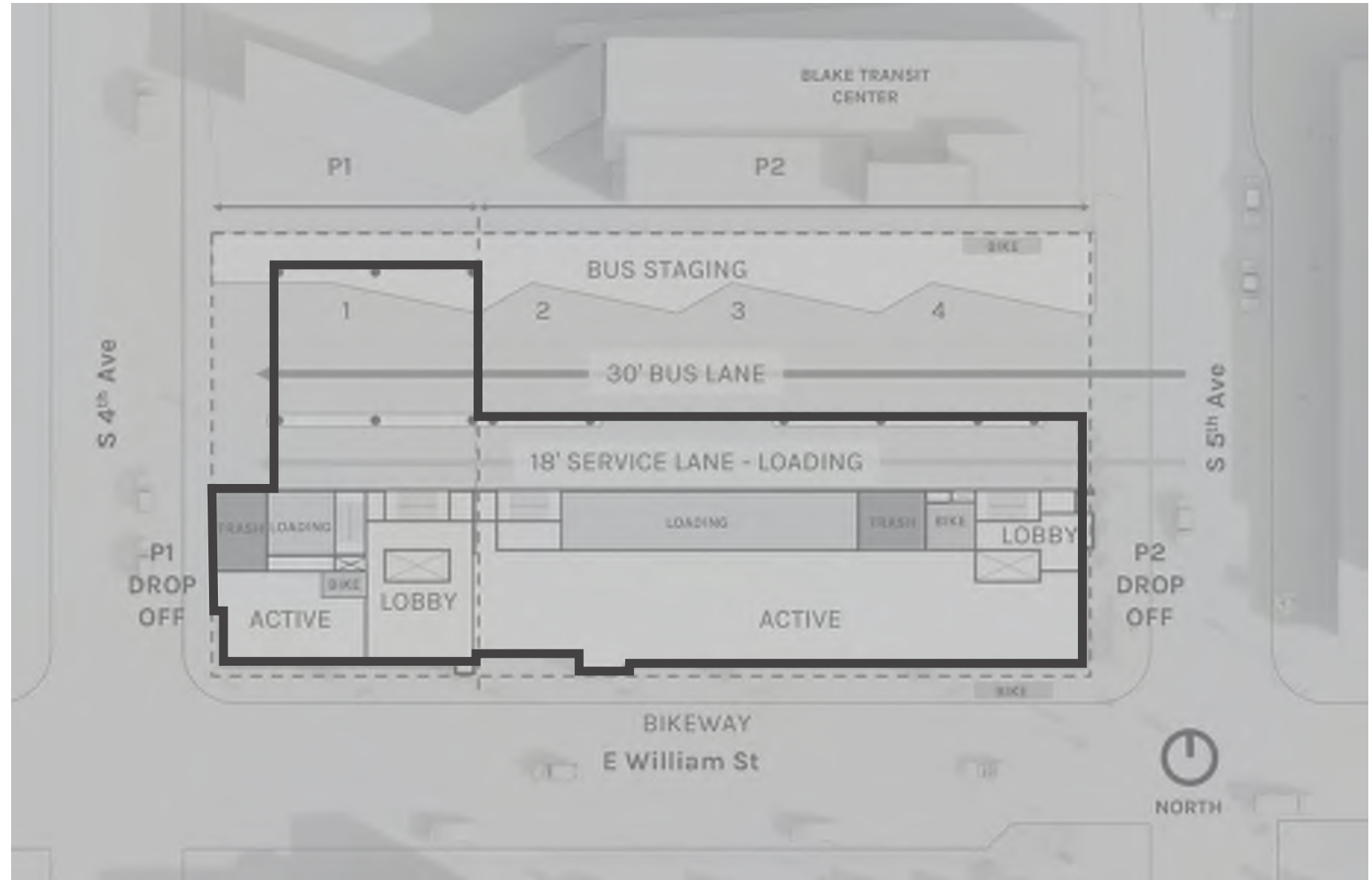
DIVIDED INTO TWO PHASES, AN EAST PHASE (EAST) AND WEST PHASE (WEST)



# PUD DETAILS

## BENEFITS

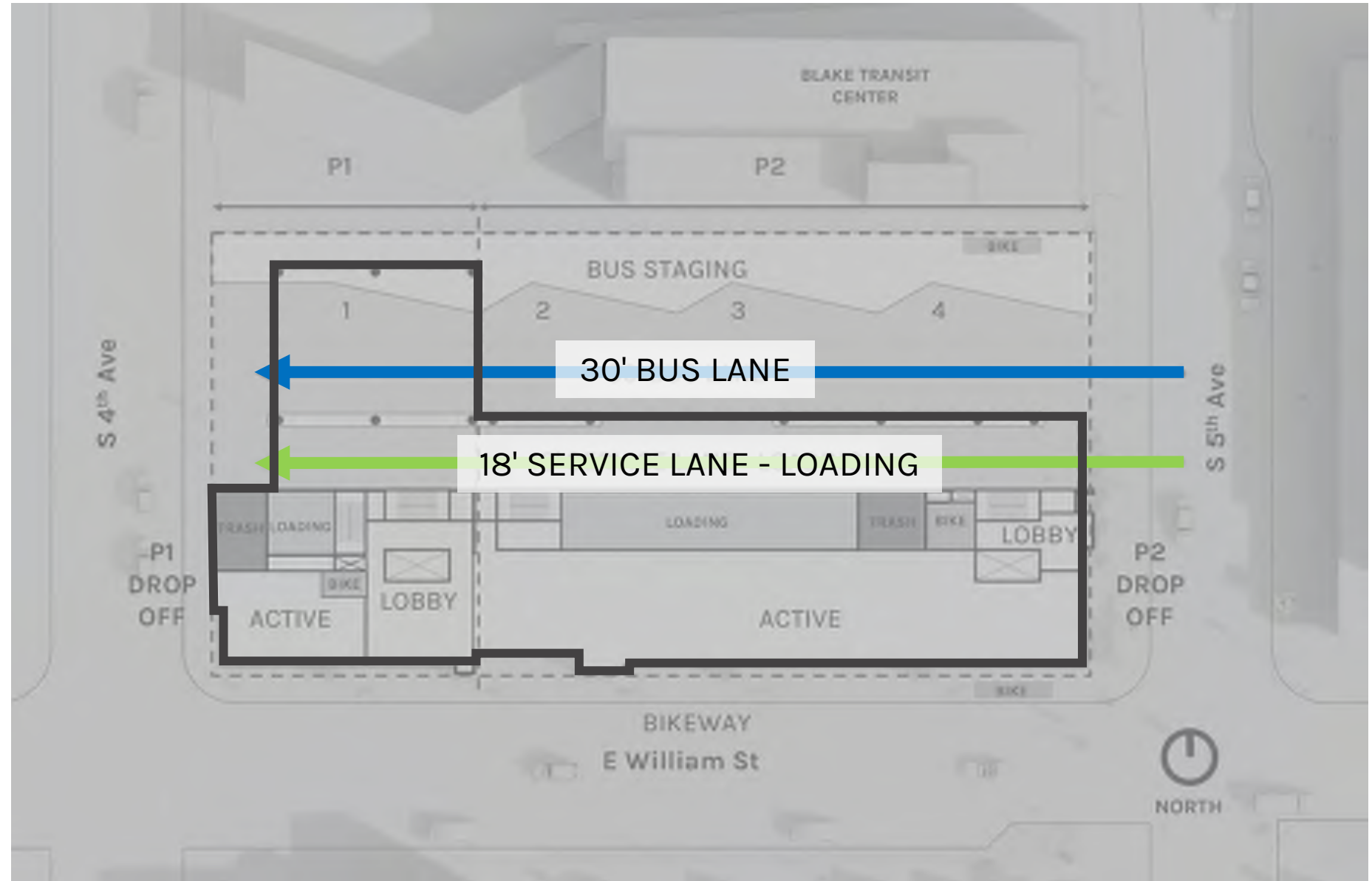
- Exceed affordability targets
- Provide transit expansion
- Provide ground floor active use on William Street
- Target A2 zero goals



# PUD DETAILS

## PROHIBITED USES

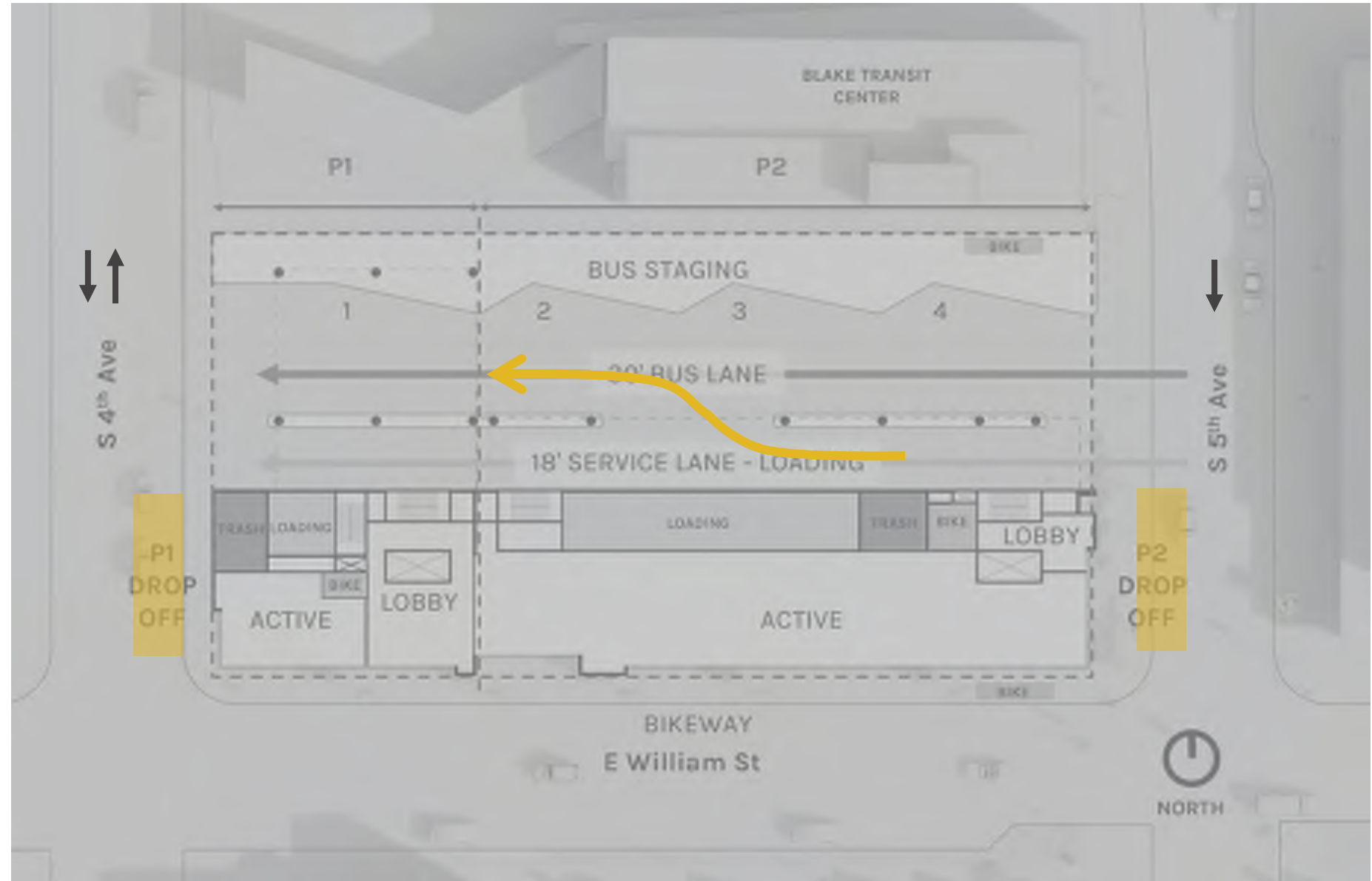
- Prohibit
  - Fueling station
  - Automobile, Truck, Construction Equip. Repair
  - Vehicle Wash
  - Commercial Drive Through Facilities



# PUD DETAILS

## PARKING AND TRANSPORTATION

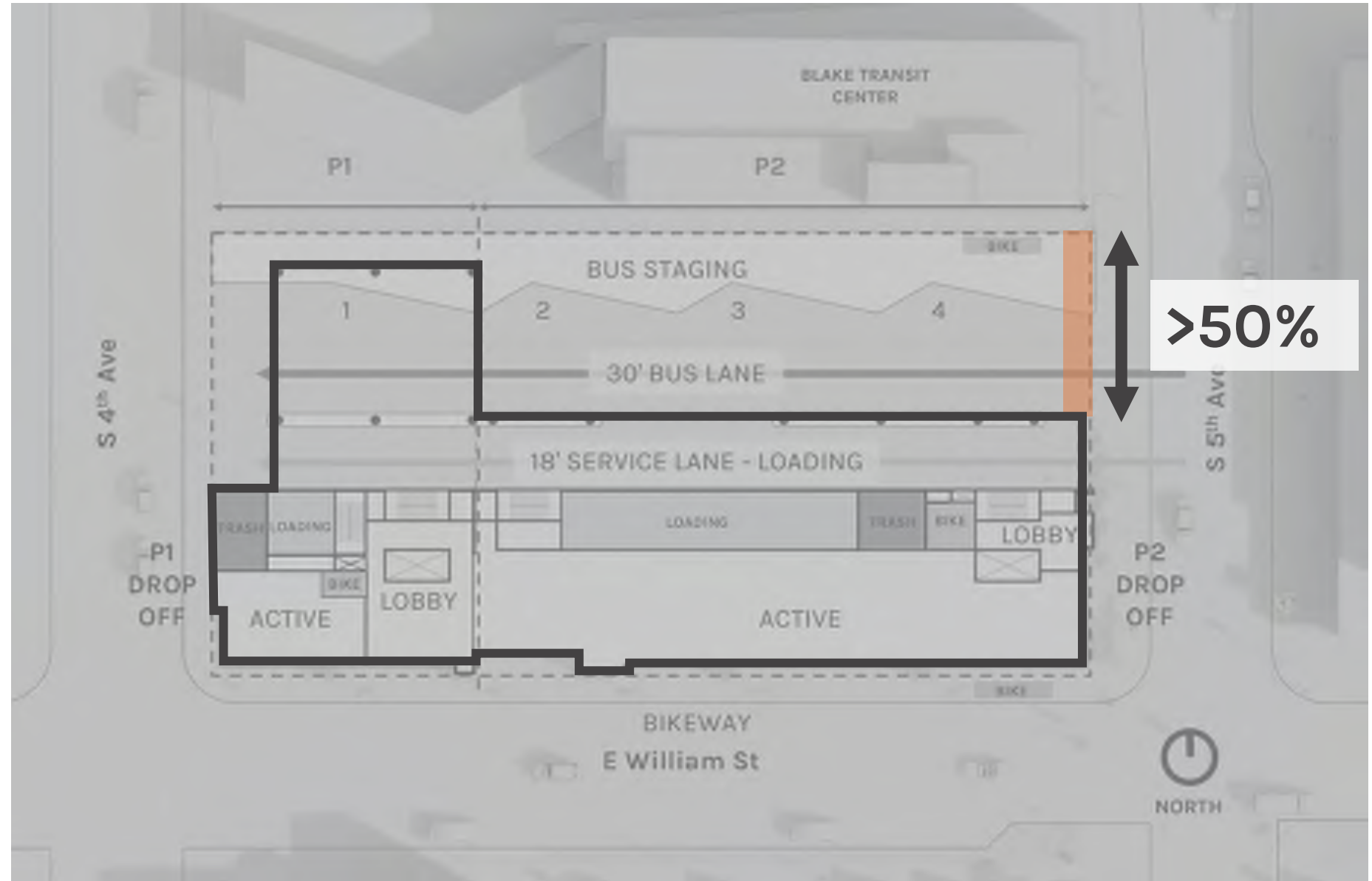
- William Street Bikeway
- 30 FT dedicated transit lane, Blake Transit Center central platform
- Separate driveways from buses and service vehicles
- No vehicle parking required on site
- On-street drop off zones
- Service and loading off-street



# PUD DETAILS

## STREETWALL

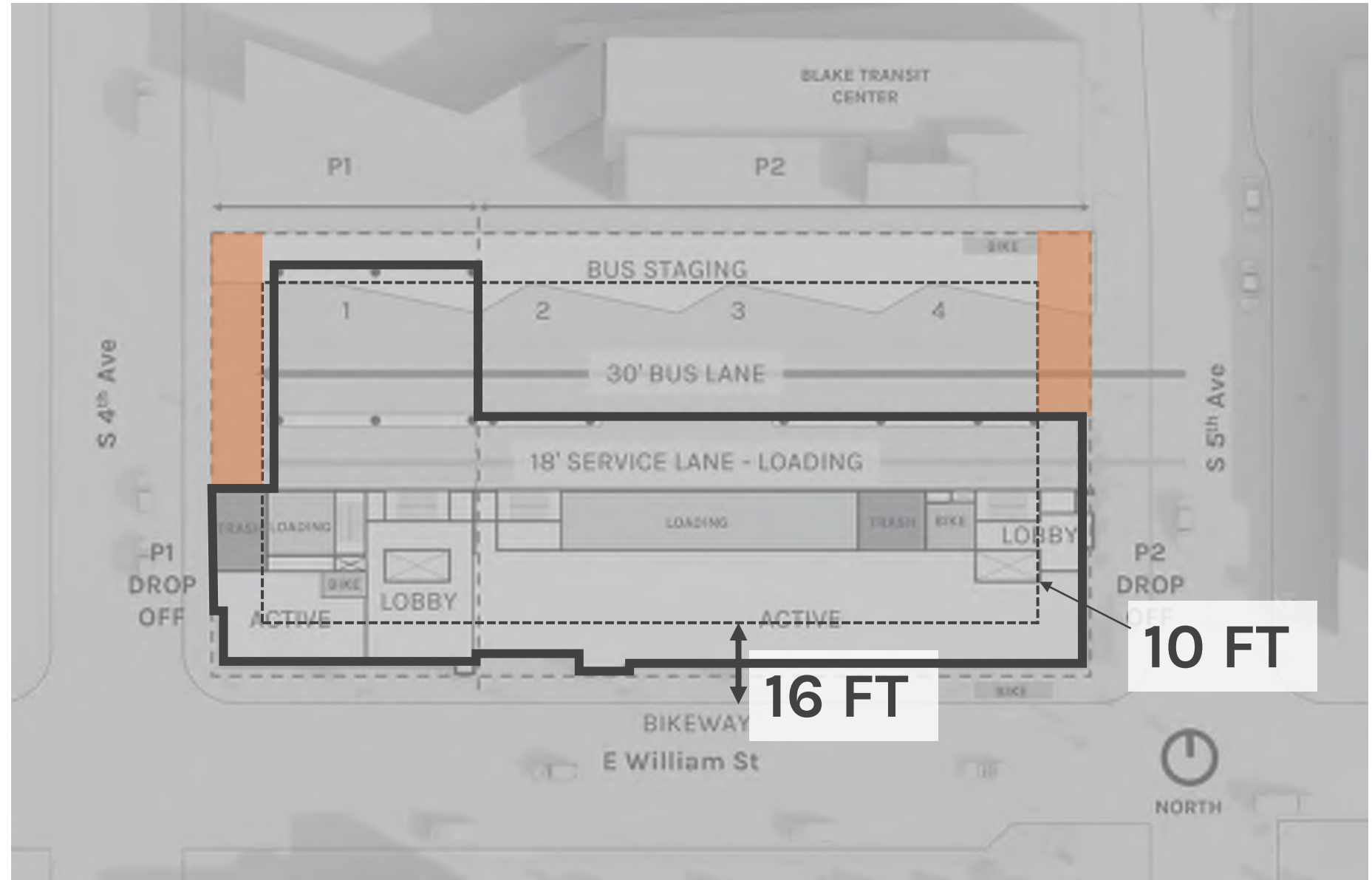
- Up to 50% of the property frontage along the secondary streets of Fourth and Fifth may exceed the required setbacks.



# PUD DETAILS

## SETBACK

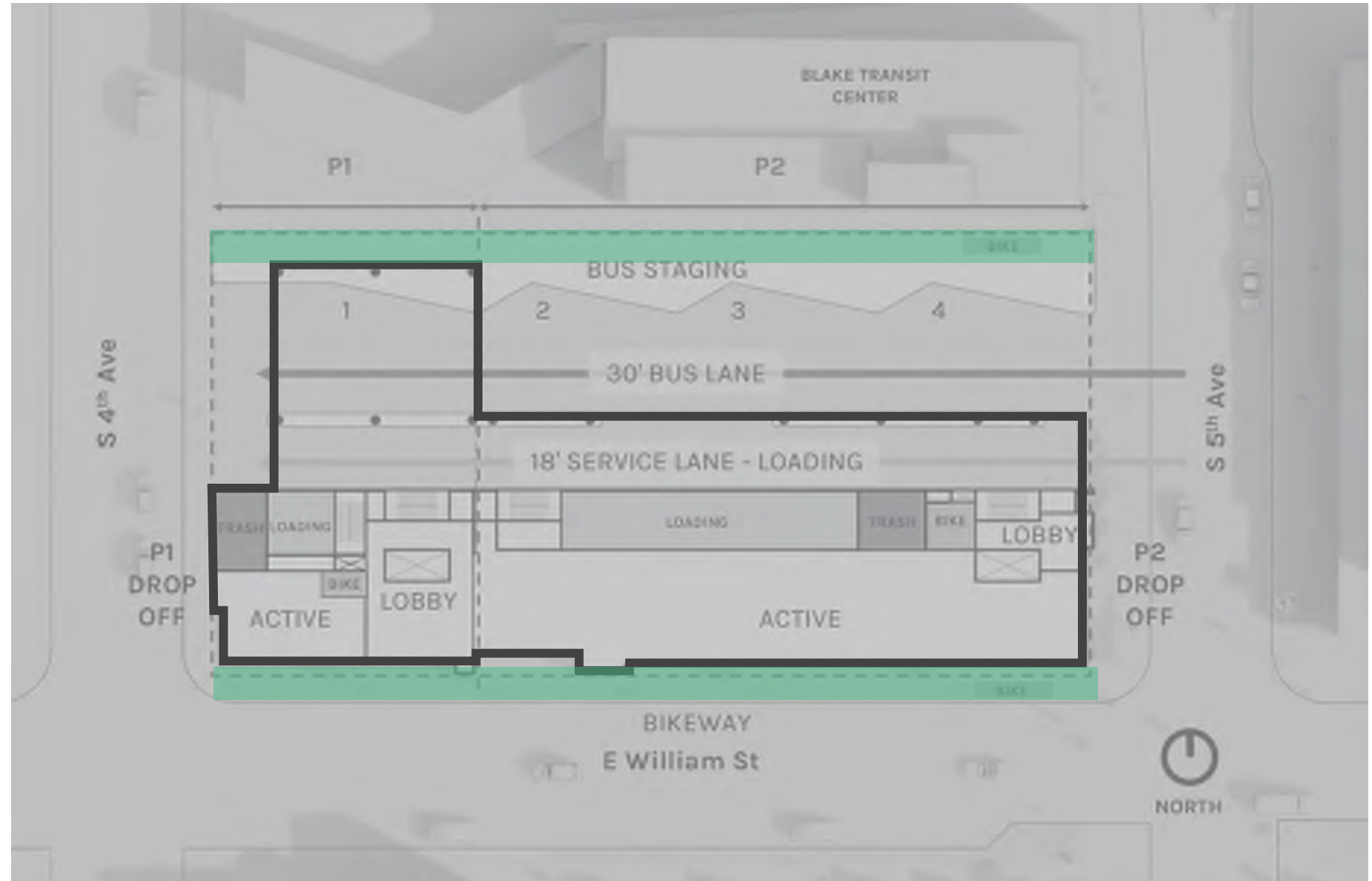
- William St, 4<sup>th</sup> Ave, and 5<sup>th</sup> Ave are all Secondary Streets
- Therefore, the front setback shall be between 0-10 feet, maximum 16 feet from the curb to allow for pedestrian circulation
- More than 10 feet along 4<sup>th</sup> and 5<sup>th</sup> Ave



# PUD DETAILS

## LANDSCAPING

- Flexibility of street tree requirement for 4<sup>th</sup> Ave and 5<sup>th</sup> Ave



# PUD DETAILS

## HEIGHT & DENSITY

### DOWNTOWN CORE DISTRICT (D-1) MIDTOWN OVERLAY

### AFFORDABLE HOUSING DENSITY BONUS

### PUD ZONING AND SUPPLEMENTAL REGULATIONS

**Height**

Up to 180 FT

Up to 207 FT

Up to 275 FT

**Floor Area Ratio (FAR)**

Up to 400%

Up to 900%

Up to 900%

**Affordable Housing (% of total units)**

0%

30%

40%

# PRE-ENTITLEMENT PROJECT SCHEDULE + NEXT STEPS

TASKS	DATES
Submit DRB Application	September 9, 2020
DRB Meeting	October 14, 2020
Citizen Participation Cards Mailed	May
Citizen Participation Meeting	June 10
Rezoning and Area Plan Pre-Submission Meeting	July
Submit Application	July
All comments successfully addressed	August
Planning Commission Meeting	September
City Council - First Reading	October
City Council - Second Reading	November

# QUESTIONS/DISCUSSION?

## 350 S 5<sup>TH</sup> PUD RESIDENT PARTICIPATION

[www.community-engagement-annarbor.com/engagement-results/](http://www.community-engagement-annarbor.com/engagement-results/)



SMITHGROUP

**THANK YOU!**

**350 S 5<sup>TH</sup> PUD RESIDENT PARTICIPATION**

[www.community-engagement-annarbor.com/  
engagement-results/](http://www.community-engagement-annarbor.com/engagement-results/)



**SMITHGROUP**

# ONLINE RESIDENT PARTICIPATION MEETING!

A PUBLIC MEETING IS BEING HELD BY ANN ARBOR HOUSING COMMISSION  
FOR A PROJECT AT 350 S. FIFTH AVENUE (FORMER Y LOT)

The Ann Arbor Housing Commission is proposing to rezone 350 S. Fifth Avenue as part of a pre-entitlement process, directed by City Council, to allow for the development of a minimum of 120 affordable housing units as part of a two phase mixed-income project. The downtown location and adjacency to the Blake Transit Center and William Street Bikeway also provide unique opportunities to emphasize alternative transportation and mobility.



The anticipated submission of the rezoning application is summer 2021.

For more information visit  
<https://www.community-engagement-annarbor.com/>



## MEETING INFORMATION

**ONLINE VIDEO MEETING - Via [www.zoom.com](https://www.zoom.com)**

Thursday, June 10, 2021

5:30 PM - 7:30 PM

Meeting ID: 969 9665 7994

Passcode: 782575

Audio Only Call Toll Free: (877) 853-5247

For more information or for accommodations for individuals with disabilities, please contact Jennifer Hall, Executive Director, Ann Arbor Housing Commission at [jhall@a2gov.org](mailto:jhall@a2gov.org) or 734-794-6720 ext. 47201

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In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the Developer for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6265 or [planning@a2gov.org](mailto:planning@a2gov.org).



# City of Ann Arbor

## Formal Minutes

### City Planning Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Thursday, January 20, 2022

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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**This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)**

**Public commentary can be made in person or by calling: 877 853 5247 or 888 788 0099**

**Enter Meeting ID: 977 6634 1226**

Please click this URL to join this hybrid meeting via Zoom.

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>  
Passcode: 882985

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099  
Webinar ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

#### **1. CALL TO ORDER**

*Chair Sarah Mills called the meeting to order at 7:00 PM, stating:*

*Welcome to the Thursday, January 20, 2022 meeting of the Ann Arbor Planning Commission. This meeting is being held in-person as well as electronically to protect public health and safety due to the COVID-19 virus and to comply with City orders and the Washtenaw County Health Department. Public comment can be made in-person or via telephone or Zoom. To speak during any of the public comment opportunities via phone, please call 877-853-5247, or another of the published numbers, and enter Meeting ID: 977 6634 1226.*

*This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at [www.a2gov.org/watchctn](http://www.a2gov.org/watchctn), select "government channel."*

#### **2. ROLL CALL**

*Others Present:*

*Brett Lenart, City of Ann Arbor Planning Manager, called the roll.*

**All Commissioners attended the meeting in-person at City Hall of Ann Arbor.**

**3. APPROVAL OF AGENDA**

**Moved by Wyche, seconded by Disch, to approve the Agenda. The Agenda was approved unanimously as presented.**

**4. MINUTES OF PREVIOUS MEETINGS**

**4-a. 22-0130 December 7, 2021 City Planning Commission Meeting Minutes**

**Moved by Abrons, seconded by Gibb-Randall, to Approve the December 7, 2021 City Planning Commission Meeting Minutes. Unanimously Approved and forwarded to the City Council.**

**5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

**5-a. City Council**

*Councilmember Lisa Disch provided her report of City Council's action at their previous meeting.*

**5-b. Planning Manager**

*Lenart explained that Council had also approved the Resolution on Site Plan Review Amendments at their January 3, 2022 meeting.*

*He also introduced a draft resolution from City Council on developing workforce housing on University of Michigan property, noting Council has requested feedback from several Boards and Commissions, including the Planning Commission. He noted it would come before the Commission on an upcoming agenda.*

**5-c. Planning Commission Officers and Committees**

**5-d. Written Communications and Petitions**

[22-0131](#) Various Communication to the City Planning Commission

**Received and Filed**

**6. PUBLIC COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)**

*Doug Wojay, 816 Greene Street, Ann Arbor, had questions about an easement close to his driveway which he believed to be part of the 140 Hill Street site plan project (withdrawn project).*

*Lenart provided an explanation for the 140 Hill Street project's withdrawal from the agenda, and would have City staff follow up with member of the public with additional information.*

**7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

**7-a.** [22-0133](#) Public Hearings Scheduled for Tuesday, February 1, 2022 Planning Commission Meeting

**Received and Filed**

**8. REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion of Each Item**

**8-a.** [22-0129](#) The Ann Arbor Housing Commission proposes a Planned Unit Development (PUD) and Concept Plan for 350 S. Fifth Ave. The proposed PUD would provide for two phases with a total of 40% affordable units, additional bus space adjacent to the Blake Transit Center; a Floor Area Ratio of up to 900%, a maximum building height of 275 feet, and no on-site vehicle parking. The proposed project has been reviewed by the Design Review Board. 0.80-acre site. Staff Recommendation: Approval

*PROJECT PRESENTATION:*

*Jennifer Hall, Executive Director of Ann Arbor Housing Commission, introduced the development team, and gave an overview of the project.*

*Michael Johnson, SmithGroup, 201 Depot Street, Ann Arbor, Petitioner's*

*Agent, provided a presentation of the Concept Plan and Planned Unit Development (PUD) Zoning process.*

**STAFF REPORT:**

*Jeff Kahan, Senior Planner, provided background of the parcel and a summary of his staff report.*

**PUBLIC HEARING:**

*Kirk Westphal, 3505 Charter Place, Ann Arbor, spoke in support of the project and encouraged the Planning Commission to require active uses for the ground floor of this development, as specified in the Connecting William Street Plan that he was involved with developing. He stated retail uses are important to add activity to this area. He likes the proposed height of this PUD district.*

*Adam Jaskiewicz, 1430 Las Vegas, Ann Arbor, spoke in support of the project, stating, I really love this project; I'm glad that the City's affordable housing millage dollars will be supporting a development such as this.*

*Vince Caruso, Allen Creek Watershed Group, stated, This is not a sustainable project; Recent research has demonstrated that the carbon impacts of high rise development are worse than low rise development; a 20-story concrete building has enormous carbon emissions; Cities such as Paris are much more sustainable.*

*Greg Pratt, Ward 3, spoke in support of the project, stating he is really excited about the possibility of this site being used for affordable housing in Ann Arbor. He thanked staff*

*Tom Stulberg, said he was calling from Lowertown, Ann Arbor, stated, I am one of the many people excited about this project. I want to provide an overview on the use of PUDs in the City; PUDs have been used appropriately in some cases, and inappropriately in other cases in my opinion. I'm interested to see how this PUD unfolds.*

*Noting no further public speakers, the Chair closed the public hearing.*

**Moved by Lisa Disch, seconded by Donnell Wyche, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 350 S. Fifth Avenue Concept Plan and Development Agreement and PUD (Planned Unit Development) zoning.**

**COMMISSION DISCUSSION:**

*The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]*

**AMENDMENT TO MOTION I:**

**Moved by Ellie Abrons, seconded by Sara Hammerschmidt, to modify the Supplemental Regulations as following:**

- 1) 6.(2) Replace "West" with "Mixed-Income Phase"**
- 2) F.(1) To require a minimum of one street tree along Fourth and Fifth Avenue. Street trees along William Street will be provided per current code.**
- 3) E.(3) Add prohibition of any driveway along William Street.**

**VOTE ON AMENDMENT:**

**On a voice vote and show of hands, the amendment was approved unanimously.**

**VOTE ON AMENDED MAIN MOTION:**

**On a roll call vote the Chair declared the amended motion carried unanimously. Vote: 9 - 0**

**Yeas:** 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

**Nays:** 0

**9. OTHER BUSINESS**

- 9-a.**      [22-0132](#)      Revised 2021-2022 CPC Meeting Calendar

**Moved by Lisa Disch, seconded by Wonwoo Lee, to Approve the revised Planning Commission Meeting Schedule. The motion was unanimously approved.**

**10. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**

*Adam Jaskiewicz, 1430 Las Vegas, Ann Arbor, said he really appreciates*

*when the Planning Commission discusses the procedural impacts of the proposal (e.g., explaining how the conceptual plan shows one realization of the proposed zoning district, but that other options are possible).*

**11. COMMISSION PROPOSED BUSINESS**

*Wyche enquired about the timing and process surrounding the draft resolution from Council presented to the Commission for their feedback and response on joint City/UM workforce housing on UM property. He had reservations that such housing would be tax exempt, along with the current situation that there is no specific parcel being put forth, so the Planning Commission can't provide their feedback on the resolution .*

*The Commission discussed potential scheduling of discussion of the proposal.*

**12. ADJOURNMENT**

**Moved by Donnell Wyche, seconded by Shannan Gibb-Randall, to adjourn the meeting at 9:17 pm. Without objection the meeting was adjourned.**

Sarah Mills, Chairperson

/mia gale

eComments for the Commission may be left via our Legistar calendar page (column to the very right)  
<http://a2gov.legistar.com/Calendar.aspx>

Commission public meetings are usually held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org) ; or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx> ). Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website ([www.a2gov.org](http://www.a2gov.org))

(Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.) Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.

City Planning Commission regular meetings are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required indoors. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

# City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

<http://a2gov.legistar.com/Calendar.aspx>



## Meeting Minutes - Final

Monday, March 7, 2022

7:00 PM

This meeting will be broadcast live on CTN Cable Channel 16,  
ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

Larcom City Hall, 301 E Huron St, Second floor, City Council  
Public commentary can be made in person or by calling: 877 853

Chambers  
5247 or 888 788 0099

City Council

Enter Meeting ID 942 1273 2148

**CALL TO ORDER**

*Mayor Christopher Taylor called the meeting of the Ann Arbor City Council to order at 7:01 p.m. in the Guy C. Larcom, Jr. Building, 2nd Floor Council Chambers, 301 E. Huron Street.*

**MOMENT OF SILENCE**

*Council stood for a moment of silence.*

**PLEDGE OF ALLEGIANCE**

*Mayor Taylor led Council in the recitation of the Pledge of Allegiance.*

**ROLL CALL OF COUNCIL**

**Present:** 11 - Mayor Christopher Taylor, Councilmember Julie Grand, Councilmember Jeff Hayner, Councilmember Kathy Griswold, Councilmember Elizabeth Nelson, Councilmember Ali Ramlawi, Councilmember Erica Briggs, Councilmember Lisa Disch, Councilmember Linh Song, Councilmember Jen Eyer and Councilmember Travis Radina

**APPROVAL OF AGENDA**

**A motion was made by Councilmember Eyer, seconded by Councilmember Radina, that the Agenda be approved.**

**APPROVAL OF AGENDA**

**A motion was made by Councilmember Grand, seconded by Councilmember Disch, that the Agenda be approved with the following changes:**

**Move INT-2 before INT-1.**

**On a voice vote, the Mayor declared the motion carried.**

**AC COMMUNICATIONS FROM THE CITY ADMINISTRATOR**

*Interim City Administrator Milton Dohoney Jr. submitted the following written reports for the information of Council:*

**AC-1**     [22-0397](#)     Memo in Response to R-21-396 - ARPA Public Engagement Results and Final Recommendation

**Received and Filed**

**AC-2**     [22-0441](#)     Agenda Response Memo and eComments - March 7, 2022

**Received and Filed**

**AC-3**     [22-0460](#)     Memorandum from City Administrator: Infrastructure Agenda - March 4, 2022

**Received and Filed**

**AC-4**     [22-0471](#)     City Administrator's Report - March 7, 2022

**Received and Filed**

**INT     INTRODUCTIONS**

**INT-2**     [22-0473](#)     Proclamation Honoring Stephen K. Postema on the Occasion of His Retirement

*Mayor Taylor read a proclamation honoring Stephen Postema on his retirement. A copy of the proclamation is on file in the City Clerk's Office.*

*Mr. Postema thanked his staff, the executive team, City Council and the public for the opportunity to serve.*

**Received and Filed**

**INT-1**     [22-0261](#)     Independent Community Police Oversight Commission (ICPOC) Monthly Update

*Dr. Lisa Jackson, Chair of the Independent Citizens Police Oversight Commission, gave her monthly update of the Commission's work.*

**Received and Filed**

**PUBLIC COMMENTARY - RESERVED TIME (3 MINUTES PER SPEAKER)**

**\* (SPEAKERS ARE NOT PERMITTED TO GRANT THEIR RESERVED TIME TO AN ALTERNATE SPEAKER)**

**\* ACCOMMODATIONS CAN BE MADE FOR PERSONS NEEDING ASSISTANCE WHILE ADDRESSING COUNCIL**

**FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS \*9 TO RAISE HANDS AND \*6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.**

**1. Petals Sandcastle - ARPA Public Engagement Results and Final Recommendations (AC-1) (in-person)**

*Petals Sandcastle, resident, urged Council to use the City's ARPA funds to support the arts community and public art.*

**2. Deb Polich - ARPA Public Engagement Results and Final Recommendations (AC-1) (in-person)**

*Deb Polich, resident, urged Council to prioritize arts funding in the expense of ARPA funds.*

**3. John Niemiec - Third and Mosley Water Main and Resurfacing Project (DC-2) (in-person)**

*John Niemiec, on behalf of the E. T. Mackenzie Company, addressed the comments made at the last City Council meeting regarding his company's safety record and wage scales.*

**4. Ken Garber - Resolution Establishing Ann Arbor Industrial Development District (CA-6) (in-person)**

*Ken Garber, resident, spoke in favor of CA-6, the Resolution establishing an Industrial Development District, but he urged Council to make requirements for these buildings in support of A2Zero.*

**5. Kevin Karpiak - ARPA Public Engagement Results and Final Recommendations (AC-1) (phone)**

*Kevin Karpiak, resident, spoke in support of the City Administrator's recommendations regarding the use of the ARPA funds. Mr. Karpiak stated he was particularly supportive of the recommendation to fund an unarmed police response.*

**6. Hoaian Pham - Unarmed Police Response (AC-1) (phone)**

*Hoaian Pham, resident, spoke in support of the City Administrator's recommendation to use ARPA funds for an unarmed police response program.*

**7. Jared Eno - Unarmed Police Response (AC-1) (phone)**

*Jared Eno, resident, spoke in support of the use of the City's ARPA funds for an unarmed police response program.*

**8. Lee Roosevelt - Unarmed Police Response (AC-1) (phone)**

*Lee Roosevelt, resident, spoke in support of the use of ARPA funds to create an unarmed police response program.*

**9. Alex Lowe - 350 S. Fifth Planned Unit Development Ordinance (C-1); Rezoning 68 Lots to Transit Corridor District (TC1) (C-2) (phone)**

*Alex Lowe, resident, spoke in support of C-1, the 350 S. Fifth Avenue PUD and the proposed TC-1 corridor rezoning of 68 lots.*

**10. Michelle Hughes - Rezoning 68 Lots to Transit Corridor District (TC1) (C-2) (phone)**

*Michelle Hughes, resident, spoke in support of the TC-1 rezoning project, Item C-2.*

**Alternates:**

**1. Abdul Ateya - 350 S. Fifth Planned Unit Development Ordinance (C-1); Rezoning 68 Lots to Transit Corridor District (TC1) (C-2) (in-person)**

**2. Eric Lipson - Rezoning 68 Lots to Transit Corridor District (TC1) (C-2) (in-person)**

**CC COMMUNICATIONS FROM COUNCIL**

**COUNCILMEMBER GRISWOLD**

*Councilmember Griswold talked about getting information timely and openly from staff and the City Attorney.*

*Councilmember Griswold provided an update regarding ongoing conversations with UM about workforce housing development.*

**COUNCILMEMBER HAYNER**

*Councilmember Hayner talked about an agenda item that was previously referred to Boards and Commissions for their review. He stated these items need to be returned to Council timely.*

*Councilmember Hayner talked about the possibility of at-large Council seats, as opposed to election by ward.*

**COUNCILMEMBER DISCH**

*Councilmember Disch responded to some of the comments from the arts community about "singing for your supper."*

**COUNCILMEMBER SONG**

*Councilmember Song recognized the retirement of longtime Ann Arbor District Library Director, Josie Parker.*

**COUNCILMEMBER RAMLAWI**

*Councilmember Ramlawi spoke about the enforcement of Council Rules.*

**COUNCILMEMBER GRAND**

*Councilmember Grand informed the public of an upcoming seasonal job fair for the Parks Department. The job fair will be virtual on Zoom on March 16.*

**COUNCILMEMBER NELSON**

*Councilmember Nelson highlighted upcoming projects affecting Ward Four.*

**MC COMMUNICATIONS FROM THE MAYOR**

**MC-1**    [22-0331](#)    Appointments - Confirmations

*Mayor Taylor requested confirmation of the following Appointment that was presented to City Council at the February 22, 2022 Regular Session:*

*Zoning Board of Appeals*

*Christopher Madigan-Partial Term  
155 Lake Village Dr.  
Ann Arbor, MI 48103  
Term Ending: May 31, 2024*

**A motion was made by Councilmember Ramlawi, seconded by Councilmember Disch, that the Appointment be approved. On a voice vote, the Mayor declared the motion carried.**

**MC-2     [22-0459](#)     Resolution to Appoint Cherish Smith to the Energy Commission (7 Votes Required)**

*The resolution of appointment was presented to Council for consideration at a future meeting.*

**Referred to the City Council due back on 3/21/2022**

**CA     CONSENT AGENDA**

**Passed on consent agenda**

**A motion was made by Councilmember Ramlawi, seconded by Councilmember Nelson, that the following Consent Agenda Items be approved as presented. On a voice vote, the Mayor declared the motion carried unanimously, thus satisfying the eight-vote requirements of CA-5 and CA-9.**

**CA-1     22-0379     Enactment No:     R-22-053     Approved**

Resolution to Approve Street Closings for Fool Moon - Friday, April 1, 2022 at 6:00 AM to Saturday, April 2, 2022 at 6:00 AM

**CA-2     22-0380     Enactment No:     R-22-054     Approved**

Resolution to Approve the Closing of Monroe and Tappan Streets for the Annual Monroe Street Fair, Saturday, April 2, 2022

**CA-3     22-0377     Enactment No:     R-22-055     Approved**

Resolution to Approve Street Closings for FestiFools Parade - Sunday, April 3, 2022

**CA-4      22-0365      Enactment No:      R-22-056      Approved**

Resolution to Approve a General Services Agreement with The Davey Tree Expert Company in the amount of \$450,000.00 for Park Tree Care (ITB No. 4697)

**CA-5      22-0364      Enactment No:      R-22-057      Approved**

Resolution to Approve Amendment No.2 to the Tyler Technology Agreements for Land Management and Permitting Software, Amend the FY21 Budget and Appropriate Necessary Funds (\$68,342) (**8 Votes Required**)

**CA-6      22-0388      Enactment No:      R-22-058      Approved**

Resolution Establishing Ann Arbor Industrial Development District 2021-001 - Five Lots including 3874 Research Park Drive

**CA-7      22-0213      Enactment No:      R-22-059      Approved**

Resolution to Approve the Installation of Traffic Calming Devices on Longman-Fairview (Jackson-Dexter) (\$50,000.00)

**CA-8      22-0239      Enactment No:      R-22-060      Approved**

Resolution to Approve the Installation of Traffic Calming Devices on Northside Avenue (\$12,000.00)

**CA-9      22-0280      Enactment No:      R-22-061      Approved**

Resolution to Approve the Appropriation of \$30,177.39 from the General Fund Unobligated Fund Balance for the Design and Cost Estimating of an East-West Pathway under the East Medical Center Drive Bridge (**8 Votes Required**)

**CA-10      22-0306      Enactment No:      R-22-062      Approved**

Resolution to Approve Amendment Number 1 to Professional Services Agreement between Ann Arbor Architects Collaborative, Inc and the City of Ann Arbor for Professional Architectural / Engineering Services for New Fire Station RFP NO. #20-29 (\$67,200.00)

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CA-11    22-0322    Enactment No:    R-22-063    **Approved**

Resolution to Approve an Agreement with Dawn, Inc., d/b/a Dawn Farm, to Provide Drug Abuse Counseling and Rehabilitative Services to Sobriety Court, Veterans Treatment Court, and Mental Health Treatment Court Participants (\$118,890.00)

**PH    PUBLIC HEARINGS (3 MINUTES PER SPEAKER)**

**FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS \*9 TO RAISE HANDS AND \*6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.**

**PH-1    [22-0281](#)**    An Ordinance to Amend Chapter 18 (Employees Retirement System), Section 1:605, Title I of the Code of the City of Ann Arbor To Allow Forfeitures to Cover Reasonable Administrative Expenses (ORD-22-02)  
*A public hearing was conducted on the proposed Ordinance to Amend Chapter 18 (Employees Retirement System), Section 1:605, Title I of the Code of the City of Ann Arbor To Allow Forfeitures to Cover Reasonable Administrative Expenses. Notice of public hearing was published on March 3, 2022.*

*There being no one present for comment, Mayor Taylor declared the hearing closed.*

**Held and Closed**

**A    APPROVAL OF COUNCIL MINUTES**

**A-1    [22-0389](#)**    Regular Session Meeting Minutes of February 22, 2022

**A motion was made by Councilmember Disch, seconded by Councilmember Grand, that the Regular Session Meeting Minutes of February 22, 2022 be approved. On a voice vote, the Mayor declared the motion carried.**

**B    ORDINANCES - SECOND READING**

**B-1    [22-0281](#)**    An Ordinance to Amend Chapter 18 (Employees Retirement System), Section 1:605, Title I of the Code of the City of Ann Arbor To Allow Forfeitures to Cover Reasonable Administrative Expenses (ORD-22-02)

**A motion was made by Councilmember Griswold, seconded by**

**Councilmember Disch, that the Ordinance be adopted on Second Reading. On a voice vote, the Mayor declared the motion carried.**

**C ORDINANCES - FIRST READING**

**C New Business - Staff:**

- C-1**      [22-0269](#)      An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 0.8 Acre from D1 (Downtown Core) to PUD (Planned Unit Development District), 350 S. Fifth Planned Unit Development (CPC Recommendation: Approval - 8 Yeas and 0 Nays). (ORD-22-03)

**A motion was made by Councilmember Grand, seconded by Councilmember Disch, that the Ordinance be approved on First Reading, due back on 4/4/2022. On a roll call, the vote was as follows with the Mayor declaring the motion carried:**

**Yeas:** 10 - Mayor Taylor, Councilmember Grand, Councilmember Griswold, Councilmember Nelson, Councilmember Ramlawi, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

**Nays:** 1 - Councilmember Hayner

- C-2**      [22-0346](#)      An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 68 Lots in the South State Street and East/West Eisenhower Parkway Area to TC1 (Transit Corridor District), City-Initiated Rezoning, (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-22-04)

**A motion was made by Councilmember Disch, seconded by Councilmember Radina, that the Ordinance be approved on First Reading, due back on 4/4/2022. On a roll call, the vote was as follows with the Mayor declaring the motion carried:**

**Yeas:** 8 - Mayor Taylor, Councilmember Grand, Councilmember Nelson, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

**Nays:** 3 - Councilmember Hayner, Councilmember Griswold and Councilmember Ramlawi

**D MOTIONS AND RESOLUTIONS**

DC Unfinished Business - Council:

DC-1 22-0099 Enactment No:

**A motion was made by Councilmember Griswold, seconded by Councilmember Briggs, that the Resolution be approved.**

Resolution Concerning the Need for Reliability Improvements and Technical Upgrades for DTE Streetlights

22-0099 Enactment No: **Lay on the table**

**A motion was made by Councilmember Griswold, seconded by Councilmember Briggs, that the Resolution be tabled. On a roll call, the vote was as follows with the Mayor declaring the motion carried:**

**Yeas:** 11 - Mayor Taylor, Councilmember Grand, Councilmember Hayner, Councilmember Griswold, Councilmember Nelson, Councilmember Ramlawi, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

**Nays:** 0

Resolution Concerning the Need for Reliability Improvements and Technical Upgrades for DTE Streetlights

DC-2 22-0118 Enactment No:

**A motion was made by Councilmember Radina, seconded by Councilmember Eyer, that the Resolution be approved.**

Resolution to Award a Construction Contract to E.T. Mackenzie Company for the Third & Mosley Water Main and Resurfacing Project (\$1,299,999.25) (ITB No. 4702)

22-0118 Enactment No:

**A motion was made by Councilmember Radina, seconded by Councilmember Eyer, that the Resolution be amended with a substitute resolution awarding the contract to Bailey Excavating.**

Resolution to Award a Construction Contract to E.T. Mackenzie Company for the Third & Mosley Water Main and Resurfacing Project (\$1,299,999.25) (ITB No. 4702)

*Substitute resolution:*

*Whereas, The existing water mains along Third and Mosley Streets are in*

*poor condition and undersized and are in need of replacement;*

*Whereas, The street surfaces of Third and Mosley Streets are in poor condition and are in need of resurfacing;*

*Whereas, The Capital Improvements Plan includes sufficient funds available in the respective Water Supply System and Street, Bridge and Sidewalk Millage Fund approved Capital Budgets;*

*Whereas, Competitive bids were received by Procurement on January 13, 2022 (ITB No. 4702) and it is advisable and in the best interest of the City to award the contract to Bailey Excavating, Inc. with a submitted bid of \$1,360,502.72;*

*Whereas, The proposed contract sets forth the services to be performed and the payments to be made, all of which are agreeable to the City;*

*Whereas, It is now appropriate to enter into a Contract with said company for this construction project; and*

*Whereas, Bailey Excavating, Inc. has submitted all required Responsible Contractor Criteria, Non-Discrimination, Prevailing Wage, Living Wage, and Conflict of Interest Disclosure forms and complies with the requirements of the City's Responsible Bidder, Non-Discrimination, and Living Wage ordinances;*

*RESOLVED, That City Council approves a construction contract with Bailey Excavating, Inc. in the amount of \$1,360,502.72 for the construction of the Third & Mosley Water Main and Resurfacing project (ITB No. 4702);*

*RESOLVED, That a contingency amount of \$136,000.00 be established within the project budget and that the City Administrator be authorized to approve change orders to the construction contract with Bailey Excavating, Inc. not to exceed that amount, in order to satisfactorily complete this Project;*

*RESOLVED, That the City make the following declaration for the purpose of complying with the reimbursement rules of Treasury Regulations 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended, that the City reasonably expects to reimburse itself for expenditures for the costs of the Project with proceeds of Bonds;*

*RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said contract after approval as to form by the City Attorney and approval as to substance by the Public Services Area Administrator and City Administrator; and*

*RESOLVED, That the City Administrator be authorized to take the necessary administrative actions to implement this resolution including approval of needed Traffic Control Orders, night work authorizations, and other similar administrative approvals as required for the construction of the project.*

**CLOSED SESSION UNDER THE MICHIGAN OPEN MEETINGS ACT, INCLUDING BUT NOT LIMITED TO, LABOR NEGOTIATIONS STRATEGY, PURCHASE OR LEASE OF REAL PROPERTY, PENDING LITIGATION AND ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS SET FORTH OR INCORPORATED IN MCLA 15.268 (C), (D) (E), AND (H).**

**A motion was made by Councilmember Griswold, seconded by Councilmember Briggs, that Council enter into Closed Session under the Michigan Open Meetings Act to discuss attorney-client privileged communication, as set forth in MCL 15.268 (H). On a roll call, the vote was as follows, with the Mayor declaring the motion defeated:**

**Yeas:** 2 - Councilmember Griswold and Councilmember Ramlawi

**Nays:** 9 - Mayor Taylor, Councilmember Grand, Councilmember Hayner, Councilmember Nelson, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

**22-0118 Enactment No:**

**Amended**

**The question being, the motion that was made by Councilmember Radina, seconded by Councilmember Eyer, that the Resolution be amended. On a roll call, the vote was as follows with the Mayor declaring the motion carried:**

**Yeas:** 6 - Mayor Taylor, Councilmember Grand, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

**Nays:** 5 - Councilmember Hayner, Councilmember Griswold, Councilmember Nelson, Councilmember Ramlawi and Councilmember Briggs

Resolution to Award a Construction Contract to Bailey Excavating, Inc. for

the Third & Mosley Water Main and Resurfacing Project (\$1,360,502.72)  
(ITB No. 4702)

**22-0118 Enactment No: R-22-064 Approved as Amended**

**The question being, the motion that was made by Councilmember Radina, seconded by Councilmember Eyer, that the Resolution be approved as amended. On a roll call, the vote was as follows with the Mayor declaring the motion carried:**

**Yeas:** 7 - Mayor Taylor, Councilmember Grand, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

**Nays:** 4 - Councilmember Hayner, Councilmember Griswold, Councilmember Nelson and Councilmember Ramlawi

Resolution to Award a Construction Contract to Bailey Excavating, Inc. for the Third & Mosley Water Main and Resurfacing Project (\$1,360,502.72)  
(ITB No. 4702)

**DC-3 22-0045 Enactment No: R-22-065 Approved**

**A motion was made by Councilmember Disch, seconded by Councilmember Song, that the Resolution be approved. On a voice vote, the Mayor declared the motion carried unanimously, thus satisfying the seven-vote requirement.**

Resolution to Appoint Sarah Mason as Representative and Molly Maciejewski as Alternate to the Washtenaw Regional Resource Management Authority (**7 Votes Required**)

**DC New Business - Council:**

**DC-4 22-0390 Enactment No: R-22-066 Approved**

**A motion was made by Councilmember Grand, seconded by Councilmember Disch, that the Resolution be approved. On a voice vote, the Mayor declared the motion carried.**

Resolution to Appoint Kevin McDonald as Interim City Attorney

**DB New Business - Boards and Commissions:**

**DS New Business - Staff:**

CLOSED SESSION UNDER THE MICHIGAN OPEN MEETINGS ACT, INCLUDING BUT NOT LIMITED TO, LABOR NEGOTIATIONS STRATEGY, PURCHASE OR LEASE OF REAL PROPERTY, PENDING LITIGATION AND ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS SET FORTH OR INCORPORATED IN MCLA 15.268 (C), (D) (E), AND (H).

*None.*

**E & F CLERK'S REPORT OF COMMUNICATIONS, PETITIONS AND REFERRALS**

**E The following communications were referred as indicated:**

**Passed on consent agenda**

**A motion was made by Councilmember Briggs, seconded by Councilmember Radina, that the Clerk's Report of Communications, Petitions and Referrals be approved as presented. On a voice vote, the Mayor declared the motion carried.**

- E-1**      [22-0263](#)      Living Wage Increase Effective April 30, 2022
  
- E-2**      [22-0381](#)      Sidewalk Occupancy Permits and Peddler's Licenses for April 2, 2022
  
- E-3**      [22-0323](#)      Communication from Secretary of State Jocelyn Benson regarding Receipt and Filing of the City of Ann Arbor Charter Amendments Approved by the Electorate at the Special Election on November 2, 2021 - File
  
- E-4**      [22-0373](#)      CODI APS Resolution
  
- E-5**      [22-0374](#)      CODI Michigan No-Fault Auto Insurance Reform Act Resolution

**F The following minutes were received for filing:**

- F-1**      [22-0226](#)      January 20, 2022 City Planning Commission Meeting Minutes
  
- F-2**      [22-0240](#)      ICPOC January Meeting Minutes

F-3      [22-0241](#)      HRC December Meeting Minutes

F-4      [22-0289](#)      CODI January Meeting Minutes

**G      COMMUNICATIONS FROM THE CITY ATTORNEY**

[22-0482](#)      Final Statement of Retiring City Attorney Stephen K. Postema

**PUBLIC COMMENT - GENERAL (3 MINUTES EACH)**

**FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS \*9 TO RAISE HANDS AND \*6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.**

*Kai Petainen, resident, thanked City Attorney Stephen Postema for his work and service to the City.*

*Eric Lipson, Ward 4, expressed concern about the amended vote against E. T. Mackenzie Company.*

*An unidentified resident spoke about the vote to amend the contract with E. T. Mackenzie Company.*

*Abdul Ateya, a student in Ann Arbor, spoke about development and zoning around town.*

*An unidentified caller spoke about Starbucks unionizing.*

*Tom Stulberg, from Lowertown neighborhood, expressed concerns about the vote and discussion on the E. T. Mackenzie contract vote.*

*Jake Postema, resident, thanked his dad, Stephen Postema, for his service to the City as City Attorney.*

**COMMUNICATIONS FROM COUNCIL**

**COUNCILMEMBER GRISWOLD**

*Councilmember Griswold spoke about the process regarding the expansion of the E. Medical Center Drive Bridge.*

**COUNCILMEMBER HAYNER**

*Councilmember Hayner thanked Mr. Postema for his years of service to the City and his open-door policy.*

*Councilmember Hayner also talked about the arts community and their need for ARPA funding.*

**COUNCILMEMBER GRAND**

*Councilmember Grand spoke about Mr. Postema's retirement and wished him well.*

**COUNCILMEMBER BRIGGS**

*Councilmember Briggs also spoke about the E. Medical Center Drive Bridge project.*

**COUNCILMEMBER RAMLAWI**

*Councilmember Ramlawi spoke about the tone on Council and also encouraged the public to continue to participate.*

**COUNCILMEMBER SONG**

*Councilmember Song provided an update regarding the Public Arts Commission and upcoming projects.*

**ADJOURNMENT**

**A motion was made by Councilmember Nelson, seconded by Councilmember Ramlawi, that the meeting adjourn. On a voice vote, the Mayor declared the motion carried and the meeting adjourned at 10:34 p.m.**

**COMMUNITY TELEVISION NETWORK (CTN) COMCAST CHANNEL 16, AT&T CHANNEL 99:**

**LIVE: MONDAY, MARCH 7, 2022 @ 7:00 P.M.**

**REPLAY: FRIDAY, MARCH 11, 2022 @ 8:00 P.M.**

**REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE**

Community Television Network live televised public meetings are also available to watch online live and on-demand from CTN's website, [www.a2gov.org/watchctn](http://www.a2gov.org/watchctn) <<http://www.a2gov.org/watchctn>>, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

**Cable: Comcast Cable channel 16 or AT&T UVerse Channel 99**

Videos are also available for a nominal fee by contacting CTN at (734) 794-6150.

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to:

City Clerk's Office  
301 E. Huron St.  
Ann Arbor, MI 48104

Requests made with less than two business days' notice may not be able to be accommodated.

A hard copy of this Council packet can be made available upon request.

Jacqueline Beaudry  
Clerk of the Council

# **City of Ann Arbor**

*301 E. Huron St.*

*Ann Arbor, MI 48104*

*<http://a2gov.legistar.com/Calendar.aspx>*



## **Meeting Minutes - Final**

**Monday, April 4, 2022**

**7:00 PM**

**This meeting will be broadcast live on CTN Cable Channel 16,  
ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)**

**Larcom City Hall, 301 E Huron St, Second floor, City Council  
Public commentary can be made in person or by calling: 877 853**

**Chambers  
5247 or 888 788 0099**

**City Council**

**Enter Meeting ID 942 1273 2148**

**CALL TO ORDER**

*Mayor Christopher Taylor called the meeting of the Ann Arbor City Council to order at 7:03 p.m. in the Guy C. Larcom, Jr. Building, 2nd Floor Council Chambers, 301 E. Huron Street.*

**MOMENT OF SILENCE**

*Council stood for a moment of silence.*

**PLEDGE OF ALLEGIANCE**

*Mayor Taylor led Council in the recitation of the Pledge of Allegiance.*

**ROLL CALL OF COUNCIL**

**Present:** 11 - Mayor Christopher Taylor, Councilmember Julie Grand, Councilmember Jeff Hayner, Councilmember Kathy Griswold, Councilmember Elizabeth Nelson, Councilmember Ali Ramlawi, Councilmember Erica Briggs, Councilmember Lisa Disch, Councilmember Linh Song, Councilmember Jen Eyer and Councilmember Travis Radina

**APPROVAL OF AGENDA**

**A motion was made by Councilmember Radina, seconded by Councilmember Grand, that the Agenda be approved as presented. On a voice vote, the Mayor declared the motion carried.**

**AC COMMUNICATIONS FROM THE CITY ADMINISTRATOR**

*Interim City Administrator Milton Dohoney Jr. presented the following written reports for information of Council:*

**AC-1**     [22-0621](#)     Agenda Response Memo and eComments - April 4, 2022

**Received and Filed**

**AC-2**     [22-0623](#)     Memorandum from City Administrator - Response to Resolution R-18-291 FY22Q3 Equity & Inclusion Report - April 4, 2022

**Received and Filed**

**AC-3**     [22-0633](#)     City Administrator's Report - April 4, 2022

**Received and Filed**

**INT     INTRODUCTIONS**

**INT-1**     [22-0500](#)     Independent Community Police Oversight Commission Monthly Update

*Dr. Lisa Jackson, Chair of the Independent Citizens Police Oversight Commission, gave her monthly update to City Council.*

**Received and Filed**

**PUBLIC COMMENTARY - RESERVED TIME (3 MINUTES PER SPEAKER)**

**\* (SPEAKERS ARE NOT PERMITTED TO GRANT THEIR RESERVED TIME TO AN ALTERNATE SPEAKER)**

**\* ACCOMMODATIONS CAN BE MADE FOR PERSONS NEEDING ASSISTANCE WHILE ADDRESSING COUNCIL**

**FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS \*9 TO RAISE HANDS AND \*6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.**

1.     **Adrian Ashtari - Resolution to Direct the Allocation of ARPA Funds (DS-2) (In Person)**  
*Adrian Ashtari, 555 E. William, spoke in support of Unarmed Response as part of the allocation of ARPA funds.*

2.     **Jim Pyke - Resolution to Direct the Allocation of ARPA Funds (DS-2) (In Person)**  
*Jim Pyke, 912 Pomona Road, spoke in support of Unarmed Response as part of the allocation of ARPA funds.*

3.     **Aidan Sova - Resolution to Direct the Allocation of ARPA Funds (DS-2) (In Person)**  
*Aidan Sova, resident, spoke in support of the inclusion of Universal Basic Income as part of the allocation of ARPA funds.*

4.     **Ariah Schugat - Resolution to Direct the Allocation of ARPA Funds (DS-2) (Phone)**  
*Ariah Schugat, resident, spoke about the allocation of the City's ARPA funds.*

5. **Sharif-Ahmed Krabti - Resolution to Direct the Allocation of ARPA Funds (DS-2) (DS-2) (Phone)**

*Sharif-Ahmed Krabti, resident, spoke in support of Unarmed Police Response as part of the City's allocation of ARPA funds.*

6. **Todd Ziegler - Resolution to Direct the Allocation of ARPA Funds (Unarmed Police Response) (DS-2) (Phone)**

*Todd Ziegler, resident, spoke in support of Unarmed Police Response as part of the City's allocation of ARPA funds.*

7. **William Lopez - Resolution to Direct the Allocation of ARPA Funds (DS-2) (Phone)**

*William Lopez, resident, spoke about the Resolution to Direct the Allocation of ARPA funds.*

8. **Tom Stulberg - Resolution to Direct the Allocation of ARPA Funds (DS-2) (Phone)**

*Tom Stulberg, of Lower Town, spoke about the Resolution to Direct the Allocation of ARPA funds.*

9. **Kelly Moore - Resolution to Direct the Allocation of ARPA Funds (DS-2) (Phone)**

*Kelly Moore, resident, spoke about the Resolution to Direct the Allocation of ARPA funds.*

10. **Brett Jones - Resolution to Direct the Allocation of ARPA Funds (Universal Basic Income) (DS-2) (Phone)**

*Brett Jones, resident, spoke about the Resolution to Direct the Allocation of ARPA funds, and urged Council to include funding for Universal Basic Income.*

**Alternates:**

1. **Petals Sandcastle - Resolution to Direct the allocations of ARPA Funds (Art fund allocations) (DS-2) (In Person)**

2. **Michelle Hughes - Resolution to Direct the allocations of ARPA Funds (DS-2) (Phone)**

**CC COMMUNICATIONS FROM COUNCIL**

**COUNCILMEMBER NELSON**

*Councilmember Nelson announced that AAPD would be doing a Zoom presentation regarding the Department's internal affairs process.*

*Councilmember Nelson updated the public regarding several upcoming projects in Ward 4.*

**COUNCILMEMBER GRISWOLD**

*Councilmember Griswold thanked the Environmental Commission for their work.*

**COUNCILMEMBER HAYNER**

*Councilmember Hayner talked about the advocates at Concord Pines. He stated he supports fighters.*

**COUNCILMEMBER BRIGGS**

*Councilmember Briggs recognized City Clerk Jackie Beaudry, noting she was recently recognized by Eastern Michigan University's MPA program as the Outstanding Public Administrator of the Year.*

**COUNCILMEMBER GRAND**

*Councilmember Grand spoke about the ARPA funding process and the inclusion in the resolution of the community's values.*

**MC COMMUNICATIONS FROM THE MAYOR****MC-1**     [22-0568](#)     Appointments - Confirmations

*Mayor Taylor requested approval of the following nomination that was presented to Council for consideration at the March 21, 2022 Regular Session:*

*Economic Development Corporation*

*Sally Petersen-Partial Term  
218 West Kingsley St.  
Term Ending: May 31, 2027*

**A motion was made by Councilmember Eyer, seconded by Councilmember Radina, that the Appointment be approved. On a voice vote, the Mayor declared the motion carried.**

**MC-2     22-0588     Appointments - Confirmations**

*Mayor Taylor presented the following nomination for approval at a later date:*

*Housing and Human Services Advisory Board  
Karen Wanza-Partial Term  
727 Miller Ave  
Term Ending: May 31, 2024*

**Referred to the City Council due back on 4/18/2022**

**CA     CONSENT AGENDA**

**Passed on consent agenda**

**A motion was made by Councilmember Nelson, seconded by Councilmember Eyer, that the following Consent Agenda Items be approved as presented. On a voice vote, the Mayor declared the motion carried unanimously, thus satisfying the eight-vote requirement of CA-3.**

**CA-1     22-0591     Enactment No:**

Resolution to Close Monroe Street between State Street and Oakland Avenue for the Jeffries Hall Building Naming Dedication and Ribbon Cutting on Wednesday, April 13, 2022 from 11:00 AM until 2:00 PM

**CA-2     22-0502     Enactment No:     R-22-084     Approved**

Resolution to Close N. Fourth Avenue and E. Ann Street for the 25th Annual African-American Downtown Festival, Friday, June 3, 2022 to Saturday, June 4, 2022

**CA-3     22-0474     Enactment No:     R-22-085     Approved**

Resolution to Approve a Purchase Order to Environmental Systems Research Institute, Inc. (ESRI) to Enter a Geographic Information System Software Three-Year Enterprise License and Maintenance Agreement (ELA) and appropriate \$39,464 from the Information Technology Fund Balance (\$247,500.00) **(8 Votes Required)**

**CA-4      22-0311      Enactment No:      R-22-086      Approved**

Resolution to Authorize Professional Services Agreements with Orchard, Hiltz & McCliment, Inc. in the amount of \$500,000.00; Wade Trim Associates, Inc. in the amount of \$500,000.00; Hubbell, Roth & Clark, Inc. in the amount of \$500,000.00; and Spalding DeDecker Associates, Inc. in the amount of \$300,000.00 for General Civil Engineering and Surveying Services (RFP No. 22-02)

**CA-5      22-0375      Enactment No:      R-22-087      Approved**

Resolution to Authorize Professional Services Agreements with DLZ Michigan, Inc. for \$370,000.00; Professional Service Industries, Inc. for \$530,000.00; Materials Testing Consultants, Inc. for \$920,000.00; and NTH Consultants, Ltd. for \$140,000.00 for Construction Materials Testing Services

**CA-6      22-0483      Enactment No:      R-22-088      Approved**

Resolution to Approve a Contract with Spence Brothers to Construct the Headworks Improvement Project at the Wastewater Treatment Plant, ITB No. 4706 (\$12,261,000.00)

**CA-7      22-0484      Enactment No:      R-22-089      Approved**

Resolution to Approve Amendment No. 2 to the Contract with Hubbell, Roth & Clark, Inc. for the Headworks Improvement Project at the Wastewater Treatment Plant, RFP No. 19-12 (\$831,187.00 Amendment, Contract Total \$1,600,275.53)

**CA-8      22-0517      Enactment No:      R-22-090      Approved**

Resolution to Approve Public Art Enhancement Recommendations for FY2023 - FY2028 Capital Improvement Projects

**CA-9      22-0428      Enactment No:      R-22-091      Approved**

Resolution to Approve Professional Services Agreements with Fishbeck for \$300,000.00, Hubbell, Roth & Clark, Inc. for \$300,000.00, and OHM

Advisors for \$300,000.00 for Wastewater Treatment Professional Engineering Services (\$900,000.00) (RFP #22-05)

**CA-10    22-0383    Enactment No:    R-22-092    Approved**

Resolution Authorizing Sanitary Sewer Capital Recovery Charges for 2998 Geddes Av. (\$25,954.00)

**CA-11    22-0384    Enactment No:    R-22-093    Approved**

Resolution Authorizing Sanitary Sewer Capital Recovery Charges for 3011 Geddes Av. (\$25,954.00)

**PH    PUBLIC HEARINGS (3 MINUTES PER SPEAKER)**

**FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS \*9 TO RAISE HANDS AND \*6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.**

**PH-1    [22-0269](#)** An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 0.8 Acre from D1 (Downtown Core) to PUD (Planned Unit Development District), 350 S. Fifth Planned Unit Development (CPC Recommendation: Approval - 8 Yeas and 0 Nays). (ORD-22-03)

*A public hearing was conducted on the proposed amendment to Chapter 55 (Unified Development Code), Rezoning of 0.8 Acre from D1 (Downtown Core) to PUD (Planned Unit Development District), 350 S. Fifth Planned Unit Development (CPC Recommendation: Approval - 8 Yeas and 0 Nays). Notice of public hearing was published March 17, 2022.*

*The following persons were present to speak at the hearing:*

*An unknown speaker talked about the City's housing crisis.*

*Eric Lipson, resident, expressed concerns about height.*

*A Ward 3 resident talked about transportation issues, stating opposition to the project.*

*Adam Jaskiewicz, resident, spoke in support.*

*Vince Caruso, resident, stated taller and denser isn't necessarily better for the environment.*

*Michelle Hughes, resident, spoke in support.*

*A Ward 4 resident spoke in support.*

*Alex Lowe, Ward 3, spoke in support.*

*Alan Haber, resident, spoke in support of affordable housing.*

*An unknown speaker spoke in opposition.*

*Tom Stulberg spoke in support of affordable housing.  
Jim Pyke, resident, spoke in support.  
Linda Berauer, resident, spoke in support of affordable housing.*

*There being no further comment, the Mayor declared the hearing closed.*

**Held and Closed**

- PH-2**     [22-0346](#)     An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 68 Lots in the South State Street and East/West Eisenhower Parkway Area to TC1 (Transit Corridor District), City-Initiated Rezoning, (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-22-04)
- A public hearing was conducted on the proposed amendment to Chapter 55 (Unified Development Code), Rezoning of 68 Lots in the South State Street and East/West Eisenhower Parkway Area to TC1 (Transit Corridor District), City-Initiated Rezoning. Notice of public hearing was published March 17, 2022.*

*The following persons were present to speak at the hearing:*

*Eric Lipson, resident, spoke in opposition.  
Adam Goodman, resident, spoke in support.  
An unknown speaker expressed concern about the transit corridor.  
An unidentified speaker spoke in support.  
Adam Jaskiewicz, resident, spoke in support and talked about a 15-minute city.  
Jim Pyke, Ward 5, spoke in support of the transit corridor.  
Alex Lowe, resident, spoke in support.  
Kirk Westphal, resident, spoke in support.  
Kathy Boris, resident, spoke in opposition.  
Michelle Hughes, resident, spoke in support.  
Kitty Kahn, Ward 5, spoke in opposition and talked about corruption.  
Tom Stulberg, resident, spoke in opposition.  
Ralph McKee, Ward 5  
Linda Berauer, resident, asked Council to postpone action.  
Alan Haber, resident, asked Council to table the item.*

*There being no further comment, the Mayor declared the hearing closed.*

**Held and Closed**

- PH-3**     [22-0437](#)     An Ordinance Authorizing the Issuance and Sale of Water Supply System Revenue Bonds, Series 2022 to the Michigan Finance Authority (**Roll Call**)



*The following persons were present to speak at the hearing:*

*Ken Garber, resident, stated the project does not comply with the City's sustainability goals.*

*A representative of Sartorius responded to comments by the public and talked about the project's goals.*

*An engineer for the project*

*A project representative stated they are working on LEED certification for the building.*

*Eric Lipson, resident, thanked residents for watching.*

*There being no further comment, the Mayor declared the hearing continued.*

#### **RECESS**

*Mayor Taylor declared a recess at 9:23 p.m. and reconvened the meeting at 9:33 p.m.*

#### **A APPROVAL OF COUNCIL MINUTES**

**A-1**      [22-0603](#)      Regular Session Meeting Minutes of March 21, 2022

**A motion was made by Councilmember Ramlawi, seconded by Councilmember Hayner, that the Regular Session Meeting Minutes of March 21, 2022 be approved. On a voice vote, the Mayor declared the motion carried.**

#### **B ORDINANCES - SECOND READING**

**B-1**      [22-0269](#)      An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 0.8 Acre from D1 (Downtown Core) to PUD (Planned Unit Development District), 350 S. Fifth Planned Unit Development (CPC Recommendation: Approval - 8 Yeas and 0 Nays). (ORD-22-03)

**Councilmember Grand moved, seconded by Councilmember Radina, that the Ordinance be adopted on Second Reading.**

**Councilmember Ramlawi moved, seconded by Councilmember Nelson, that the Supplemental Regulations be replaced with the substitute version, as proposed by City staff.**

**The amendment was considered friendly by the Body.**

**The question being, the motion that was made by Councilmember Grand, seconded by Councilmember Radina, that the Ordinance be adopted on Second Reading. On a voice vote, the Mayor declared the motion carried.**

- B-2**      [22-0346](#)      An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 68 Lots in the South State Street and East/West Eisenhower Parkway Area to TC1 (Transit Corridor District), City-Initiated Rezoning, (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-22-04)

**A motion was made by Councilmember Ramlawi, seconded by Councilmember Disch, that the Ordinance be adopted on Second Reading. On a roll call, the vote was as follows with the Mayor declaring the motion carried:**

**Yeas:**    8 -    Mayor Taylor, Councilmember Grand, Councilmember Nelson, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

**Nays:**    3 -    Councilmember Hayner, Councilmember Griswold and Councilmember Ramlawi

## **C            ORDINANCES - FIRST READING**

- C-1**      [22-0437](#)      An Ordinance Authorizing the Issuance and Sale of Water Supply System Revenue Bonds, Series 2022 to the Michigan Finance Authority (**Roll Call Vote Required - One Reading Only**) (ORD-22-06)

**A motion was made by Councilmember Hayner, seconded by Councilmember Griswold, that the Ordinance be adopted on First Reading. On a roll call, the vote was as follows with the Mayor declaring the motion carried:**

**Yeas:**    11 -    Mayor Taylor, Councilmember Grand, Councilmember Hayner, Councilmember Griswold, Councilmember Nelson, Councilmember Ramlawi, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

Nays: 0

**D MOTIONS AND RESOLUTIONS**

**DC New Business - Council:**

**DC-1 22-0613 Enactment No: R-22-094 Approved**

**A motion was made by Councilmember Ramlawi, seconded by Councilmember Nelson, that the Resolution be approved. On a voice vote, the Mayor declared the motion carried.**

Resolution to Support The No Mow Initiative 2022

*Councilmember Briggs requested that staff set up a system for residents to self-report participation in the Initiative.*

**DB New Business - Boards and Commissions:**

**DB-1 22-0347 Enactment No: R-22-095 Approved**

**A motion was made by Councilmember Ramlawi, seconded by Councilmember Eyer, that the Resolution be approved. On a voice vote, the Mayor declared the motion carried.**

Resolution to Approve the Sartorius - 3874 Research Park Drive Redevelopment Brownfield Plan (BRC Recommendation: Approval - 2 Yeas and 0 Nays)

**DS New Business - Staff:**

**DS-1 22-0600 Enactment No:**

**A motion was made by Councilmember Grand, seconded by Councilmember Disch, that the Resolution be approved.**

Resolution to Approve Industrial Facilities Exemption Certificate between the City of Ann Arbor and Sartorius BioAnalytical Instruments

**22-0600 Enactment No: Postponed**

**A motion was made by Councilmember Grand, seconded by Councilmember Disch, that the Resolution be postponed until 5/5/2022. On a voice vote, the Mayor declared the motion carried.**

Resolution to Approve Industrial Facilities Exemption Certificate between the City of Ann Arbor and Sartorius BioAnalytical Instruments

**DS-2      22-0554      Enactment No:**

**A motion was made by Councilmember Grand, seconded by Councilmember Radina, that the Resolution be approved.**

Resolution to Direct the Allocation of ARPA Funds

**22-0554      Enactment No:**

**Amended**

**A motion was made by Councilmember Hayner, seconded by Councilmember Ramlawi, that the Resolution be amended as follows:**

**Amendment 1, Resolution to direct the allocation of ARPA funds to affordable housing.**

**Whereas, the use of ARPA funds is intended primarily to assist those most impacted by the COVID-19 pandemic; and**

**Whereas, ARPA funding additional guidelines issued by the GAO discourage uses that “create new programs or add-ons to existing programs that require an ongoing financial commitment”; and**

**Whereas, there is an overdue need in our community to provide affordable housing, it is considered a priority in city policy, and it ranks highly among polled preferences for receipt of ARPA funding; and**

**Whereas, acquisition of affordable housing property can remove market barriers to maximizing number of built affordable units, by allowing the Ann Arbor Housing Commission to own properties free and clear; therefore**

**Resolved, the funding currently earmarked for Solar on City Facilities (\$4,500,000) be budgeted instead to Property Acquisition for Affordable Housing, bringing that amount to \$8,000,000 and further**

**Resolved, that these funds may be used to pay off the bonds on 350. S Fifth placing whole ownership of the property known as the Y-lot to the Ann Arbor Housing Commission.**

**On a roll call, the vote was as follows with the Mayor declaring the motion defeated:**

**Yeas:** 1 - Councilmember Hayner

**Nays:** 10 - Mayor Taylor, Councilmember Grand, Councilmember Griswold, Councilmember Nelson, Councilmember Ramlawi, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

Resolution to Direct the Allocation of ARPA Funds

**22-0554 Enactment No: Amended**

**A motion was made by Councilmember Hayner, seconded by Councilmember Ramlawi, that the Resolution be amended as follows:**

**Amendment 2, Resolution to direct the allocation of ARPA funds to water infrastructure.**

**Whereas, the Final Rule guidelines for distributing ARPA funding state a proper use is “To make necessary investments in water, sewer, or broadband infrastructure”; and**

**Whereas, it has been mandated by the State of Michigan under the Lead and Copper Rules (LCR) that the City of Ann Arbor remove all lead service lines that connect homes to water mains, as well as galvanized steel lines that are or were connected to lead lines; and**

**Whereas, the water utility was already making substantial and costly improvements to our treatment facilities when this unfunded mandate was passed; and**

**Whereas, the houses that have these lines are necessarily old, and make up a substantial part of the city’s existing affordable housing stock, and the residents of these houses are receiving discolored water from the city which can create additional negative health issues; and**

**Whereas, The City of Ann Arbor is aggressively moving forward with identifying problem houses through its ongoing water meter replacement program and the work of the Water System Advisory**

Council, and is positioned to act, and has identified approximately 2000 houses in need of water line replacement at a potential cost of \$10,000/house or more; therefore

Resolved , proposed ARPA funding for the Gallup Park Bridge (\$2,300,000) be given completely to Galvanized Water Service Line Replacement to accelerate and help fund the replacement process.

On a roll call, the vote was as follows with the Mayor declaring the motion defeated:

**Yeas:** 1 - Councilmember Hayner

**Nays:** 10 - Mayor Taylor, Councilmember Grand, Councilmember Griswold, Councilmember Nelson, Councilmember Ramlawi, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

Resolution to Direct the Allocation of ARPA Funds

**22-0554 Enactment No: Amended**

A motion was made by Councilmember Hayner, seconded by Councilmember Ramlawi, that the Resolution be amended as follows:

**Amendment 3, Resolution to direct the allocation of some ARPA funds to the arts.**

**Whereas, Federal rules for committing ARPA funds state that “ there must be a negative economic impact, or an economic harm, experienced by an individual or a class.” and,**

**Whereas, Federal rules for committing ARPA funds state that these funds must be used to “respond to the public health emergency with respect to . . . its negative economic impacts.”, and**

**Whereas, The Arts, in all their forms, as an economic segment and important participant in our local economy have been disproportionately impacted by the pandemic; therefore**

**Resolved, ½ of the funds earmarked for Vision Zero Plan implementation (\$1,000,000) be given instead to the category Funding for the Arts.**

**On a roll call, the vote was as follows with the Mayor declaring the motion defeated:**

**Yeas:** 1 - Councilmember Hayner

**Nays:** 10 - Mayor Taylor, Councilmember Grand, Councilmember Griswold, Councilmember Nelson, Councilmember Ramlawi, Councilmember Briggs, Councilmember Disch, Councilmember Song, Councilmember Eyer and Councilmember Radina

Resolution to Direct the Allocation of ARPA Funds

**22-0554 Enactment No:**

**Amended**

**A motion was made by Councilmember Hayner, seconded by Councilmember Ramlawi, that the Resolution be amended as follows:**

**Amendment 4, Resolution to set aside the allocation of some ARPA funds for future use in service of those who have been disproportionately impacted by the COVID -19 pandemic.**

**Whereas, Federal rules for committing ARPA funds state that “ there must be a negative economic impact, or an economic harm, experienced by an individual or a class.” and,**

**Whereas, Federal rules for committing ARPA funds state that these funds must be used to “respond to the public health emergency with respect to . . . its negative economic impacts.”, and**

**Whereas, the pandemic is still in existence, the City of Ann Arbor is still under a state of emergency due to Covid-19, and**

**Whereas, we cannot at this time know what all the negative consequences and economic impacts of the on-going pandemic will be, and,**

**Whereas, the process for public input revealed a great interest in helping the elderly and children, two groups that are most impacted by the on-going pandemic, therefore**

**Resolved, ½ of the funds earmarked for Vision Zero Plan implementation (\$1,000,000) instead be set aside to be considered**









**Passed on consent agenda**

**A motion was made by Councilmember Radina, seconded by Councilmember Ramlawi, that the Clerk's Report of Communications, Petitions and Referrals be approved as presented. On a voice vote, the Mayor declared the motion carried.**

- E-1      [22-0572](#)      Areli Balderrama- Resignation from the Transportation Commission
- E-2      [22-0526](#)      Human Rights Commission Resolution Requesting an Ordinance to Continue to Collect and Make Publicly Available Traffic-Stop Data
- E-3      [22-0549](#)      Energy Commission Resolution to Begin Discussion with University of Michigan (U-M) for 2,000 Units of Net-Zero Affordable, Sustainable Workforce Housing on U-M's Ann Arbor Campus Properties and Agreement on Additional Student and Employee Residential Units Commensurable with U-M's Growth
- F          **The following minutes were received for filing:**
- F-1      [22-0085](#)      December 9, 2021 Historic District Commission Meeting Minutes
- F-2      [22-0146](#)      Minutes of the December 1, 2021 ZBA Meeting
- F-3      [22-0160](#)      Ann Arbor Public Art Commission Meeting Minutes - December 2021 and January 2022
- F-4      [22-0412](#)      HRC February Meeting Minutes
- F-5      [22-0415](#)      CODI February Meeting Minutes
- F-6      [22-0416](#)      February 1, 2022 City Planning Commission Meeting Minutes
- F-7      [22-0451](#)      Energy Commission Meeting Minutes of February 8, 2022

**G COMMUNICATIONS FROM THE CITY ATTORNEY**

*None.*

**PUBLIC COMMENT - GENERAL (3 MINUTES EACH)**

**FOR ZOOM MEETINGS, PHONE CALLERS CAN PRESS \*9 TO RAISE HANDS AND \*6 TO UNMUTE THEIR PHONES WHEN CALLED UPON TO SPEAK.**

*Eric Lipson, resident, spoke about the City logo.*

*Deb Polich, resident, spoke on behalf of the Arts community.*

*An unidentified speaker talked about the City's allocation of ARPA funds.*

*Tom Stulberg, resident, spoke about corruption.*

*Ralph McKee, Ward 5, spoke about the allocation of ARPA funds.*

*Adam Jaskiewicz, resident, thanked Council for their votes on the ARPA funding amendments.*

*An unknown resident spoke about Council behavior.*

*Dr. Lisa Jackson, chair of ICPOC, thanked Council for their work on the ARPA funding allocations, including voting down amendment 4.*

**COMMUNICATIONS FROM COUNCIL**

*COUNCILMEMBER GRISWOLD*

*Councilmember Griswold talked about shelters in the City.*

**ADJOURNMENT**

*Councilmember Hayner left the meeting at 12:42 a.m.*

**A motion was made by Councilmember Eyer, seconded by Councilmember Radina, that the meeting adjourn. On a voice vote, the Mayor declared the motion carried and the meeting adjourned at 12:58 a.m.**

**COMMUNITY TELEVISION NETWORK (CTN) COMCAST CHANNEL 16, AT&T CHANNEL 99:**

**LIVE: MONDAY, APRIL 4, 2022 @ 7:00 P.M.**  
**REPLAY: FRIDAY, APRIL 8, 2022 @ 8:00 P.M.**

**REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE**

Community Television Network live televised public meetings are also available to watch online live and on-demand from CTN's website, [www.a2gov.org/watchctn](http://www.a2gov.org/watchctn) <<http://www.a2gov.org/watchctn>>, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

**Cable: Comcast Cable channel 16 or AT&T UVerse Channel 99**

Videos are also available for a nominal fee by contacting CTN at (734) 794-6150.

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to:

**City Clerk's Office**  
**301 E. Huron St.**  
**Ann Arbor, MI 48104**

Requests made with less than two business days' notice may not be able to be accommodated.

A hard copy of this Council packet can be made available upon request.

AAHC  
**350 S. FIFTH AVE**

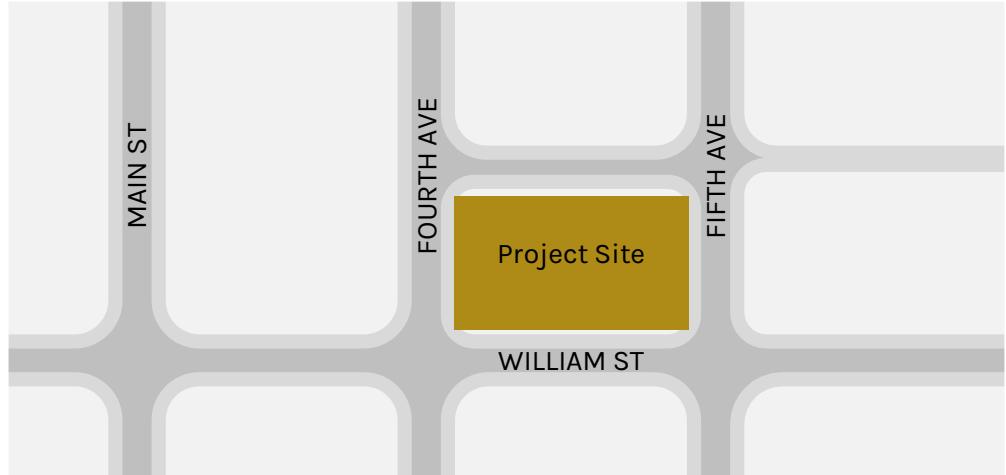
**DESIGN REVIEW BOARD SUBMISSION**

**11/9/2022**

# PROJECT SUMMARY | CONTENTS

- Developer: Ann Arbor Housing Commission (AAHC) + TBD development partner
  - Ann Arbor Housing Commission 727 Miller Ave, Ann Arbor, MI 48103
- Architect / Engineer: SmithGroup
  - SmithGroup 500 Griswold St #1700, Detroit, MI 48226
- Location: 350 South Fifth Avenue, Ann Arbor, MI
- Zoning: D1
- Character Overlay District: Midtown
- Site Area: 34,928 SF
- FAR:
  - Max. = 900%
  - Proposed = 900%
- Building Height:
  - Max. = 275'
  - Proposed = 228'-8"
- Number of stories: 18
- Number of dwelling units: 296 (total)
  - East building = 201
  - West building = 95
- Off-street parking spaces:
  - Required = 0
  - Proposed = 0
- Bicycle Parking:
 

<ul style="list-style-type: none"> <li>– Class A</li> <li>▪ Required: 129</li> <li>▪ Proposed: 134</li> </ul>	<ul style="list-style-type: none"> <li>– Class C</li> <li>▪ Required: 1</li> <li>▪ Proposed: 34</li> </ul>
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# BIRDSEYE AERIAL

## 350 S. FIFTH AVENUE

- A** Federal Building / US Post Office
- B** Blake Transit Center
- C** Ann Arbor District Library
- D** Single-family houses
- E** Townhouse and duplex units
- F** Muehlig Funeral Chapel
- G** Fourth & William Parking Garage
- H** High-rise apartment building
- I** Downtown Ann Arbor - Main Street
- J** High-rise condominiums

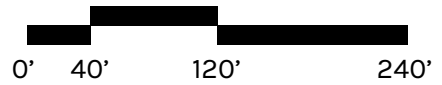


NORTH

# CONTEXTUAL SITE MAP

## 350 S. FIFTH AVENUE

- A** Federal Building / US Post Office
- B** Blake Transit Center
- C** Ann Arbor District Library
- D** Single-family houses
- E** Townhouse and duplex units
- F** Muehlig Funeral Chapel
- G** Fourth & William Parking Garage
- H** High-rise apartment building
- I** Downtown Ann Arbor - Main Street
- J** High-rise condominiums



# STREETVIEWS OF SITE CONTEXT

350 S. FIFTH AVENUE



Federal Building



Blake Transit Center



Ann Arbor District Library



Single-family houses



Townhouse and duplex units



Muehlig Funeral Chapel

# STREETVIEWS OF SITE CONTEXT

350 S. FIFTH AVENUE



Fourth & William Parking Garage



High-rise apartment building



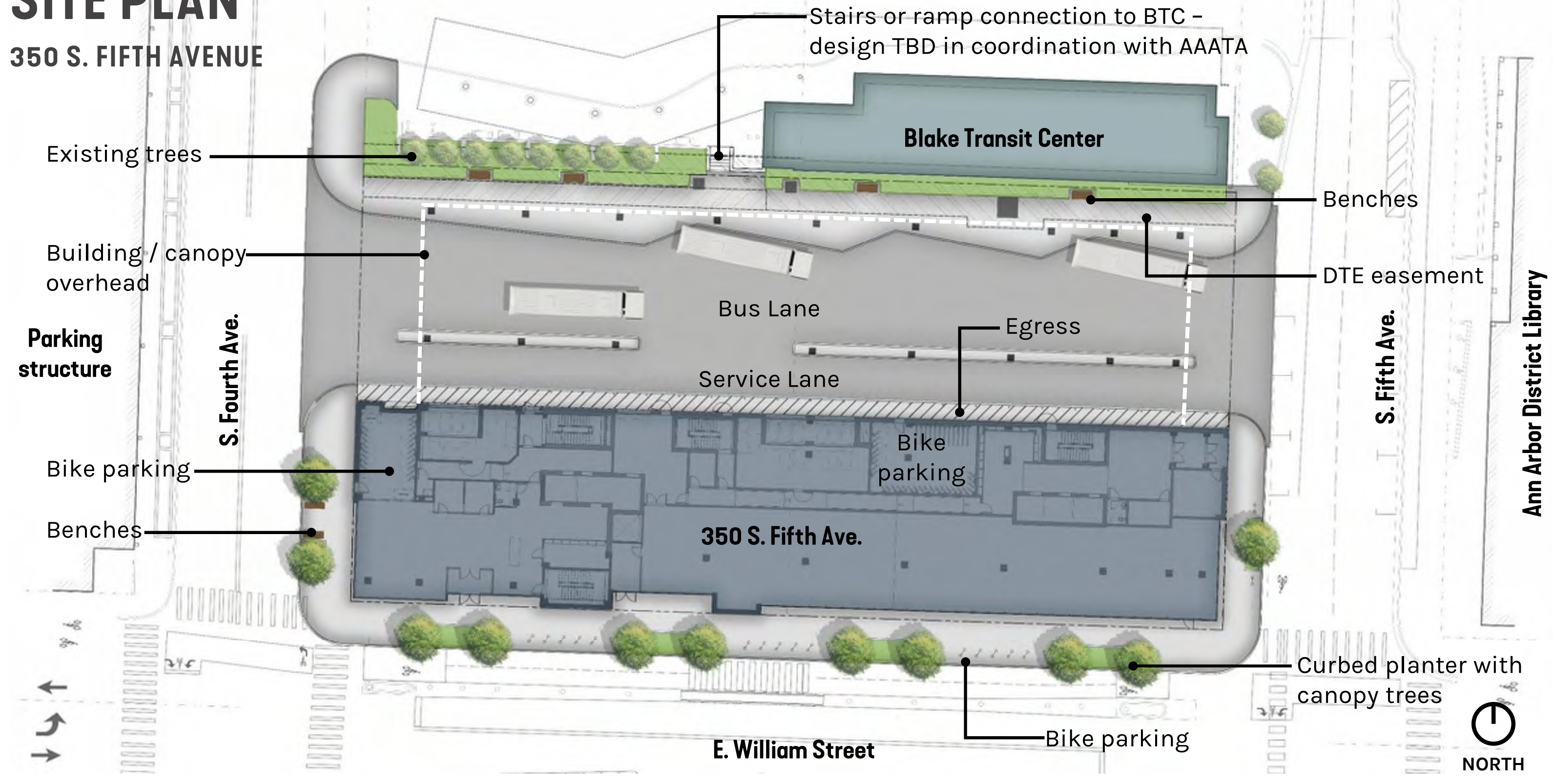
Main Street - Downtown Ann Arbor



High-rise condominium building

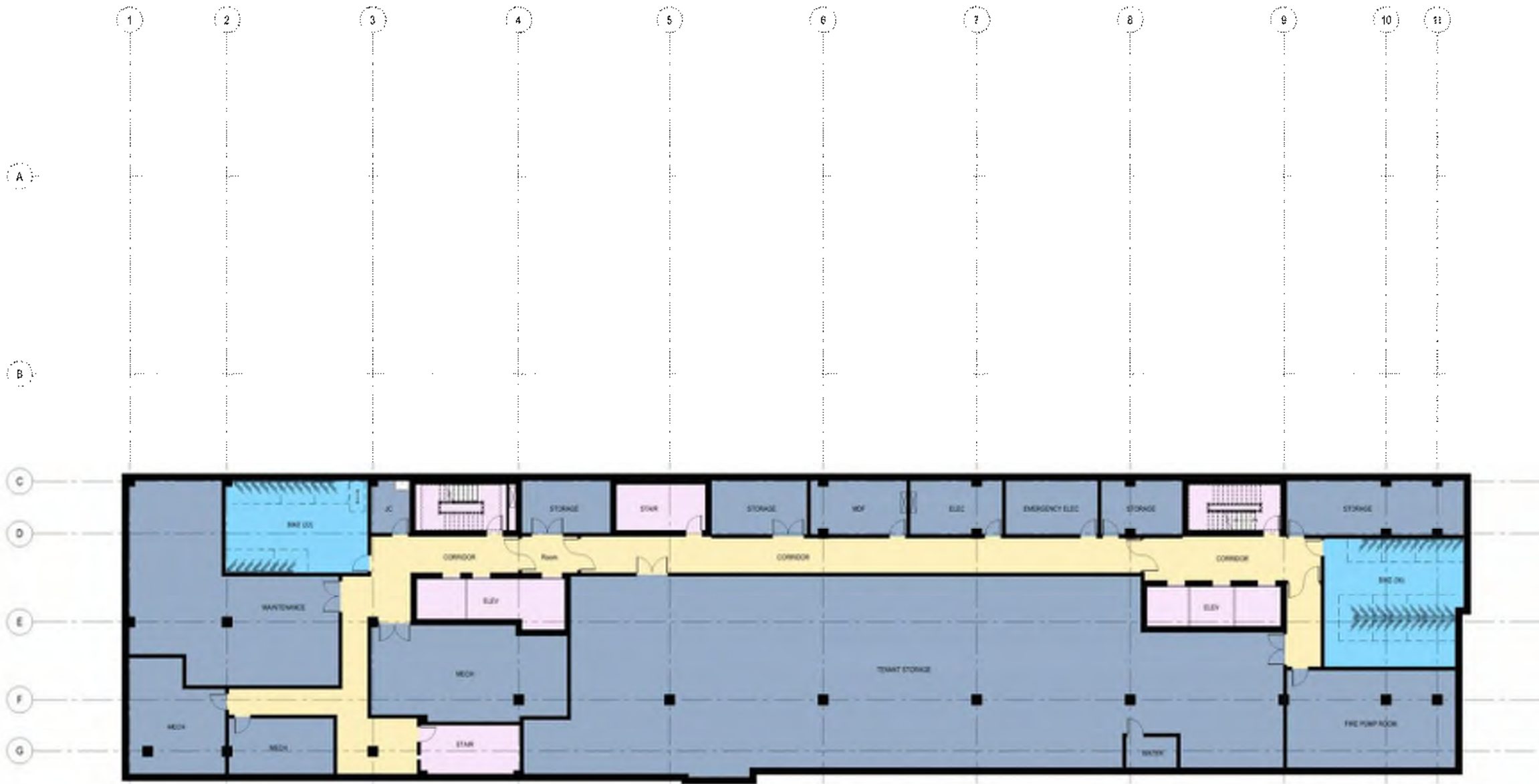
# SITE PLAN

350 S. FIFTH AVENUE



# FLOOR PLANS

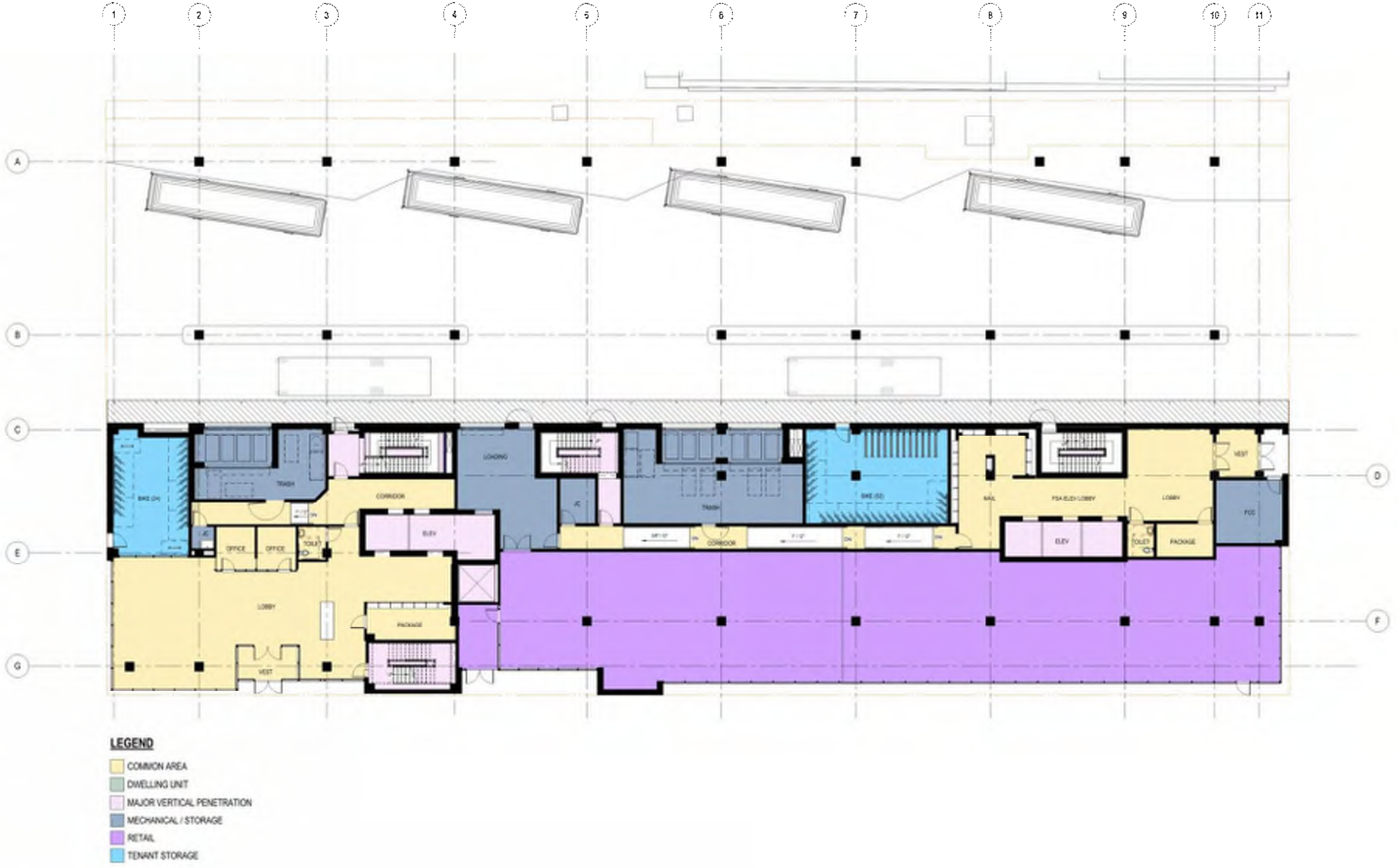
## BASEMENT



- LEGEND**
- COMMON AREA
  - DWELLING UNIT
  - MAJOR VERTICAL PENETRATION
  - Mechanical / STORAGE
  - RETAIL
  - TENANT STORAGE

# FLOOR PLANS

## FLOOR 1



# FLOOR PLANS

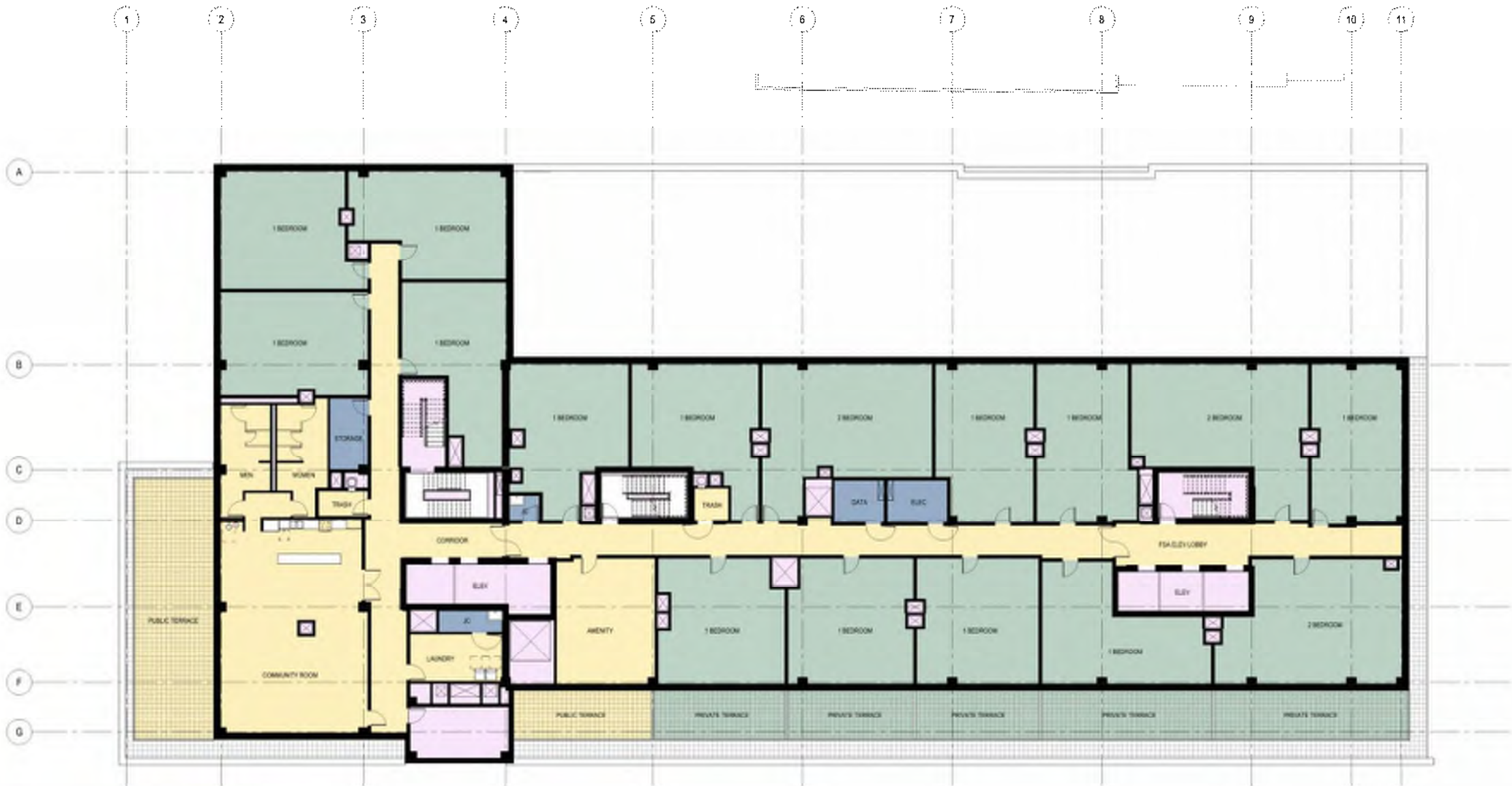
## FLOOR 2



- LEGEND**
- COMMON AREA
  - DWELLING UNIT
  - MAJOR VERTICAL PENETRATION
  - MECHANICAL / STORAGE
  - RETAIL
  - TENANT STORAGE

# FLOOR PLANS

## FLOOR 3



- LEGEND**
- COMMON AREA
  - DWELLING UNIT
  - MAJOR VERTICAL PENETRATION
  - MECHANICAL / STORAGE
  - RETAIL
  - TENANT STORAGE

# FLOOR PLANS

## FLOOR 4-16



# FLOOR PLANS

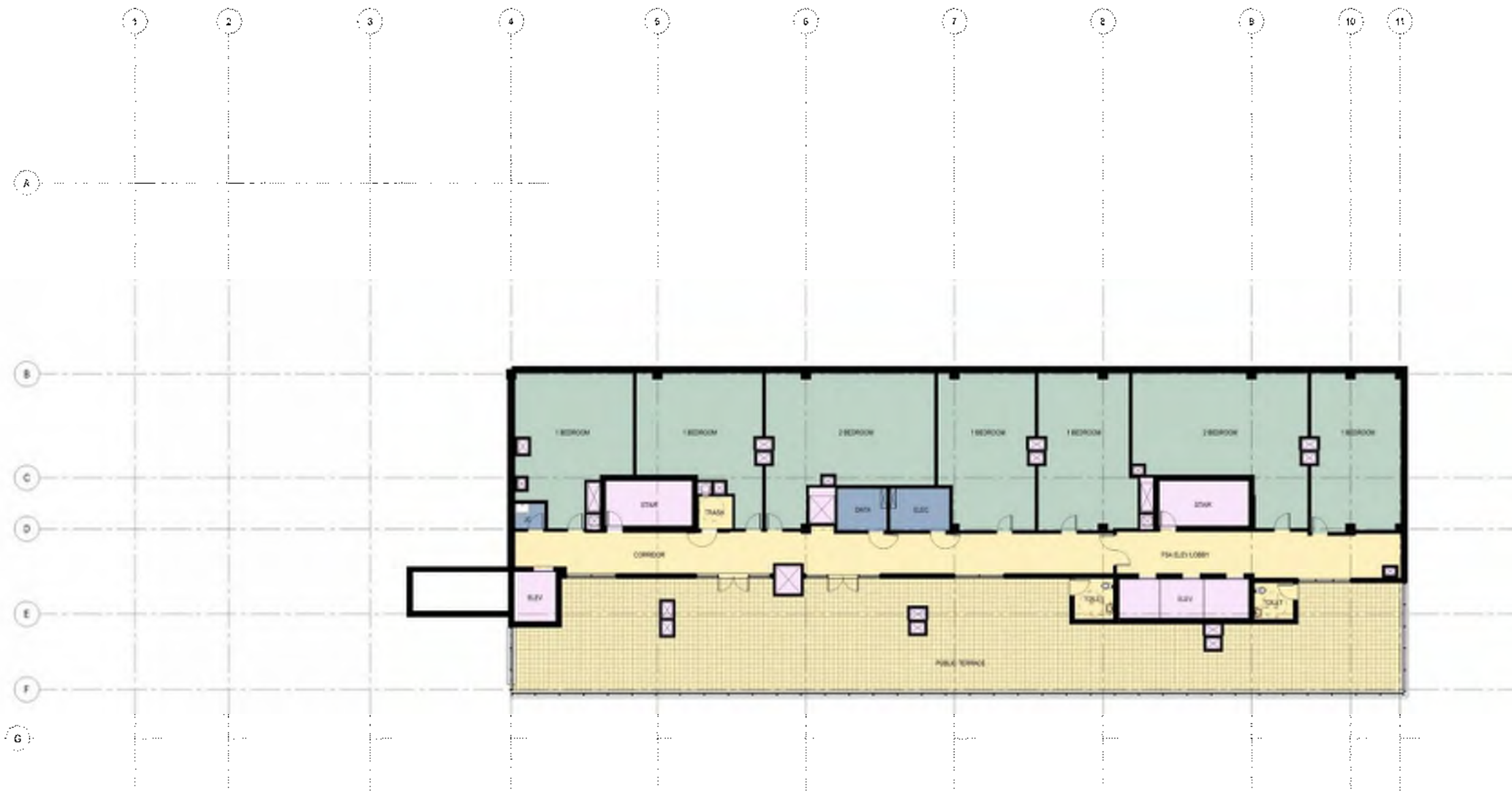
## FLOOR 17



- LEGEND**
- COMMON AREA
  - DWELLING UNIT
  - MAJOR VERTICAL PENETRATION
  - MECHANICAL / STORAGE
  - RETAIL
  - TENANT STORAGE

# FLOOR PLANS

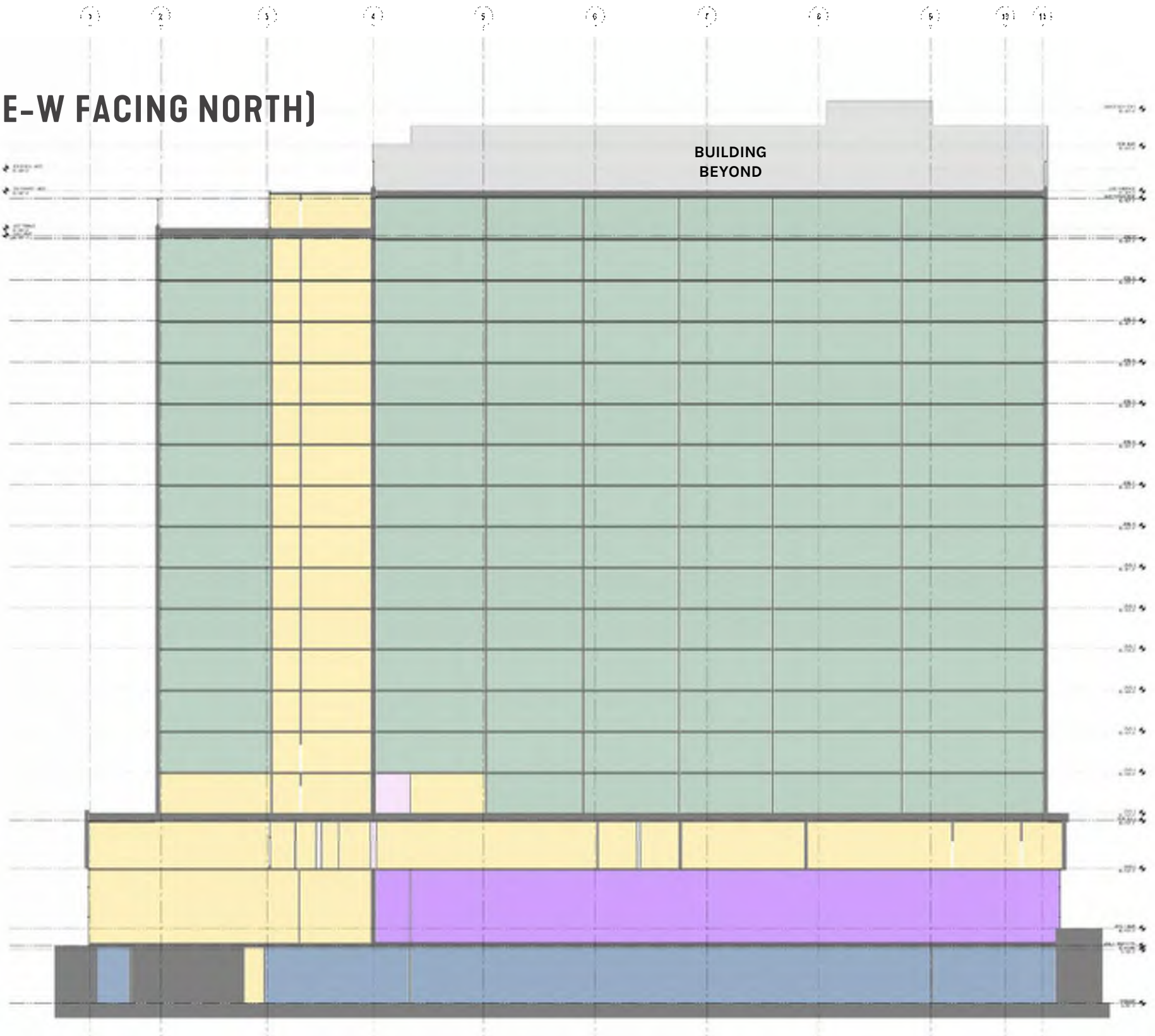
## FLOOR 18



- LEGEND**
- COMMON AREA
  - DWELLING UNIT
  - MAJOR VERTICAL PENETRATION
  - MECHANICAL / STORAGE
  - RETAIL
  - TENANT STORAGE

# SECTIONS

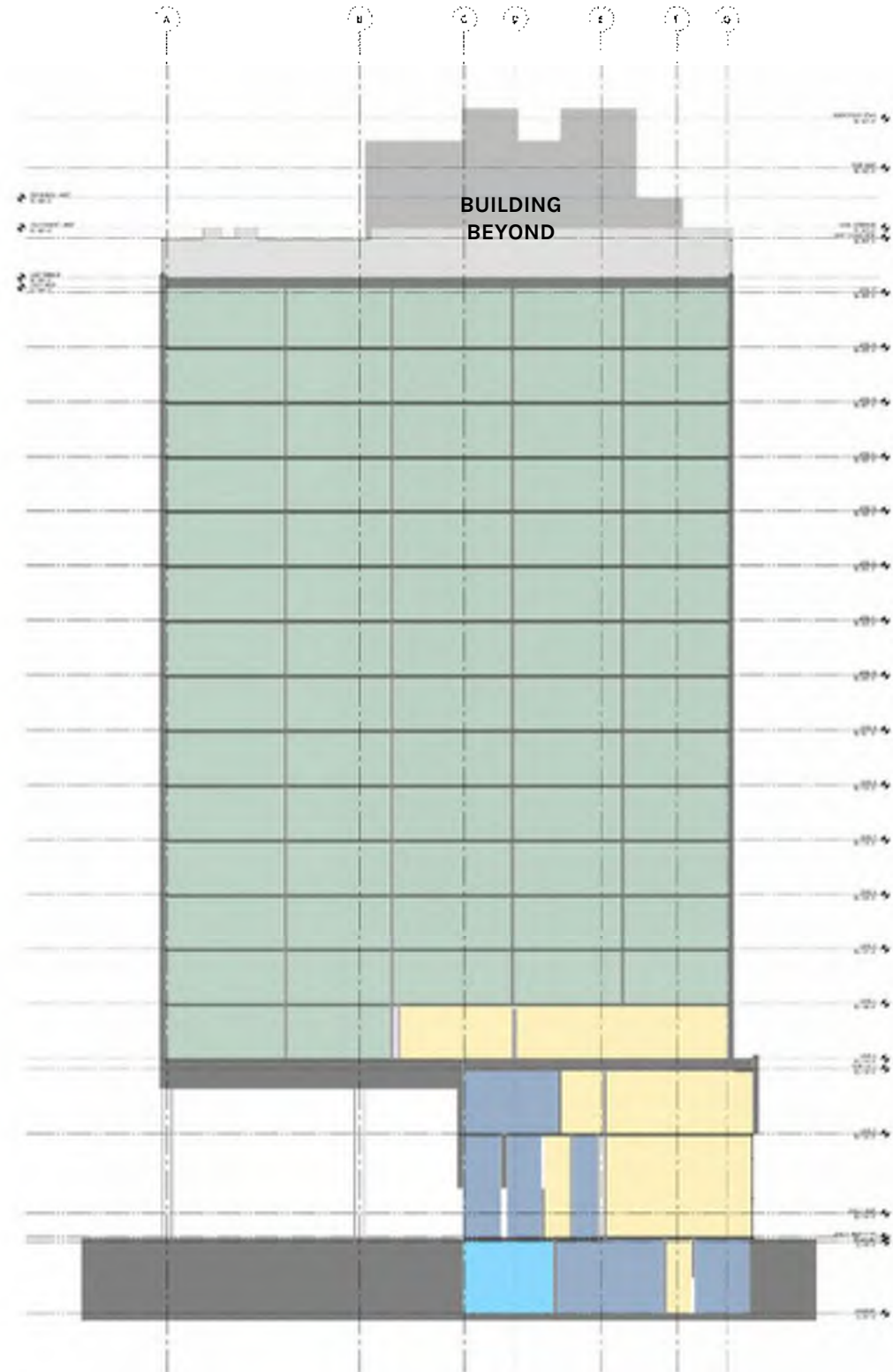
## LONGITUIDNAL SECTION (E-W FACING NORTH)



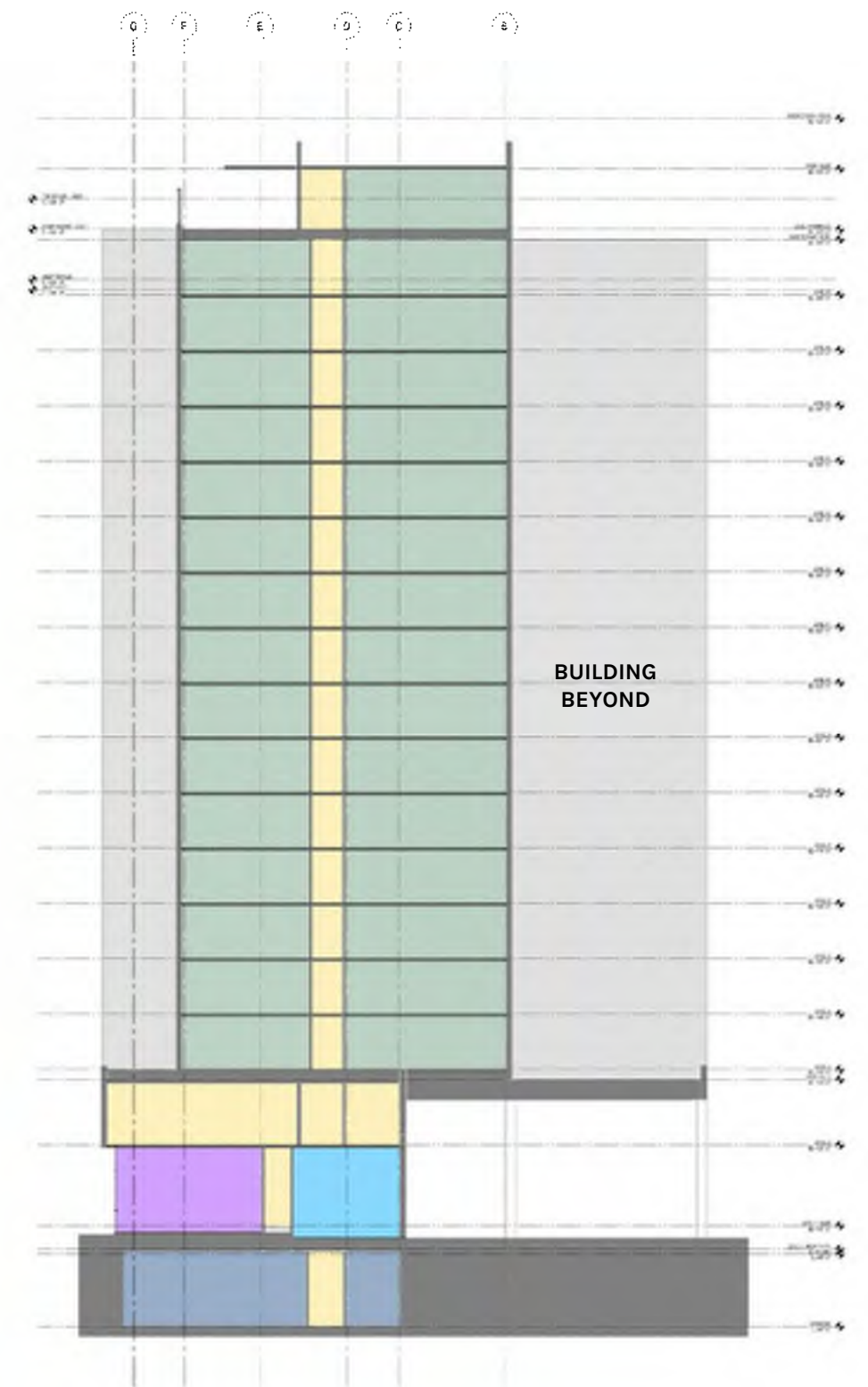
- LEGEND**
- COMMON AREA
  - DWELLING UNIT
  - MAJOR VERTICAL PENETRATION
  - MECHANICAL / STORAGE
  - RETAIL
  - TENANT STORAGE

# SECTIONS

## TRANSVERSE SECTION (N-S FACING EAST)



## TRANSVERSE SECTION (N-S FACING WEST)



### LEGEND

- COMMON AREA
- DWELLING UNIT
- MAJOR VERTICAL PENETRATION
- MECHANICAL / STORAGE
- RETAIL
- TENANT STORAGE

# ELEVATIONS

## SOUTH (WILLIAM STREET)



Time of Day  
Fall Equinox @ 2pm

General Note: Architectural floor elevations begin at 100'-0"

# ELEVATIONS

## NORTH (FROM BLAKE TRANSIT CENTER)



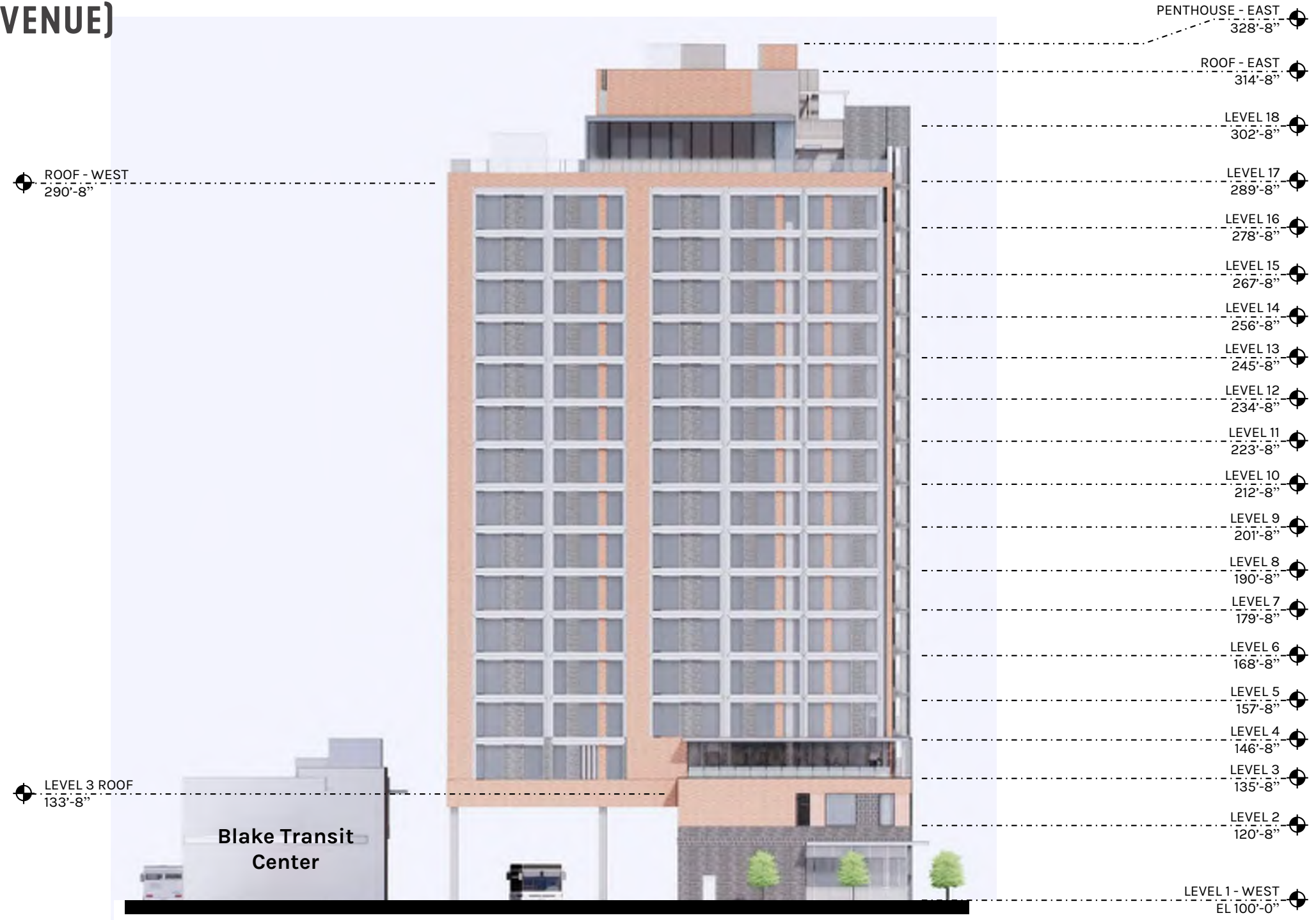
Blake Transit Center

Time of Day  
Fall Equinox @ 4pm

General Note: Architectural floor elevations begin at 100'-0"

# ELEVATIONS

## WEST (FROM FOURTH AVENUE)



Blake Transit Center

General Note: Architectural floor elevations begin at 100'-0"

Time of Day  
Fall Equinox @ 2pm

# ELEVATIONS

## EAST (FROM FIFTH AVENUE)



Time of Day  
Fall Equinox @ 11am

General Note: Architectural floor elevations begin at 100'-0"

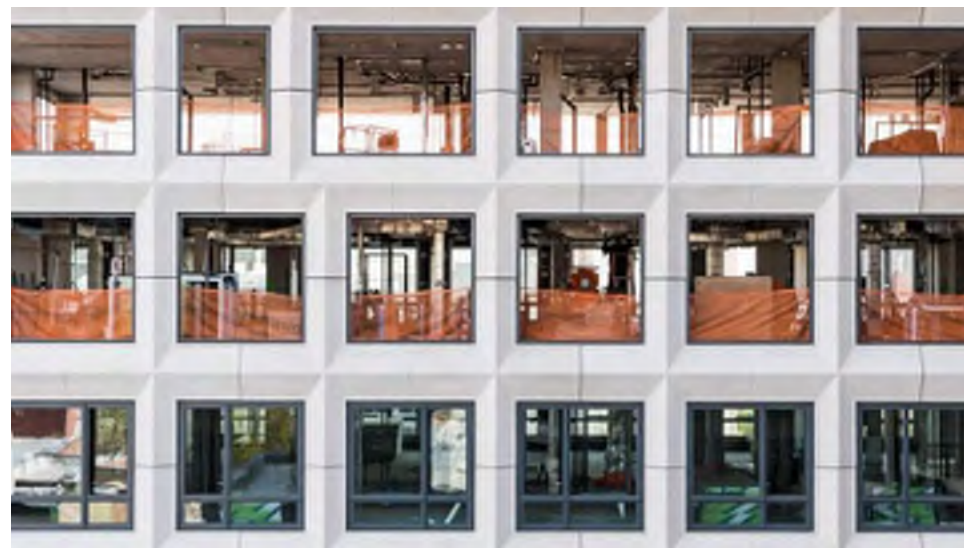
# MATERIALS

## PRIMARY

Brick



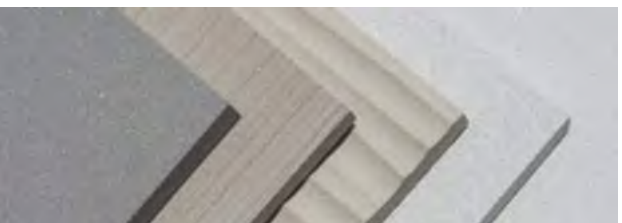
Precast Concrete



# MATERIALS

## SECONDARY

Concrete Panel / Terra Cotta Rainscreen

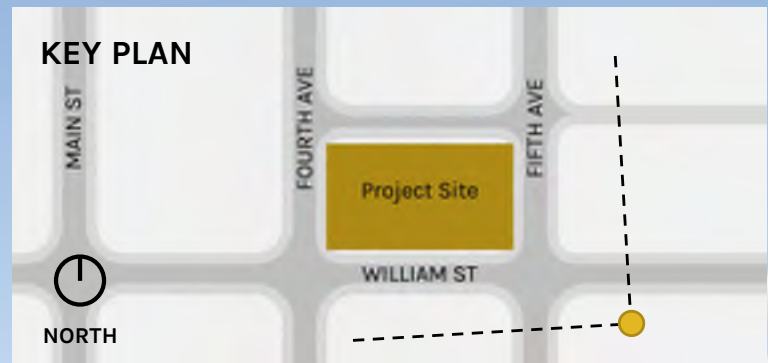


Aluminum Storefront with metal frame canopy



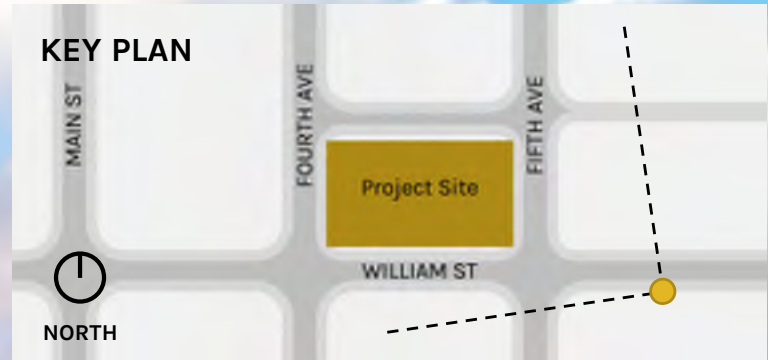
# PERSPECTIVES

## SOUTHEAST FACING NORTHWEST



# PERSPECTIVES

SOUTHEAST FACING NORTHWEST



# PERSPECTIVES

NORTHEAST FACING SOUTHWEST



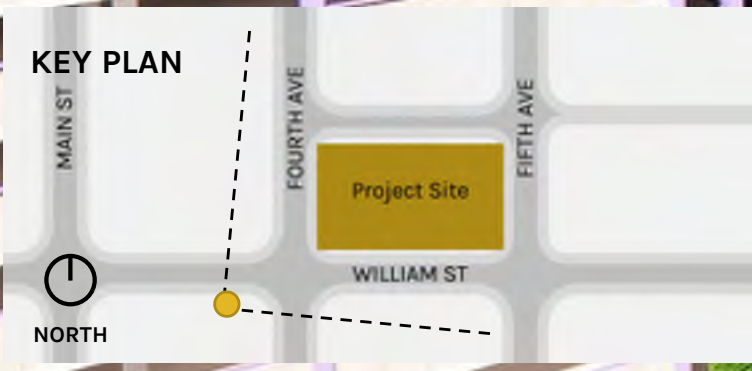
# PERSPECTIVES

NORTHWEST FACING SOUTHEAST



# PERSPECTIVES

## SOUTHWEST FACING NORTHEAST



# PERSPECTIVES

## PODIUM AMENITY



# PERSPECTIVES

## PODIUM AMENITY



# PERSPECTIVES

## ROOFTOP AMENITY



**ANN ARBOR HOUSING COMMISSION**  
**350 S. FIFTH AVE**  
**CITIZEN PARTICIPATION MEETING**

06/04/2025

**WELCOME!**

Participants are muted and video is off.

Please type questions and comments in the chat.

Questions will be addressed during the discussion.

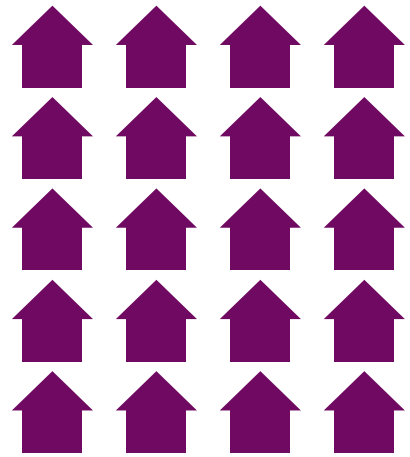
# INTRODUCTION

## CONCEPT RENDERING

RESIDENTIAL LOBBY ENTRANCE  
AT FIFTH AVE AND WILLIAMS ST



# HOUSING & AFFORDABILITY IN ANN ARBOR



**2,800 UNITS  
OVER 20 YEARS**

County report specifically recommended 140 units per year for 20 years in the City of Ann Arbor for a total of 2,800 units for 60% AMI households or less.



**FUNDING FOR APPROX.  
1,500 UNITS**

The millage that passed in November 2020 is estimated to provide enough funding for approx. 1,500 new affordable housing units.



# HOUSING & AFFORDABILITY IN ANN ARBOR



## HOUSING + AFFORDABILITY IN ANN ARBOR

### VIRTUAL PUBLIC ENGAGEMENT

**POTENTIAL REDEVELOPMENT SITES**

THE FOLLOWING CITY-OWNED LOTS HAVE BEEN IDENTIFIED FOR THEIR POTENTIAL AS FUTURE AFFORDABLE HOUSING DEVELOPMENT SITES IN AND AROUND DOWNTOWN:



**SMITHGROUP**

All people who live, work and/or spend significant time in Ann Arbor are invited to attend these online virtual engagement sessions. Participants are invited to virtually attend one or more sessions. Each session will afford the opportunity to provide feedback on all four sites.

The city is currently in the conceptual design phase. The graphics and information provided are intended to spur discussion and feedback from the community.

### SCHEDULE

**SURVEY OPENS**  
Monday, September 28, 2020  
[www.surveygizmo.com/s/5805923/Housing-Affordability-Community-Survey-Fall-2020](http://www.surveygizmo.com/s/5805923/Housing-Affordability-Community-Survey-Fall-2020)

**VIRTUAL ENGAGEMENT SESSIONS**

Thursday, October 1, 2020  
Time: 6:00 - 8:00 PM

Monday, November 9, 2020  
Time: 6:00 - 8:00 PM

Thursday, December 10, 2020  
Time: 6:00 - 8:00 PM

FULL  
DETAILS  
ON THE  
WEBSITE

**SURVEY CLOSSES**  
Monday, December 14, 2020

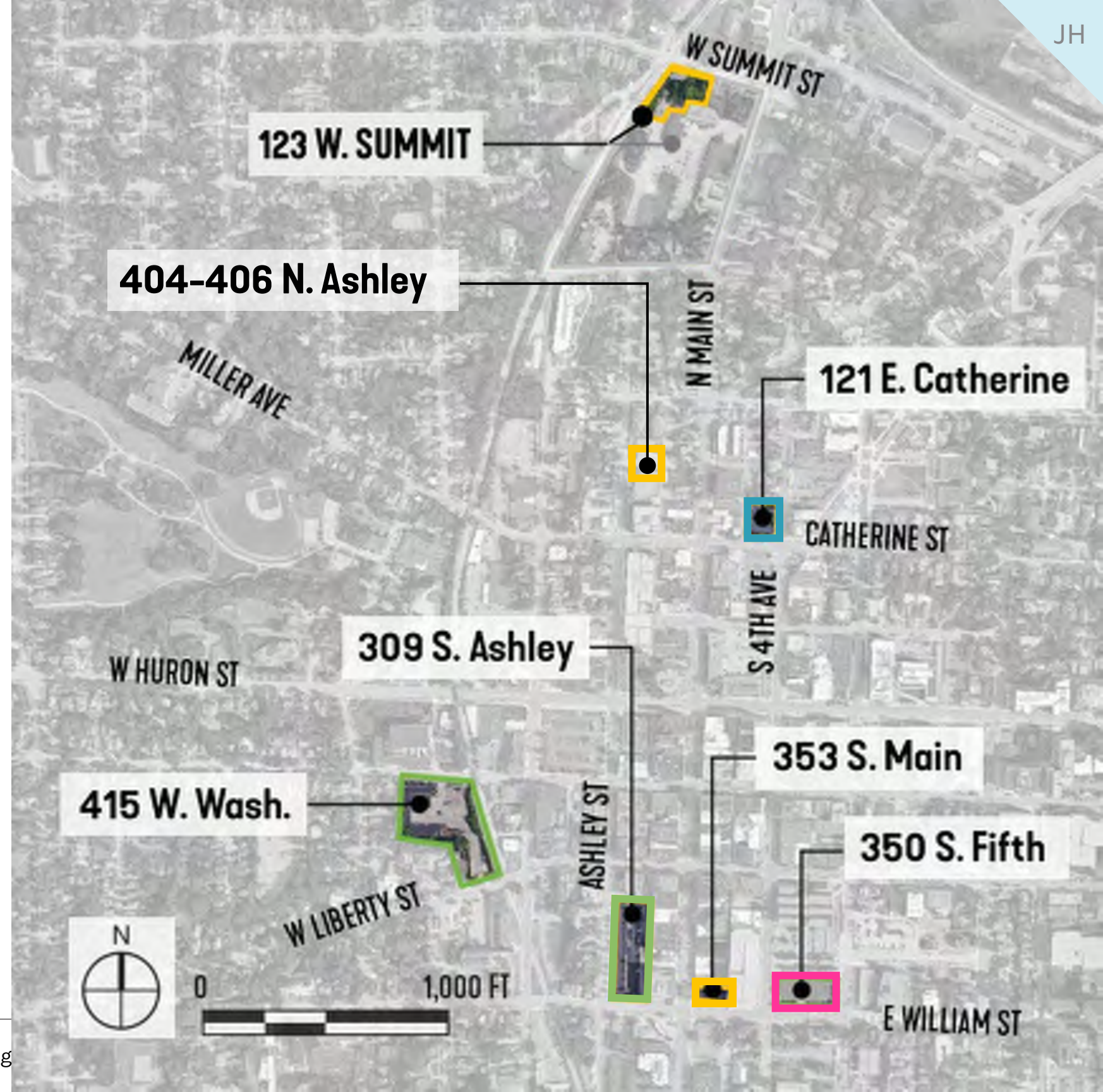
**FINAL REPORT OUT**  
December 2020  
Date and time to be determined

Please visit the website for more information:  
[www.community-engagement-annarbor.com](http://www.community-engagement-annarbor.com)

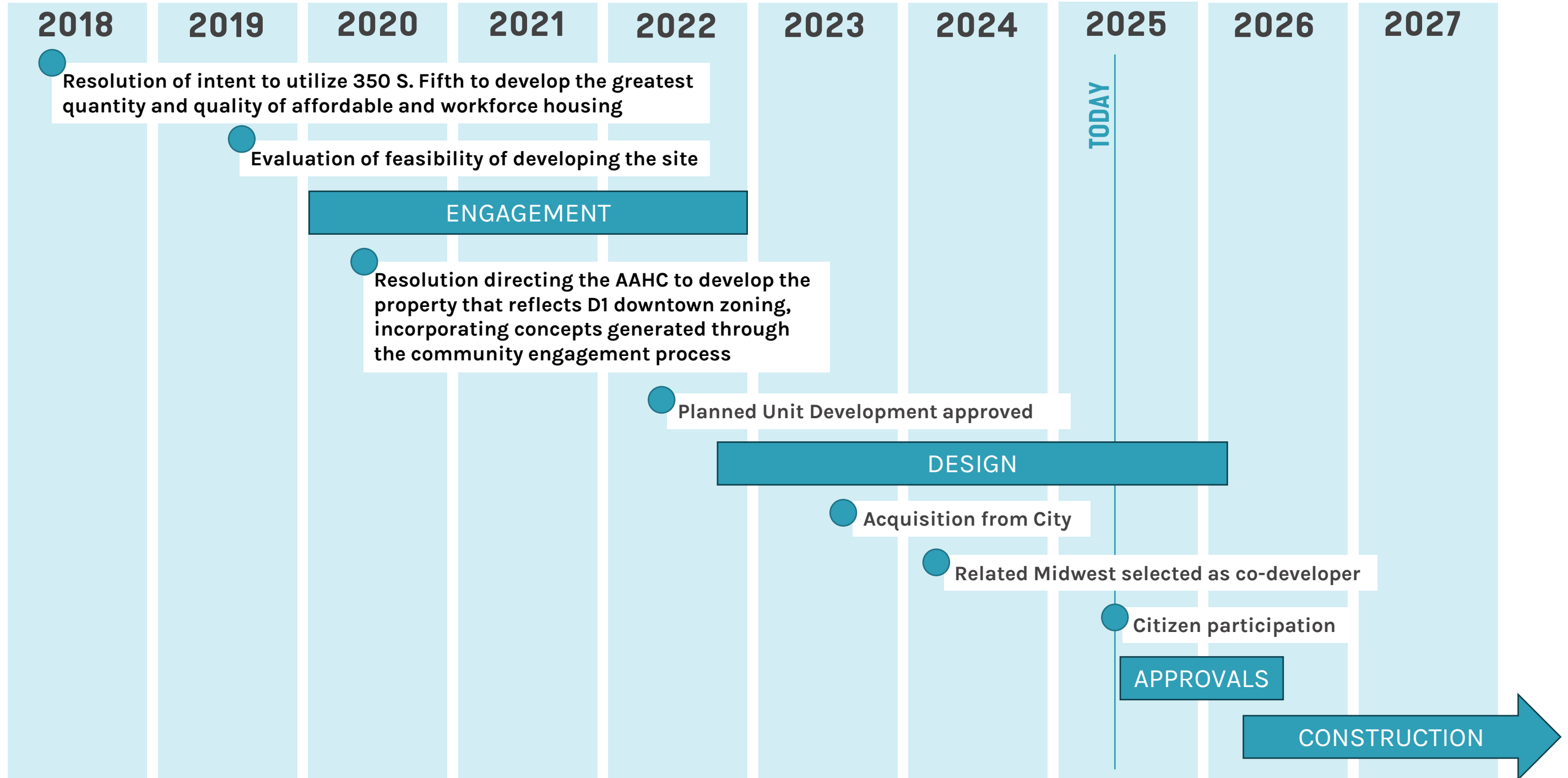



# FEASIBILITY ANALYSIS OF CITY-OWNED SITES

- **In Design**
  - 350 S. Fifth
- **Under Construction**
  - 121 E. Catherine
- **For Sale**
  - 415 W. Washington
  - 309 S. Ashley (Kline's Lot)
- **Future**
  - 123 W. Summit
  - 404-406 N. Ashley
  - 353 S. Main (Main & William)



# PROJECT HISTORY



# PROJECT SUMMARY

350 S. FIFTH AVENUE

## Developer:

Related Midwest + A2 Housing Development



## Partners:



## Architect and Engineer:

# SMITHGROUP

Zoning:	PUD within D1
Building Height:	228 feet
Number of stories:	20
Number of units:	330 (total)
	1 Bedroom = 220
	2 Bedroom = 110



EXISTING CONDITIONS



# RELATED MIDWEST

AFFORDABLE HOUSING

## Affordable Housing

Related Midwest has developed, acquired and preserved more than 10,000 affordable residences with an additional 1,000 in development.



ROOSEVELT SQUARE



MARSHALL FIELD GARDEN APARTMENT HOMES



LATHROP



TAYLOR STREET APARTMENTS



HEIWA TERRACE



# RELATED MIDWEST

## RELATED MIDWEST Affordable Portfolio

MINNESOTA

MINNEAPOLIS

CROSSROADS OF NEW BRIGHTON  
CROSSROADS OF SHOREVIEW  
CROSSROADS OF EDINA  
LORING TOWER PROPERTY

WISCONSIN

MILWAUKEE

PARK BLUFF  
PARK CLUB  
STATE ST

MICHIGAN

DETROIT

NEW BALTIMORE

LANSING

BUTTERNUT CREEK

HILLSDALE

BEACON HILL

JACKSON

WOODLAND HILLS

ROCKFORD

FAUST LANDMARK

DE KALB

SANDWICH MANOR

PEORIA

RIVERWEST APARTMENTS  
(AKA NEW SOUTHTOWN)

GALESBURG

SANDBURG VILLAGE

MORTON

CREEKWOOD APARTMENTS

QUINCY

COUNTRY CLUB HEIGHTS

ILLINOIS

SPRINGFIELD

MADISON PARK PLACE  
POPLAR PLACE  
(AKA UNION SQUARE)

MADISON

WOODLAND TOWERS

SHAWNEE

SHAWNEE VILLAGE

ANNA

COUNTRY VILLAGE 1  
COUNTRY VILLAGE 2  
COUNTRY VILLAGE 3

BLOOMINGTON

PHOENIX TOWERS

ILLINOIS

SPRINGFIELD

MADISON PARK PLACE  
POPLAR PLACE  
(AKA UNION SQUARE)

MADISON

WOODLAND TOWERS

SHAWNEE

SHAWNEE VILLAGE

ANNA

COUNTRY VILLAGE 1  
COUNTRY VILLAGE 2  
COUNTRY VILLAGE 3

CHAMPAIGN

ROUND BARN  
MANOR

DECATUR

OXFORD HOUSE  
SOUTHERN HILLS/  
ORLANDO  
SPRING CREEK  
THE WOODS

CHICAGO

BLOOMINGDALE APARTMENTS  
CAMPBELL TERRACE  
CIRCLE PARK  
CLARENDON COURT APARTMENTS  
CROSSROADS OF E. RAVENSWOOD  
FULLERTON COURT  
GARDEN HOUSE OF PARK FOREST  
GARDEN HOUSE OF RIVER OAKS II  
GATES MANOR  
HEIWA TERRACE  
HIGHLANDS TUDOR MANOR  
IKE SIMS VILLAGE  
LATHROP  
MARSHALL FIELD  
MORNINGSIDE  
NORTHPOINT  
PARKWAY GARDENS  
PETERSON PLAZA APARTMENTS  
ROOSEVELT SQUARE  
SHERIDAN PARK  
TAYLOR STREET LIBRARY & APARTMENTS  
SOUTH SHORE ON THE PARK  
UNIVERSAL CITY  
VAN BUREN PARK APARTMENTS

OVER 10,000 UNITS IN 4 STATES  
ACROSS 57 PROPERTIES

24 PROPERTIES ACROSS CHICAGO  
IN 15 NEIGHBORHOODS

50 PROPERTIES IN ILLINOIS



# PROJECT VALUES

## Provide Quality Affordable Housing Downtown:

330 residences for low-income households with incomes up to 80% of the Area Media Income

## Support Transit:

North portion of site is dedicated to expanding Blake Transit Center

Adjacent to William Street Bikeway

## Commitment to Sustainability:

Electric Building

Geothermal Heating and Cooling

Enterprise Green Communities Certification



# BIRDSEYE AERIAL

## 350 S. FIFTH AVENUE

- A** Federal Building / US Post Office
- B** Blake Transit Center
- C** Ann Arbor District Library
- D** Single-family houses
- E** Townhouse and duplex units
- F** Muehlig Funeral Chapel
- G** Fourth & William Parking Garage
- H** High-rise apartment building
- I** Downtown Ann Arbor - Main Street
- J** High-rise condominiums



# SITE CONTEXT

## 350 S. FIFTH AVENUE



Federal Building



Blake Transit Center



Ann Arbor District Library



Single-family houses



High-rise residential



Main Street



# SITE PLAN

350 S. FIFTH AVENUE

LF

Bench  
Planter around transformer

Bus platform expansion  
(Conceptual level design underway)

Blake Transit Center

Existing electrical box

Parking structure

S. Fourth Ave.

BUS

BUS

BUS

BUS

Bus + service lane

Loading

S. Fifth Ave.

Ann Arbor District Library

350 S. Fifth Ave.

4<sup>th</sup> Ave. Streetscape

William Street Bikeway

Bike hoops

Street lights

Curbed planter with canopy trees

E. William Street

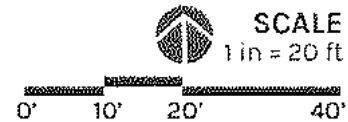
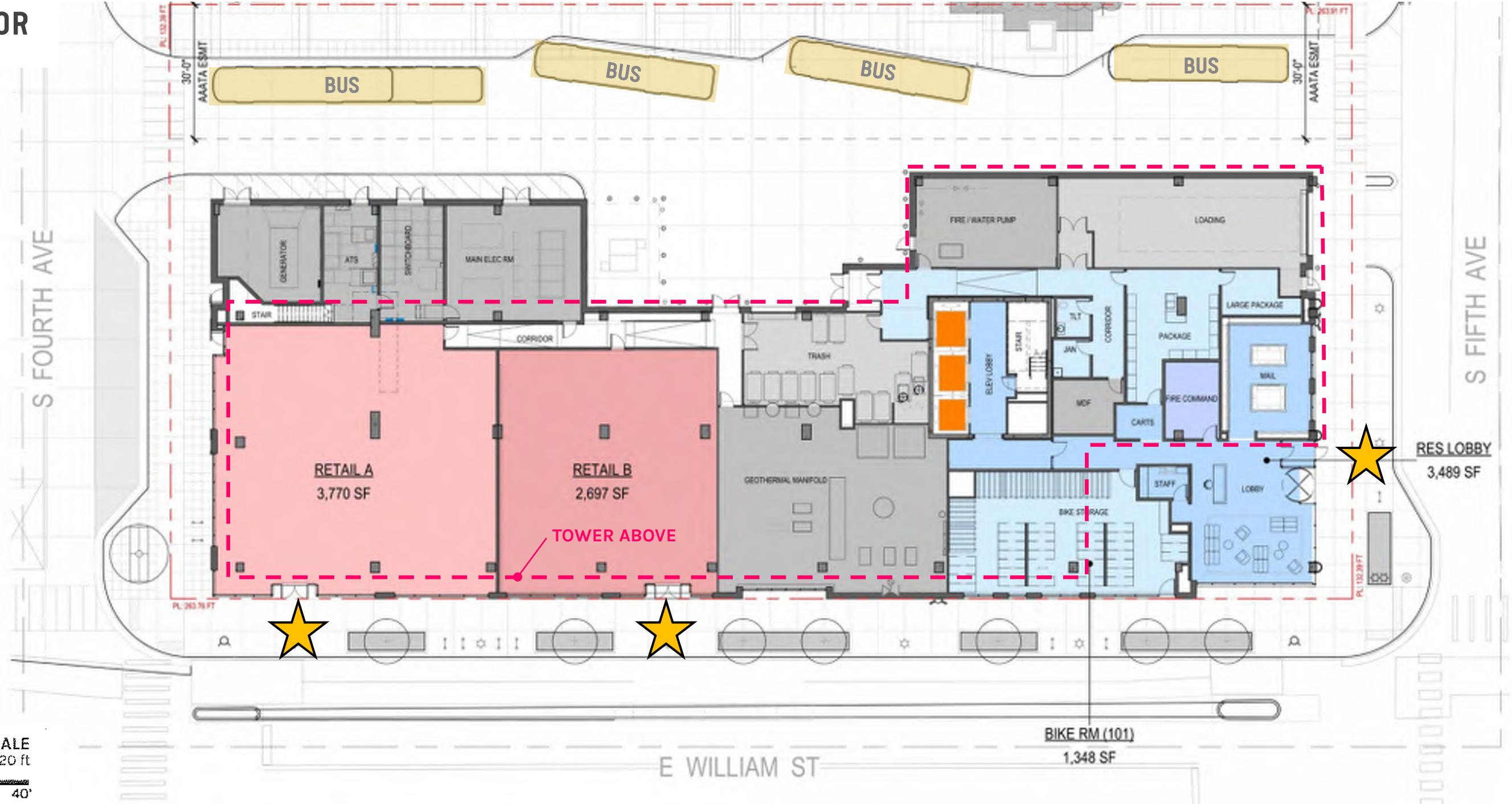


NORTH



# FLOOR PLANS

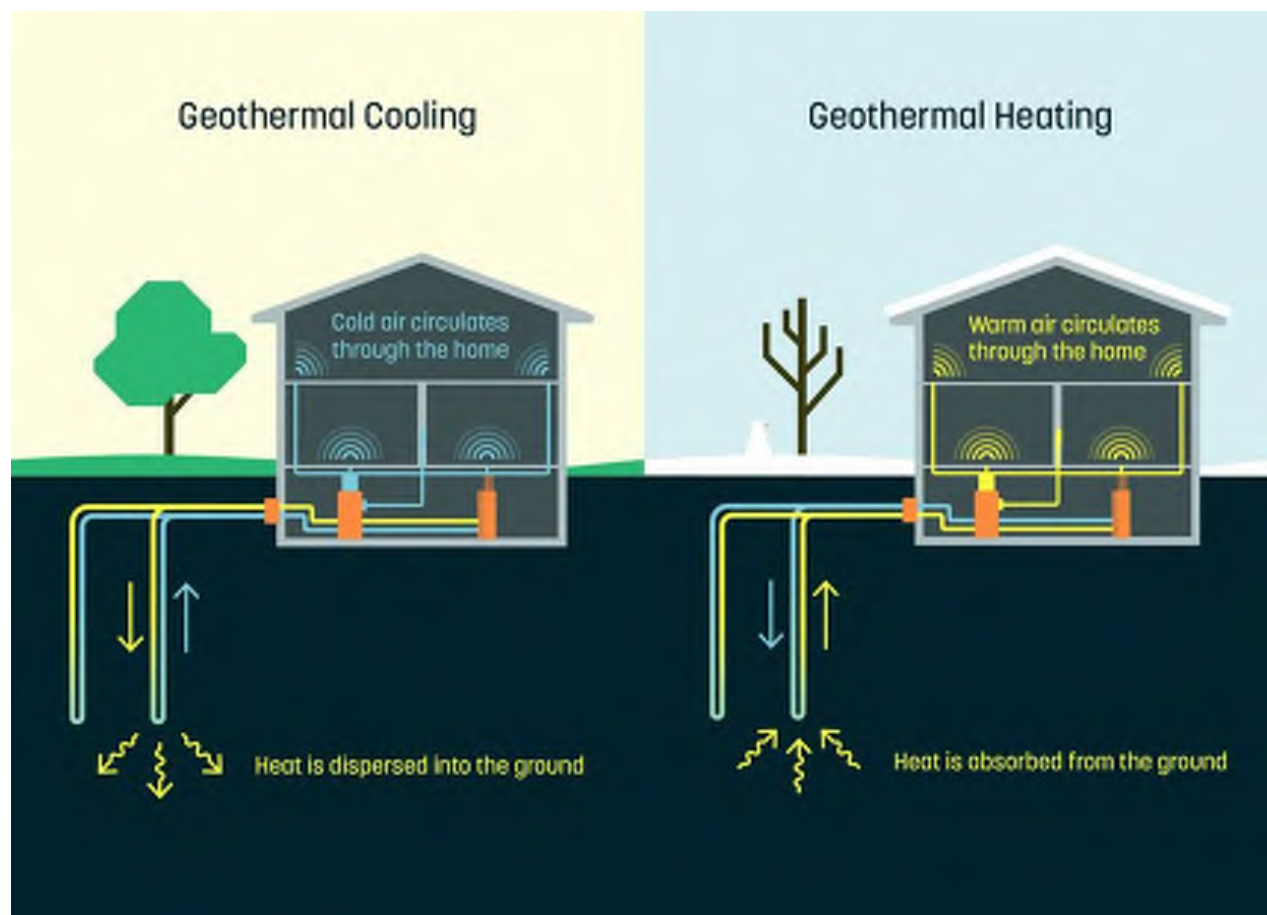
## GROUND FLOOR



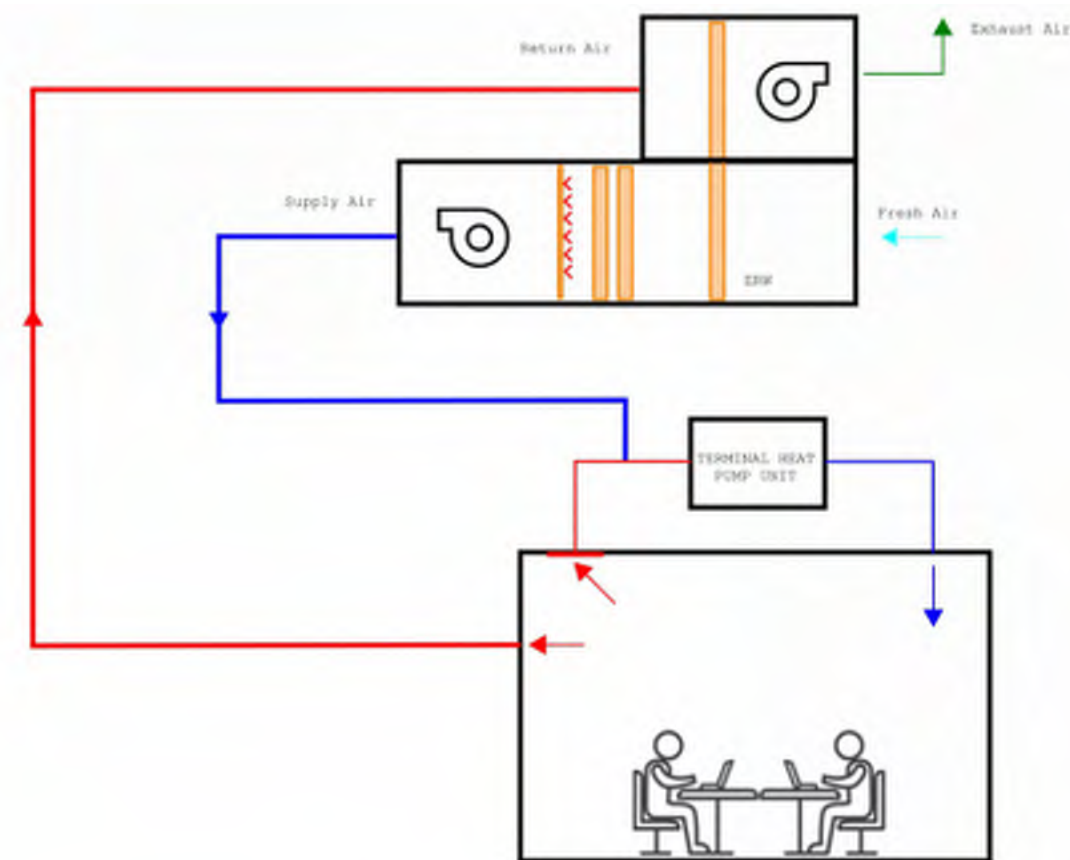
# BUILDING HVAC SYSTEM

## WATERSIDE - GEOTHERMAL

- 750 ft deep boreholes under the building to store and extract energy with the earth

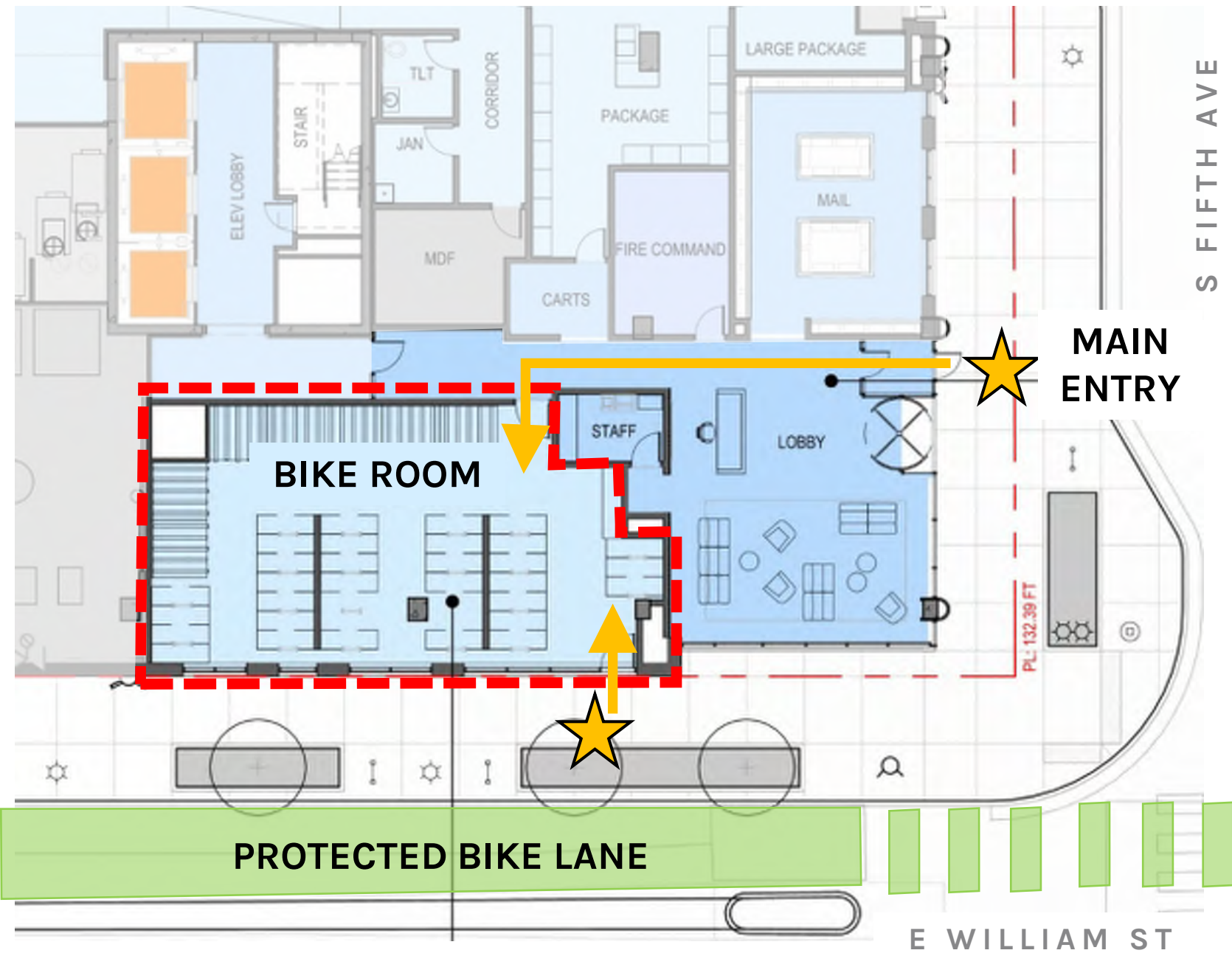


- Water is distributed throughout building to air handling equipment used to heat and cool



# BIKE PARKING

## 100+ INDOOR SPACES ALONG WILLIAM ST BIKEWAY



# PERSPECTIVES

## CONCEPT RENDERING

LOOKING NORTH ALONG FIFTH AVE



JP



# PERSPECTIVES

## CONCEPT RENDERING

LOOKING EAST ALONG WILLIAMS ST



JP



# PERSPECTIVES

## CONCEPT RENDERING

LOOKING SOUTH ALONG FOURTH AVE



JP



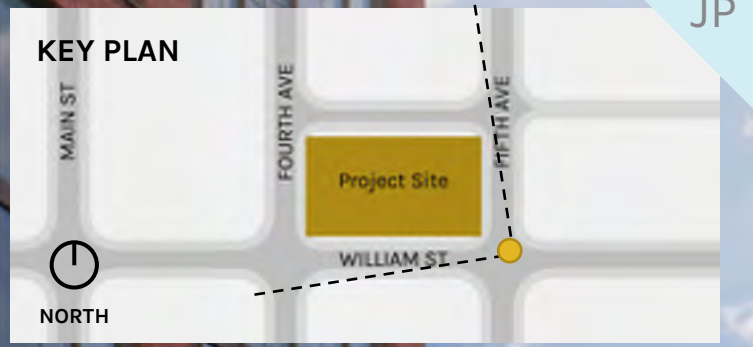
# PERSPECTIVES

CONCEPT RENDERING  
STREETSCAPE ENVIRONMENT  
ALONG E WILLIAM ST



# PERSPECTIVES

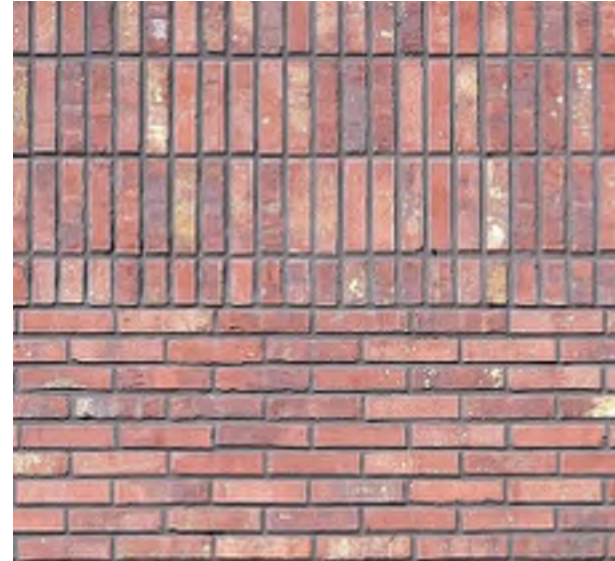
CONCEPT RENDERING  
RESIDENTIAL LOBBY ENTRANCE  
AT FIFTH AVE AND WILLIAMS ST



# EXTERIOR MATERIALS

## PRIMARY

Brick Masonry



Low-Profile Window Frames

Metal Framing and Details



Commercial Storefronts



**AAHC | 350 S. FIFTH AVE**  
**THANK YOU**

**CITIZEN PARTICIPATION MEETING**

**06/04/2025**

**AAHC | 350 S. FIFTH AVE**  
**DISCUSSION**

**CITIZEN PARTICIPATION MEETING**

**06/04/2025**

Please type questions and comments in the chat.

# CITIZEN PARTICIPATION MEETING REPORT

---

## MEETING INFO

Wednesday, June 4, 2025, 6-7pm via Zoom

## OUTREACH

Invitations were mailed to residents within 1000 feet of property (invitation is attached to this document). Addresses were provided by Planning staff. AAHC posted the meeting invitation on the AAHC website and shared the meeting invitation with City Council members to distribute.

## ATTENDANCE

Approximately 30 participants joined the meeting. Members of the development team are highlighted below:

The screenshot shows a list of Zoom meeting participants. Several members of the development team are highlighted with purple boxes:

- LF** Lindsay Fercho (SmithGroup) (Co-host, me) [Microphone icon]
- Jennifer** (Housing Commission) Hall (Host) [Microphone icon]
- JP** Joseph Peltier (Co-host) [Microphone icon]
- DG** DuWarren Gibson (Co-host) [Microphone icon]
- GJ** Gretchen J | TheRide (she/her) (Co-host) [Microphone icon]
- MK** Michael Kaplan (Co-host) [Microphone icon]
- AT** Ann Thompson [Microphone icon]
- AY** Arin Yu [Microphone icon]
- CM** Carrie McClintock [Microphone icon]
- D** dhull [Microphone icon]
- F** Fercho [Microphone icon]
- JH** Jeff Hrubec | SmithGroup [Microphone icon]

Other participants listed include:

- KH** Karen Hart [Microphone icon]
- LW** Linda Winkler [Microphone icon]
- Marcel** Lignani Elkouri [Microphone icon]
- Mary** Banks (she/her) [Microphone icon]
- MW** Matt Weber [Microphone icon]
- MI** Miriam's iPad [Microphone icon]
- PN** Peter Nelson [Microphone icon]
- RG** Ramesh Ganatra [Microphone icon]
- RS** Ryan Stanton [Microphone icon]
- SW** Sarah Wick [Microphone icon]
- TV** Tricia Van Horn [Microphone icon]
- 1720\*\*\*\*878** [Microphone icon]
- Hanna** Larcinese [Microphone icon]
- Harvey** Pflersdorf [Microphone icon]
- JT** Jada Turner [Microphone icon]
- JJ** Jenny's iPad [Microphone icon]

## MEETING SUMMARY

The development team provided a 30-minute presentation on the history of the project, project values, the proposed site plan, first floor plan, and architectural renderings. Discussion with attendees followed the presentation. Overall, participants were supportive of the project. The following questions / comments were received during the meeting. Responses by the team are *italicized*.

### **Are the windows operable? Thermopane? Double glazed?**

*Yes, windows are operable, Thermopane, and double glazed.*

### **The intersection at Fourth and William is a big social space – people wait for the bus and gather here. Concern about retail space here.**

*The project is dedicated to creating a vibrant streetscape and supports the goals of the Fourth Avenue Streetscape project. As part of the Fourth Avenue streetscape, sidewalks will be widened to provide more space for circulation and loading. The expansion of the Blake Transit Center platform will also provide additional space for waiting for the bus.*

### **Concern about retail space remaining vacant like other nearby developments. Could something other than retail go into the space – such as artist studios? It would be nice to have a grocery store.**

*The developer is aware of the challenges of securing a retail tenant. We are exploring many different alternatives and are keeping plans for the space as flexible as possible.*

### **Are the AirRide and A2D2 moving?**

*Yes, the buses will need to move from their current location on S. Fifth Ave. We are looking into the possibility of having them on Fourth Ave. We hope to be able to keep them nearby, but the final location is to be determined.*

### **What will the interiors be like?**

*We do not have mock-ups ready to share yet, but units will have modern finishes and materials like any other development.*

### **What percentage of the glass is see-through?**

*Approximately 75-percent is see-through. Walls between units break up the transparency.*

### **When is construction taking place?**

*Construction will start next year, and we are anticipating a 2028 opening.*

**Since there is no parking as part of the plans, is the team comfortable that there is enough parking available in nearby spots? Is there access to affordable parking spots? Cars often are an economic lifeline for tenants of affordable housing.**

*The AAHC has studied including parking at this site, but it has proven to be cost-prohibitive. 350 S. Fifth is one of many affordable housing developments – prospective tenants can choose to live downtown with or without a vehicle or live on another site further outside of downtown with surface parking. Tenants will have access to parking passes in the DDA parking structure – there are multiple options for parking passes with the DDA.*

**What kind of amenities are provided to tenants?**

*Half of the area of the second floor is dedicated to amenity space and includes a large fitness area, gathering spaces, a multi-purpose room, and small offices. Each unit will have laundry. Bike parking is provided on the lower level with direct access to the exterior.*

**Concern about impact streets during construction – especially with the future library development.**

*There will be impact to circulation during construction. The team will look at traffic plans closely and will alleviate congestion as much as possible, but there will be disruption to vehicles, pedestrians, and bus traffic.*

**Concern about birds colliding with the windows was brought up by a couple participants.**

*Windows are set in slightly, which provides depth and helps birds recognize the building is there. The team will investigate additional ways to mitigate bird collisions.*

**Frustration that a meeting link was not included on the invitation – there was only an access code and password. It was difficult to get a meeting link from the City.**

*The team will follow up with the City on notifications for the future.*

**Who was invited to the meeting?**

*All residents within 1000 feet of the property were mailed postcard invitations. Additionally, meeting info was posted on the AAHC website and the City of Ann Arbor Planning Department website.*

# RESIDENT PARTICIPATION MEETING

HELD BY THE **ANN ARBOR HOUSING COMMISSION AND RELATED MIDWEST**

FOR A PROJECT AT **350 S. FIFTH AVENUE**

The Ann Arbor Housing Commission and Related Midwest is proposing a new twenty story multi family development on the existing parking lot at E William Street between Fourth and Fifth Avenues. The property will provide 330 units containing a mix of one and two bedrooms with 100% of the units reserved as affordable for individuals and families with an average income between 30% to 80% of the Area Median Income. This mixed-use development will also have roughly 6,000 square feet of ground-floor commercial space. The downtown location and proximity to the Blake Transit Center and William Street Bikeway provide unique opportunities to utilize the existing alternative transportation network.

It is anticipated the project will be presented for site plan approval by Planning Commission in the Fall of 2025.



View of entry at E. William Street and 5th Ave

## MEETING INFORMATION

**ONLINE MEETING via ZOOM**

Wednesday, June 4 6:00 – 7:00 PM

Webinar ID: 981 5664 5895      Passcode: 278320

Audio Only Call Toll Free: 833-548-0276

For more information or for accommodations for individuals with disabilities, please contact:

Jennifer Hall, Executive Director  
Ann Arbor Housing Commission  
jhall@a2gov.org  
734-794-6720 ext. 47201

Derek Delacourt  
Community Services Area Administrator  
ddelacourt@a2gov.org  
734-794-6000 ext. 43902

In accordance with the City of Ann Arbor’s Citizen Participation Ordinance, the Developer for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6265 or [planning@a2gov.org](mailto:planning@a2gov.org).

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ddelacourt@a2gov.org  
734-794-6000 ext. 43902

In accordance with the City of Ann Arbor’s Citizen Participation Ordinance, the Developer for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6265 or [planning@a2gov.org](mailto:planning@a2gov.org).

Ann Arbor Housing Commission  
727 Miller Avenue  
Ann Arbor, MI 48103

***RESIDENT PARTICIPATION OPPORTUNITY!***

You are invited to attend a Resident Participation Meeting hosted by the Developer for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by the Developer and submitted to the City of Ann Arbor with their final application. The report will include attendance, a summary of the meeting, and any written correspondence received by the Developer.

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GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.  
PRESIDENT

December 11, 2025

MILTON DOHONEY JR  
CITY OF ANN ARBOR  
301 EAST HURON STREET  
ANN ARBOR MI 48104

RE: ER26-144 350 S. Fifth Avenue, Ann Arbor, Washtenaw County (HUD)

Dear Milton Dohoney, Jr.:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the proposed undertaking at the above-noted location. Based on the information provided for our review, the State Historic Preservation Officer (SHPO) concurs with the determination of City of Ann Arbor that the proposed undertaking will have an **adverse effect** on East Williams Historic District which appears to meet the criteria for listing in the National Register of Historic Places.

This undertaking meets the criteria of adverse effect because: *the undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association*, 36 CFR § 800.5(a)(1). Specifically, the undertaking will result in a change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance. the introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features. The proposed new building is significantly taller than any buildings within the immediately adjacent East Williams Historic District and changes the setting of the district from a medium-density urban area with low-rise buildings to a high-density urban area with high-rise buildings.

Federal agencies are required to avoid, minimize, or mitigate adverse effects. Please note that if the federal agency and the SHPO concur that the adverse effect cannot be avoided, the Section 106 process will not conclude until the consultation process is complete, an MOA is developed, executed, and implemented, and, if applicable, the formal comments of the Advisory Council have been received, 36 CFR § 800.6. For more information on federal agencies' responsibilities to resolve the adverse effect pursuant to 36 CFR § 800.6 for undertakings that will have an adverse effect on historic properties under 36 CFR § 800.6, please review the enclosed materials.

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

The opinion of the SHPO is based on the materials provided for our review. If you believe that there is material that we should consider that might affect our finding, or if you have questions, please contact Scott Slagor, Cultural Resource Protection Manager, at (517) 285-5120 or by email at slagors2@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.**



Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Schumaker', with a long horizontal flourish extending to the right.

Ryan M. Schumaker  
State Historic Preservation Officer

RMS:KMF:CLN

Enclosures

copy: Michael Vollick, MSHDA  
Michael Kaplan, Related Midwest  
Paul Glasser, MSE  
Jill Thacher, Ann Arbor



# CITY OF ANN ARBOR, MICHIGAN

Office of the City Administrator

301 E. Huron St., P.O. Box 8647 • Ann Arbor, Michigan 48107-8647

VIA EMAIL – [slagors2@michigan.gov](mailto:slagors2@michigan.gov)

February 24, 2026

Mr. Scott Slagor  
Cultural Resource Protection Manager  
Michigan State Historic Preservation Office  
300 North Washington Square  
Lansing, Michigan 48913

## **Project Reference # ER26-144**

Dear Mr. Slagor,

Please find our response to your concurrence letter dated December 11, 2025 in reference to the Section 106 consultation for the proposed undertaking at 350 S. Fifth Avenue located in the City of Ann Arbor, Washtenaw County, Michigan.

As the Responsible Entity under Part 58, we have thoughtfully evaluated the proposed undertaking following our application and consultation with your office. Extensive outreach has been undertaken, including notifications to all Indian Tribes and associated Tribal Historic Preservation Officers advising of the proposed undertaking and inviting consultation if the project area has religious and cultural significance. At this time, we have received no response from any of the Tribes to consult or to be involved in the proposed undertaking.

We offer the attached case study, corresponding analysis and supplemental exhibits to provide additional context and to demonstrate our due diligence and careful consideration of alternatives to our project along with steps taken to avoid or minimize an adverse impact upon the East Williams Historic District.

The attached case study and supporting documentation provides strong support and justification that the subject proposal is the best alternative to avoid, minimize, and mitigate an adverse effect.

We welcome the opportunity for your Office to review the enclosed documentation and to continue our dialogue and reach a mutually acceptable outcome via a Memorandum of Agreement.

Please do not hesitate to reach out to my office or staff with any questions.

Sincerely,

*Milton Dohoney Jr.*

Milton Dohoney Jr.  
City Administrator  
City of Ann Arbor  
[mdohoney@a2gov.org](mailto:mdohoney@a2gov.org)

enc

cc Jennifer Hall, Executive Director, Ann Arbor Housing Commission  
Michael Kaplan, VP of Development, Related Midwest  
Jill Thacher, Historic Preservation Coordinator, City Planning Division



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

MARK A. BURTON  
PRESIDENT

February 27, 2026

MILTON DOHONEY JR  
CITY OF ANN ARBOR  
301 EAST HURON STREET  
ANN ARBOR MI 48104

RE: ER26-144 350 S. Fifth Avenue, Ann Arbor, Washtenaw County (HUD)

Dear Milton Dohoney Jr.:

Under the authority of Section 106 of the National Historic Preservation Act of 1966 as amended, we have reviewed the case study detailing the prudent and feasible alternatives for the above-referenced project. We recognize the need for this project, and we accept the consideration of feasible alternatives.

In order to proceed with the Section 106 process, we will continue consultation with the City of Ann Arbor towards the completion of Memorandum of Agreement (MOA) to mitigate the adverse effects. We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with Native American Tribes and/or Tribal Historic Preservation Officers (THPO) who may attribute religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii). Public involvement is necessary in development of an MOA.

If you have any questions, please contact Scott Slagor, Cultural Resource Protection Manager, at (517) 285-5120 or by email at [slagors2@michigan.gov](mailto:slagors2@michigan.gov). **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Ryan M. Schumaker  
State Historic Preservation Officer

RMS:CN

copy: Michael Vollick, MSHDA  
Michael Kaplan, Related Midwest  
Paul Glasser, SME  
Jill Thatcher, Ann Arbor





March 2, 2026

Mr. Milton Dohoney Jr.  
City Administrator  
Guy C. Larcom City Hall  
301 E. Huron, 3rd Floor  
Ann Arbor, MI 48104

Ref: *350 S Fifth Ave Residential Development,  
City of Ann Arbor, Washtenaw County, Michigan  
ACHP Case Number: 024637*

Dear Mr. Dohoney:

On February 25, 2026, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the potential adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe our participation in the consultation to resolve adverse effects is needed.

However, if we receive a request for participation from the Michigan State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian Tribe, a consulting party, or other party, we may reconsider this decision. Should the undertaking's circumstances change, consulting parties cannot come to consensus, or you need further advisory assistance to conclude the consultation process, please contact us.

Pursuant to 36 CFR § 800.6(b)(1)(iv), you will need to file the final Section 106 agreement document (Agreement), developed in consultation with the Michigan SHPO and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the Agreement and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the NHPA.

Thank you for providing us with your notification of adverse effect. If you have any questions or require our further assistance, please contact us at [ofap\\_help@achp.gov](mailto:ofap_help@achp.gov) and reference ACHP Case Number: 024637.

Sincerely,

Christopher Daniel  
Program Analyst  
Office of Federal Agency Programs

ADVISORY COUNCIL ON HISTORIC PRESERVATION

401 F Street NW, Suite 308 • Washington, DC 20001-2637  
Phone: 202-517-0200 • Fax: 202-517-6381 • [achp@achp.gov](mailto:achp@achp.gov) • [www.achp.gov](http://www.achp.gov)

# Ann Arbor City Historic District Map



0 75 150 300 Feet



Prepared By: City of Ann Arbor, Community Services, GIS; Assessor's Office maintains parcel data.

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This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information represented on this map.



## East William Street

Map Printed: April 25, 2008

# 350 S Fifth Avenue, Ann Arbor, Archaeological Sensitivity Map

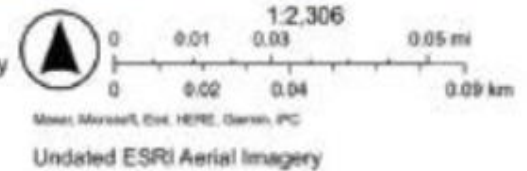


7/25/2025

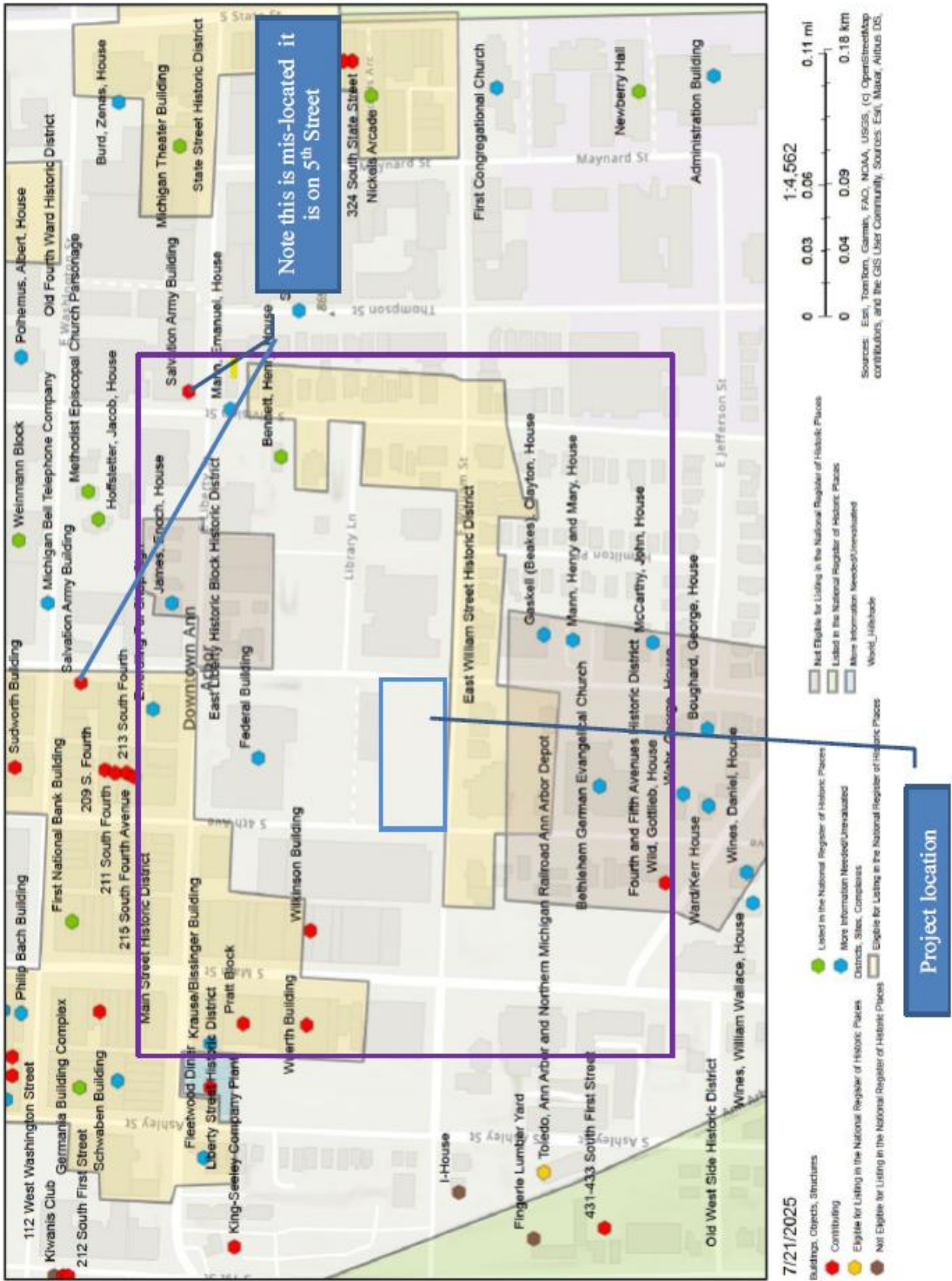
- World\_Boundaries\_and\_Places
- Archaeological Sites
- Direct APE

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



INDIRECT APE ON SHPO MAP (purple box)



**MEMORANDUM OF AGREEMENT BETWEEN**  
**THE CITY OF ANN ARBOR**  
**AND**  
**THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER**  
**REGARDING THE 350 SOUTH FIFTH AVENUE PROJECT**

**WHEREAS**, the City of Ann Arbor (the “City”) proposes to undertake redevelopment of property located at 350 South Fifth Avenue, Ann Arbor, Washtenaw County, Michigan (the “Project”); and

**WHEREAS**, the Project consists of a 100% affordable residential development with approximately 330 dwelling units, ground-floor retail, and the expansion of the Blake Transit Center, designed to be all-electric and net-zero ready; and

**WHEREAS**, the City has determined that the Project is an undertaking (the “Undertaking”) subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 300101 *et seq.*, and its implementing regulations, 36 C.F.R. Part 800 (the “NHPA”); and

**WHEREAS**, the Project site is located directly north of the East William Street Historic District (the “EWH”), which is eligible for listing in the National Register of Historic Places; and

**WHEREAS**, the City serves as a Responsible Entity for programs under Title 1 of the U.S. Housing Act of 1937 (the “USHA”) and has assumed environmental review responsibilities in accordance with the U.S. Department of Housing and Urban Development’s (“HUD’s”) Environmental Review procedures at 24 C.F.R. Part 58, including its responsibilities under the NHPA; and

**WHEREAS**, the City has determined, and the State Historic Preservation Officer (the “SHP Officer”) has concurred, that the Undertaking will result in an adverse effect on the EWH due to changes to the setting of the EWH associated with building height, massing, and visual contrast; and

**WHEREAS**, the City has defined the Undertaking’s area of potential effects (the “APE”) as the parcels that encompass the Project area as shown on the East William Street Historic District Map (the “Map”) attached hereto as Attachment A; and

**WHEREAS**, the City has consulted with the SHP Officer in accordance with Section 106 of the NHPA (54 U.S.C. § 306108) to resolve the adverse effects of the Undertaking on the APE; and

**WHEREAS**, notification was sent to the nine Native American tribes identified in HUD’s Tribal Directory Assessment Tool as having some cultural interest or affiliation in Washtenaw County, and one tribe responded, the Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians, offering no objection or comment to the Undertaking but requesting to be consulted if artifacts or items falling under the Native American Graves Protection and Repatriation Act, 25 U.S.C. § 3001 *et seq.*, are discovered; and

**WHEREAS**, the City prepared a Section 106 Case Study (the “Case Study”) evaluating redevelopment alternatives, including select alternative site, reduced height development, and build with mitigating features; and

**WHEREAS**, the Case Study concludes that build with mitigating features represents the most reasonable and prudent alternative given adopted planning policy, ongoing high-rise development in the immediate vicinity, and the critical need for affordable housing; and

**WHEREAS**, the SHP Officer has accepted the City’s consideration of feasible alternatives; and

**WHEREAS**, in accordance with 36 C.F.R. § 800.6(a)(1), the City notified the Advisory Council on Historic Preservation (the “ACHP”) on February 25, 2026 with specified documentation of the SHP Officer’s adverse effect concurrence and the ACHP chose not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii) on March 2, 2026; and

**WHEREAS**, the SHP Officer is part of the State Historic Preservation Office (the “SHPO”).

**NOW, THEREFORE**, the City and the SHP Officer (each a “Signatory” and collectively, the “Signatories”) enter into this memorandum of agreement (the “MOA”) and agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties:

## **STIPULATIONS**

### **I. SURVEY**

- A. Within two (2) years from the date that the Undertaking receives a certificate of occupancy the City shall produce an updated survey of properties (the “Survey”) located within the EWHD, as illustrated by the Map.
- B. The Survey shall include updated photographs and a completed Architectural Properties Identification Form (the “Form”), for each property. Each Form shall be completed per standards set in the [Michigan Above-ground Survey Manual \(2018\)](#).
  - i. Each Form will note if the property is contributing or non-contributing to the EWHD.

- C. The Survey will also include a letter report that summarizes the purpose of the Undertaking and the past survey work of the EWHD, including previous surveys and designations. The letter report will include the following sections:  
Introduction/Abstract, Background (Summary of the current undertaking as well as the past survey and designation work done for the EWHD), any history that is already available, an updated map of contributing and non-contributing buildings in the EWHD and a brief conclusion.
- D. The City shall ensure that a professional historian meeting the Secretary of the Interior's Professional Qualification Standards (36 C.F.R. Part 61) completes or supervises the Survey.
- E. The City shall submit drafts of the Survey to the SHPO upon completion. The SHPO will have thirty (30) calendar days from receipt of the Survey to review and provide comments to the City.
- F. The City shall revise the Survey according to the SHPO's comments and submit the final Survey to the SHPO via email and .pdf format.

## II. DURATION

This MOA will be in effect on the date it is signed by all of the Signatories (the "Execution Date") and will expire if its stipulations are not carried out within five (5) years from the Execution Date (the "Term"). If the stipulations herein have not been completed prior to the expiration of the Term, and prior to any additional work continuing on the Project, the City shall either (a) execute a new memorandum of agreement pursuant to 36 C.F.R. § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7. Prior to the expiration of the Term, the City may consult with the Signatory to reconsider the terms of this MOA and amend it in accordance with Stipulation V below. The City shall notify the other Signatory as to the course of action it will pursue.

## III. POST-REVIEW DISCOVERIES

If historic properties (i.e. buildings, sites, structures, objects, or archaeological sites) are discovered during the implementation of the Project, the City shall consult with the SHPO to evaluate, minimize, mitigate, and resolve any adverse effects to such properties, pursuant to 36 C.F.R. § 800.13. The Signatories will consult on a treatment plan for the historic properties or resolution of the unanticipated effects. If the Signatories do not agree on the treatment plan, they shall follow the Dispute Resolution outlined in Stipulation IV below.

#### IV. DISPUTE RESOLUTION

Should any Signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented (the “Objection”), the City shall consult with the other Signatory to resolve the Objection. If the City determines that the Objection cannot be resolved, the City will:

- A. Forward all documentation relevant to the Objection, including any timely advice or comments regarding the Objection from the Signatories and the City’s proposed resolution, to the ACHP. The ACHP shall provide the City with its advice on the resolution of the Objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the Objection, the City shall prepare a written response that takes into account any timely advice or comments regarding the Objection from the ACHP or the other Signatories and provide them with a copy of this written response. The City will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the Objection within the thirty (30) day time period, The City may make a final decision on the Objection and proceed accordingly. Prior to reaching such a final decision, the City shall prepare a written response that takes into account any timely comments regarding the Objection from the Signatories and provide them and the ACHP with a copy of such written response.
- C. The City’s responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the Objection remain unchanged.

#### V. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all Signatories. The amendment will be effective on the date a copy signed by all of the Signatories is filed with the ACHP.

#### VI. TERMINATION

If any Signatory determines that its terms become impossible to carry out, that Signatory shall immediately consult with the other Signatory to attempt to develop an amendment per Stipulation V above. If within thirty (30) days an amendment cannot be reached, any Signatory may terminate this MOA upon written notification to the other Signatory.

Once this MOA is terminated, and prior to work continuing on the Undertaking, the City must either (a) execute a new memorandum of agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The City shall notify the other Signatory as to the course of action it will pursue.

## VII. COUNTERPARTS

This MOA may be executed in counterparts, each of which shall be considered an original and together shall be one and the same agreement. A facsimile or .pdf copy of this MOA and any signatures thereon will be considered for all purposes as an original.

## VIII. DISTRIBUTION OF AGREEMENT

In order to meet the requirements of 36 C.F.R. § 800.6(b)(1)(iv), upon the execution of this MOA and prior to approving the Undertaking, the City must transmit to the ACHP the executed MOA along with the documentation specified in Section 800.11(f).

Execution of this MOA by the Signatories and the implementation of its terms evidence that the Signatories have afforded the ACHP an opportunity to comment on the effects of the Undertaking in compliance with the NHPA.

[Signature Pages to follow]

**SIGNATURE PAGE**

**MEMORANDUM OF AGREEMENT BETWEEN  
THE CITY OF ANN ARBOR  
AND  
THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE 350 SOUTH FIFTH AVENUE PROJECT**

**SIGNATORY**

CITY OF ANN ARBOR

---

Milton Dohoney Jr.  
City Administrator

Date

SIGNATURES CONTINUE ON NEXT PAGE

**SIGNATURE PAGE**

**MEMORANDUM OF AGREEMENT BETWEEN  
THE CITY OF ANN ARBOR  
AND  
THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER  
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**SIGNATORY**

MICHIGAN STATE HISTORIC PRESERVATION OFFICE

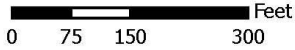
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Ryan M. Schumaker  
State Historic Preservation Officer

Date

Attachment A  
East William Street Historic District Map  
[Follows under this cover]

# Ann Arbor City Historic District Map



Prepared By: City of Ann Arbor, Community Services, GIS; Assessor's Office maintains parcel data.

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## East William Street

Map Printed: April 25, 2008