

**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

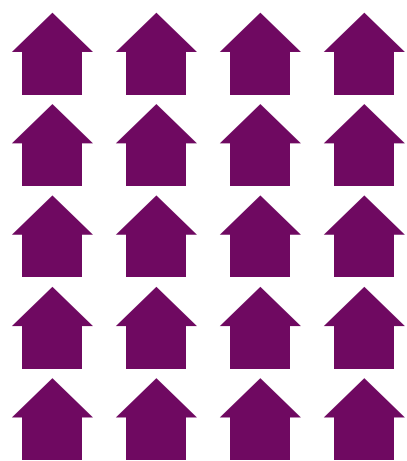
RESIDENTIAL LOBBY ENTRANCE  
AT FIFTH AVE AND WILLIAMS ST

JH





# 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 Virtual Public Engagement (October session) | KathleenDSmithGroup

Join Video for The Main Room | Help

### HOUSING + AFFORDABILITY IN ANN ARBOR

A community discussion regarding the redevelopment of publicly-owned parcels in downtown Ann Arbor

<b>THURSDAY</b> OCT 1, 2020 6:00 – 8:00 PM	<b>MONDAY</b> NOV 9, 2020 6:00 – 8:00 PM	<b>THURSDAY</b> DEC 10, 2020 6:00 – 8:00 PM
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Hide Sidebar | Admin Controls

**Virtual Rooms**

- The Main Room
- 721 N. Main
- 121 E. Catherine
- 353 S. Main
- 309 S. Ashley

Welcome | Virtual Engagement Opportunities | Presentation | Take the Survey | Watch this Video | FAQ

MainRoom\_Welcome | File | Edit | View | Insert | Format | Add-ons | Help | Last edit was 42 minutes ago

Welcome to the virtual public engagement session for housing and affordability in Ann Arbor.

**Virtual Meeting Etiquette**  
Please be respectful. Remember to challenge ideas and not people.

**Join the Video**  
Click the **green button** to join the live discussion (via Zoom)

**Move Between Rooms**  
All the Virtual Rooms are listed on the navigation to the left. Think of these "rooms" as stations similar to an in-person workshop format. Each room has a host and content related to that site. Use the Video Chat to listen, ask questions, and share ideas. Use the Google Doc to provide written feedback.

**Tonight's Schedule**

6:00 PM	<b>Welcome!</b> Join us in the Main Room for an overview presentation.
6:20 PM	<b>Visit the Four Sites</b> Break-out sessions. Feel free to jump between rooms in any order, at your convenience. Every 20 minutes there will be a brief presentation.
7:40 PM	<b>Wrap-up</b> Join us in the Main Room for closing remarks. You are not required to say until the end of the virtual session. Information will be shared on the project website.

**Please Take the Survey**  
The online survey is open now through December 14, 2020. You have the option to provide feedback for all four sites with a single survey or take your time and respond to each site individually. The survey link is also available on the project website if you want to fill it out after

**Live Chat for this Event**  
**Housing + Affordability Virtual Public Engagement (October session)**  
KathleenDSmithGroup: Welcome! Please click the green button at the top right to join the Main Room Zoom  
Teresa Gilotti: We'll get started in just a few minutes/ about 21 minutes ago  
Alex Huff SmithGroup: Please join us in the Main Room. Just click the green button in the top right. about 18 minutes ago

## 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/s3/5805923/Housing-Affordability-Community-Survey-Fall-2020](https://www.surveygizmo.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
- 

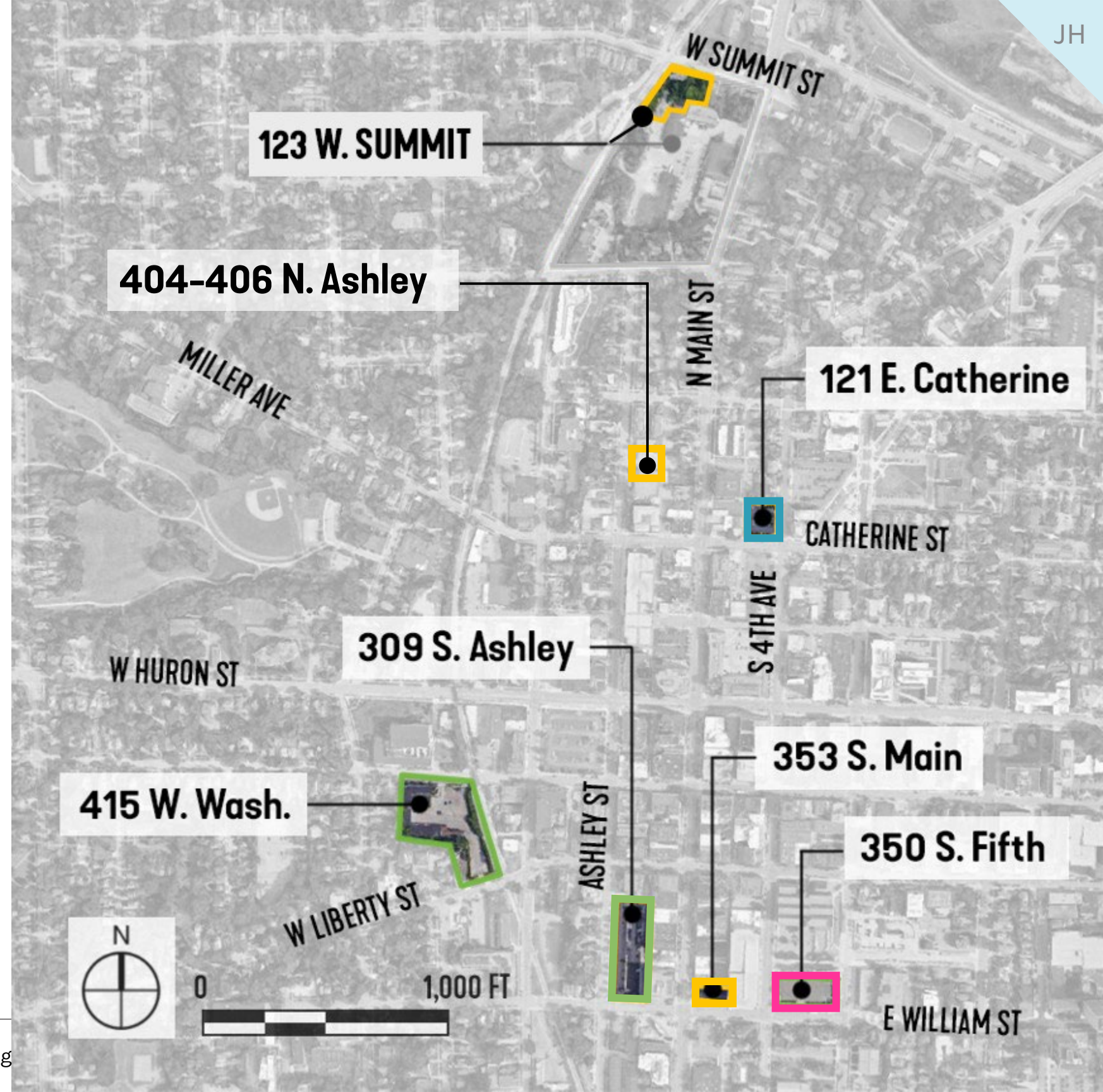
**FINAL REPORT OUT**  
December 2020  
Date and time to be determined





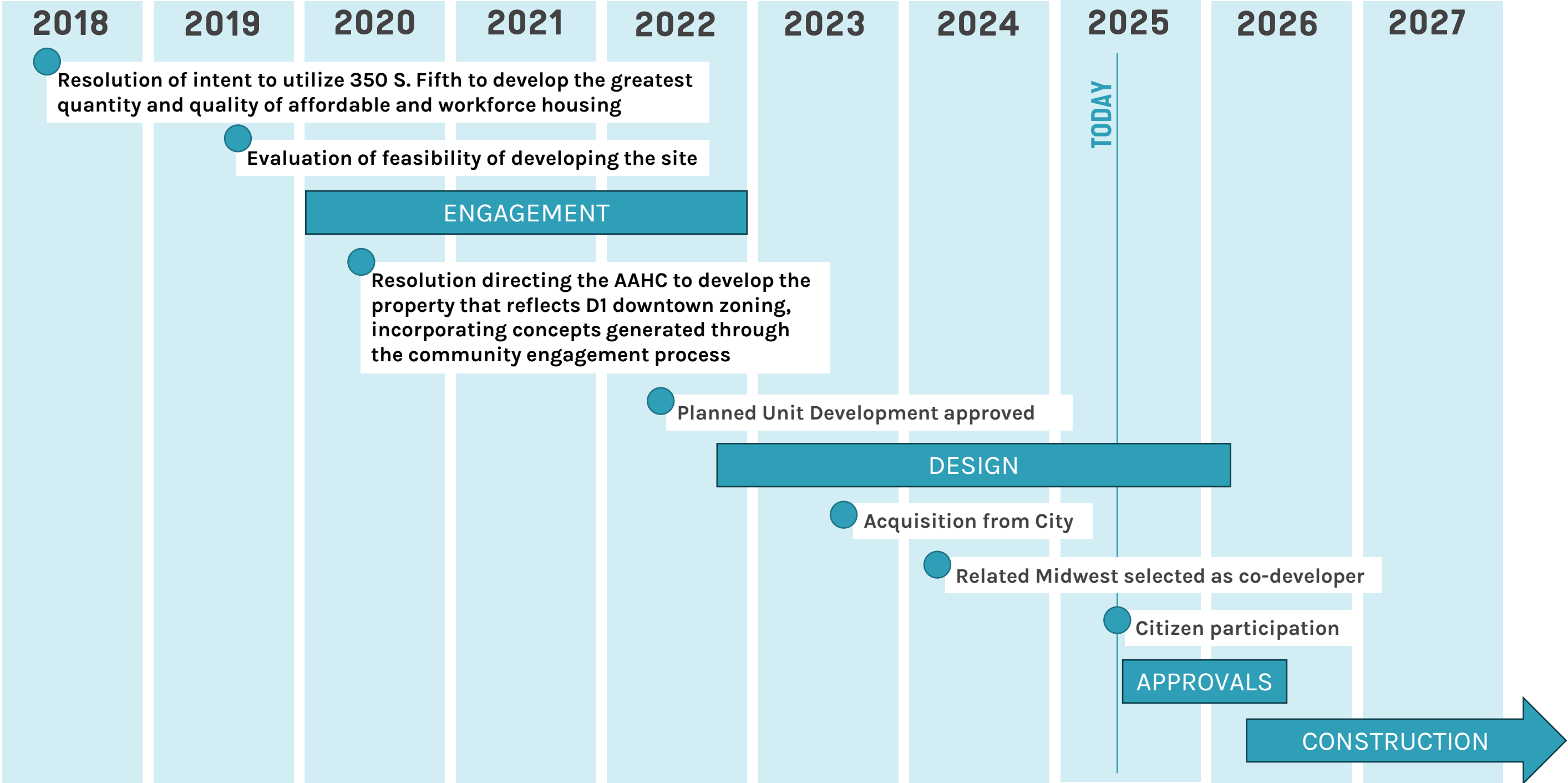
# FEASIBILITY ANALYSIS OF CITY-OWNED SITES

- **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

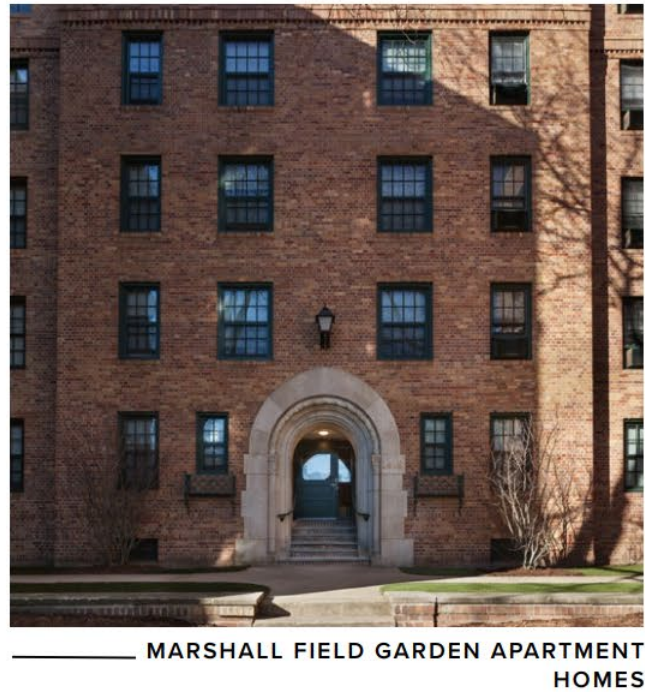




AFFORDABLE HOUSING

## Affordable Housing

Related Midwest has developed, acquired and preserved more than 10,000 affordable residences with an additional 1,000 in development.





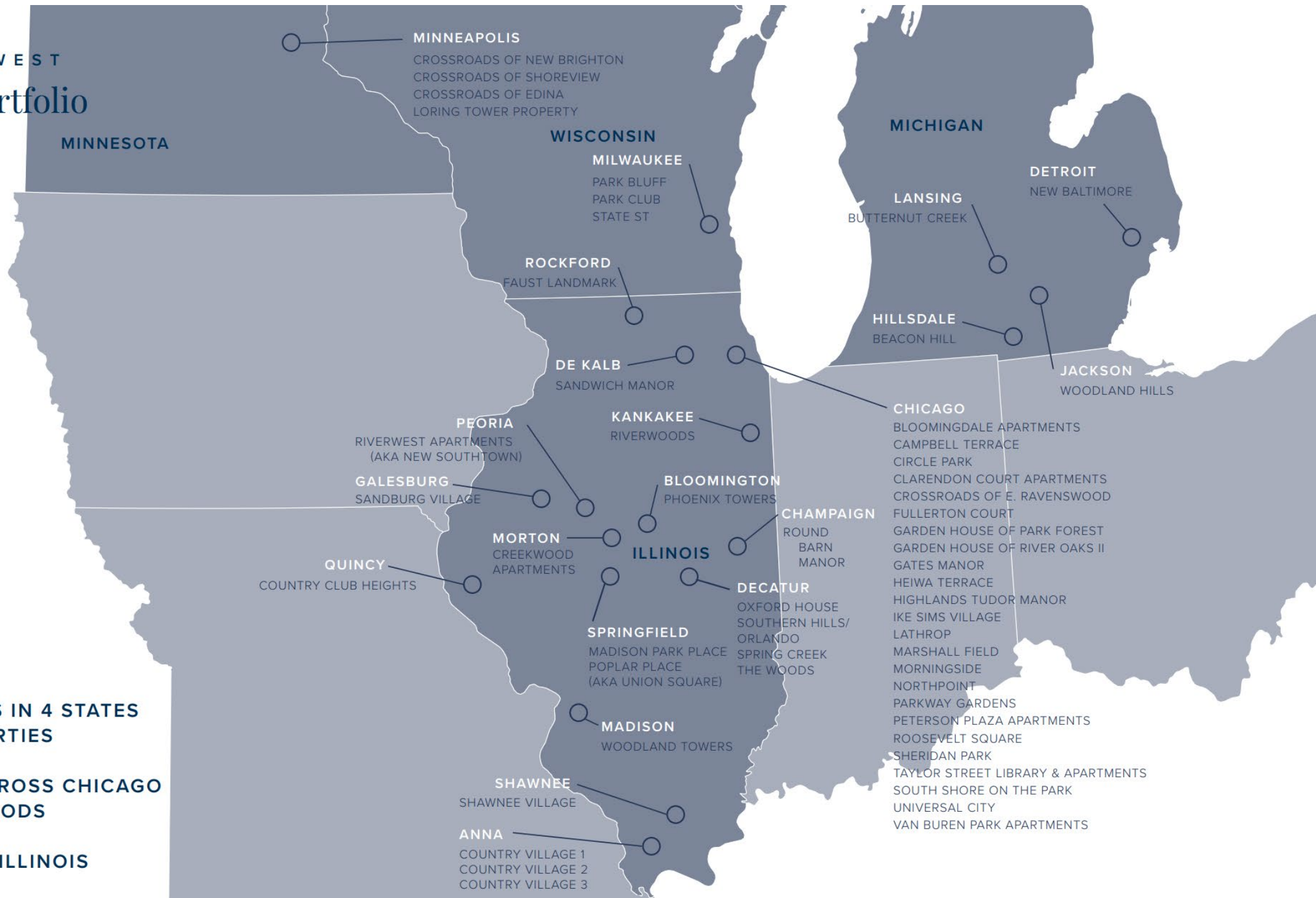
# RELATED MIDWEST

## RELATED MIDWEST Affordable Portfolio

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 Median 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



NORTH





# SITE CONTEXT

350 S. FIFTH AVENUE



Federal Building



Blake Transit Center



Ann Arbor District Library



Single-family houses



High-rise residential



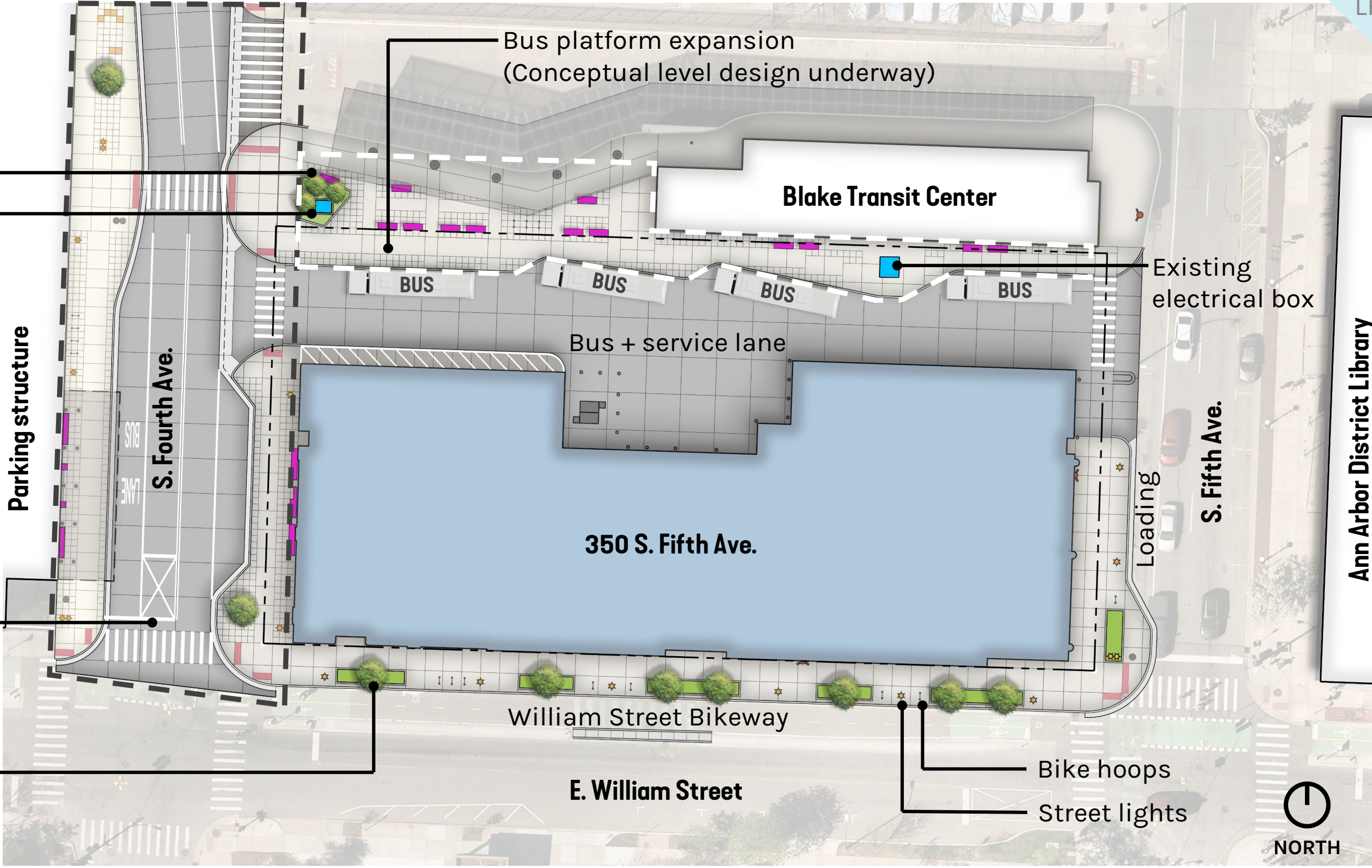
Main Street



# SITE PLAN

350 S. FIFTH AVENUE

Bench  
Planter around transformer



4<sup>th</sup> Ave. Streetscape

Curbed planter with canopy trees

LF

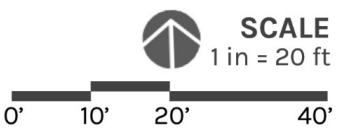
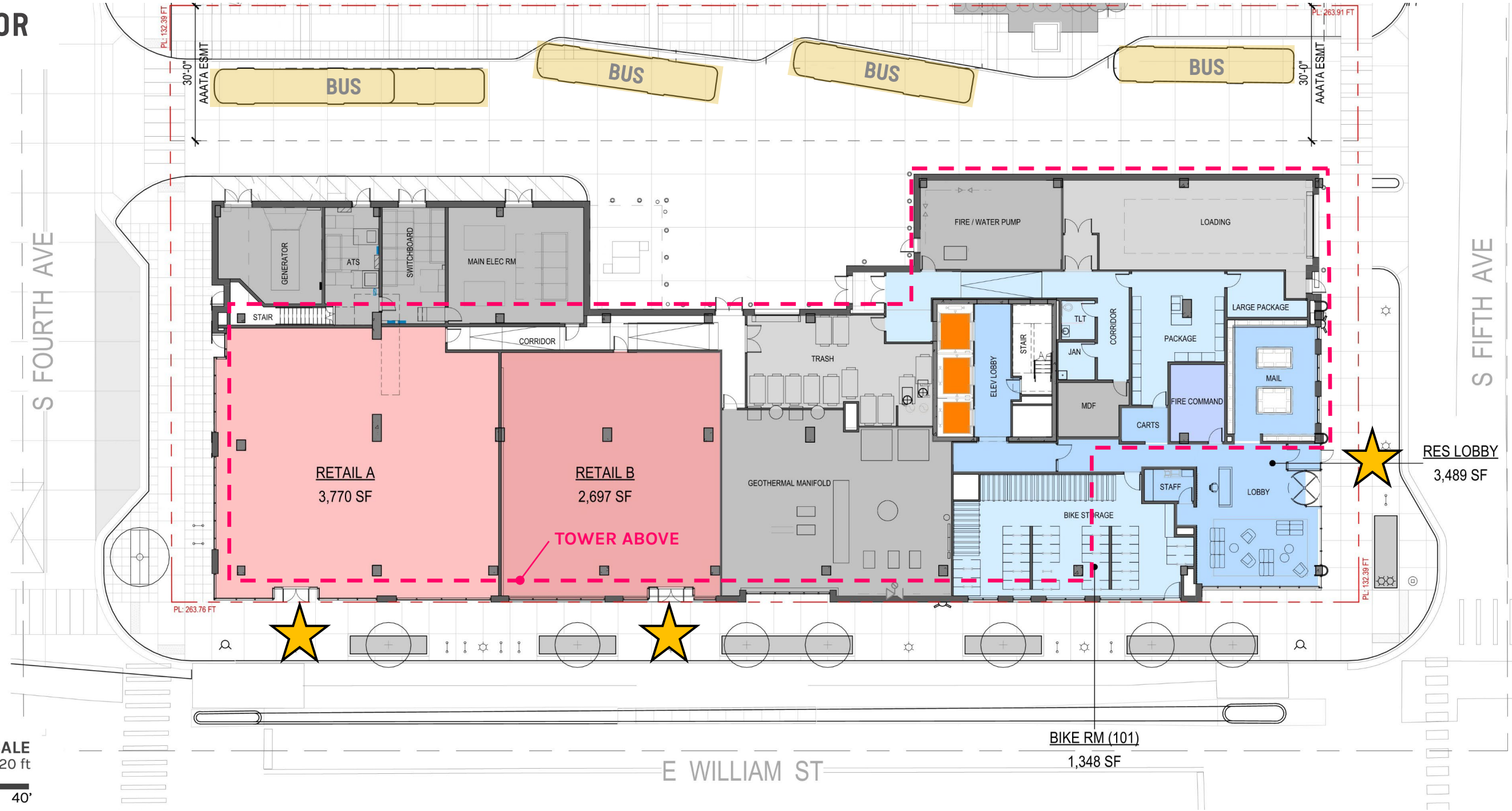
Ann Arbor District Library



# FLOOR PLANS

## GROUND FLOOR

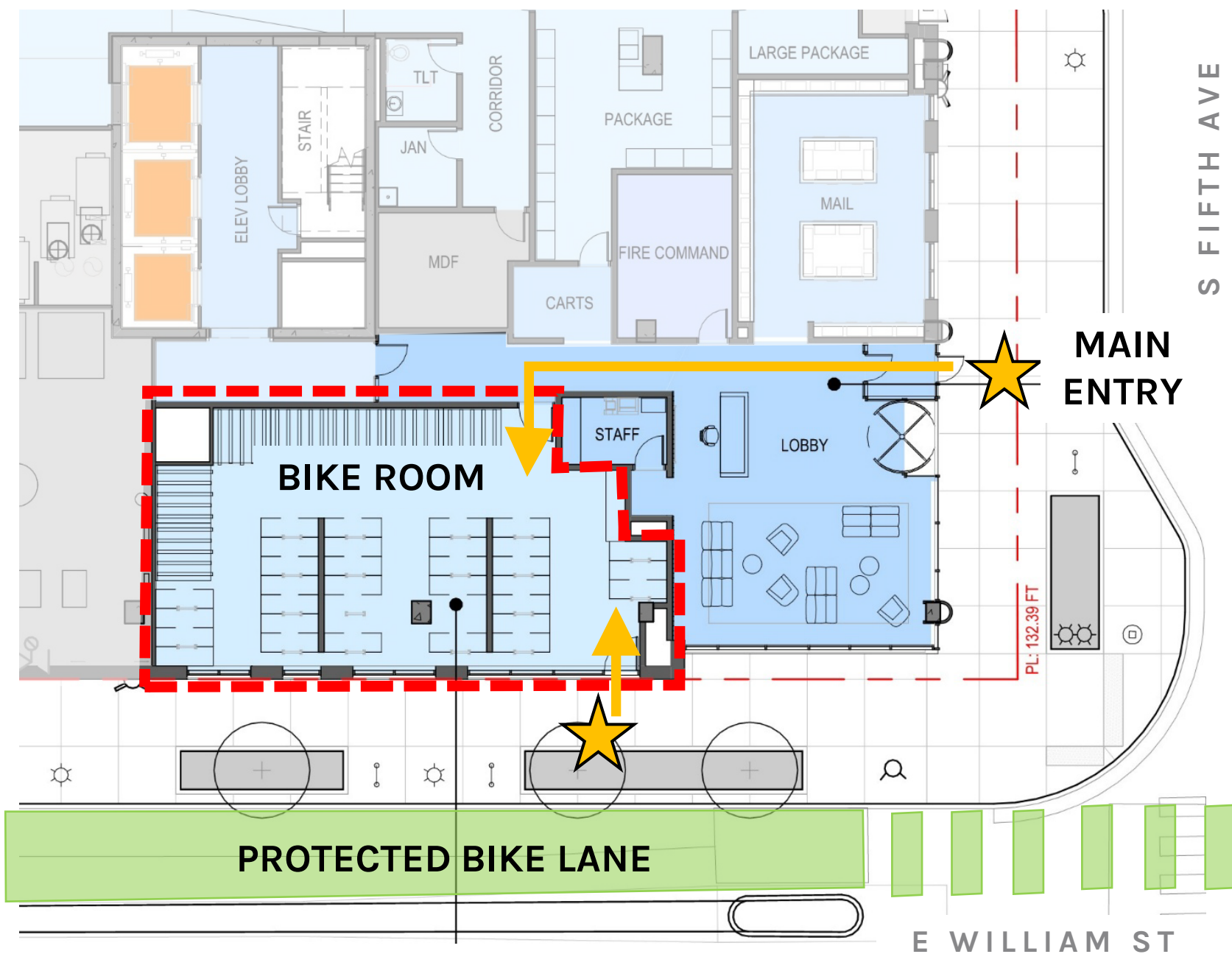
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# BIKE PARKING

100+ INDOOR SPACES ALONG WILLIAM ST BIKEWAY

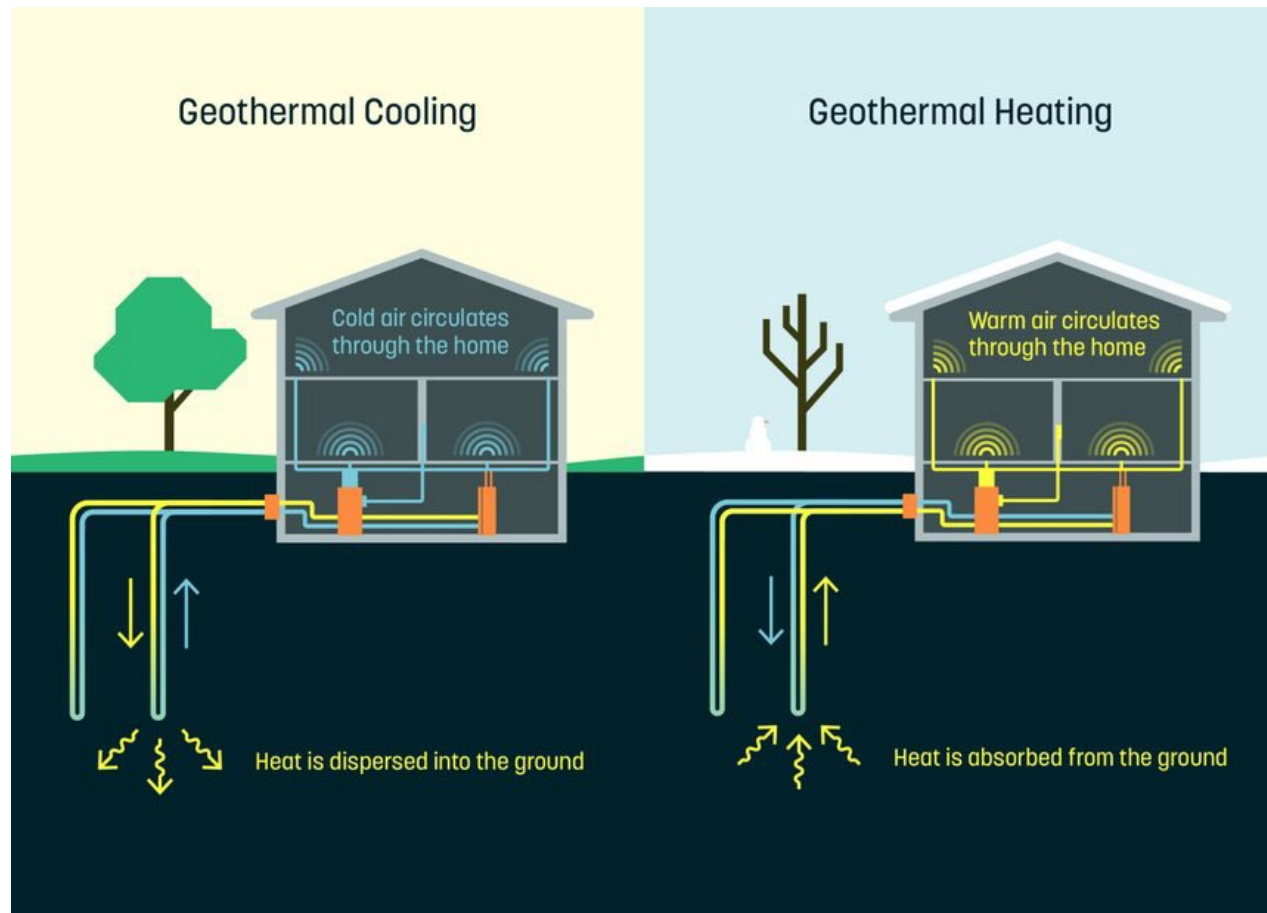




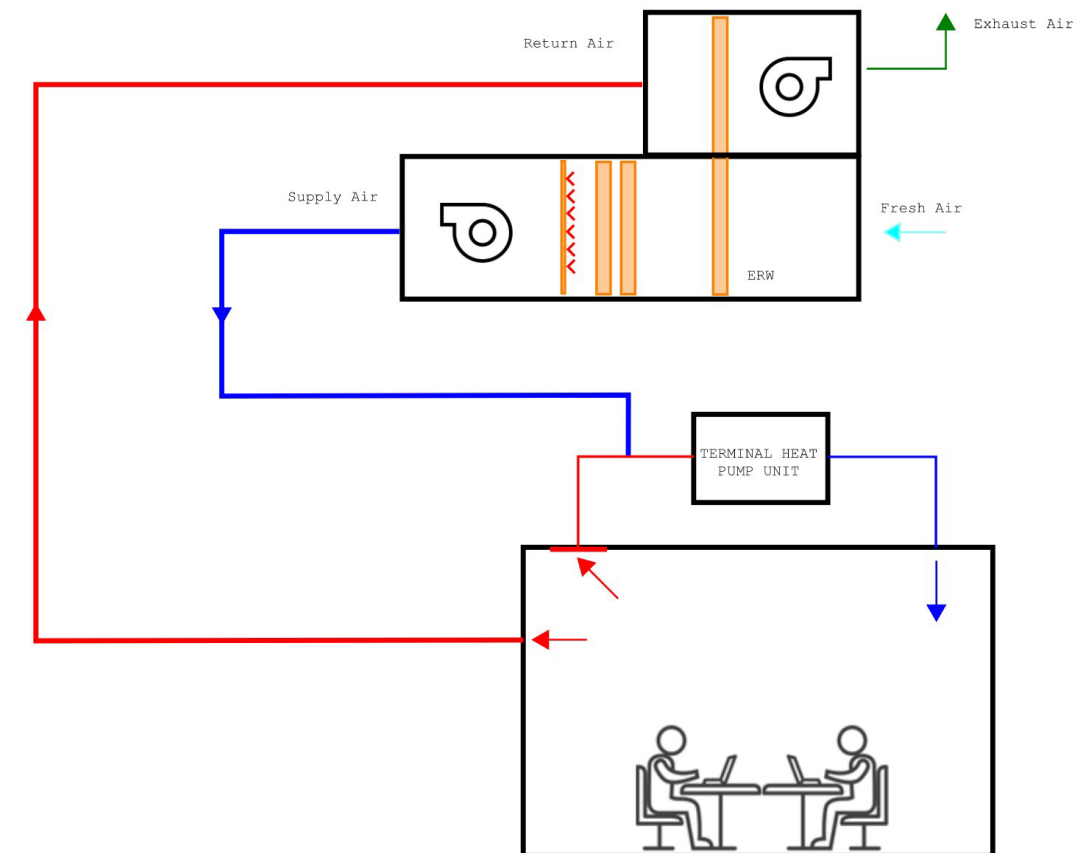
# BUILDING HVAC SYSTEM

## WATERSIDE - GEOTHERMAL

- 750 ft deep boreholes under the building to store and extract energy with the earth

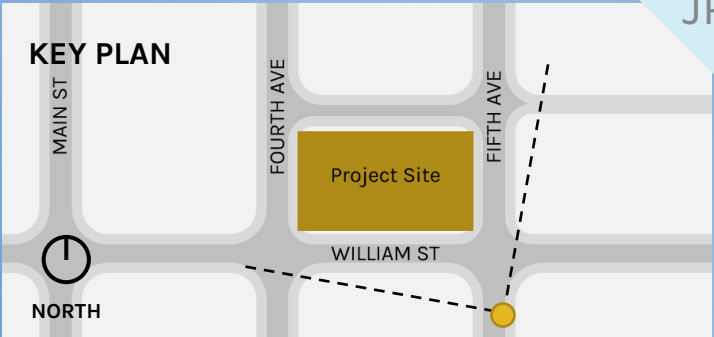


- Water is distributed throughout building to air handling equipment used to heat and cool





PERSPECTIVES  
CONCEPT RENDERING  
LOOKING NORTH ALONG FIFTH AVE





# PERSPECTIVES

## CONCEPT RENDERING

LOOKING EAST ALONG WILLIAMS ST

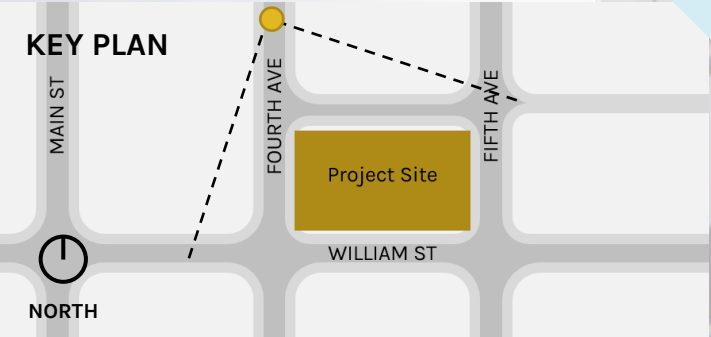




# PERSPECTIVES

## CONCEPT RENDERING

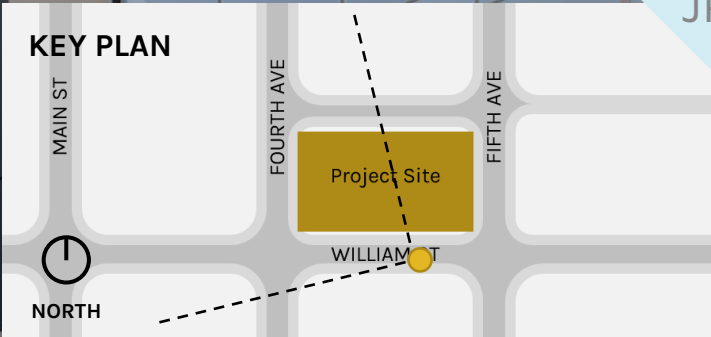
LOOKING SOUTH ALONG FOURTH AVE





# PERSPECTIVES

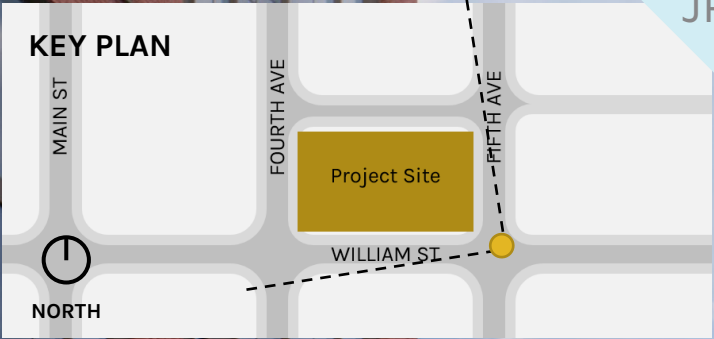
CONCEPT RENDERING  
STREETSCAPE ENVIRONMENT  
ALONG E WILLIAM ST





# PERSPECTIVES

CONCEPT RENDERING  
RESIDENTIAL LOBBY ENTRANCE  
AT FIFTH AVE AND WILLIAMS ST

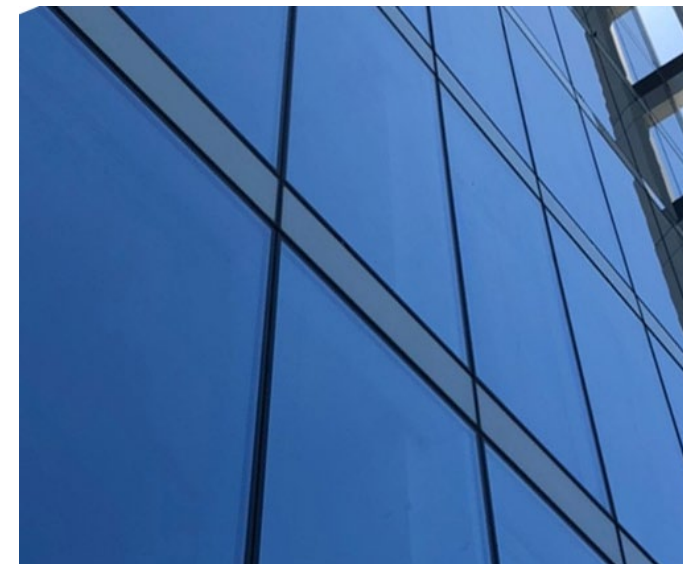
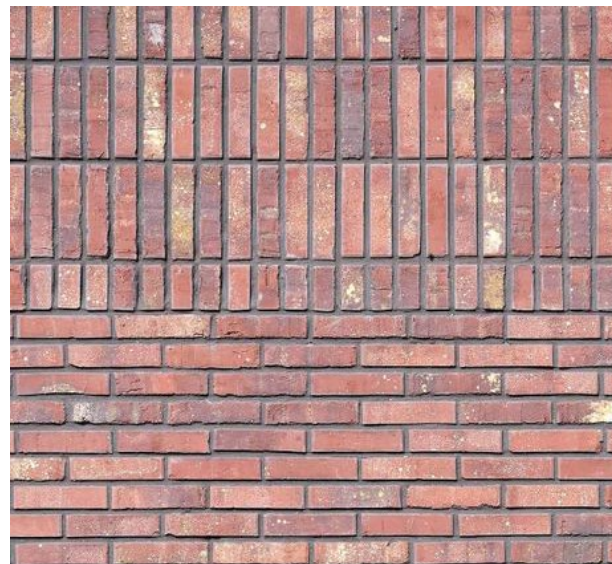




# EXTERIOR MATERIALS

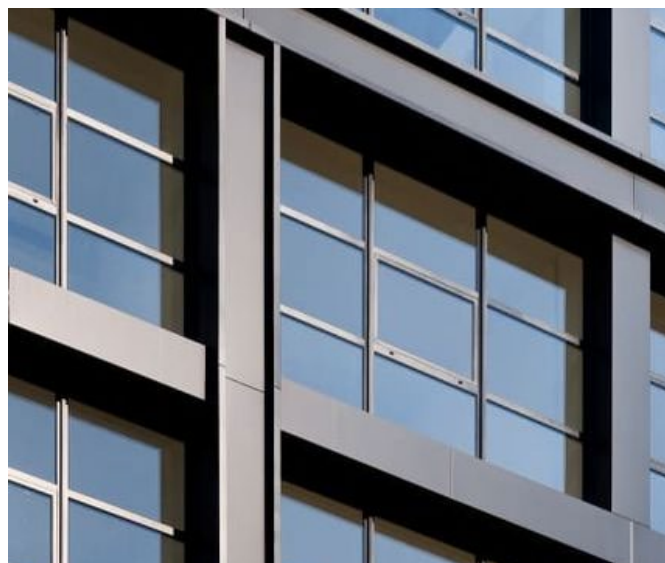
## PRIMARY

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**

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