

A workshop in progress. On the left, a man in a plaid shirt stands behind a table, gesturing towards a woman. In the foreground, a round wooden table holds papers and sticky notes. On the right, a man in a maroon hoodie stands next to several display boards on tripods, which show architectural plans and maps. The room has a high ceiling with exposed wooden beams and a brick wall in the background.

# HOUSING AND AFFORDABILITY IN ANN ARBOR

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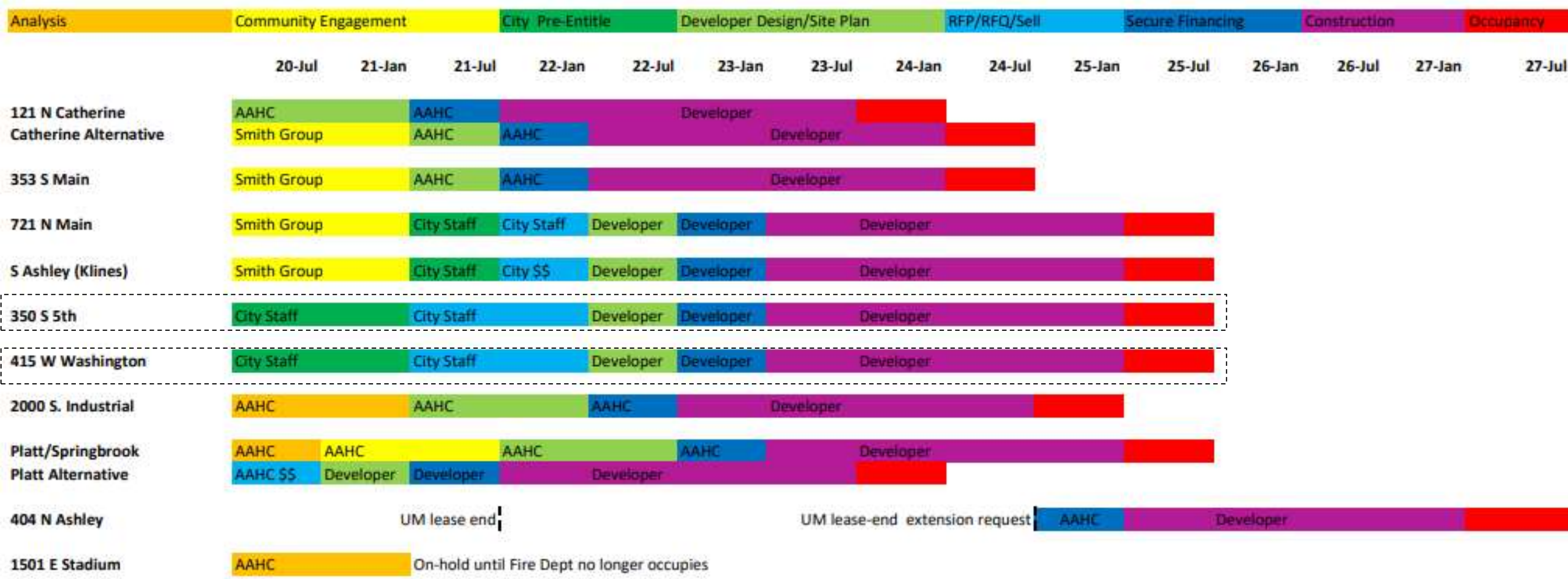
WORKSHOPS FOR REDEVELOPING  
350 S 5<sup>th</sup> (FORMER Y-LOT) +  
415 W WASHINGTON SUMMARY RESULTS

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# TODAY'S GOALS

- [www.community-engagement-annarbor.com](http://www.community-engagement-annarbor.com)
- What We've Heard
- Preferred Options
  - Former Y-Lot
  - 415 W Washington
- Next Steps

# CONTEXT/TIMELINE



# COMMUNITY WORKSHOPS

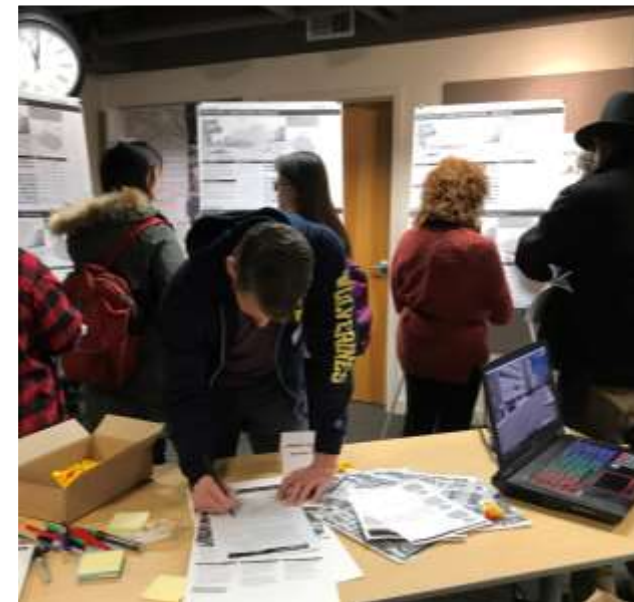
Website:

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

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

Hosted 20+ hours of workshops over 5 days across 4 locations in downtown Ann Arbor that attracted 135+ people.

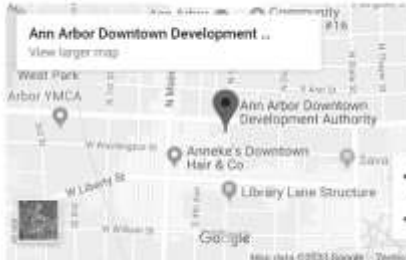
Workshops included daytime, evening at weekend sessions at the YMCA, Downtown Library, Circ Bar and DDA Offices December 5-9, 2019



**December 5, 2019**

**OPEN HOUSE**

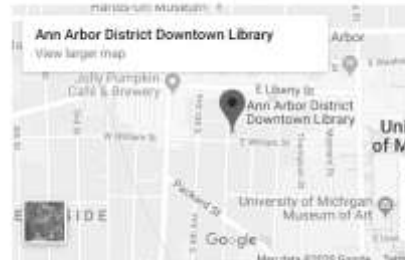
**Ann Arbor Downtown Dev. Authority**  
150 S 5th Ave #301  
Thursday from 5:00pm to 9:00pm



**December 6, 2019**

**OPEN HOUSE**

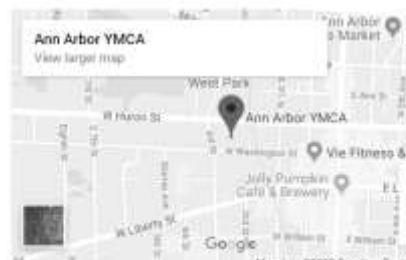
**Ann Arbor District Downtown Library**  
3rd Floor Freespace  
Friday from 12:00pm to 4:00pm



**December 7, 2019**

**OPEN HOUSE**


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



**December 8, 2019**

**OPEN HOUSE**

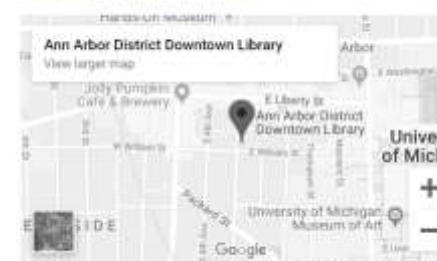
**The Circ Bar**  
210 S 1st Street  
Sunday from 12:00pm to 4:00pm



**December 9, 2019**

**OPEN HOUSE**

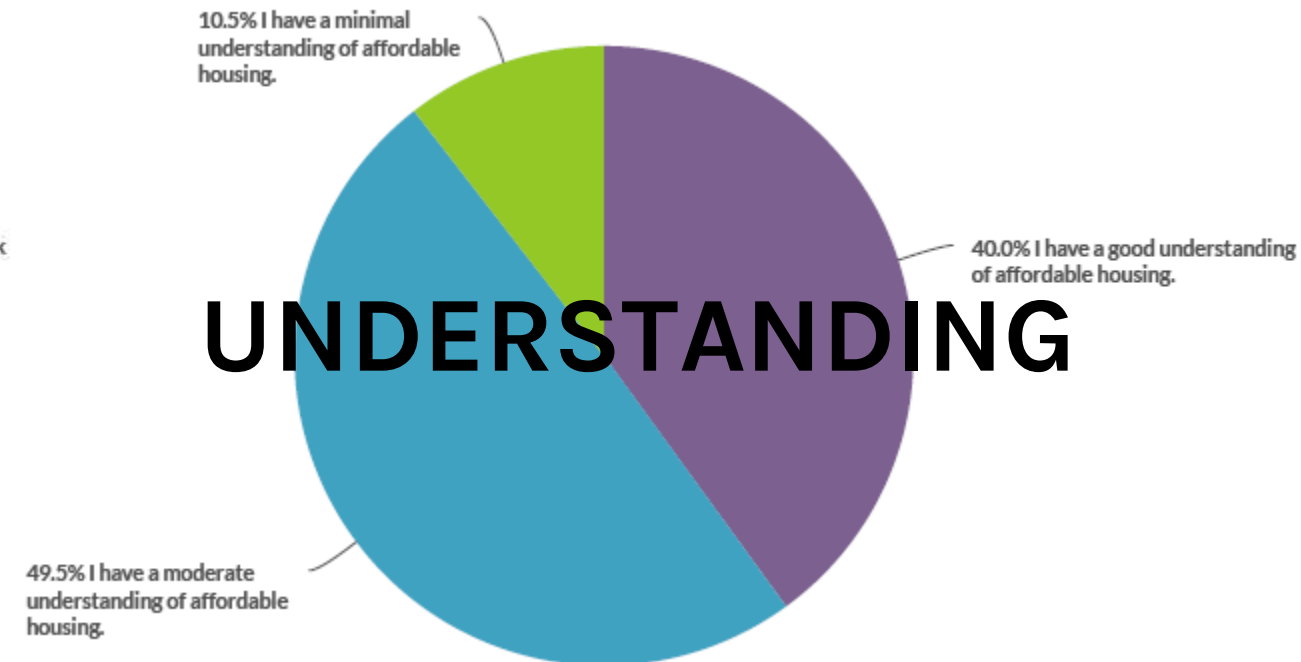
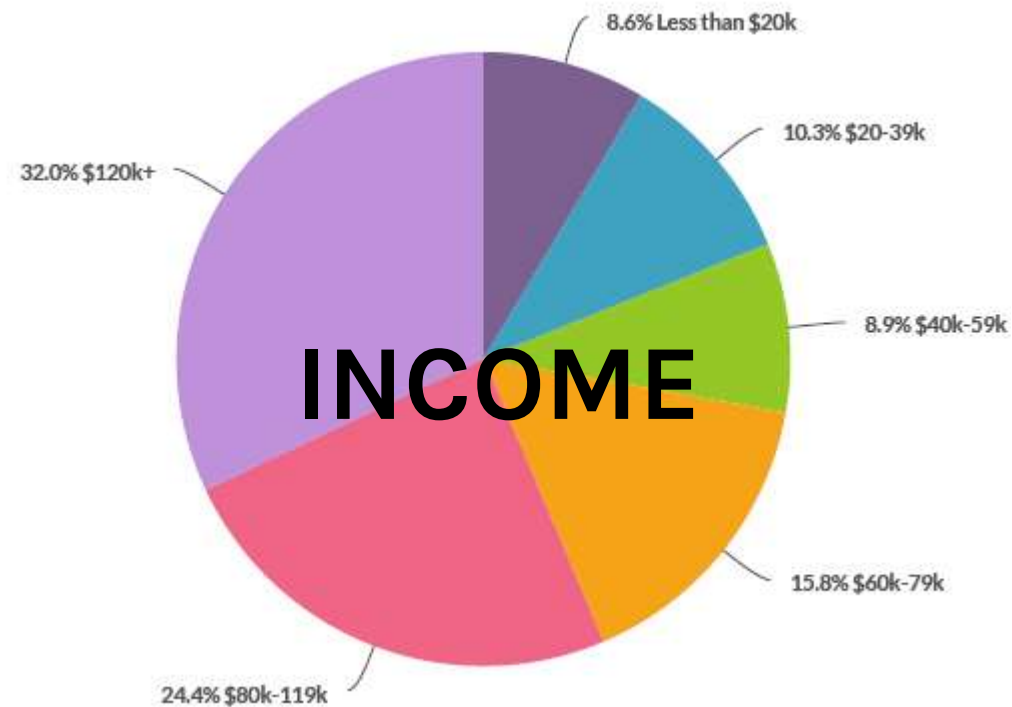
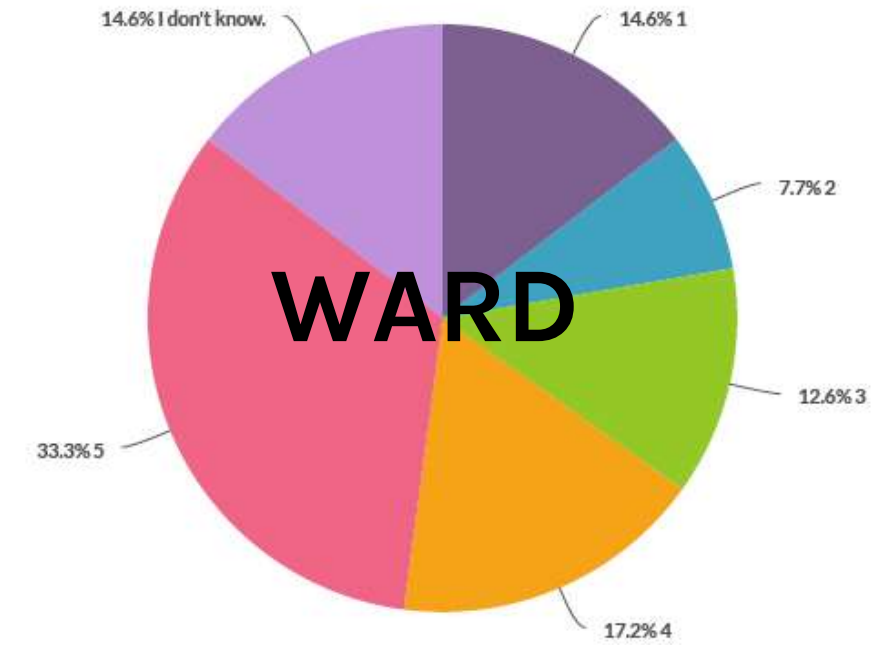
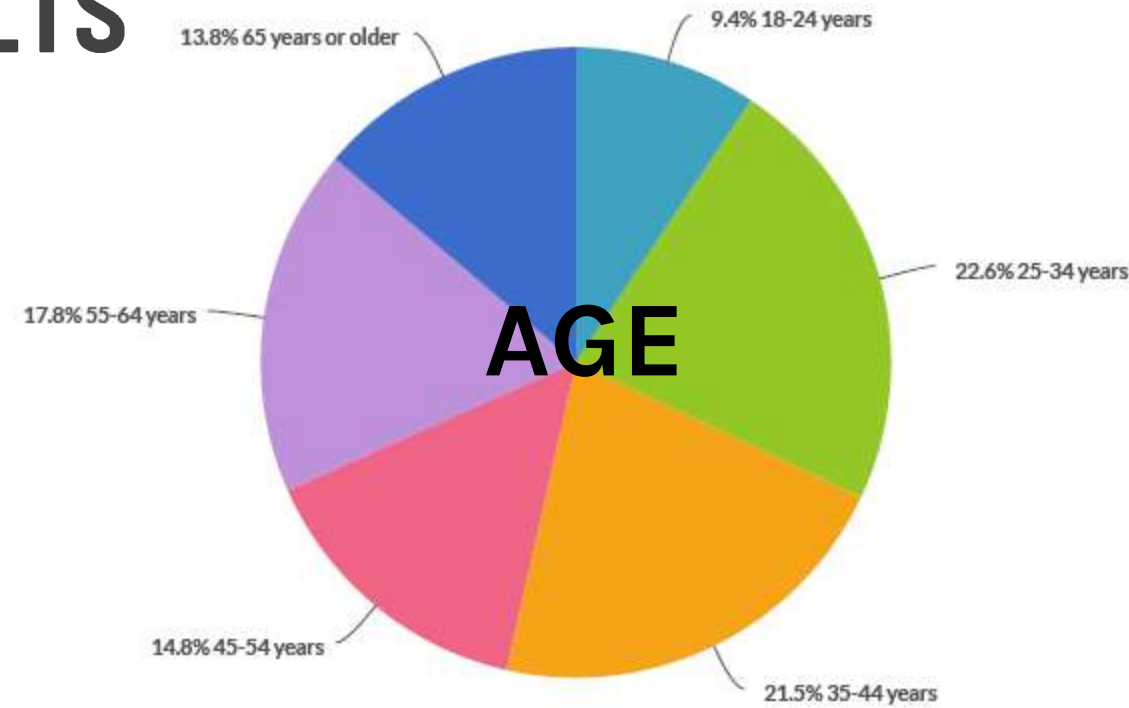
**Ann Arbor District Downtown Library**  
3rd Floor Freespace  
Monday from 9:00am to 1:00pm



# SURVEY RESULTS

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)



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**

	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

Ann Arbor City Council recently approved the redevelopment priorities for seven city-owned municipal properties. How would you rate each of these priorities?

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

Lowest Rank      Highest Rank










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**

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



The city is considering the following objectives for redeveloping the former Y-Lot. How would you rate each of these objectives?

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



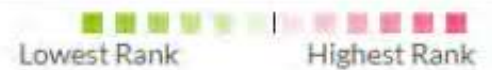
The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives on a scale of 1-5 (1 is not very important, 5 is very important)?

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

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

The city is considering the following objectives for redeveloping 415 W. Washington Street. How would you rate each of these objectives?

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





# Y-LOT OPTIONS + PREFERRED OPTION

# Y-LOT CRITERIA



## HOUSING USES

- \* Desire to restore a minimum of 100 affordable units.
- \* 80% of affordable units at 60% AMI (Area Median Income) and 20% of affordable units at 30% AMI or less.
- \* Housing unit types for rent are:
  - 25% studios (400 SF)
  - 65% 1-bedroom (600 SF)
  - 10% 2-bedroom (800 SF)

## TRANSPORTATION

- \* AAATA / The Ride would like to have an additional bay of bus staging on the back side of the transit center.
- \* All of the Y-Lot scenarios allow for this additional bay of bus staging.
- \* There is an opportunity to bridge over or reconstruct the transit center as an integrated part of the development project, and thus have a larger combined parcel area to utilize.

## PHYSICAL BUILDING

- \* Ground floor height is 15-feet.
- \* Upper floor heights are 10-feet.
- \* 400% Floor-Area-Ratio (FAR) allowed without any premiums. Maximum of 900% FAR with premiums for affordable housing.
- \* Building face on William requires an upper floor step back above the fourth floor.

## FINANCIAL

- \* Affordable housing projects are contingent on receiving federal and state resources, including:
  - Low Income Housing Tax Credits
  - Ann Arbor Affordable Housing Fund
  - Downtown Development Authority
  - Debt Financing
  - Developer Equity
- \* A portion of the project's financial revenue going to the city (i.e. property tax or leasable ground floor space) goes towards filling any funding "gaps" in the financial needs of the project.

## LOT / PARCEL CONFIGURATION

- \* In order to make the most out of affordable housing incentives, the project is split into two separate buildings / parcels, using either an east-west or north-south split.
- \* Each option handles this parcel split slightly differently.

## OTHER USES

- \* Integrating other public uses add significant complexity to the project are likely to compromise affordable housing capacity.
- \* Ground floor space uses are flexible, but it is assumed this would be leasable spaces for commercial, retail, or office type uses.
- \* Does not include any on-site parking per current zoning.



# Y-LOT: GENERAL FEEDBACK SUMMARY

- Overall willingness to maximize the building density in order to get the most affordable housing (Option 2B).
- Most were interested in building configurations that were oriented towards the William/5<sup>th</sup> Ave corner (i.e. Option 3B) and didn't have a large building/mass looming over the corner.
- Need to think about amount of affordable housing at or below 30% AMI can be provided on this project
- Re-building and/or building over Blake may add too much complexity

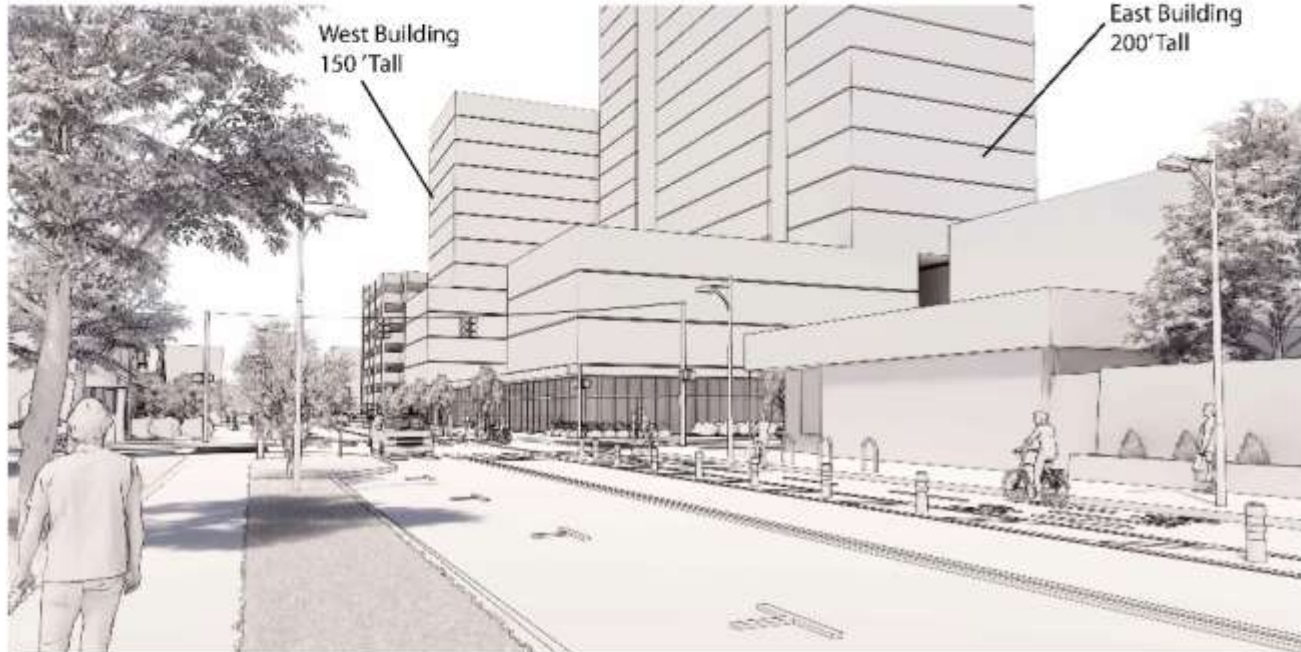


# Y-LOT PREFERRED OPTION

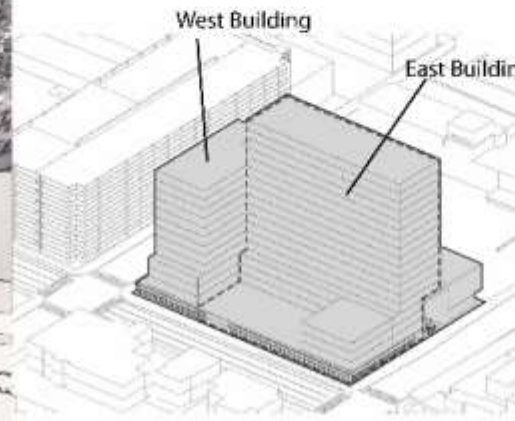
## OPTION 3B

## Y-LOT SITE

### 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.*



F  
E  
E  
D  
B  
A  
C  
K

#### 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

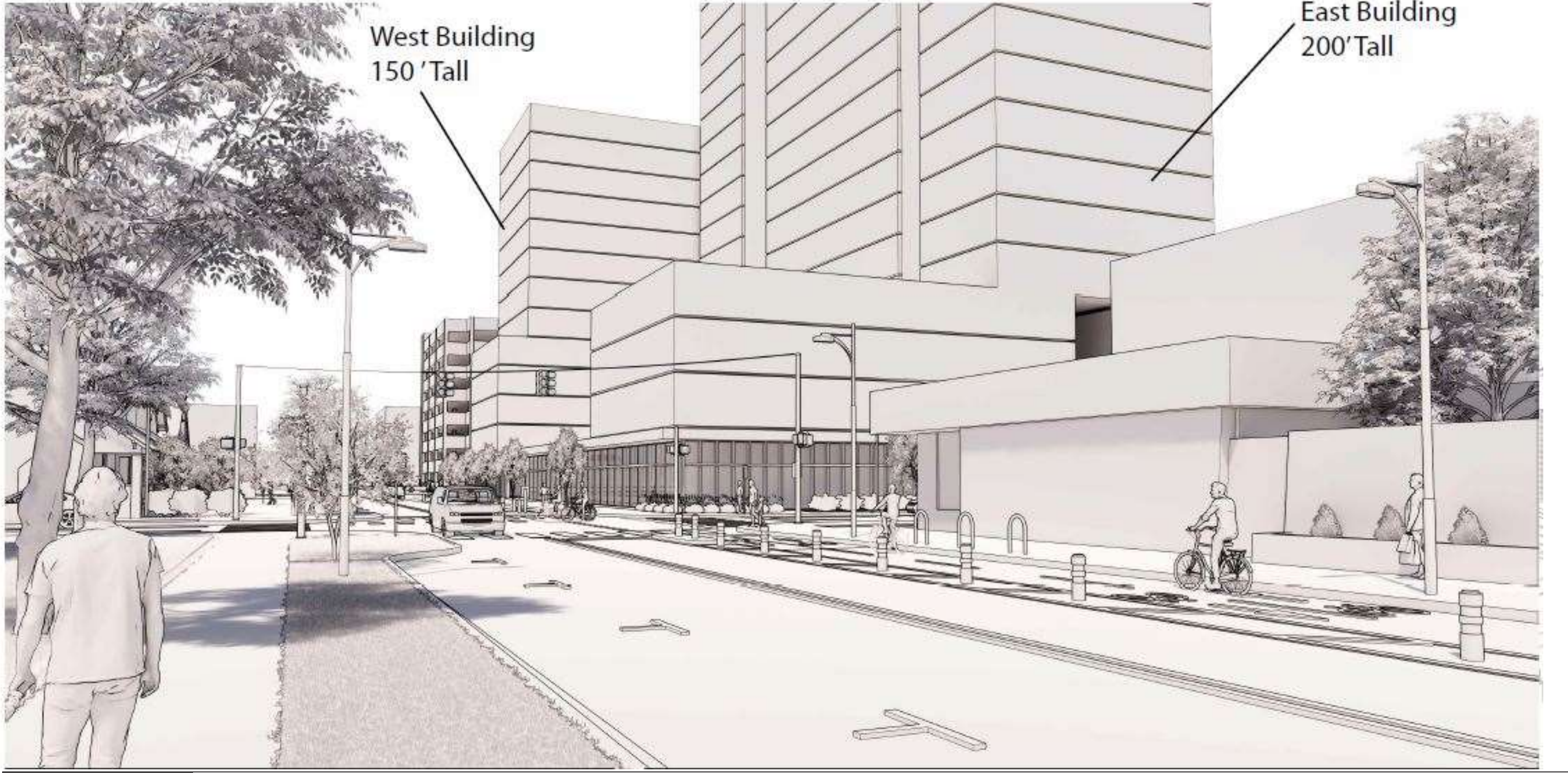
- \* Parcel split into an "east" and "west" building.
- \* Allows room for expanded transit, but doesn't utilize transit center parcel directly.
- \* Building height includes rooftop mechanicals (not visible from street level)
- \* Build to the by-right density of 900% FAR (given affordable housing density premiums)

#### TRADE-OFFS

	Min	Max	
Provide Affordable Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total housing units: <b>418 units</b>
Provide Market Rate Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# affordable units: <b>130 units (31%)</b>
			# market rate units: <b>288 units</b>
			<b>Building WEST EAST</b>
Density of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor-Area-Ratio: <b>744% 865%</b>
Height of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height Feet (floors): <b>150' (13) 200' (18)</b>
Scales down to William Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Larger tower but set back from William St
Potential active ground floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ground Floor GSF: <b>7,350 19,795</b>
Support expansion of transit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transit lane provided along north edge
Financial complexity/risk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total Development Cost: ~\$72 Million
Financial revenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential Tax Revenue: ~\$1.5 - 2 Million
			Ground Lease Revenue: ~\$0.5 - 1 Million



# Y-LOT PREFERRED OPTION



West Building  
150' Tall

East Building  
200' Tall



# 415 W. WASHINGTON OPTIONS + PREFERRED OPTION

# 415 W WASHINGTON OPTIONS



## 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.

## 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 Trail, which will pass through the site in an elevated manner.

## 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.

## FINANCIAL

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

## 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.

## OTHER USES

- \* Rare Chimney Swift 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 trail level.
- \* Parking varies across the options.

# 415 W WASHINGTON OPTIONS

## OPTION 1A MINIMAL FOOTPRINT

### 415 W. WASHINGTON SITE



**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.



F E E D B A C K

DESCRIPTION	TRADE-OFFS	Min	Max	
Meets RAC zoning, which limits height to 30'. New building towards rear of site provides residential units on an elevated platform level with parking below.	Provide Market Rate Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# market rate units: <b>32 units (1-bed)</b>
Constructs new elevated leasable commercial use building (office, maker spaces, studios, non-retail commercial) in footprint of old building on Washington.	Density of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor-Area-Ratio: <b>34%</b>
No drive connection to Liberty St provides more space for potential open space uses.	Height of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height Feet (floors): <b>30' (Parking + 2 floors)</b>
	Scaled to W. Washington St.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Similar to height of existing industrial building
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smaller buildings, residential scaled
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	~25,000 SF public space along Treeline + Liberty
	Treeline connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private elevated connection to residential level
	Non-residential uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6x leasable commercial spaces (1,800 SF each)
	Parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94 parking spaces
	Financial revenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total Development Cost: ~\$9 Million Potential Tax Revenue: ~\$0.2 - 0.3 Million

**ASSUMPTIONS**

- \* Ground floor must remain open and/or utilized as parking, given the floodplain and floodway restrictions.
- \* Chimney Sweep Chimney preserved.

## OPTION 2A STEPPED BUILDING

### 415 W. WASHINGTON SITE



**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	TRADE-OFFS	Min	Max	
D2 zoning, by-right 200% FAR. Given floodplain and height restrictions, only achieves 104% FAR.	Provide Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of housing units: <b>132 units (1-bed)</b>
Builds new multi-story mixed-use building on top of ground floor parking. Access drive along the west side of the property with Washington and Liberty St. Connection. Building steps down towards Washington Street.	Density of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor-Area-Ratio: <b>104%</b>
Opportunity for commercial uses opening onto the terrace / Treeline level.	Height of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height Feet (floors): <b>50' (Parking + 4 floors)</b>
	Scaled to W. Washington St.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Similar to height of existing industrial building
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Access drive around the back provides setback
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	~18,200 SF public/private open space
	Treeline connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevated connection to raised deck open space
	Non-residential uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4x leasable commercial spaces, 8,300 SF office, 3,800 SF retail
	Parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	159 parking spaces
	Financial revenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total Development Cost: ~\$34 Million Potential Tax Revenue: ~\$0.9 - 1 Million

**ASSUMPTIONS**

- \* Ground floor must remain open and/or utilized as parking, given the floodplain and floodway restrictions.
- \* Chimney Sweep Chimney preserved.

F E E D B A C K

## OPTION 2B FULL BUILDOUT

### 415 W. WASHINGTON SITE



**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.



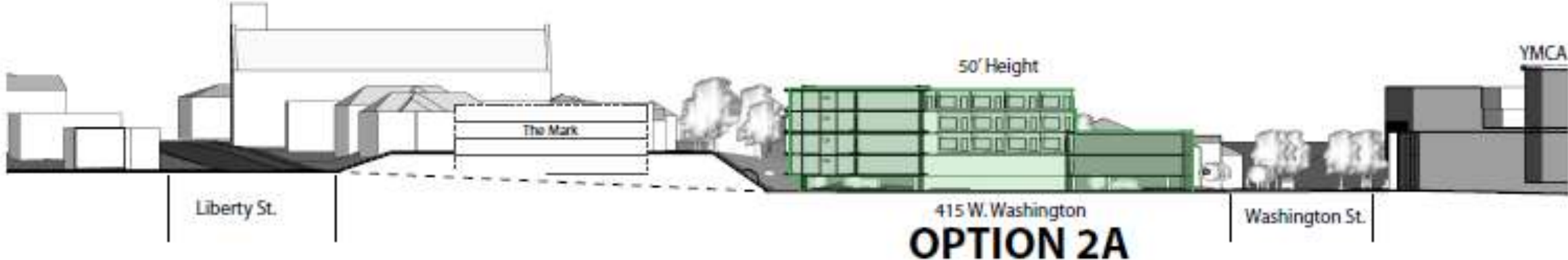
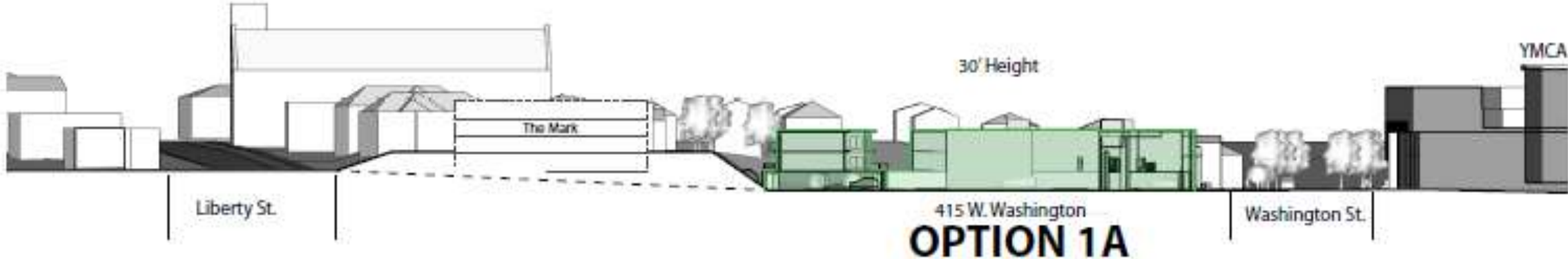
DESCRIPTION	TRADE-OFFS	Min	Max	
D2 zoning, by-right up to 200% FAR. Reflects the largest building option given floodplain limits and height restrictions, which reaches 160% FAR.	Provide Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of housing units: <b>210 units (1-bed)</b>
Building building step back on Washington St, but height is only slightly above YMCA frontage height.	Density of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor-Area-Ratio: <b>160%</b>
	Height of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height Feet (floors): <b>60' (Parking + 5 floors)</b>
	Scaled to W. Washington St.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Taller than existing, similar to YMCA height
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Access drive around the back provides setback
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	~18,200 SF public/private open space
	Treeline connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevated connection to raised deck open space
	Non-residential uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4x leasable commercial spaces, 8,300 SF office, 3,800 SF retail
	Parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	159 parking spaces
	Financial revenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total Development Cost: ~\$58 Million Potential Tax Revenue: ~\$1 Million

**ASSUMPTIONS**

- \* Ground floor must remain open and/or utilized as parking, given the floodplain and floodway restrictions.
- \* Chimney Sweep Chimney preserved.

F E E D B A C K

# 415 W WASHINGTON OPTIONS



# 415 W WASHINGTON FEEDBACK SUMMARY

- Explore the Treeline trail returning to grade north of Washington, using an on grade mid-block crossing,
- Maintain a full width band through the site for the Treeline. No road connection to Liberty. Trail surface double as emergency access.
- In general, supportive of 2A and 2B options. More favor for 2B that maximizes housing potential.



# 415 W WASHINGTON



# 415 W WASHINGTON





# 415 W WASHINGTON PREFERRED OPTION



Zoning Recommendation: D2

Total SF 148,330

Floor-Area-Ratio: 133%

Total # of Units: 173

# of Affordable Units <60% AMI: TBD

Commercial/Flex: 9,900 SF

Total Development Cost: ~\$49 Million

Potential Annual Tax Revenue: ~\$1.1 Million

Annual Ground Lease Revenue: ~ \$0.5 - 1 Million

Appraised Value: \$5.5 Million

# 415 W WASHINGTON PREFERRED OPTION



# 415 W WASHINGTON—LOOKING SOUTH [EXISTING]



# 415 W WASHINGTON—LOOKING SOUTH



# 415 W WASHINGTON—LOOKING EAST [EXISTING]



# 415 W WASHINGTON—LOOKING EAST



# 415 W WASHINGTON—LOOKING WEST [EXISTING]



# 415 W WASHINGTON—LOOKING WEST





A workshop in progress. On the left, a man in a plaid shirt stands behind a table, gesturing towards a woman. In the center, a large white text box contains the title and subtitle. On the right, a man in a maroon hoodie stands next to several display boards on tripods, which show architectural plans and maps. The room has a high ceiling with exposed wooden beams and a brick wall in the background.

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WORKSHOPS FOR REDEVELOPING  
350 S 5<sup>th</sup> (FORMER Y-LOT) +  
415 W WASHINGTON SUMMARY RESULTS

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