

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 1, 2019

**SUBJECT: 212 S. State Street Site Plan for City Council Approval
Project No. SP19-013**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 212 S. State Street Site Plan and Development Agreement, subject to shared access easements for Solid Waste pick-up prior to issuance of any permits.

STAFF RECOMMENDATION

Staff recommends that the site plan and development agreement be **approved**, because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the north side of East Liberty Street west of S. State Street and is in the Downtown Development Authority district. The building is proposed to be constructed at the rear portion of the lot Sava's restaurant is located on.

DESCRIPTION OF PETITION

The petitioner seeks approval to construct a 6-story, 14,516-square foot residential building for a gross floor area total of 28,172-square feet, which includes the existing Sava's restaurant and office space on site. No vehicular parking is required nor proposed as part of this development. The required enclosed bicycle parking spaces are proposed to be located in the adjacent 616 E. Washington development.

Existing Conditions – The subject site has 8,854 square feet (0.2 acre) and is zoned D1 (Downtown Core base district) and State Street character overlay district and has a Primary street frontage designation. There are no natural features on this site.

Proposed Development – A 6-story, mid-rise building containing 19 residential units ranging in size from studios to 2 bedrooms. Residential use floor area premiums are not permitted as this site is located in the State Street Historic District (AA Historic District Staff report attached).

This mid-rise, six-story building has a minimum two-story base and has primary frontage overlay in the D1 district. This proposed building is setback from both S. State St and E. Liberty St. and does not require meeting a two or three-story streetwall height.

In the petitioner's words, "The project proposes a new mixed-use building that incorporates new restrooms for the Michigan Theater on the first floor along with the main entry lobby for the resi-

dences above. The building will be freestanding and abut the Michigan Theater on the west property line and a new, proposed mixed-use building on the north property line which is a companion project to this project. We propose to activate the existing, pedestrian mid-block connection south of the site with new paving, public art, decorative lighting and a connection to a new mid-block pedestrian walkway on our site linked to the proposed building to the north. This will bring pedestrians back onto the western portion of the site.”

Bicycle parking for this site will be accommodated with a dedicated 226-space Class A bike room is proposed at the lower level of the adjacent building at 616 E. Washington St.

Storm water management for the 100-year storm volume of the site will be provided in underground storage tanks on the proposed adjacent development located at 616 E. Washington.

Public transit routes serve this block of S. State and East Washington Street. The estimated construction cost is \$5,000,000.00.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential & UM	D1 (Downtown Core) base, State St. overlay, PL (Public Land)
EAST	Mixed-uses	D1 (Downtown Core) base, State St. overlay
SOUTH	Restaurant, Office, Movie Theater	D1 base, State St. overlay
WEST	Movie Theater	D1 base, State St. overlay

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Lot Area	8,854 sq ft	8,854 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	101% (8,976 sq ft)	316% (28,172 sq ft)	400% MAX normal (35,416 sq ft MAX)*
Character Overlay District	S. State Street	S. State Street	S. State Street
Streetwall Height	2 stories	2 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	None	None	None
Building Height	20 feet (2 stories)	73.6 ft (6 stories)	180 feet MAX
Diagonal	N/A	N/A	N/A
Massing Articulation	Not applicable	Not applicable	None
Side, Rear Setbacks	N/A	N/A	N/A

Building Frontages	Primary Street	Primary Street	Primary Street
S. State Street	0 ft	0 ft	0 ft MIN, 1 ft MAX
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	0 spaces	0 spaces	Parking Exempt
Parking – Bicycles	None	5 Class A spaces 2 Class C spaces (located in the adjacent 616 E. Washington building)	5 Class A spaces MIN 2 Class C spaces MIN

*Premiums not allowed in Historic District

HISTORIC DISTRICT REVIEW

The proposed 6-story building was presented at the March 19, 2019 Historic District Meeting and approved. The proposed building is landlocked in the center of a block, with contributing historic structures on three sides (fronting S State and E Liberty). The properties to the north along East Washington are not protected by a local historic district and are planned to be redeveloped in a separate petition to City Council. The footprint of the proposed building is where a single-story building stood for at least 100 years.

Design Review Board was not required as this petition is located in the S. State Historic District and reviewed and approved by the HDC.

CITIZEN PARTICIPATION MEETING

The petitioner held a meeting for interested citizens on February 19, 2019. Invitations were sent to all residents and property owners within 1,000 feet of the site as well as all subscribers to the GovDelivery planning update service. The full report provided by the petitioner is attached. In general, the discussion at the meeting concerned describing the proposed development and clarifying questions.

HISTORY

The site was rezoned as part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009.

PLANNING BACKGROUND

The *Downtown Plan* is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, and providing a viable economy, a “green” and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the *Plan* as well as encouraging a diversity of new downtown housing opportunities and expansion of the downtown resident population to strengthen

downtown's role as an urban neighborhood, continuing to seek a range of age groups and income levels in the downtown.

SERVICE UNIT COMMENTS

Engineering - As the project proposes a new domestic service connection and fire service connection, the applicant must submit a backflow prevention and metering arrangement drawing for the City to review and approve prior to the start of construction. Approval of site or construction plans by the City does not relieve the applicant of complying with City standards on backflow prevention and metering. It is the responsibility of the applicant to submit appropriate plans to the City for review when available, and no later than the start of construction.

The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 11 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternatively, a payment in lieu of performing actual flow removal may be made.

Parks – In lieu of available land for public parkland dedication, contributions may be made to improve surrounding area parks such as Liberty Plaza, Sculpture Plaza, the Farmer's Market, North Main Park, Wheeler Park, South University Park, Douglas Park, or Cray Park. The formula for your proposed development would be:

19 dwelling units x .0125 acres (the amount desired to keep pace with existing parkland density) x \$50,000/acre (the average cost for parkland/acre) = \$11,875

Solid Waste – For final approval to be granted, a signed easement agreement with the neighboring 212 S State Street (Parcel # to be determined), Sava's 212 S State Street (09-09-29- 108-038), University of Michigan Graham Sustainability Institute 214 South State Street (09-90- 00-080-896), Starbucks 222 S State (09-90-00-074-099), Salads Up 611 E Liberty Street (09-90- 00-080-708), Cabiro Properties 619 E Liberty Street (09-90-00-077-353) and Cerca Trova. This allows the existing surrounding businesses to continue using shared solid waste and recycling facilities and to continue access off E. Liberty Street.

Prepared by Chris Cheng
Reviewed by Brett Lenart
9/26/19

Attachments: [Zoning Map](#)
[Aerial Photo](#)
[Site Plan](#)
[Elevations](#)
[3/11/19 AA Historic District Staff Report](#)
[Citizen Participation Report](#)
[9/26/2019 Draft Development Agreement](#)

c: Petitioner: Cerca Trova, LLC
3910 Telegraph Rd., Ste 201
Bloomfield Hills, MI 48302
Attn: Howard Frehsee

Petitioner's Agent: J.B. Moore & Associates
4844 Jackson Rd, Suite 150
Ann Arbor, MI 48103
Attn: Brad Moore

Systems Planning
Project No. SP19-013