



**Open House West Arbor – Ribbon Running**

# AAHC UPDATES

## 01

### **Redevelopment of City-Owned Properties**

- *Community Engagement:* 309 S. Ashley, 353 S. Main, 121 E. Catherine, 721 N. Main (123 W Summit)
- *Pre-Entitlement:* 350 S 5<sup>th</sup>, 415 W. Washington
- *Design:* 2000 S. Industrial, 1510 E. Stadium
- *RFP Community Engagement & Development:* Platt and Springbrook
- *On Hold:* 404 N. Ashley

## 02

### **Swift Lane Near Completion**

## 03

### **Other Initiatives**

- Lurie Terrace Acquisition
- CARES Act Program Funding
- RFP for Project-Based Vouchers

**AFFORDABLE HOUSING  
PUBLIC ENGAGEMENT  
4 ADDITIONAL DOWNTOWN SITES**



# DOWNTOWN AFFORDABLE HOUSING SITES

## ■ WINTER-SPRING 2019 (Complete)

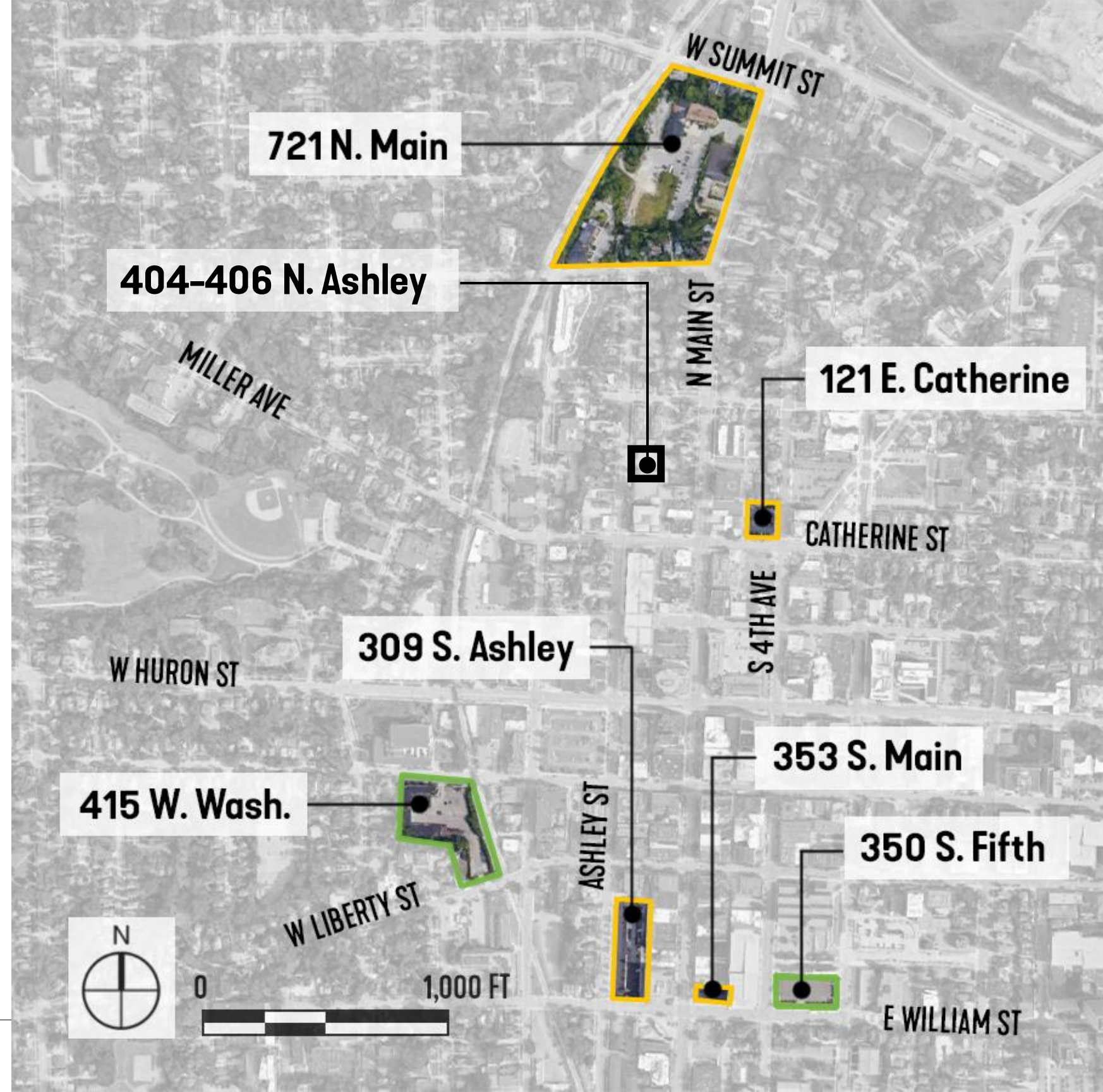
1. 350 S. Fifth (Former Y Lot)
2. 415 W. Wash

## ■ FALL 2020 (Active)

3. 121 E. Catherine (4<sup>th</sup> & Catherine)
4. 353 S. Main (Main & William)
5. 721 N. Main
6. 309 S. Ashley (Kline's Lot)

## ■ FUTURE

7. 404-406 N. Ashley



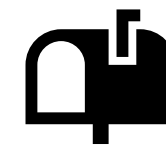
# PUBLIC ENGAGEMENT: PHASE 2

## ENGAGEMENT OVERVIEW

- 11+ weeks of engagement planned for Fall/Winter 2020
- Updated project website
- Online survey (mobile friendly)
- Porch chat
- Focus group meetings
- Board meetings
- Live Virtual Engagement Sessions using QiqoChat



Emailed to city's Neighborhood Association list



Mailed 6,000 flyers to adjacent properties

**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.

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.surveymonkey.com/s/5805923/Housing-Affordability-Community-Survey-Fall-2020](http://www.surveymonkey.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

**SURVEY CLOSES**  
Monday, December 14, 2020

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

**FULL DETAILS ON THE WEBSITE**

Map labels: 721 N. Main, 121 E. Catherine, 309 S. Ashley, 353 S. Main, W SUMMIT ST, W HURON ST, W LIBERTY ST, MILLER AVE, CATHERINE ST, S 4TH AVE, E WILLIAM ST.



# PROCESS/SCHEDULE

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.surveygizmo.com/s3/5805923/Housing-Affordability-Community-Survey-Fall-2020](http://www.surveygizmo.com/s3/5805923/Housing-Affordability-Community-Survey-Fall-2020)



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ON THE  
WEBSITE



### SURVEY CLOSES

Monday, December 14, 2020



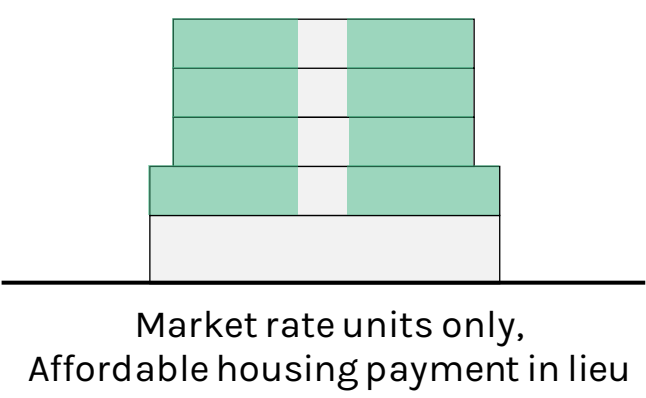
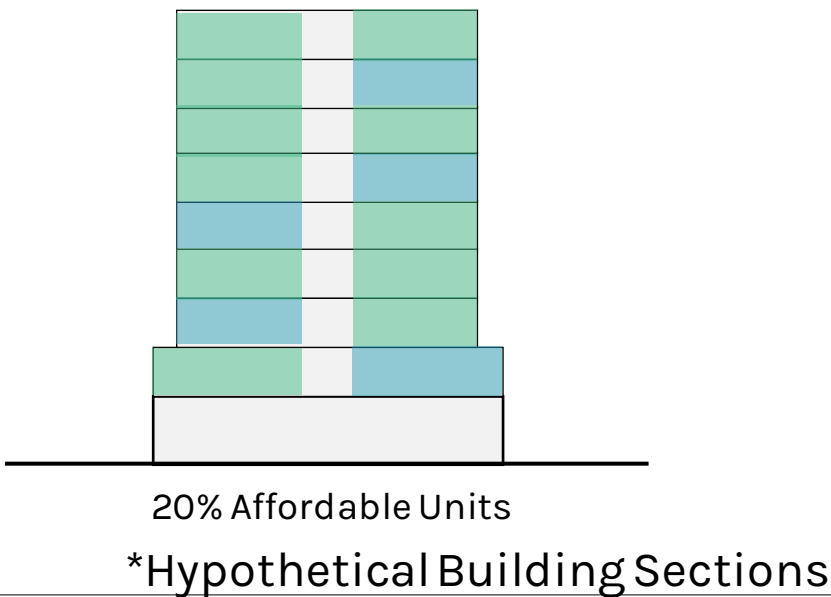
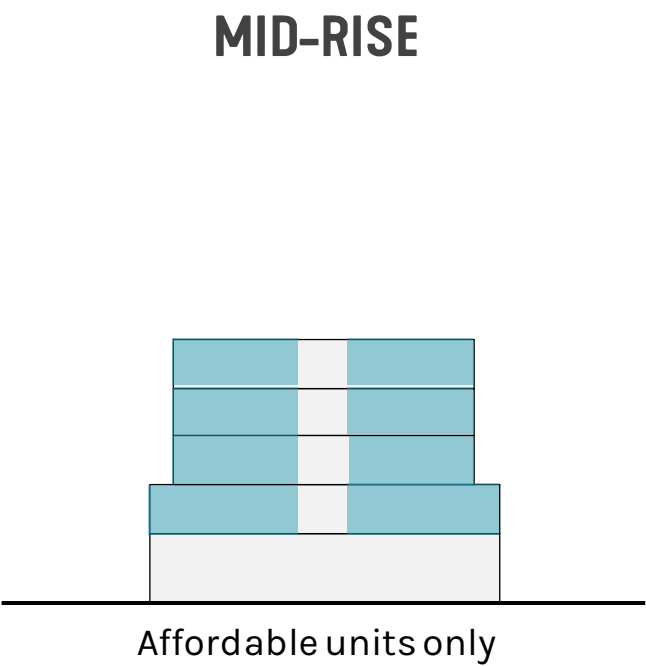
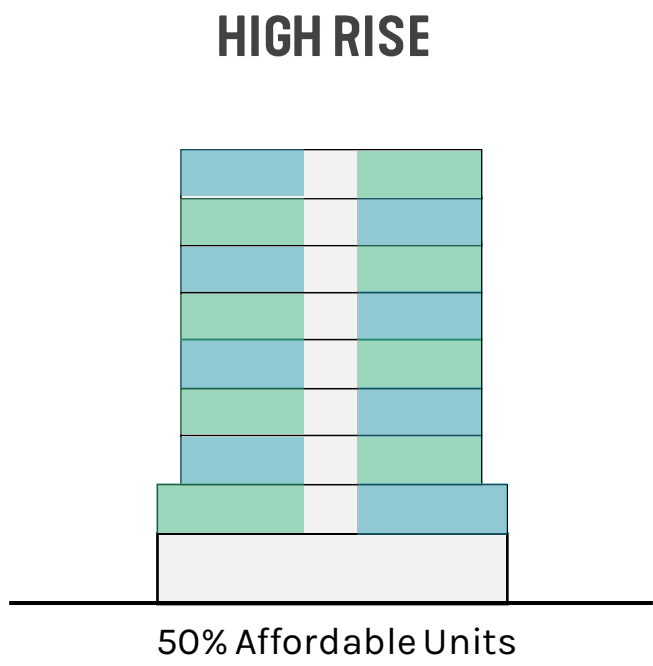
### FINAL REPORT OUT

December 2020

Date and time to be determined

# BUILDING HEIGHT & AFFORDABILITY CONSIDERATIONS FOR EACH SITE

- Building height and density has an effect on the amount of affordable units possible.
- 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.

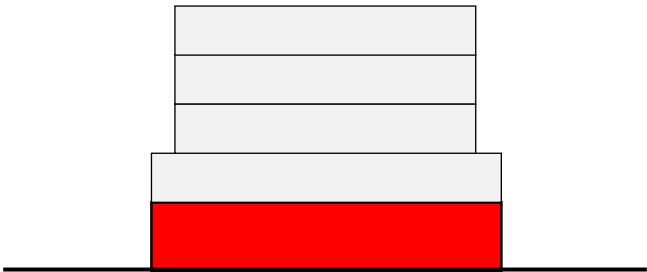




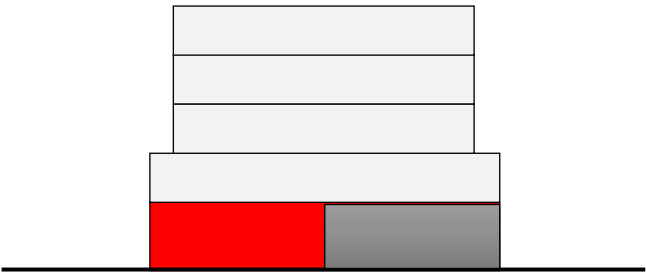
# GROUND FLOOR STRATEGIES FOR EACH SITE

- There are different ways of treating the ground floor

COMMERCIAL



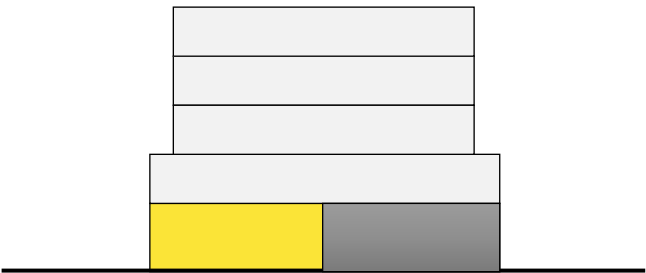
COMMERCIAL + PARKING






PARKING



RESIDENTIAL + PARKING



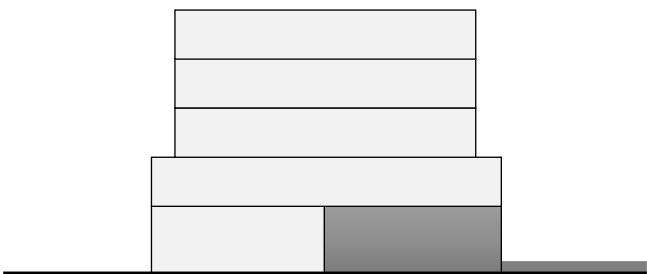
-  Parking
-  Commercial
-  Residential

\*Hypothetical Building Sections

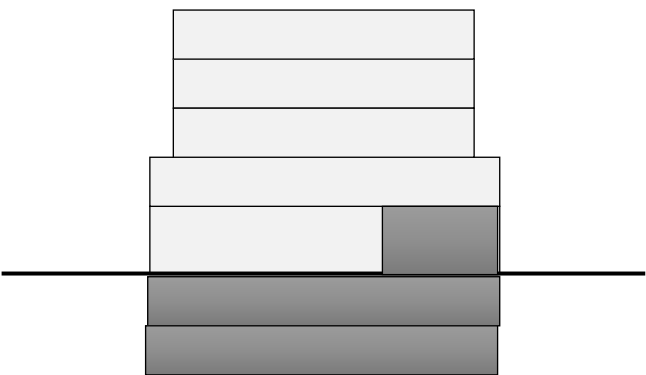
# PARKING CONSIDERATIONS FOR EACH SITE

- There are different ways of handling parking

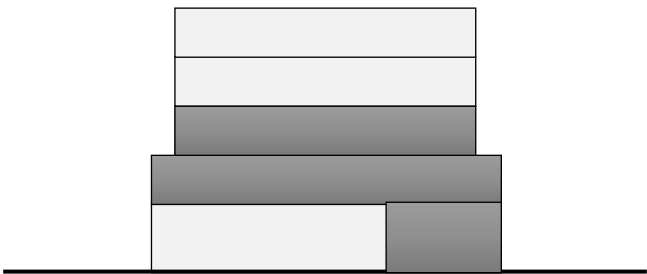
ON-SITE, AT GRADE / SURFACE



ON-SITE, BELOW GRADE



ON-SITE, ABOVE GRADE



OFF-SITE



 Parking

\*Hypothetical Building Sections





# 121 E. CATHERINE

## FOURTH & CATHERINE PARKING LOT

# 121 E CATHERINE

## EXISTING CONDITIONS & CONTEXT

### ZONING REQUIREMENTS

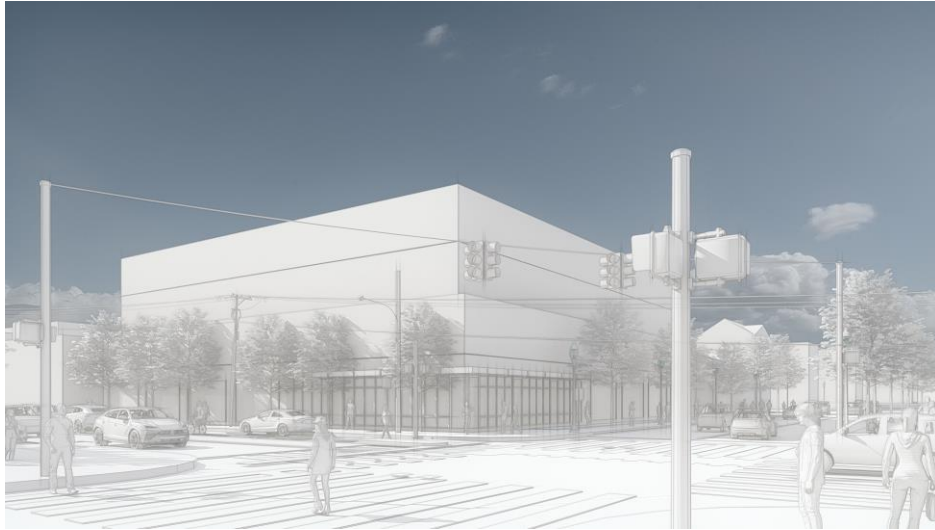
- Zoning District: D2 (Medium Density)
- Character Overlay District: Kerrytown
- Lot Area: 16,368 SF
- Floor Area Ratio (FAR): 200% or 400% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 60' or 69' w/ Planned Project Affordable Housing Premium
- Streetwall: 3 stories (max.) or 2 stories (min.)





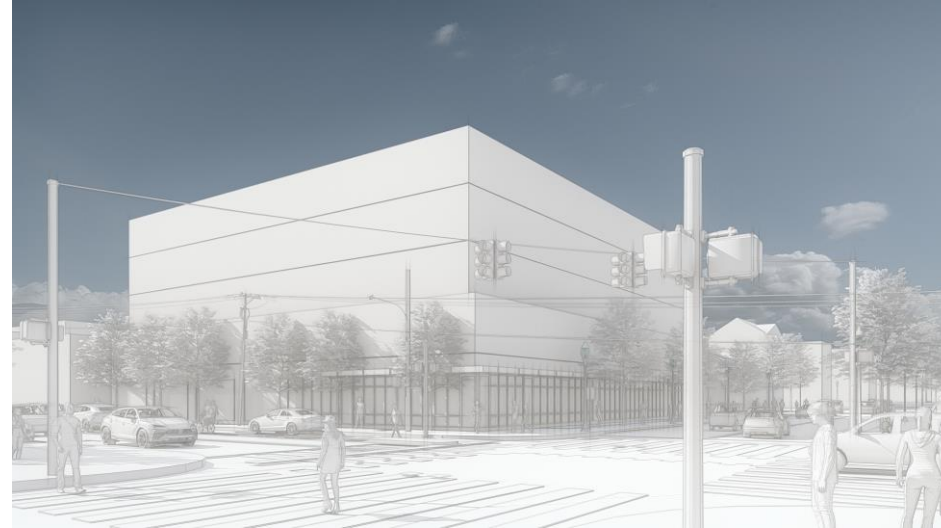
# 121 E CATHERINE

## MASSING OPTIONS



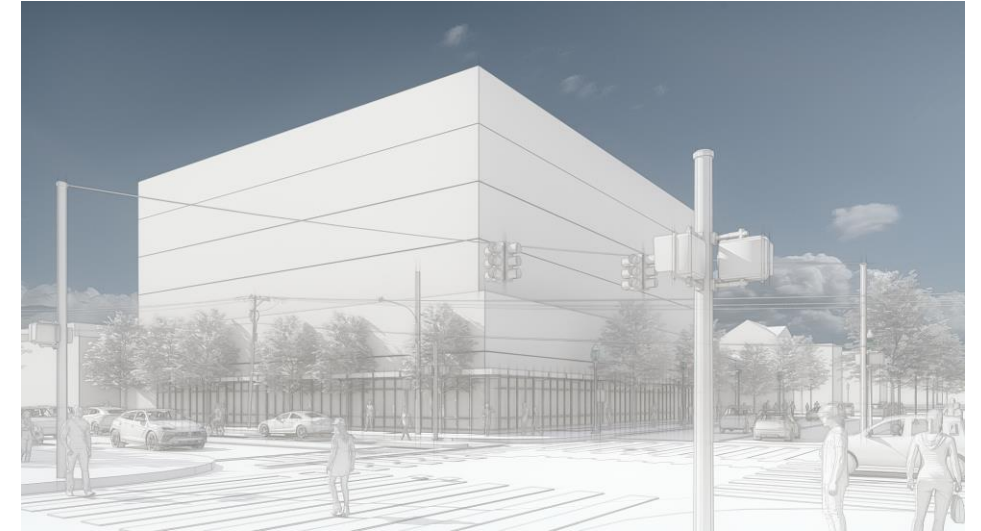
### OPTION 1: 4-STORY

- +/- 50-60 units
- FAR: 239%



### OPTION 2: 5-STORY

- +/- 70-80 units
- FAR: 309%



### OPTION 3: 6-STORY

- +/- 85-95 units
- FAR: 400%

\*All options can accommodate an active ground floor and/or on-site parking

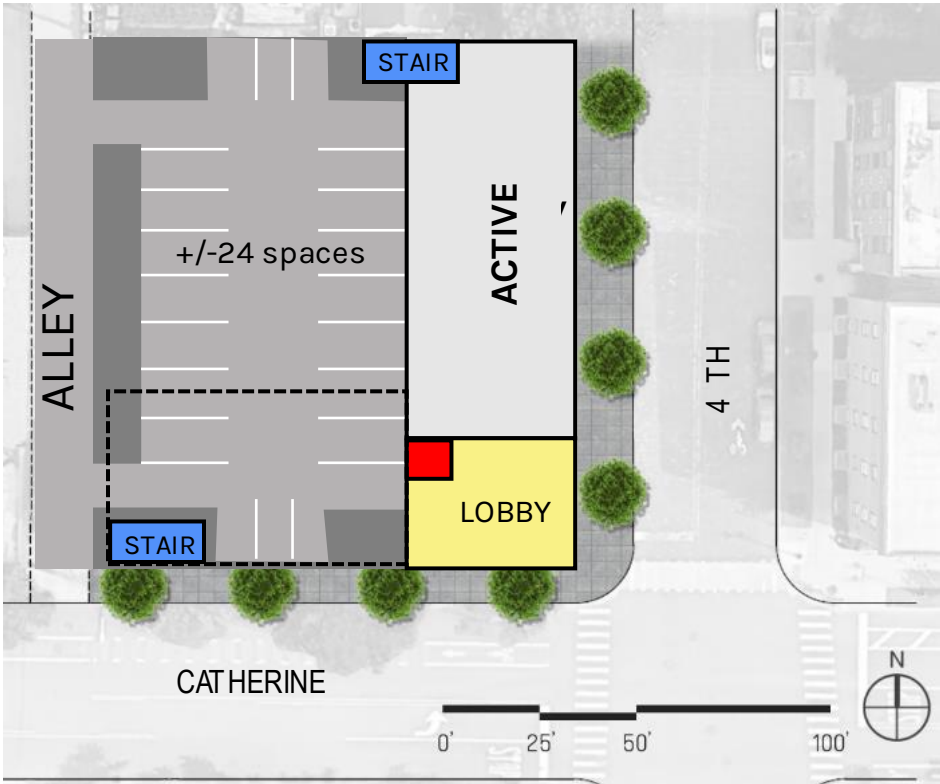
# 121 E CATHERINE

## PARKING OPTIONS



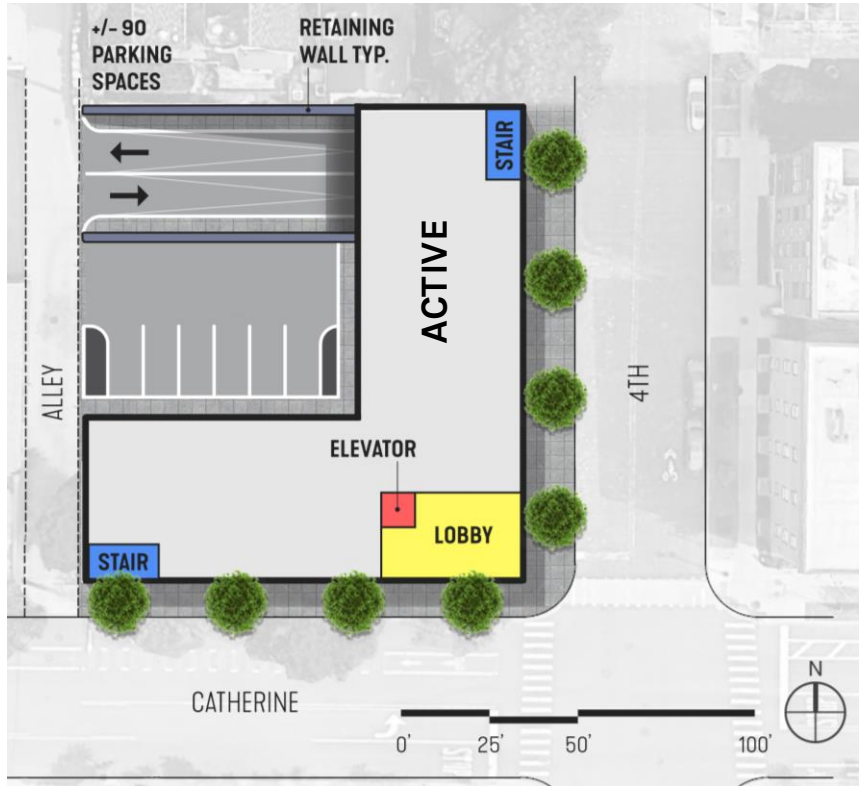
### OPTION 1:

- Commercial/retail: No
- Maximizes surface parking (~40 spaces)



### OPTION 2:

- Commercial/retail: Partial
- Retains some surface parking (~ 24 spaces)



### OPTION 3: 6-STORY

- Commercial/retail: Yes
- Assumes underground parking (~90 spaces, parking alone ~\$8 Million)



# 353 S. MAIN

## MAIN & WILLIAM PARKING LOT

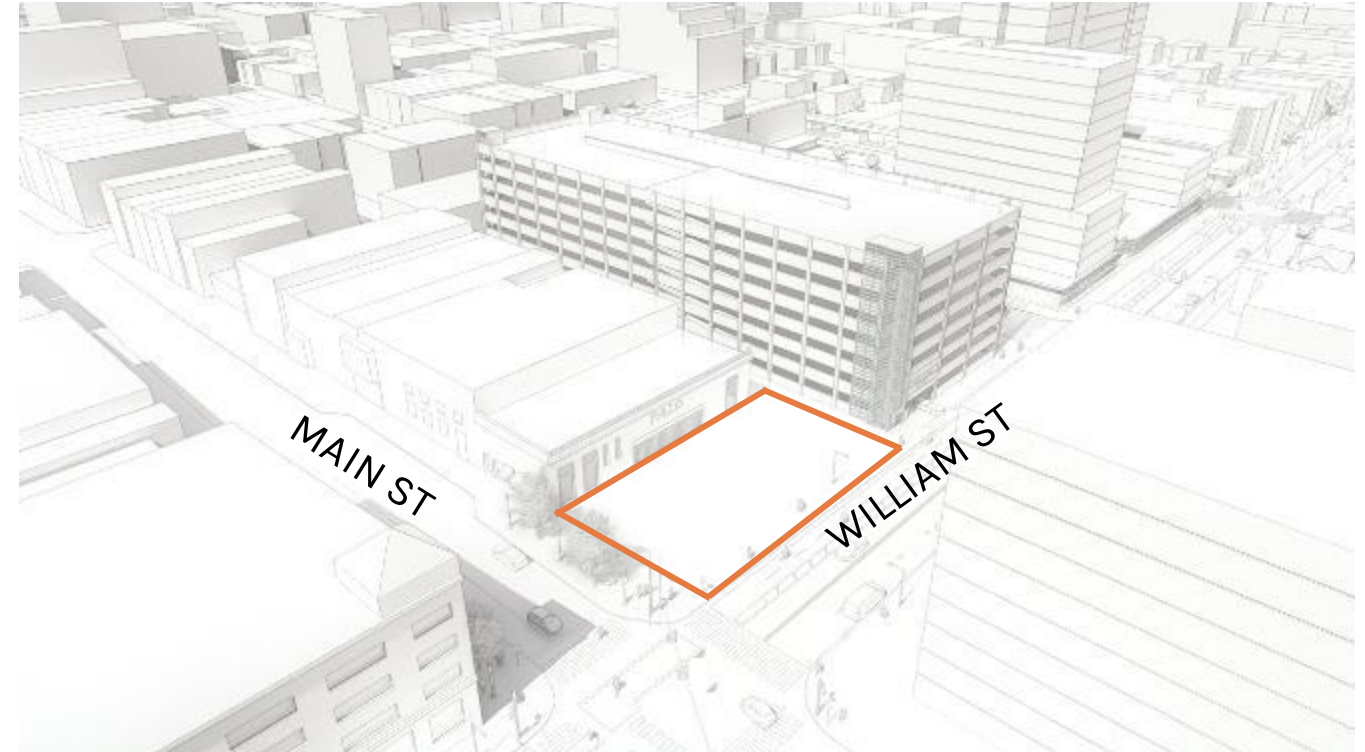


# 353 S MAIN

## EXISTING CONDITIONS & CONTEXT

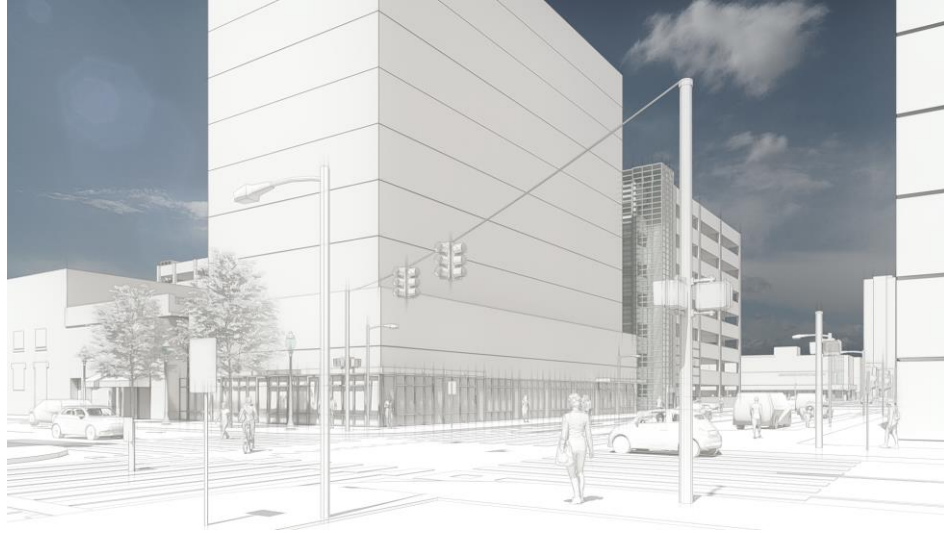
### ZONING REQUIREMENTS

- Zoning District: D1 (High Density)
- Character Overlay District: Main St
- Lot Area: 7,068 SF
- Max. FAR: 700% or 900% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 180'
- Streetwall: 4 stories (max.) or 2 stories (min.) w/ 5' offset @ top of streetwall



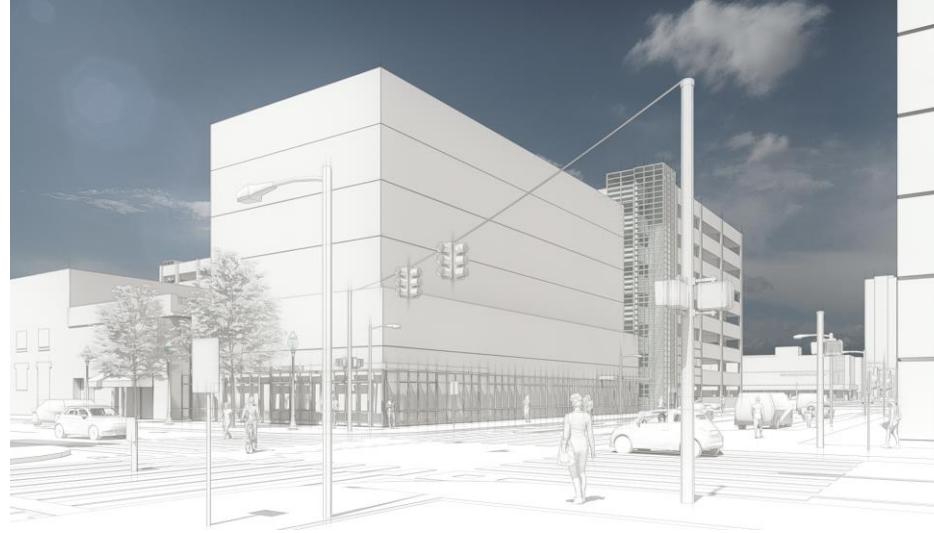
# 353 S MAIN

## MASSING OPTIONS



### OPTION 1: 10-STORY

- Steel frame, concrete podium
- +/- 90 units
- FAR: ~900%



### OPTION 2: 6-STORY

- Stick-built, concrete podium
- +/- 50 units
- FAR: ~550%

\*Both options provide for an active ground floor on Main & William and off-site parking



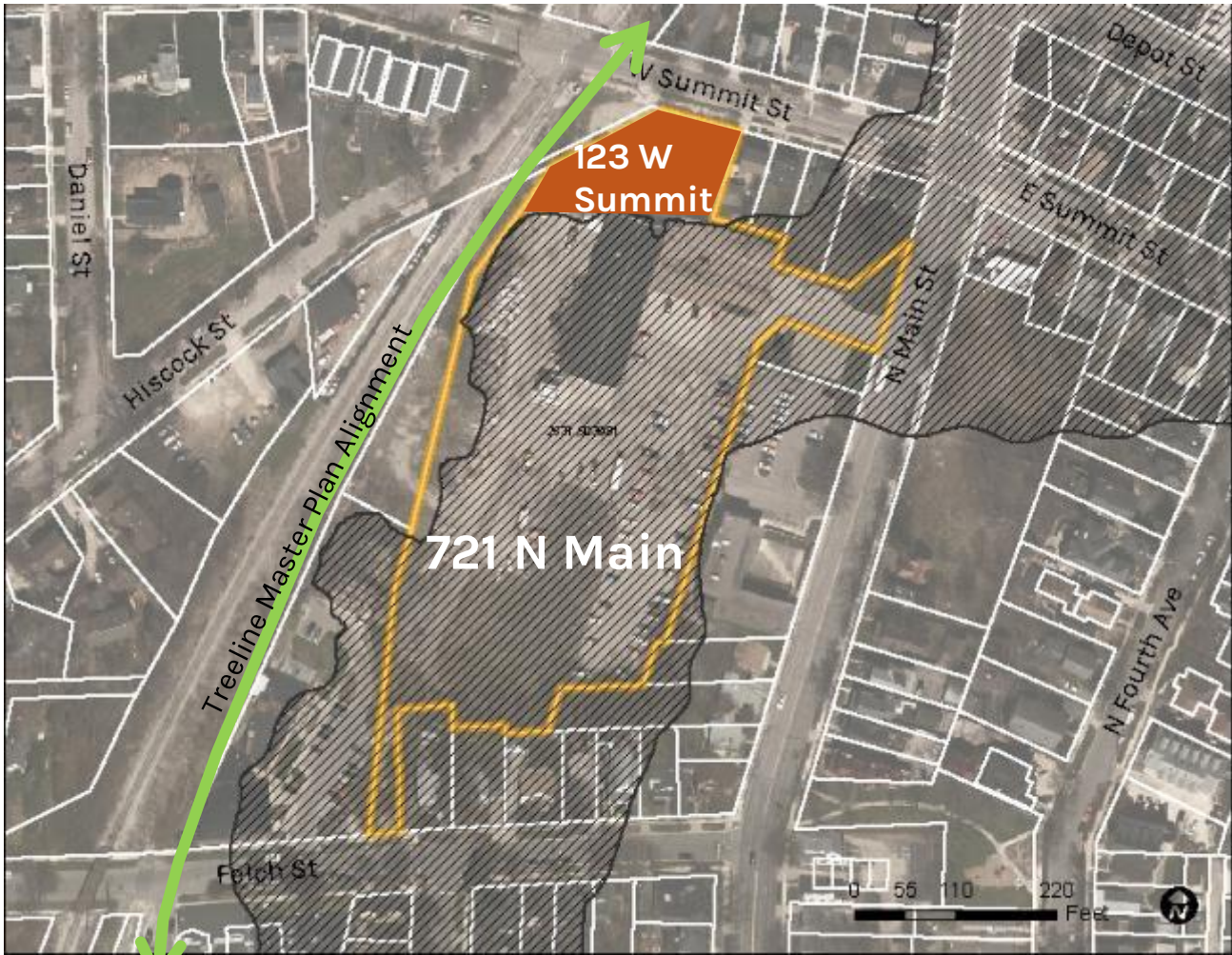
**721 N. MAIN**




**NOW KNOWN AS 123 W. SUMMIT**



# 123 W SUMMIT

## CONTEXT



-  Floodway and Floodplain
-  721 North Main
-  Potential Developable Parcel





# 123 W SUMMIT

## MASSING OPTIONS



### OPTION 1: APARTMENTS

- 3 stories, 35'
- # of Units: 14



### OPTION 2: APARTMENTS

- 3 stories, 35'
- # of Units: 19



### OPTION 3: TOWNHOMES

- 2 stories, 25'
- # of Units: 7

\*All options provide for walk-up units along Summit and on-site surface parking



# 309 S. ASHLEY

## ASHLEY & WILLIAM PARKING LOT



# 309 S ASHLEY

## EXISTING CONDITIONS & CONTEXT

### ZONING REQUIREMENTS

- Zoning District: D1 (High Density)
- Character Overlay District: Main St
- Lot Area: 53,750 SF
- FAR: 700% or 900% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 180'
- Streetwall: 4 stories (max.) or 2 stories (min.)

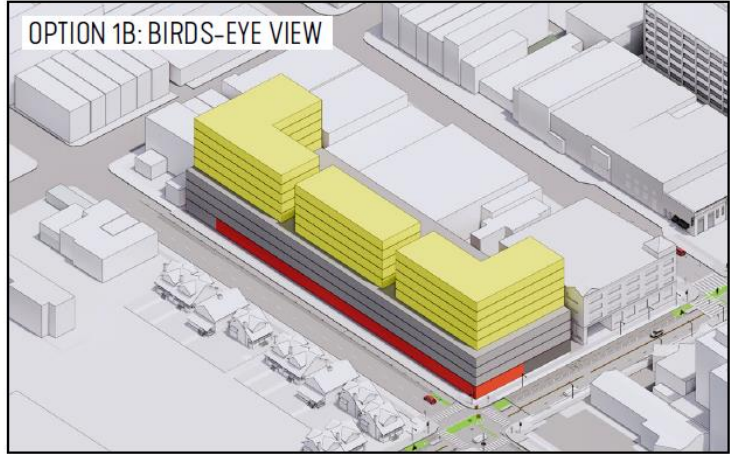
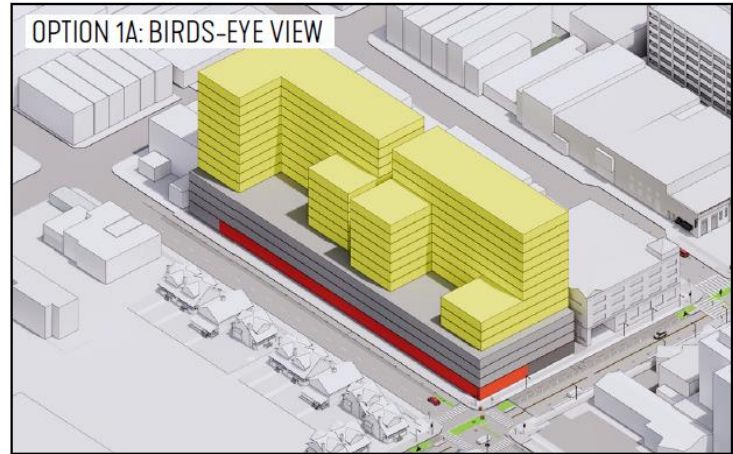




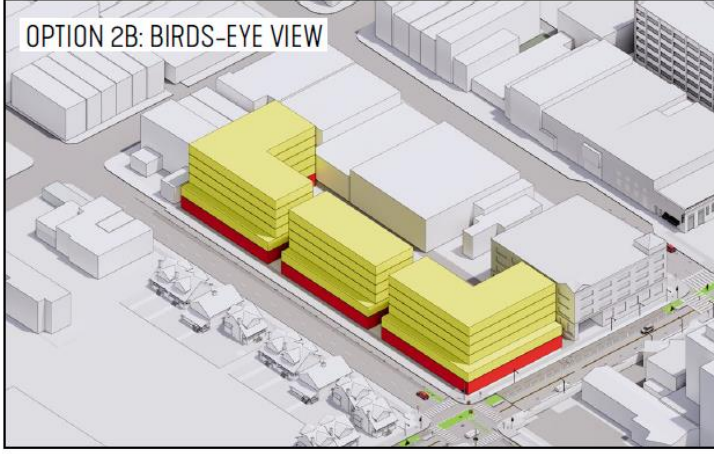
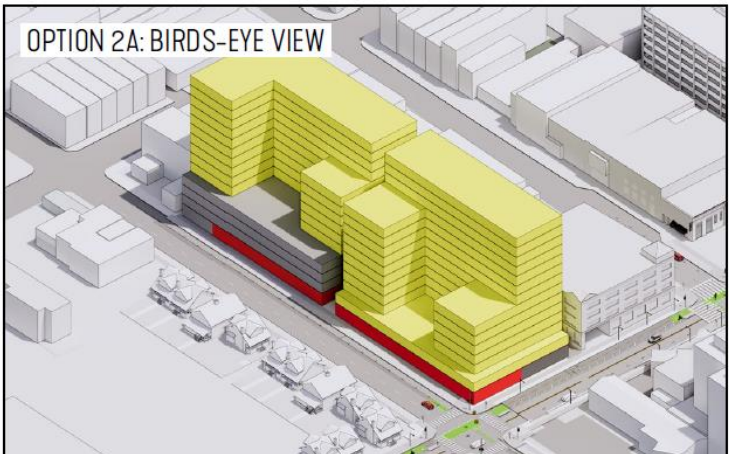
# 309 S ASHLEY

## MASSING OPTIONS

### OPTION 1: KEY DOWNTOWN PARKING SITE



### OPTION 2: NOT A KEY DOWNTOWN PARKING SITE



An aerial photograph of an urban area. A large, rectangular plot of land is highlighted in a solid green color, indicating the subject of the pre-entitlement. The surrounding area includes various buildings, streets, and parking lots. The text "350 S 5TH AVE PRE-ENTITLEMENT" is overlaid in a white box in the upper right corner.

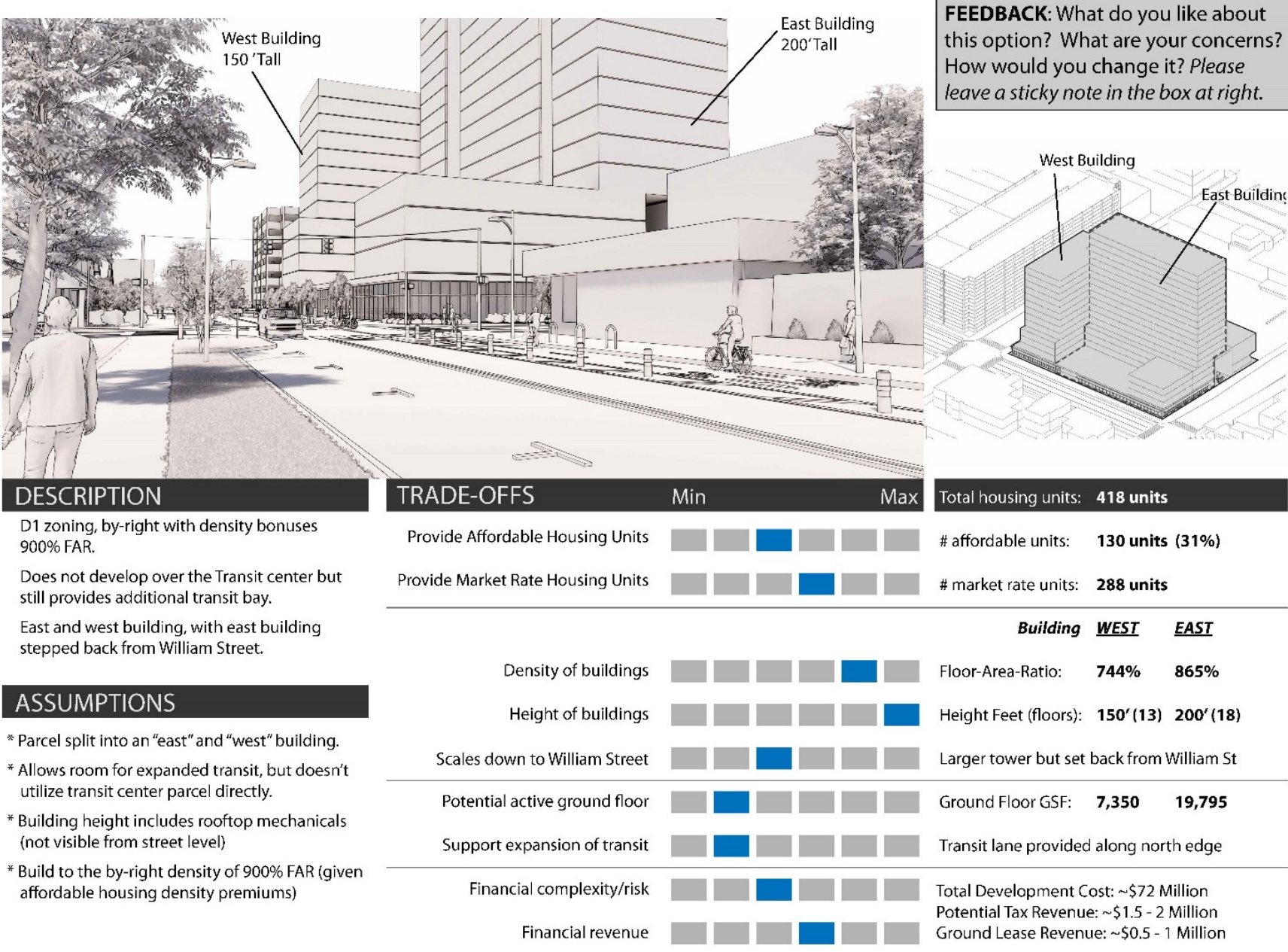
## 350 S 5<sup>TH</sup> AVE PRE-ENTITLEMENT

SMITHGROUP



# Pre-Entitlement: 350 S 5<sup>TH</sup>

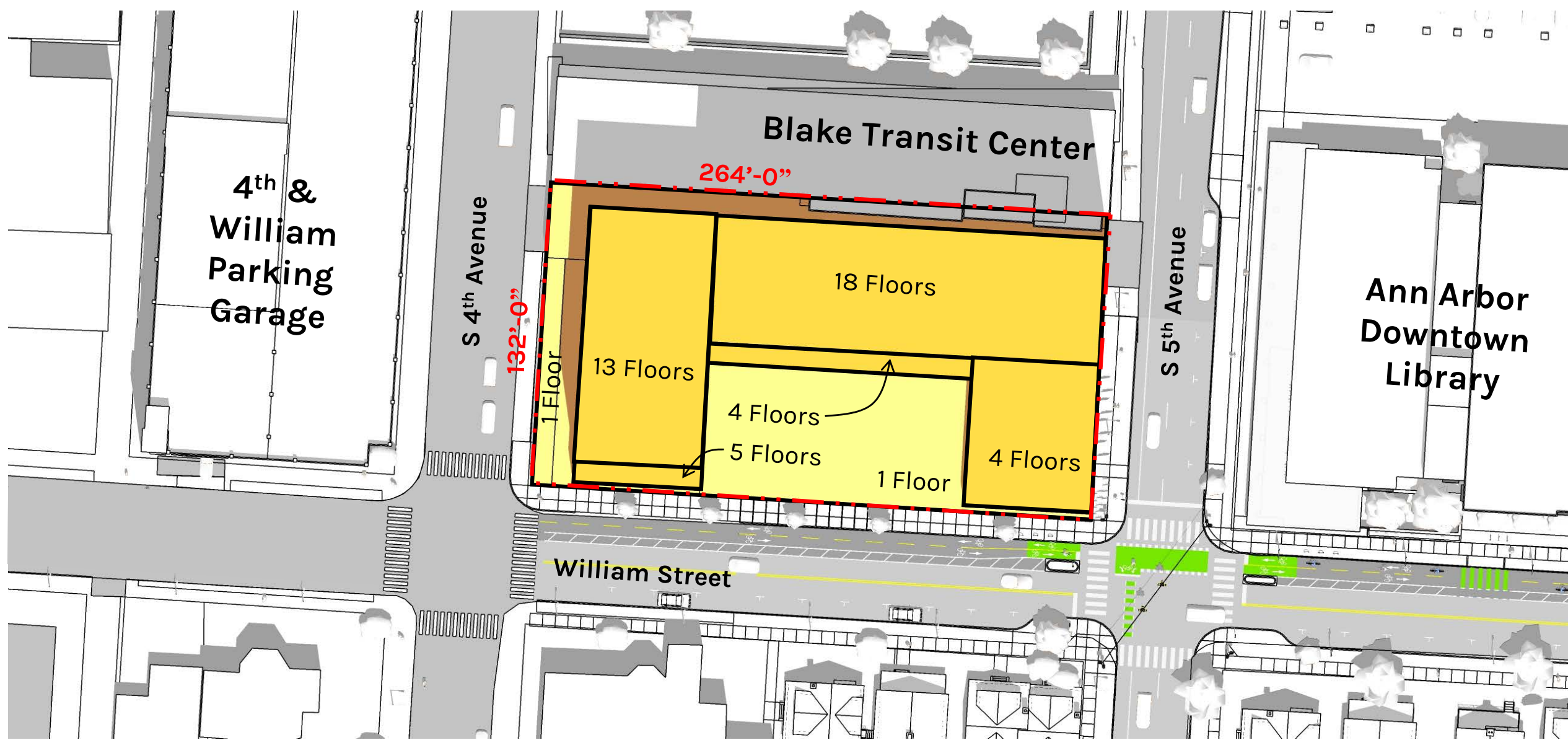
## SOUTHEAST CORNER ORIENTATION :: Maximum



### SUMMARY

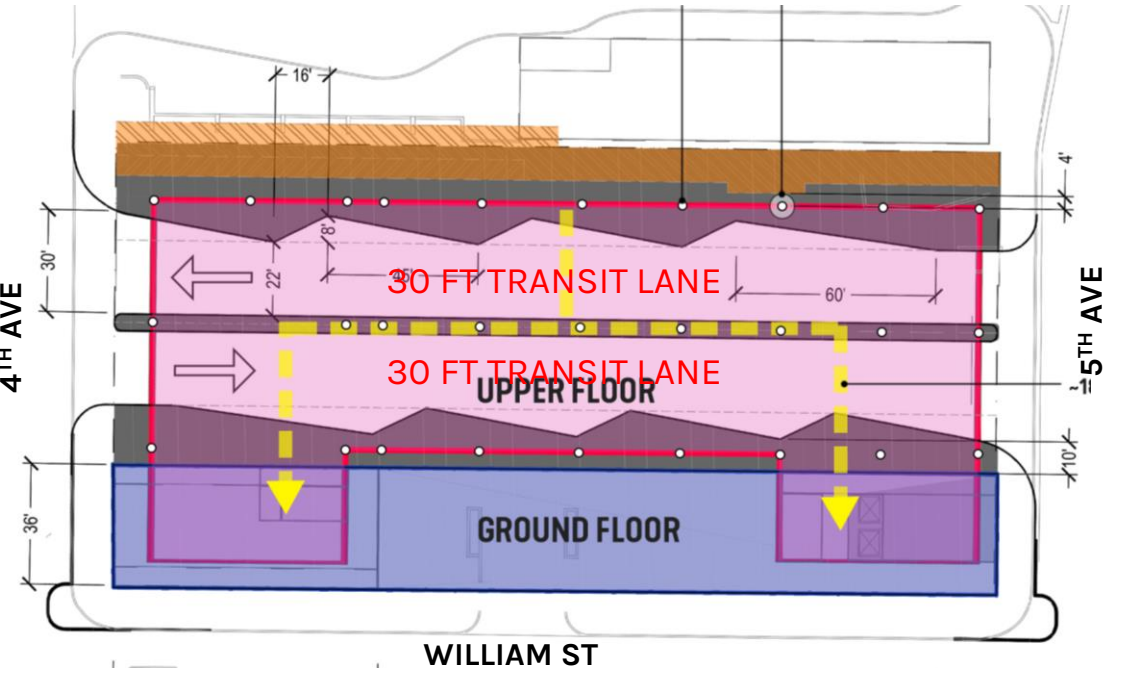
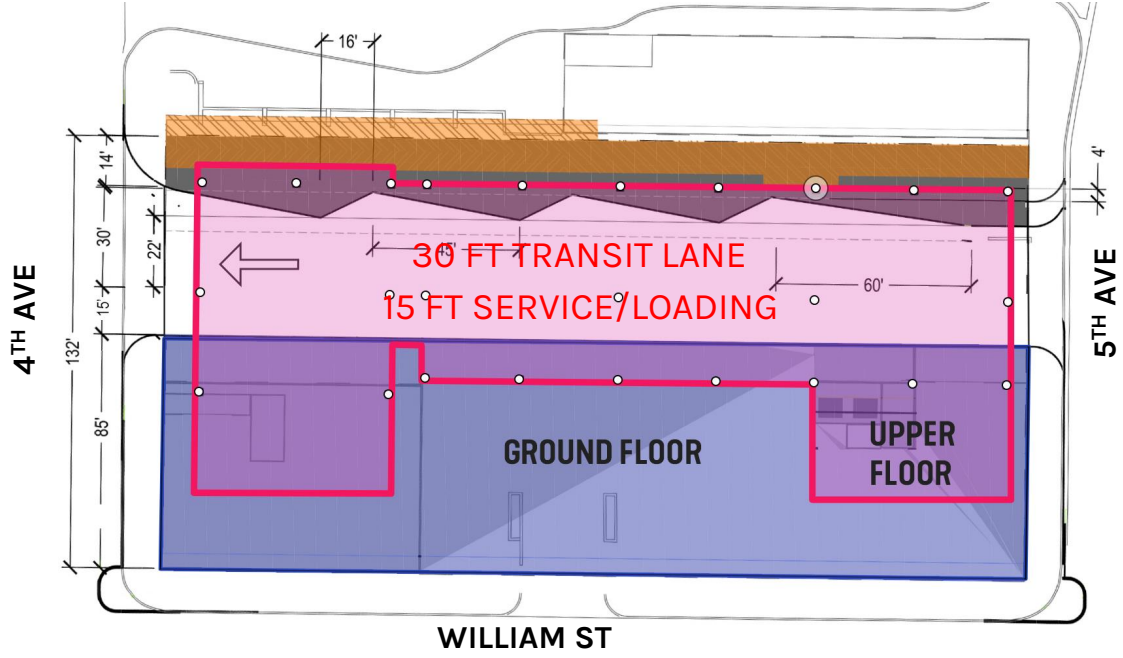
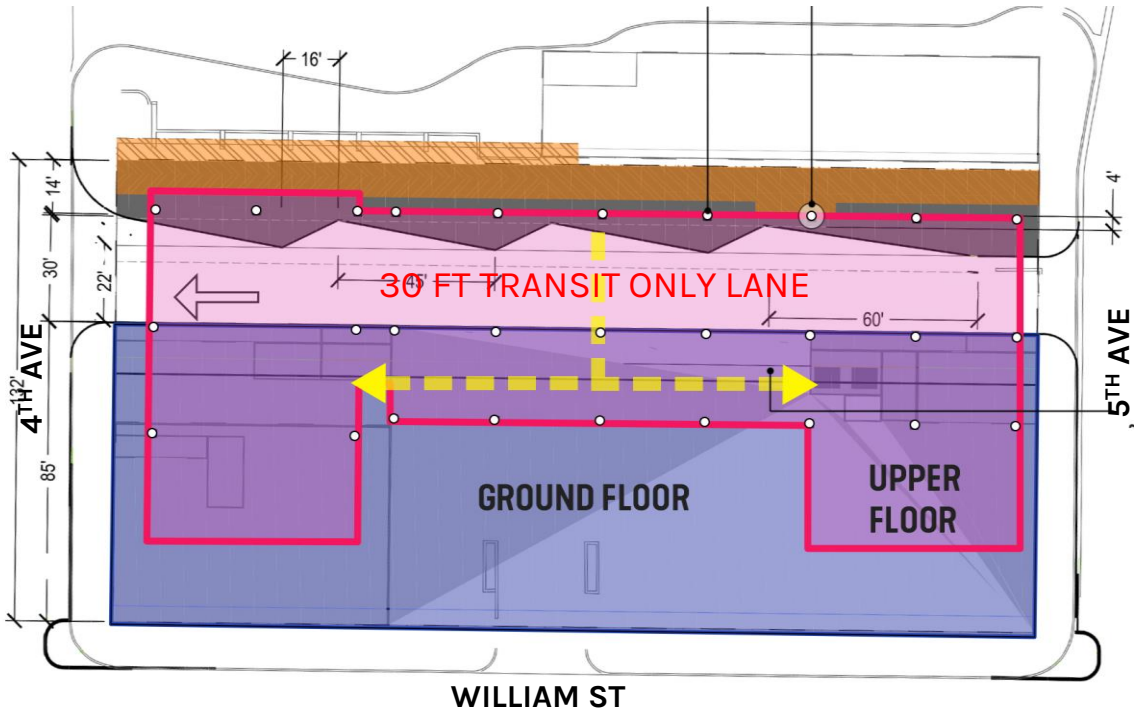
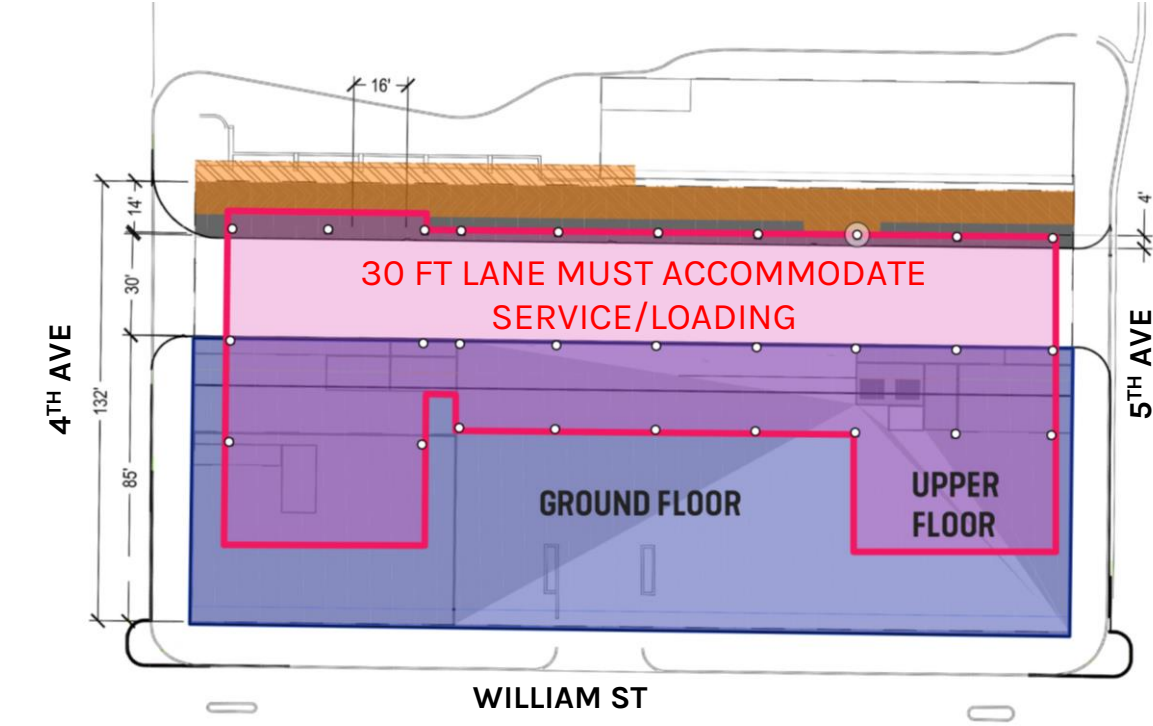
- The size of the site is large and can support a significant number of affordable housing units
- The site scores competitively for potential 9% LIHTC financing
- The preferred option utilizes D1 zoning with density bonuses by right
- The preferred option does not develop over Blake Transit Center but 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

# SITE PLAN





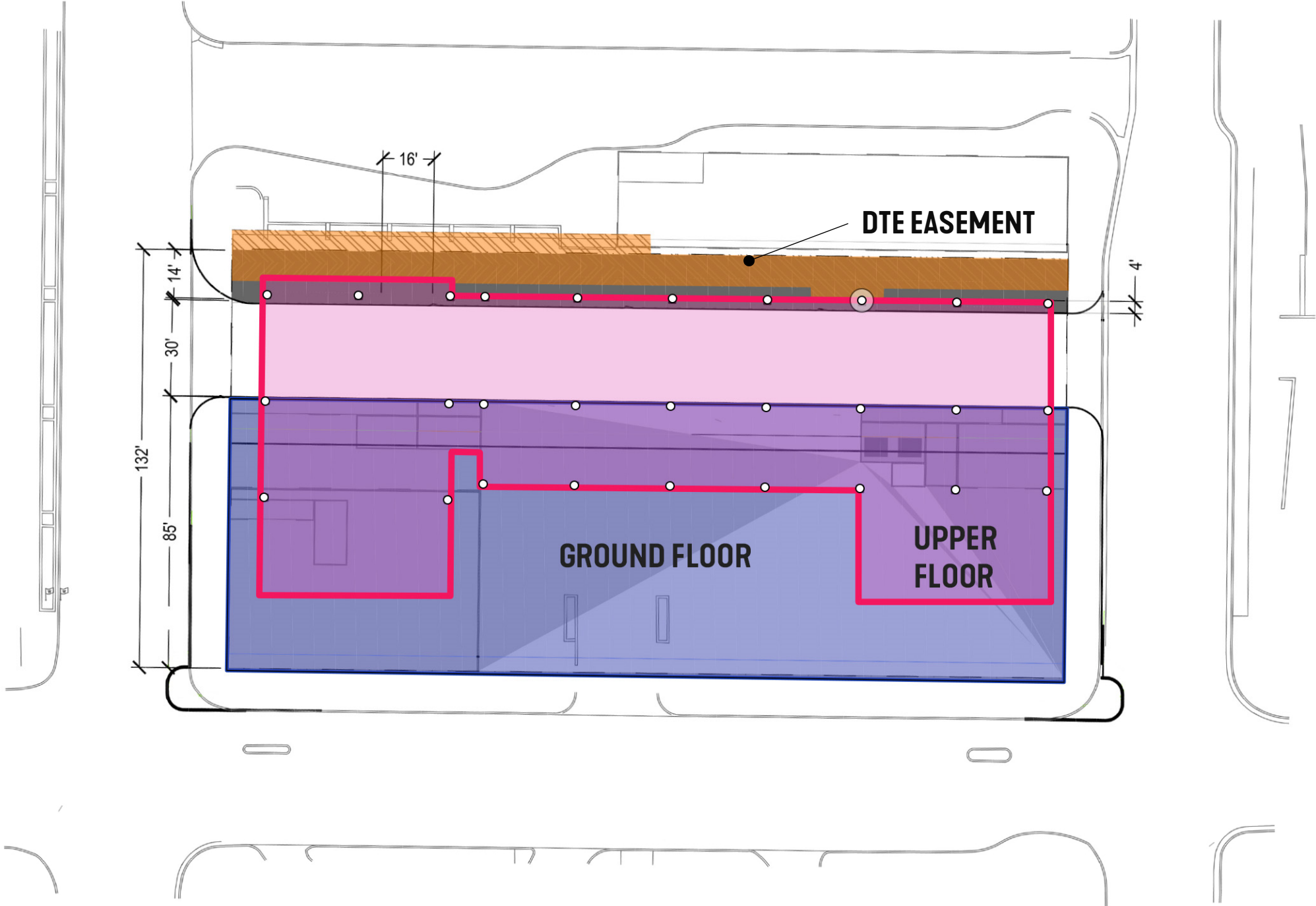
# GROUND FLOOR OPTIONS DISCUSSED



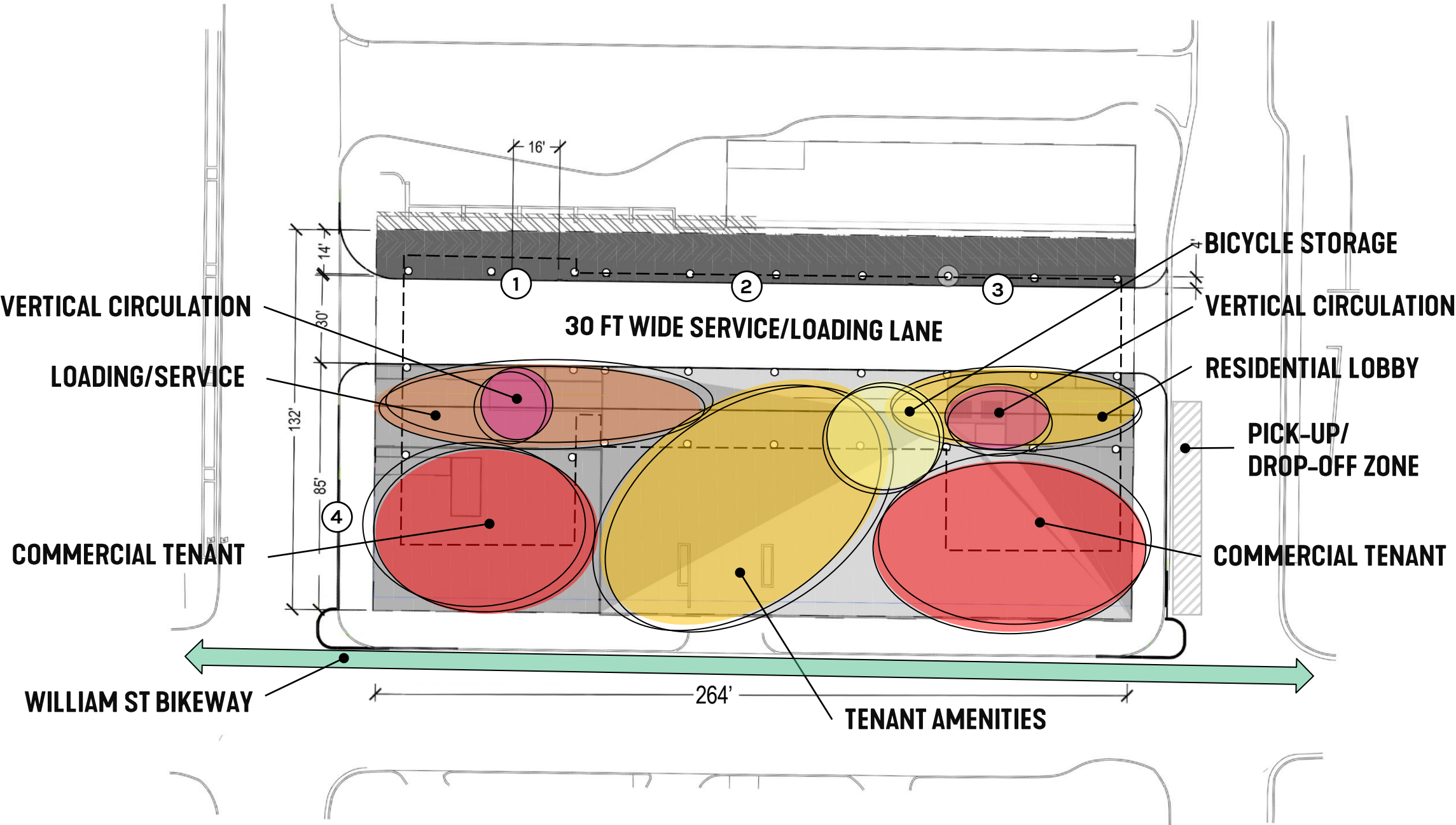


# 30 FT SERVICE/LOADING LANE - Design Review Board Submission

With 2nd Option for 45 foot Service/Transit Lane



GROUND FLOOR USES





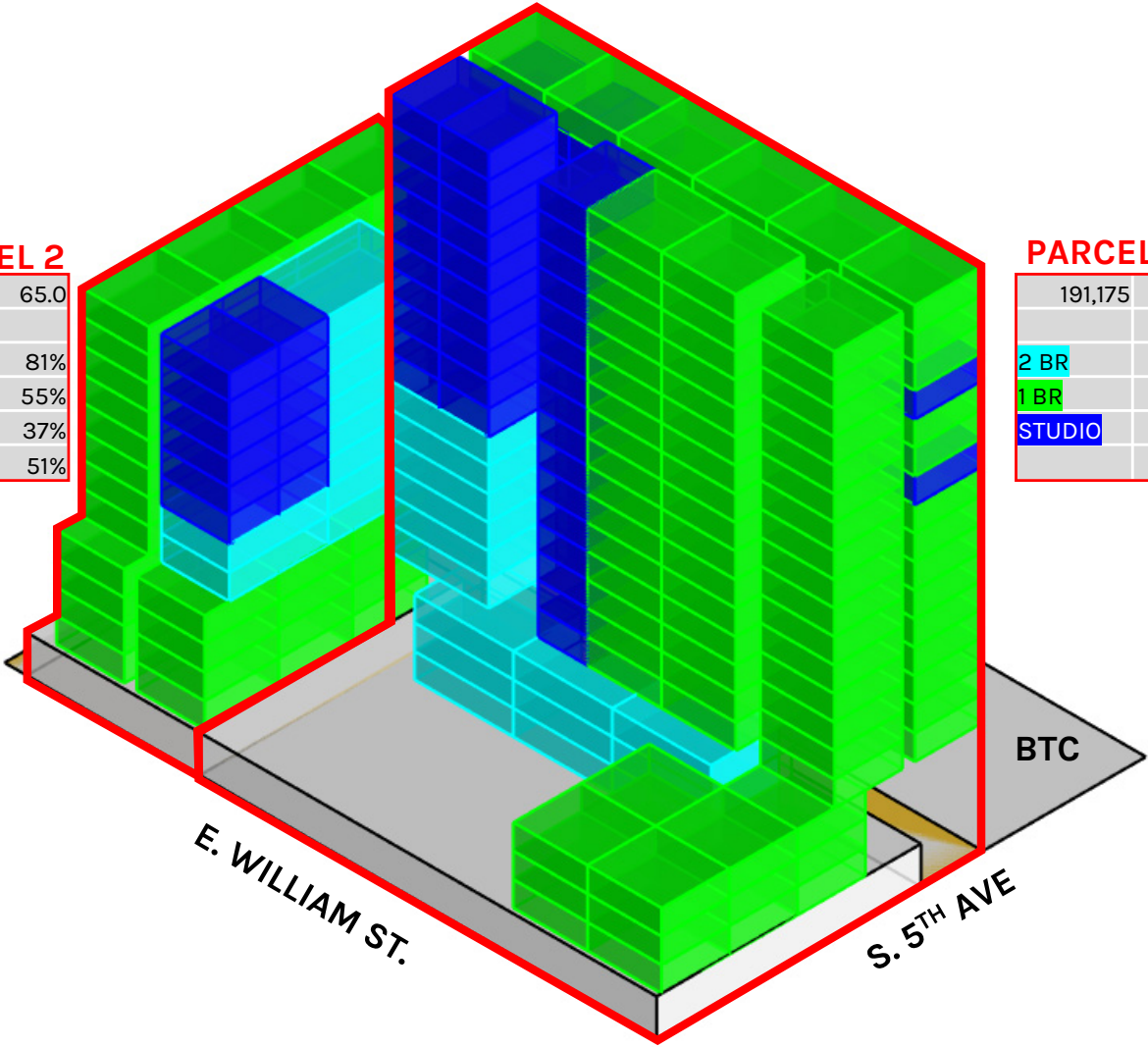
# 30 FT SERVICE/LOADING LANE

## UNIT COUNT / UNIT MIX

MARKET RATE UNITS:	288
AFFORDABLE UNITS:	130
TOTAL UNITS:	418

ASSUMPTIONS	
STUDIO:	400 SF
1 BR:	600 SF
2BR:	850 SF

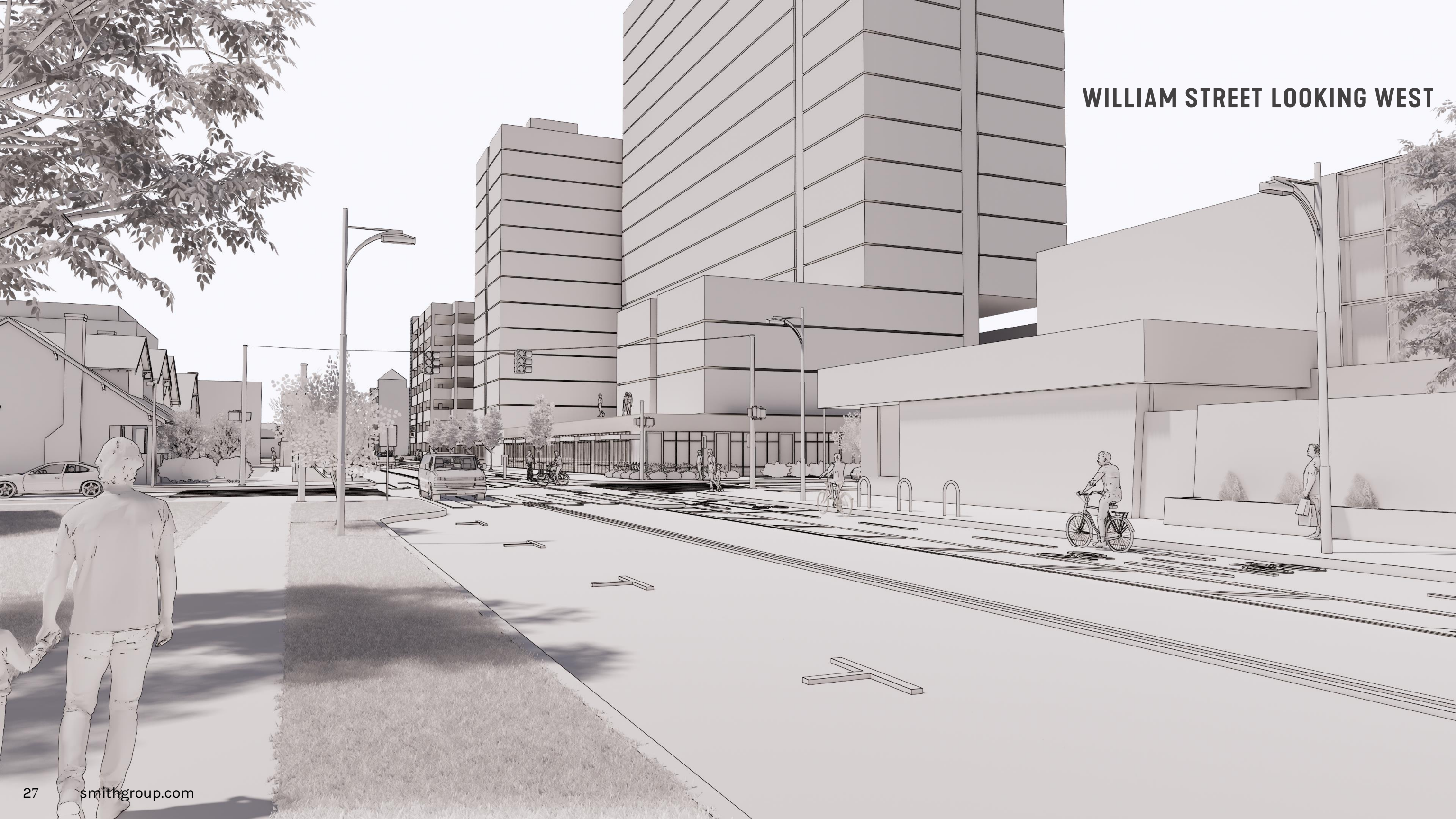
PARCEL 2					
83,700	0.85	71,145	UNIT COUNT	AFF UNITS	65.0
2 BR	15%	10,672	12.0	10	81%
1 BR	60%	42,687	71.0	39	55%
STUDIO	25%	17,786	44.0	16	37%
		71,145	127.0	65	51%



PARCEL 1					
191,175	0.85	162,499	UNIT COUNT	AFF UNITS	65.0
2 BR	15%	24,375	28.0	10	35%
1 BR	60%	97,499	162.0	39	24%
STUDIO	25%	40,625	101.0	16	16%
		162,499	291.0	65.0	22%



**WILLIAM STREET LOOKING WEST**





WILLIAM STREET LOOKING EAST





FIFTH AVENUE LOOKING SOUTH



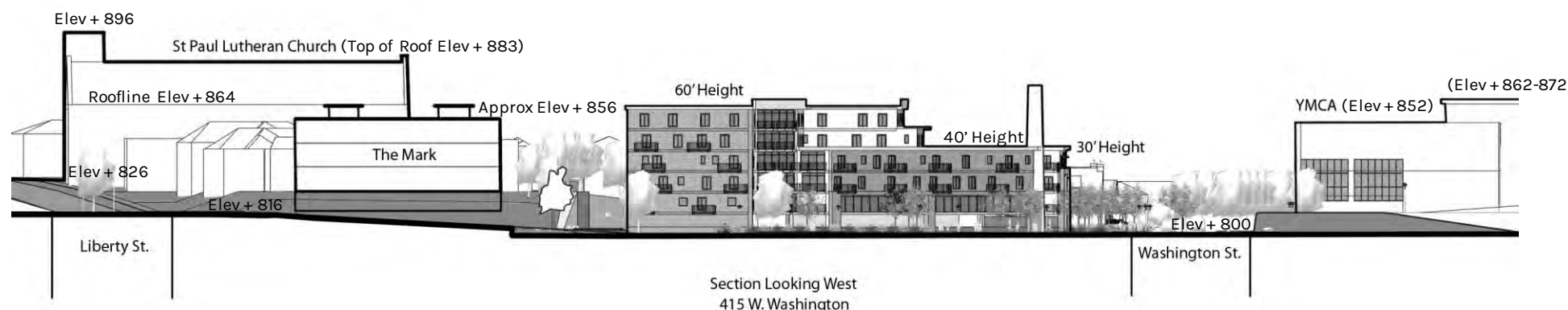


An aerial photograph of a city block. A green, semi-transparent polygon is overlaid on the image, highlighting a specific area. The polygon is roughly rectangular but has a diagonal cut on its right side. The text "415 W WASHINGTON" is centered within this green area. The surrounding area shows various buildings, streets, and trees.

**415 W WASHINGTON**



# PRE-ENTITLEMENT APPROVED CONDITIONED ON FUNDING



- Develops approximately 1.68 acres in the floodplain and preserves the entire floodway (approximately .89 acres) for open space and the Treeline Trail
- **Recommends PUD rezoning (based on D2 requirements)**
- Removes the approximately 150 existing at-grade paid parking spaces from site
- Demolishes all existing buildings but **preserves chimney for chimney swift**
- Provides approximately **175 residential units and approx. 1 parking space/unit**
- **Dedicates nearly 1/3 of the property to the Treeline Trail**
- **Prioritizes affordability and financial viability**
- **Utilizes brownfield redevelopment incentives to remediate adverse environmental impacts**
- **Reflects proposed building requirements for flood area design**



# **Feasibility Study for Development of City-Owned Properties:**

1510 E. Stadium Boulevard  
and  
2000 S. Industrial Highway  
Ann Arbor, Michigan

Final Report for  
the Ann Arbor Housing Commission

By

Damian Farrell Design Group PLLC  
359 Metty Drive, Suite 4a  
Ann Arbor, Michigan

7 July, 2020



Site #1:  
Overview of 1510 E. Stadium Blvd

Property ID: 09-09-33-410-003

Existing zoning classification: R1C

Property size: .777 acre (33,846 sf)

Construction Type: undetermined



This property is the site of Ann Arbor Fire Station #2, an approximately 6,452 sf, two-story building with a full basement, plus a 4,770 sf garage that is currently being used to store city-owned vehicles.

The AAHC was not able to provide survey information for the property or the buildings. With regard to site information (i.e. detailed site description, easements, preliminary zoning code review), DFDG refers the Reader to the Appraisal of 1510 E. Stadium Boulevard, completed by Gerald Alcock Company LLC for the AAHC and dated September 11, 2019. DFDG has considered the rezoning recommendations from the Appraisal, when appropriate, for scenarios which include affordable housing.

The AAHC has provided unscaled diagrammatic plans of the building (Appendix B) which DFDG has used, along with Google Earth, to approximate the size and configuration of the fire station building as the basis for the Schematic Design. The AAHC has also provided lists of building materials on site that are confirmed to contain asbestos.







Feasibility Study for 1510 E. Stadium Blvd. - Option 1.1 - 4 Stories, AAHC offices and maintenance operations





Feasibility Study for 1510 E. Stadium Blvd. - Variation 1.1 b - 4 Stories, (23) units affordable housing





Feasibility Study for 1510 E. Stadium Blvd. - Option 1.2 - Adaptive Reuse of existing building, (9) units affordable housing





Feasibility Study for 1510 E. Stadium Blvd. - Option 1.3 - (4) side-by-side duplexes, (8) units affordable housing



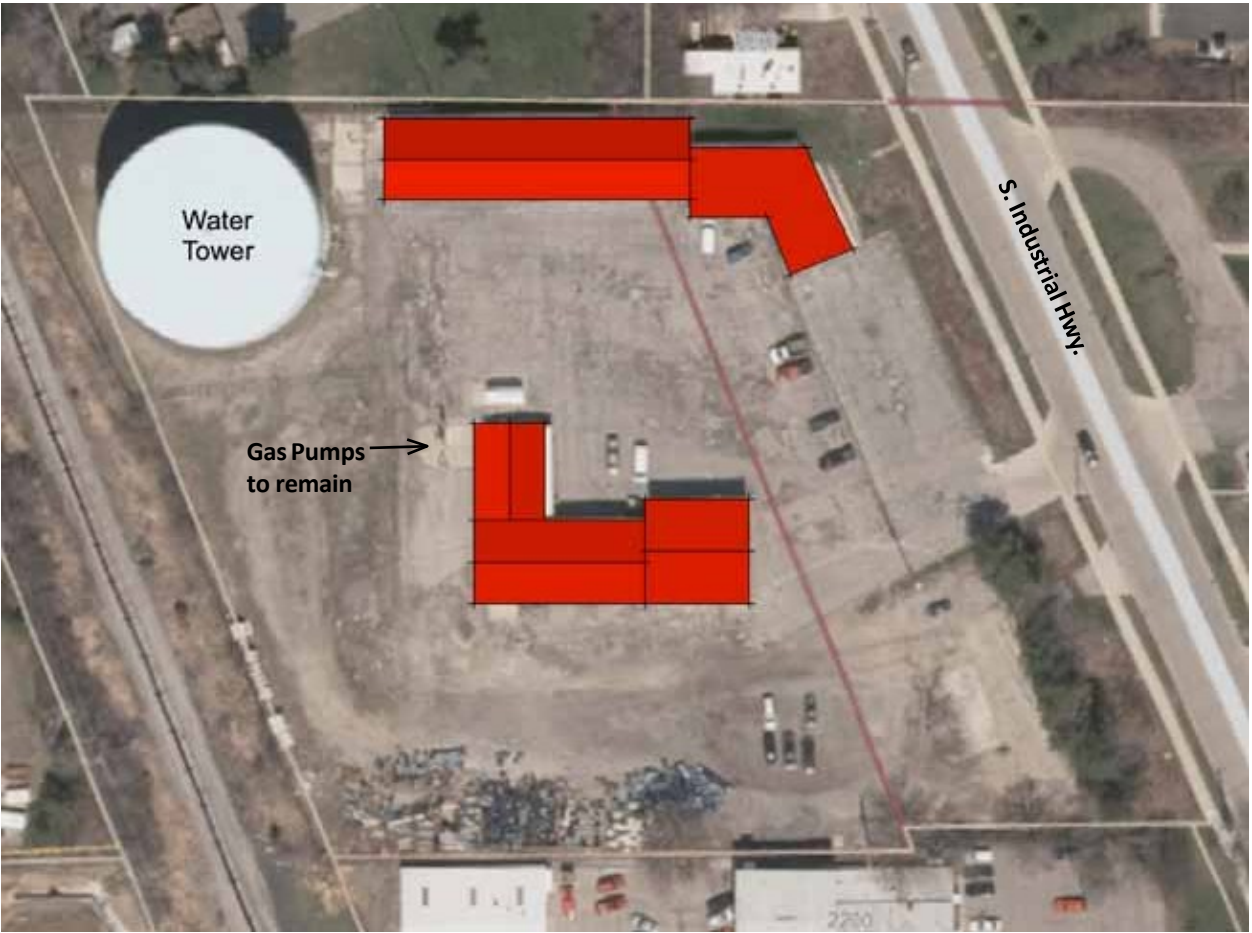


Feasibility Study for 1510 E. Stadium Blvd. - Variation 1.3b - (3) side-by-side duplexes plus (1) stacked flat duplex with an accessible unit, (8) units affordable housing




Site #2

Overview of 2000 S. Industrial Highway



Property ID: 09-12-04-200-013  
Existing zoning classification: PL- Public Land  
Property size: 4.01 acres (174,733 SF)

 Existing buildings  
to be demolished

The property has a water tower, a gas-filling station for city-owned vehicles, and a collection of buildings being used by various City departments, including the AAHC. The water tower, with some easement for access, and the filling station are to remain in all scenarios; other structures would be demolished unless noted otherwise.

The AAHC was not able to provide survey information for the property, underground storage tanks, or the buildings on this site. With regard to site information (i.e. detailed site description, easements, preliminary zoning code review), DFDG refers the Reader to the Appraisal of 2000 S. Industrial Highway, completed by Gerald Alcock Company LLC for the AAHC and dated September 11, 2019. DFDG has considered the rezoning recommendations from the Appraisal, when appropriate, for scenarios which include affordable housing.

DFDG has used site information and aerial photographs from the City of Ann Arbor/Washtenaw County GIS and Google Maps as a basis for the Schematic Design on this site.





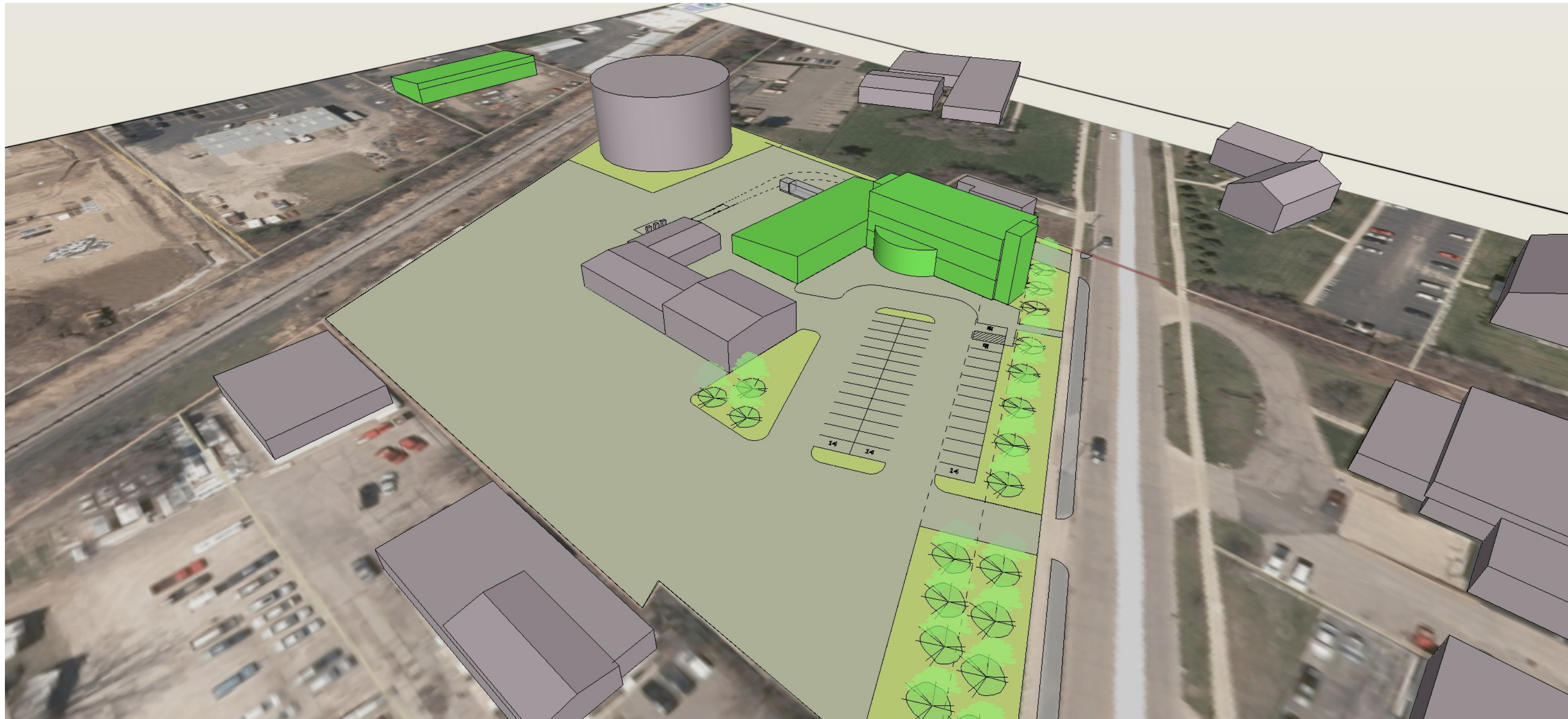
Feasibility Study for 2000 S. Industrial Hwy. - Option 2.1 - New AAHC office & maintenance facility, (30) units affordable housing





Feasibility Study for 2000 S. Industrial Hwy. - Option 2.2 - New AAHC office plus (42) units affordable housing in one building, with separate Maintenance building





Feasibility Study for 2000 S. Industrial Hwy. - Option 2.3 - New AAHC office & maintenance facility



## Option 2.2 - CostAnalysis

Site development costs-per-square-foot are identical to Option 2.1 as the scope of work is generally the same. Estimated building costs have increased with the additional square-footage in this proposed design. We have adjusted the square-foot cost of modular housing to account for increasing economies of scale.

Option 2.2	Baseline Cost/GSF	Adjustment	Adjusted Cost/GSF	Proposed Area (GSF)	Estimated Cost	Notes
Site Development	\$15.00		\$15.00	174733	\$2,620,995.00	
Asbestos Removal	\$3.00		\$3.00			
Building Demolition	\$6.00		\$6.00	18596	\$111,576.00	
Interior Demolition	\$4.00		\$4.00			
Renovation of interior	\$200.00		\$200.00			
New Constuction AAHC offices	\$175.00		\$175.00	15,642	\$2,737,350.00	
New Constuction AAHC garage/maint.	\$50.00		\$50.00	7,800	\$390,000.00	New butler building
New construction Housing, in-situ	\$150.00		\$150.00	15642	\$2,346,300.00	Parking podium
New construction Housing, modular	\$115.00	\$(10.00)	\$105.00	35817	\$3,760,785.00	
Other				3	\$300,000.00	Modular Elevators
			<b>Estimated Cost</b>		<b>\$12,267,006.00</b>	



**Figure 2.2 (9)- View from S. Industrial, looking west**

## Option 2.2 - Design Analysis

## Site Suitability

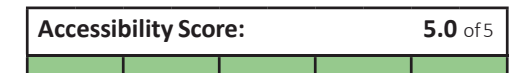
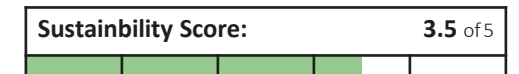
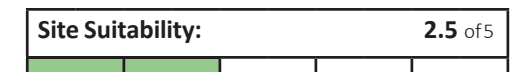
Office use is entirely appropriate on this site. The appropriateness of housing is questionable because the parcel is adjacent to a railroad line on the west.

## Environment/Sustainability

On a large site such as this, there is an opportunity to install a geothermal system in wells, or possibly in trenches. All roof surfaces could accommodate solar cells with no obstruction from neighboring trees.

## Accessibility

All new construction would be fully compliant with FHA and ADA standards.



**Figure 2.2 (8) - View from south**



1510 E. Stadium Blvd.

	Option 1.1	Variation 1.1b	Option 1.2	Option 1.3	Variation 1.3b
	Redevelop Firestation#2 for AAHC offices and maintenance	Redevelop Firestation#2 for AAHC offices and maintenance	Redevelop Firestation #2 for affordable housing	Site cleared for new affordable housing units	Site cleared for new affordable housing units
Existing Zoning	R1C	R1C	R1C	R1C	R1C
Proposed Zoning	O (Office District)	PUD	R4B	R4B	R4B
Permitted Use	Office	Multi-Famly	Multi-family	Multi-family	Multi-family
Housing units		23 units	9 units	8 units	8 units
Gross Area (sf)					
Demolition	2,426 + gut interior	11,222	gut interior only	11,222	11,222
New Constuction AAHC offices	10,316				
New Constuction AAHC garage					
Renovation of interior	8,796		11,222		
Housing, in situ				5,656	5,900
Housing, modular				8,400	8,540
Area for Site Development	33,846	33,846	33,846	33,846	33,846
Estimated Project Construction Cost	\$4,593,576.00	\$4,335,228.00	\$2,920,644.00	\$2,195,948.00	\$2,224,248.00
AAHC facilities Cost/SF	\$240.35				
Housing Cost/unit		\$188,488.17	\$324,516.00	\$274,493.50	\$278,031.00

2000 S. Industrial Hwy

	Option 2.1	Option 2.2	Option 2.3
	New AAHC offices, maintenance and new affordable housing as separate buildings	New AAHC offices and affordable housing in a mixed-use building with parking podium.	Redevelop AAHC offices and garage/ maintenance
Existing Zoning	PL (Public Land)	PL	PL
Proposed Zoning	O (Office District)	O (Office District)	PL or O (Office District)
Permitted Use	Office/Multi-Family	Office/Multi-Family	Office
Housing units	30 units	42 units	
Gross Area (sf)			
Demolition	18,596	18,596	10,003
New Constuction AAHC offices	13,600	15,642	13,600
New Constuction AAHC garage	7,800	7,800	7,800
Renovation of interior			
Housing, in situ	11088	15,642	
Housing, modular	25785	35,817	
Area for Site Development	174,733	174,733	85,535
Estimated Project Construction Cost	\$10,331,046.00	\$12,267,006.00	\$4,113,043.00
AAHC facilities Cost/SF	\$190.68 *	\$189.31*	\$192.72
Housing Cost/unit	\$204,632.42*	\$183,751.96*	

\* Includes half of the estimated site development cost

# Swift Lane Near Completion

The final Public Housing conversion to project-based vouchers under the HUD Rental Assistance Demonstration program



## State Crossing

**32 Apartments**

**21 1-bdr, 9 2-bdr**

**10 fully accessible ground floor units**

**16 set-aside for homeless households**

**Avalon is the on-site service provider**





# Creekside Court

**32 Apartments**

**8 1-bdr, 12 2-bdr, 6 3-bdr, 2 4-bdr, 4 5-bdr**

**5 fully accessible 1<sup>st</sup> floors**

**3 set-aside for homeless veterans**

**CAN is on-site service provider**



# Other Initiatives

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- **Lurie Terrace Acquisition**
  - **136 senior apartments age 62 and older**
- **CARES Act Funding**
  - **\$1,515,222 in additional rental assistance Housing Choice Voucher program**
    - **Due to COVID-19, averaging 10% higher rental assistance because of tenant's lost income**
  - **\$566,570 additional administrative fees**
    - **COVID-19 initial emergency response, ongoing safety, and housing stability**
  - **41 new vouchers for non-elderly households with a family member with a disability**
  - **Must be expended by 12/31/2021**
- **AAHC Issued RFP to Project-Based Vouchers on public and private properties (including nonprofits)**
  - **Must provide housing for veterans, elderly, person with a disability, or homeless**
  - **And/or located in a low-poverty census tract (less than 20% poverty level)**