

415 W WASHINGTON

PRE-ENTITLEMENT

SEPTEMBER 9, 2021

HISTORIC DISTRICT COMMISSION

WHAT IS PRE-ENTITLEMENT?

- Partnership between Ann Arbor Housing Commission as applicant, and City as reviewer/property owner
- Develop **community-driven priorities for a site written into policy, prior to engaging a private developer**
- Includes an appropriate level of zoning and/or plan approval to facilitate a development consistent with the desired goals from the process completed to date
- Likely mechanisms include **Planned Unit Development (PUD) and Concept Plan**, or another mechanism which balance articulating community desires and efficiency toward the realization of those goals with a future development partner
- **As we move forward pre-entitlement, next steps include:**
 - Finalize recommendations regarding site configurations and building massing
 - Develop Supplemental Regulations
 - Additional Planning Department and Planning Commission Review
 - A Minimum of one (1) additional citizen participating meeting
 - Two additional (2) City Council Meetings
 - Then engage potential developers

PRE-ENTITLEMENT PROJECT SCHEDULE

TASKS	DATES
HDC Meeting	<i>July 8, 2021</i>
Citizen Participation Cards Mailed	Aug 25, 2021
HDC Meeting	Sep 9, 2021
Citizen Participation Meeting	Sep 22, 2021
Rezoning and Area Plan Pre-Submission Meeting	TBD Nov
Submit Application	TBD Nov
All comments successfully addressed	TBD Dec
HDC, Planning Commission Meeting	TBD Jan, 2022
City Council - First Reading	TBD Feb
City Council - Second Reading	TBD Mar

PROJECT CHALLENGES

415 W WASHINGTON HAS MULTIPLE SITE CHALLENGES THAT MAKE REDEVELOPMENT CHALLENGING, INCLUDING:

- Brownfield contamination and clean up
- Floodway and Floodplain
- Old West Side Historic District
- Preservation of the chimney for the Chimney Swift
- Preservation of land for the Treeline Trail
- Financial challenges/restrictions for affordable housing funding



TIMELINE OF ENGAGEMENT PROCESS TO DATE

- October-November, 2019** Small Focus Group Meetings with Adjacent Constituents (OWS, HHSB, YMCA, Treeline, etc.)
- Early November, 2019** Website + Survey Launched, Public Meeting Announcements/Flyers Sent
- November 18, 2019** City Council Update
- December 5-9, 2019** 20+ Hours of In Person Workshops across 4 different locations
- January 14, 2020** City Council Workshop
- January 28, 2020** Presentation/Conversation with Treeline Conservancy Board
- Early February, 2020** Small Group Meetings with Adjacent Constituents (OWS, HHSB, YMCA, Treeline, etc.)
- February 25, 2020** Community Report Out + Discussion at DDA Offices
- April 20, 2020** City Council Resolution
- May 1, 2020** Meeting Notice + Survey Link Sent to Residents within 1,000 feet of 415 W Washington
- May 19, 2020** Additional Presentation/Conversation with Treeline Conservancy Board
- May 21, 2020** Additional Community Engagement Input Session
- July 6, 2020** City Council Approval of Pre-Entitlement Process
- May 5, 2021** DDA Approves Pre-Entitlement Funding
- July 8, 2021** HDC Meeting



DEVELOPMENT FRAMEWORK



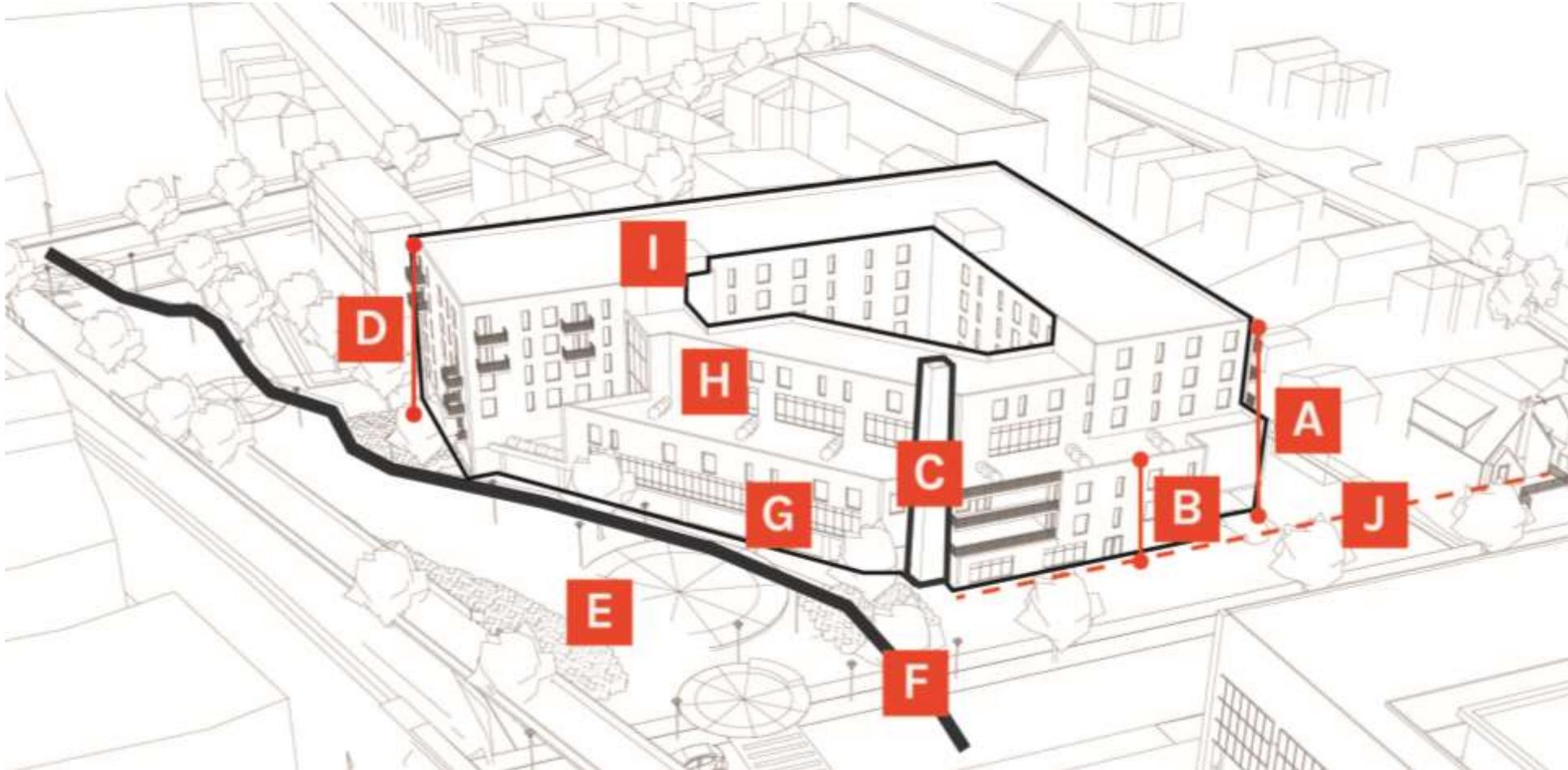
PREVIOUS PREFERRED OPTION



- Develop approximately 1.68 acres in the floodplain and preserve the entire floodway (approximately .89 acres) for open space and the Treeline Trail
- **PUD rezoning (based on D2 requirements)**
- Remove the existing at-grade paid parking spaces from site
- Demolish all existing buildings but **preserve chimney for chimney swift**
- **Dedicate nearly 1/3 of the property to the Treeline Trail**
- **Prioritize affordability and financial viability**
- **Utilize brownfield redevelopment incentives to remediate adverse environmental impacts**
- **Reflect proposed building requirements for flood area design**

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WHAT WE HEARD @ HDC 7/8



MASSING GOALS

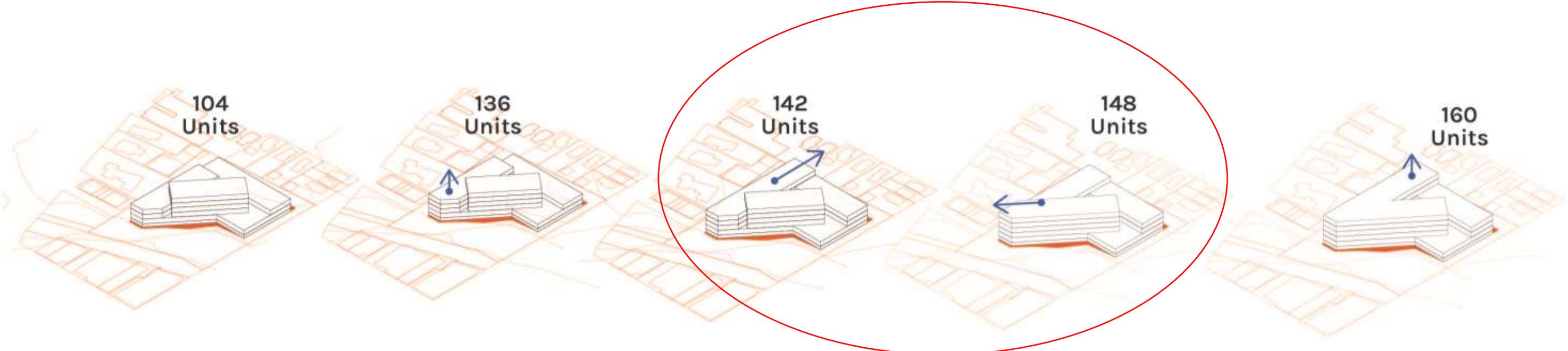
- A** 70' height. Reduce height along residential edge on Third Street
- B** 30' height along street wall on W. Washington and setback building to match adjacent home setbacks
- C** Preserve chimney. Confirm structural integrity + viability of habitat preservation for Chimney Swift birds.
- D** Awareness of height relationship to The Mark
- E** Preserve 1/3 of site for Tree Line + floodway
- F** Maintain buildable area outside of floodway
- G** Maintain parking on ground and second floor. Meet .9-1 parking spot per unit ratio
- H** Increase unit count to meet affordability goal
- I** Maintain 70' building height maximum and allowable areas within limits for concrete podium with Type VA above construction
- J** Building setback 20' from property line to meet setback of adjacent residential homes

BACK TO THE DRAWING BOARD-REFINED SITE IDEA



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TESTING ALTERNATIVES



1 Identify buildable area

- Site Boundary
 - Setbacks
 - Floodway
 - Utility Lines
- = Buildable Area**

2 Identify building components

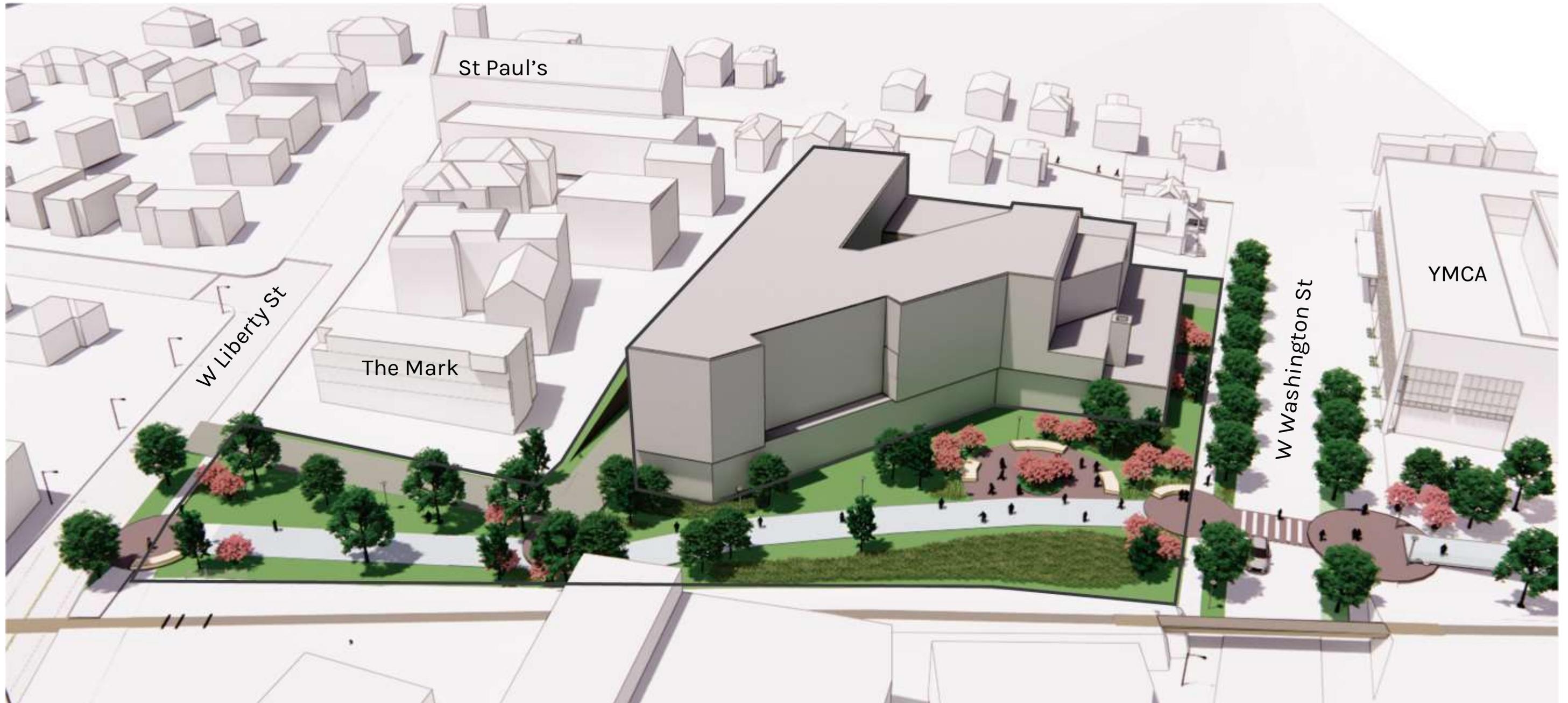
55'-60' Floorplates and 1-2 bedroom units

3 Test massing in site context

Adjust height to consider relationship to residential homes, adjacent commercial buildings, W. Washington and the Treeline

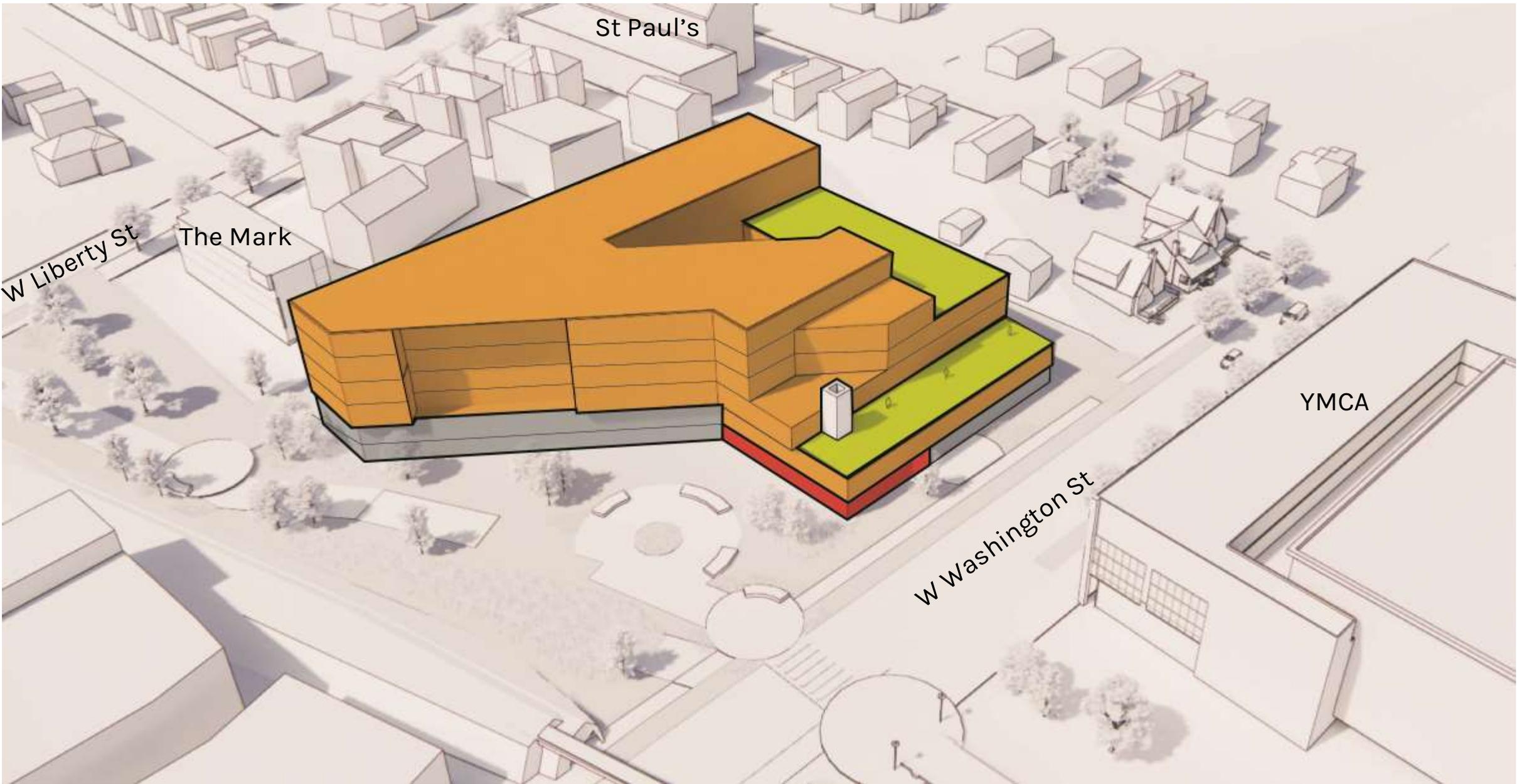
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REVISED OPTION



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REVISED OPTION-BUILDING USES BY FLOOR



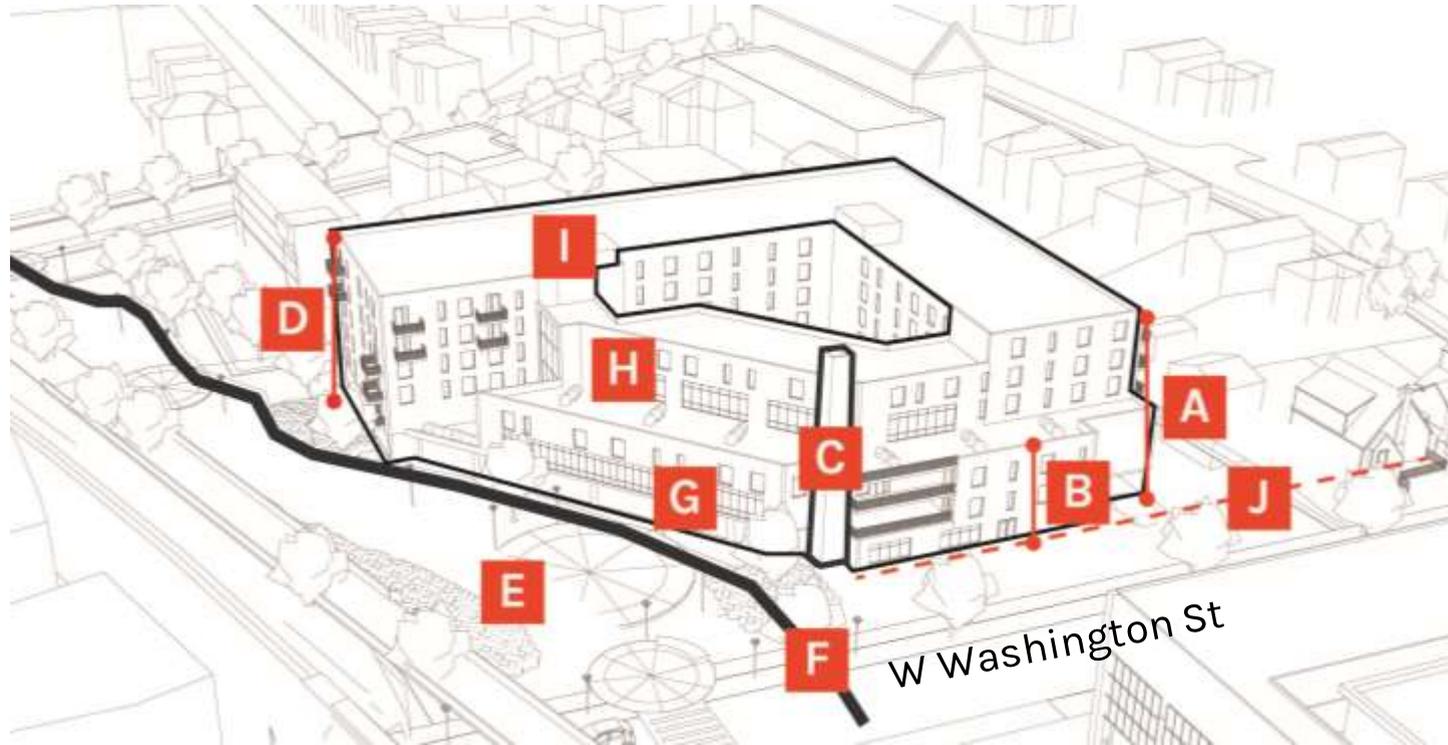
- RESIDENT LOBBY
- PARKING GARAGE
- RESIDENTIAL
- ROOFTOP AMENITY

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MASSING COMPARISON

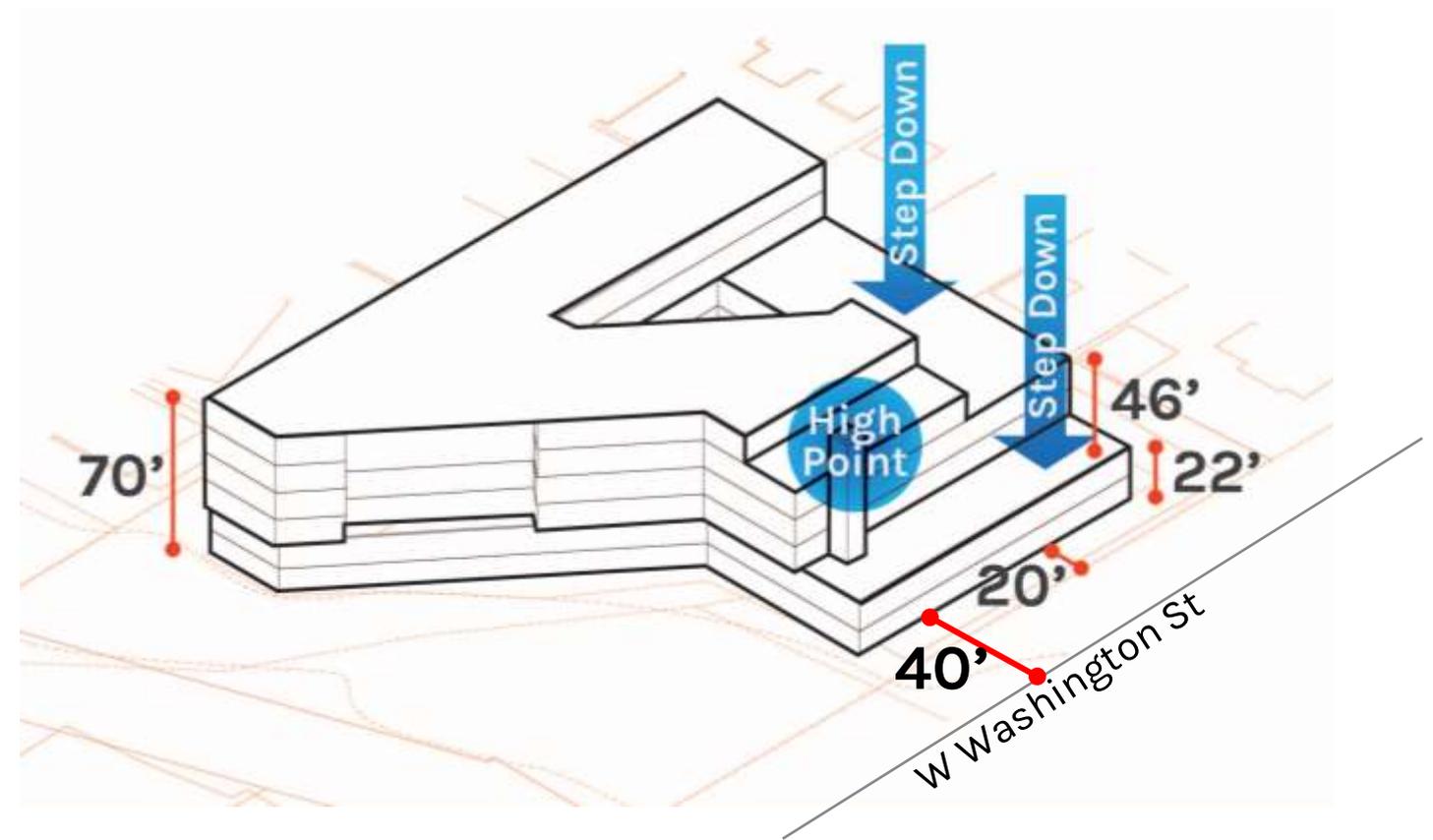
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PREVIOUS



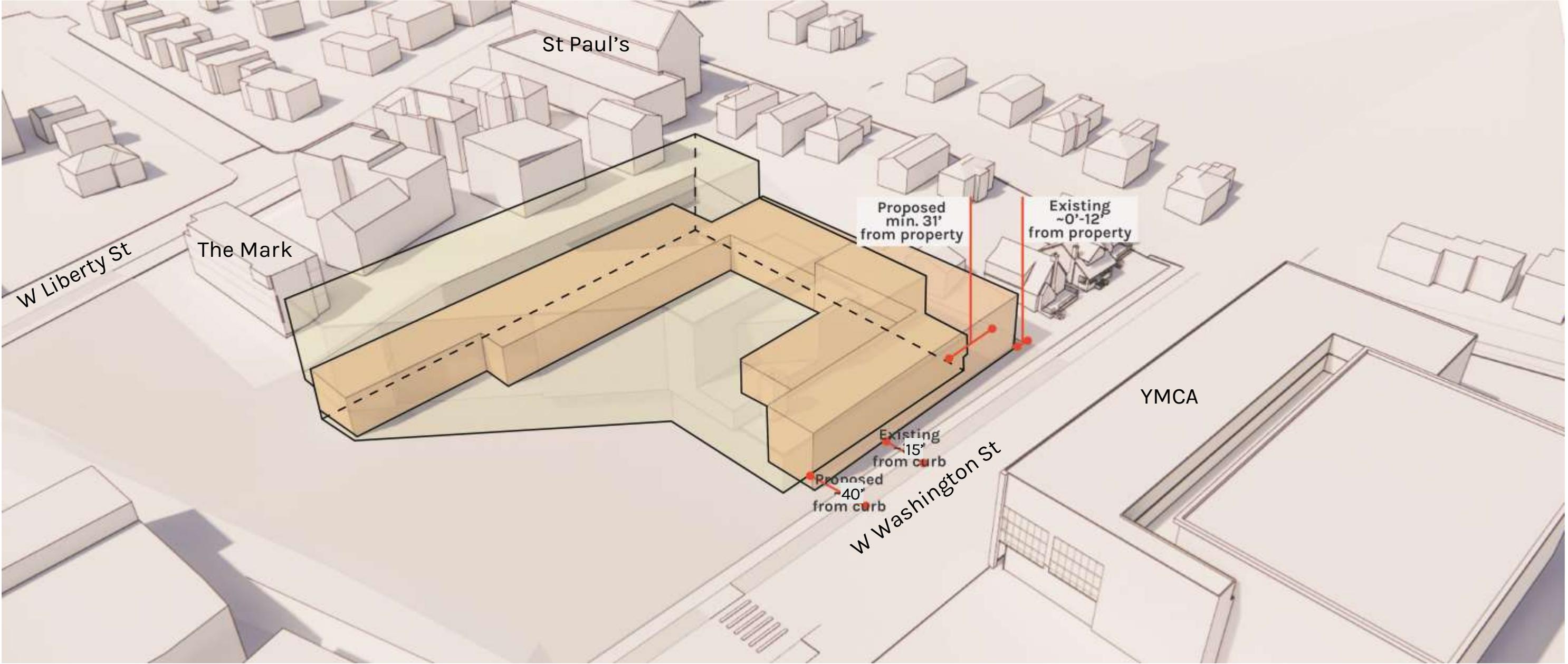
APPROX. 135 UNITS
APPROX. 100 PARKING SPACES
70' BUILDING HEIGHT ALONG
THIRD STREET RESIDENTIAL
CHIMNEY MAINTAINED

UPDATED



APPROX. 150 UNITS
APPROX. 150 PARKING SPACES
22'-46' MAJORITY OF BUILDING HEIGHT
ALONG THIRD STREET RESIDENTIAL
CHIMNEY MAINTAINED

EXISTING V. PROPOSED BUILDING MASSING



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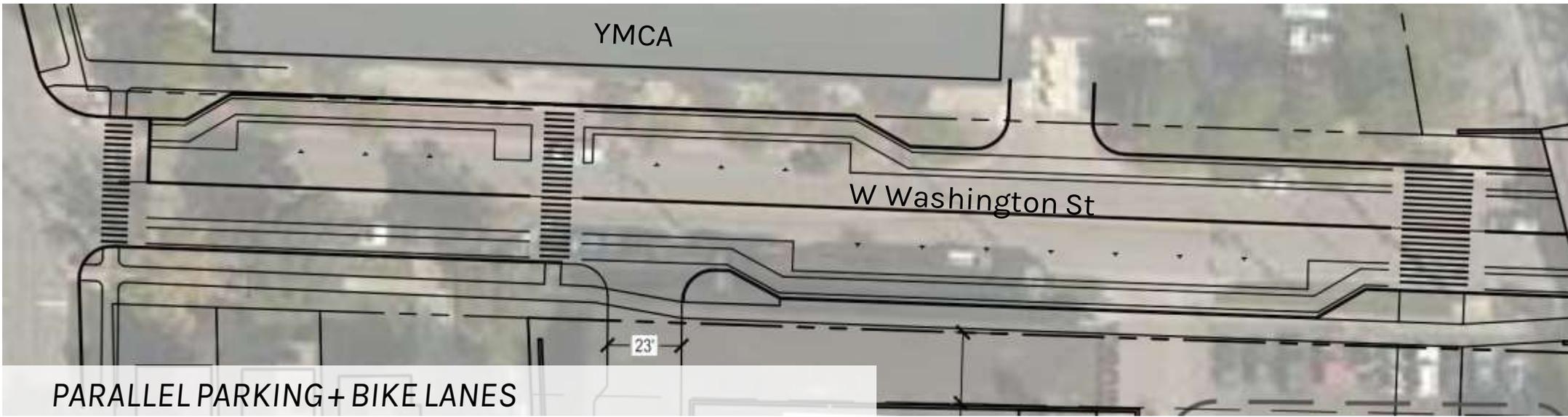
- EXISTING BUILDING
- PROPOSED BUILDING

W WASHINGTON STREET GOALS

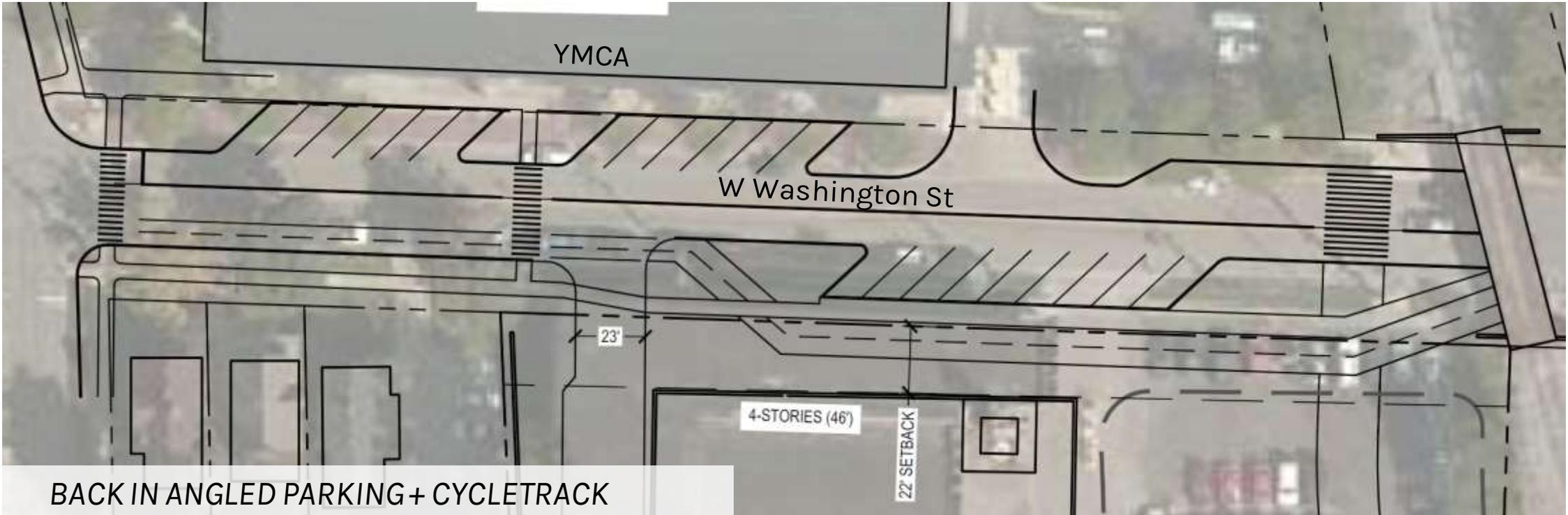
INITIAL BRAINSTORM

- Vision Zero, pedestrian safety + visibility (especially for children)
- Calm, slow-moving traffic
- YMCA drop off
- Bike connection (from Fletcher/Thayer to Revena)
- Parking
- Emergency access
- Public works (trash, snow, etc)
- Connect with adjacent bicycle infrastructure

W WASHINGTON STREET INITIAL IDEAS FOR DISCUSSION



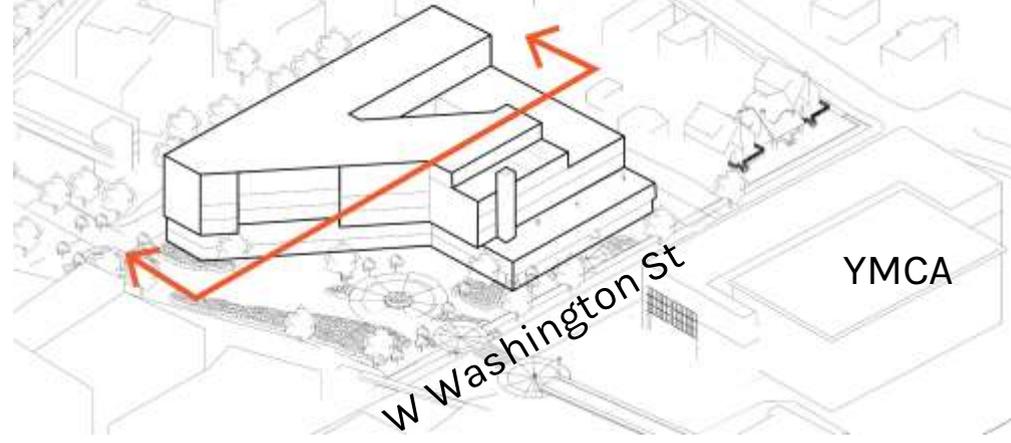
PARALLEL PARKING + BIKE LANES



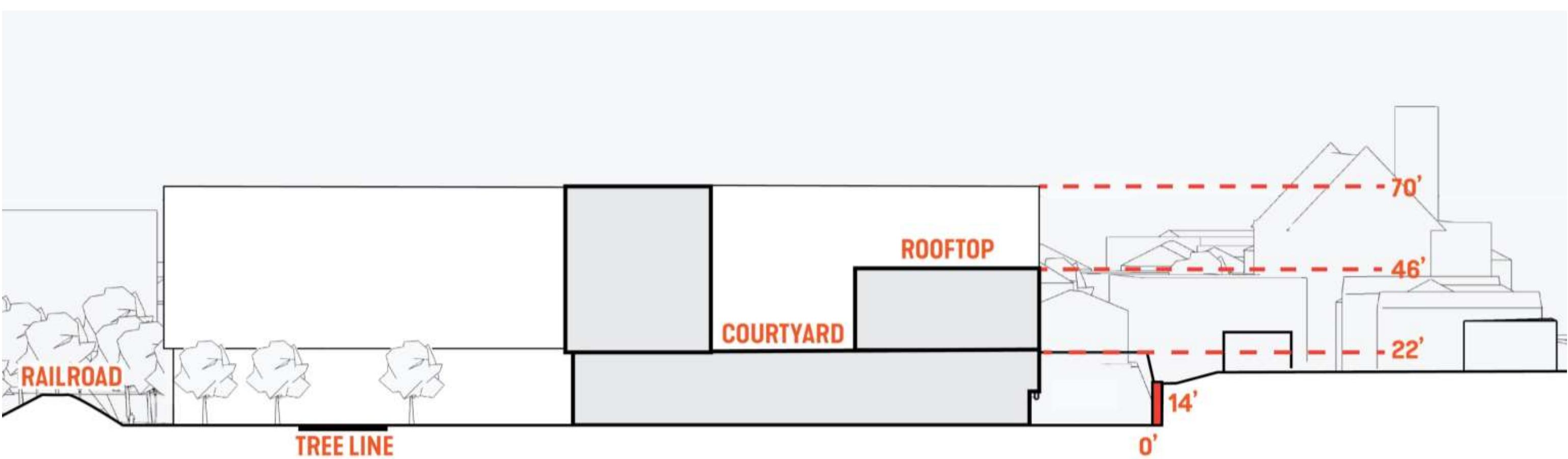
BACK IN ANGLED PARKING + CYCLETRACK

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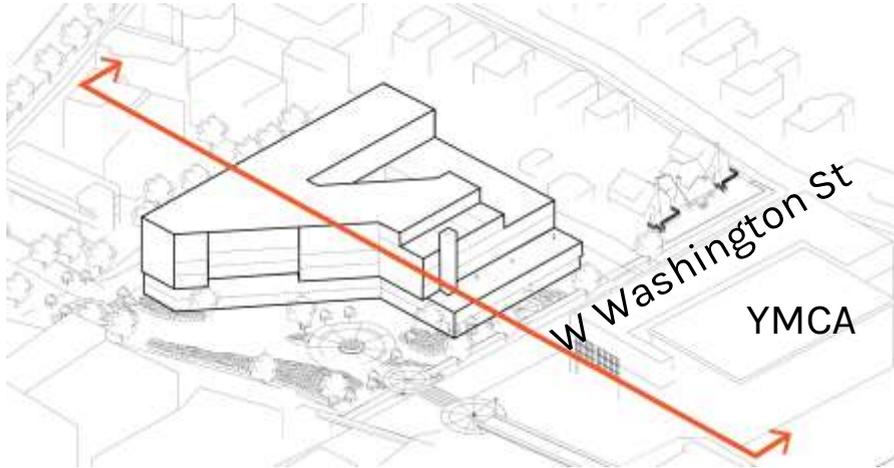
BUILDING SECTION LOOKING SOUTH



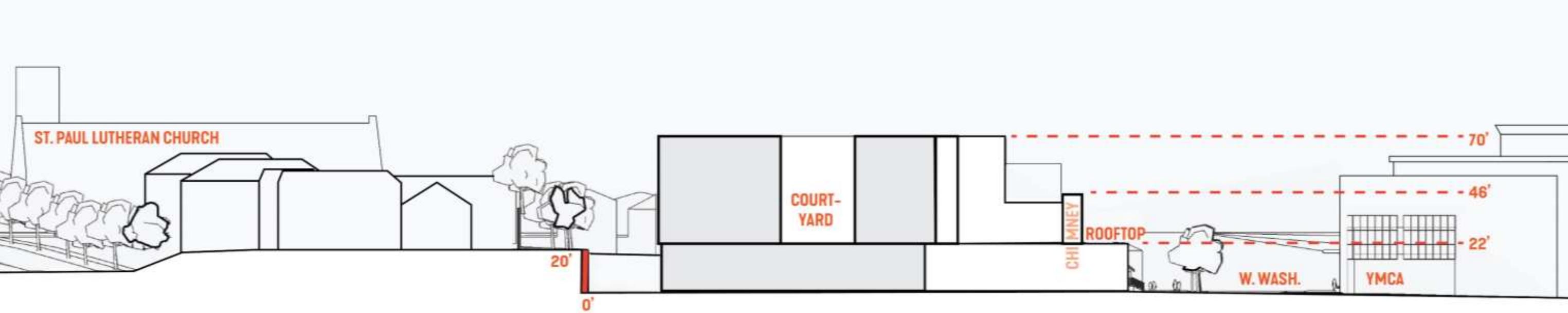
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BUILDING SECTION LOOKING WEST



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W WASHINGTON STREET @ YMCA LOOKING EAST



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W WASHINGTON STREET LOOKING SOUTHEAST

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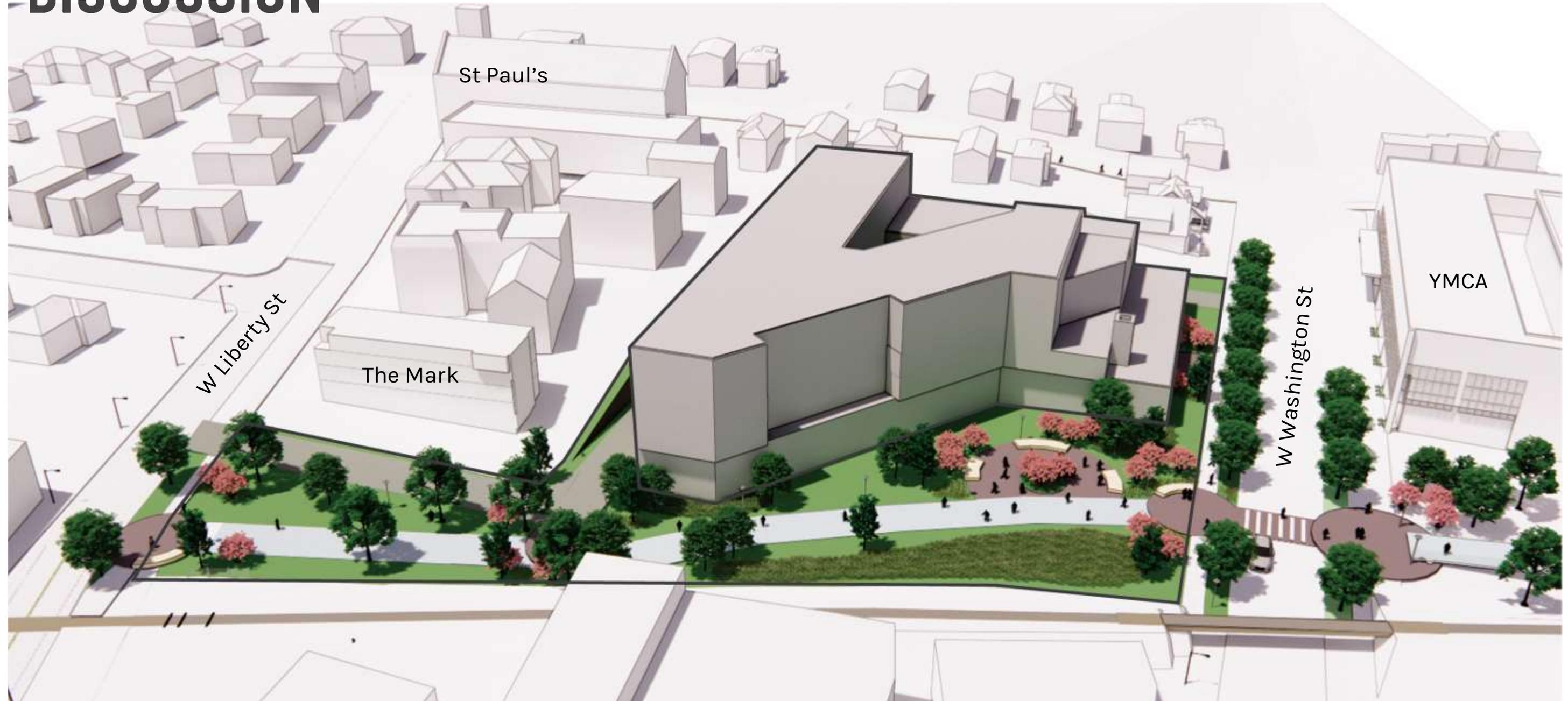


THIRD STREET LOOKING EAST

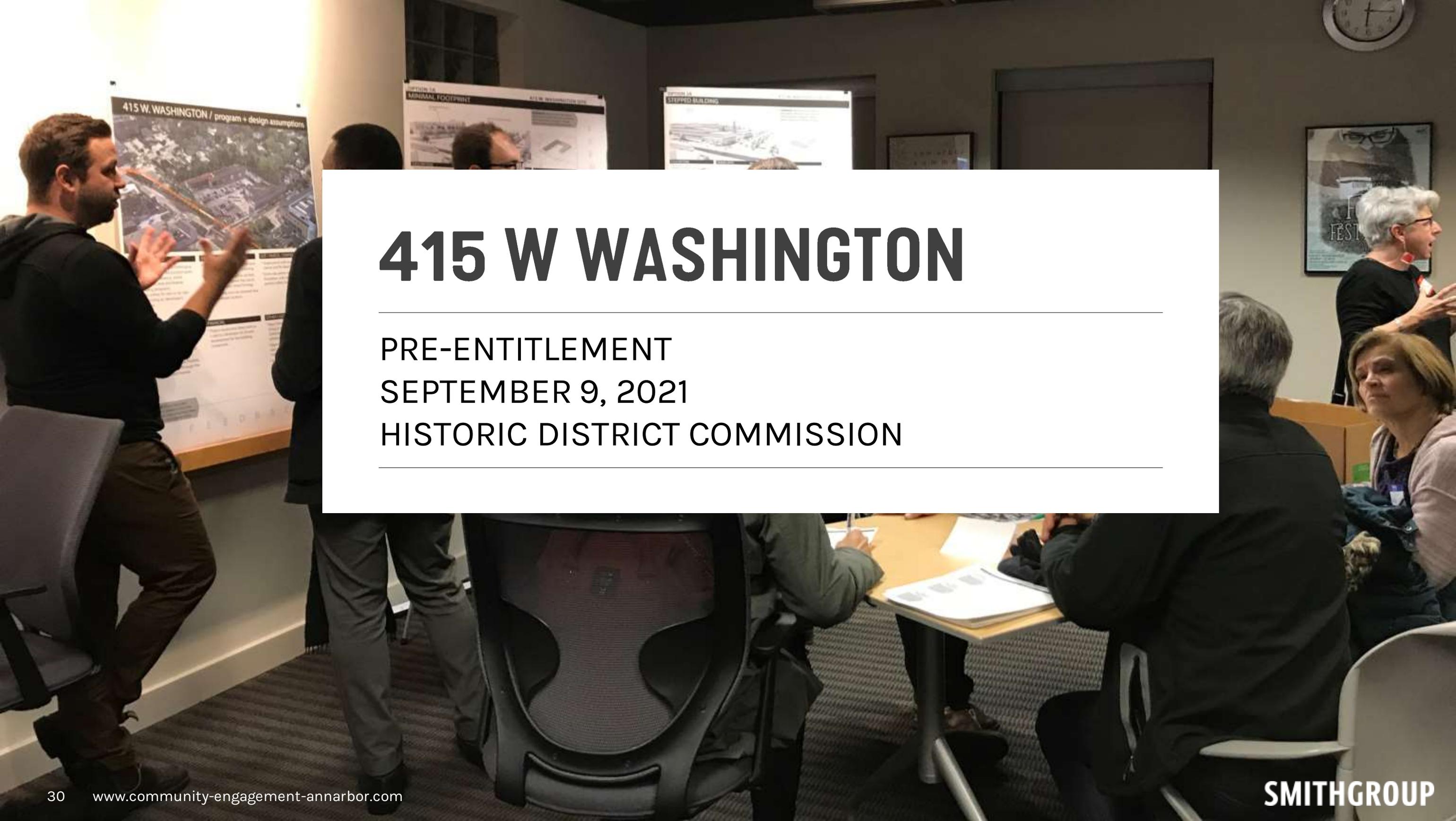


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DISCUSSION



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