



Legislation Details (With Text)

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Title: Resolution to Direct the City Administrator, Ann Arbor Housing Commission, and Planning Commission to Create Proposed Application Materials, Review and Recommend Development Entitlements to the City Council for 415 W. Washington to Support the Development of Affordable Housing in the City

Sponsors:

Indexes:

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Attachments: 1. Housing and Affordability ylot 415 OPTIONS summary-S.pdf, 2. 415 W Washington Pre Entitlement Update Memo.pdf, 3. Treeline Conservancy to Ann Arbor city Council re 415 W. Washington FINAL.pdf, 4. Ann Arbor Houisng + Affordability 415 W Wash 05.21.20 Public Presentation.pdf, 5. Ann Arbor Houisng + Affordability 415 W Wash Council Presentation-JULY.pdf, 6. Ann Arbor Housing + Affordability 415 W Wash 2-Page Summary.pdf, 7. Ann Arbor Housing + Affordability 415 W Wash May-June Engagement Summary-FULL.pdf, 8. Ann Arbor Housing + Affordability 415 W Wash October-April Engagement Summary-FULL.pdf, 9. Ann Arbor Housing + Affordability 415 W Wash May-June Engagement1000ft only.pdf, 10. City of Ann Arbor FORM_Demographic_Survey_rev_2020-02.pdf, 11. Demographics Census Tract & Block for 415 W Washington.pdf

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Resolution to Direct the City Administrator, Ann Arbor Housing Commission, and Planning Commission to Create Proposed Application Materials, Review and Recommend Development Entitlements to the City Council for 415 W. Washington to Support the Development of Affordable Housing in the City

On April 1, 2019, Ann Arbor City Council adopted Resolution R-19-138 which directed the City Administrator and Ann Arbor Housing Commission to provide analysis on the feasibility of City-owned properties as potential locations for Affordable Housing, including 415 W. Washington (the "Site"). On August 19, 2019, the City Council approved a contract with SmithGroup, Inc. to conduct public engagement, develop potential building concepts, and perform evaluation of the feasibility of these concepts for the Site.

415 W. Washington poses numerous challenges toward the realization of Affordable Housing:

- The property is impacted by floodplains, which both limits the potential building envelope and the use of federal funding to support the development of affordable housing.
- The property is adjacent to the railroad, which further renders the site ineligible for federal affordable housing funding.
- Methods to potentially preserve chimney swift habitat could become a limiting factor of site development.
- Unknown environmental impacts to be addressed.

There are numerous positive attributes of the site to support the development of housing as well:

- The eventual dedication of a portion of the site, likely consistent with floodplain, to support the Treeline non-motorized pathway.
- The potential for Downtown Development Authority support, based on the project's location.

Based on the feasibility of development and feedback from the community, it is recommended that this site progress to pre-entitlement phase. This phase would occur through partnership with the Ann Arbor Housing Commission as applicant, and City as reviewer/property owner, to pre-entitle the property by seeking an appropriate level of zoning and/or plan approval to facilitate the selection and realization of a development consistent with the desired goals from the evaluation of the site conducted to date.

It is recommended that such entitlement be conducted through a Planned Unit Development and Concept Plan, or another mechanism which will successfully seek the balance of articulating community desire and efficiency toward the realization of those goals with a future development partner.

Prepared by: Brett Lenart, Planning Manager

Reviewed by: Derek Delacourt, Community Services Area Administrator
Jennifer Hall, Executive Director, Ann Arbor Housing Commission

Approved by: Tom Crawford, Interim City Administrator

Whereas, City Council has directed staff to coordinate and analyze development options for 415 W. Washington with the goal of maximizing affordable housing;

Whereas, The City has actively developed concepts, analyzed them for feasibility, shared extensively with the public, and refined concepts consistent with the goals articulated through the community engagement process;

Whereas, This analysis has concluded with the recommendation that 415 W. Washington be pursued for redevelopment to include affordable housing or to support the development of affordable housing through contribution to the City's Affordable Housing Fund;

Whereas, To achieve the goals set forth in Resolution R-19-138 the City can take steps to entitle or approve development of certain attributes with the goal of expediting, or providing advancement of desired development concepts at the time a private development partner is solicited and/or selected; and

Whereas, The Ann Arbor Housing Commission will lead development of proposed plan for the purpose of entitlement, including seeking financial support from the Downtown Development Authority for the work;

RESOLVED, That the Ann Arbor Housing Commission is directed to develop plans and applications to the City for the redevelopment of 415 W. Washington that further the proposed concepts generated through the recent community engagement process;

RESOLVED, That the City Council hereby directs the City Administrator to authorize the Housing Commission to petition the City for the redevelopment of 415 W. Washington, and to provide appropriate staff support of this effort;

RESOLVED, That the City Council hereby directs the Planning Commission to provide feedback and recommend proposed zoning, plans, or other mechanisms to define and facilitate the realization of the redevelopment of 415 W. Washington;

RESOLVED, That these recommendations shall incorporate allocation of an appropriate portion of the site to future Treeline Trail use, the redevelopment of primarily residential use, with limited non-residential use, and development standards that generally reflect that of the D2 Downtown Interface Zoning District;

RESOLVED, That these recommendations be presented to the City Council by March 19, 2021; and

RESOLVED, That the Administrator, be authorized to take necessary administrative actions to implement this resolution including but not limited to providing written authorization for the Housing Commission to file applications regarding the development of 415 W. Washington.