

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of December 19, 2023**

**SUBJECT: 333 E. William St Site Plan for Planning Commission Approval  
Project No. SP23-0013**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission approves the 333 E. William Street Site Plan and recommends approval of the Development Agreement, in compliance with ORD-23-32 which adjusted downtown premiums and takes effect December 24, 2023.

**STAFF RECOMMENDATION:**

Staff recommends that the **site plan** be **approved**, because the contemplated development will comply with all applicable state, local, and federal law, ordinances, standards, and regulations, and the development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land. Staff recommends that the Planning Commission additionally recommend approval of the Development Agreement.

On December 4, 2023, City Council approved [ORD-23-32](#), an ordinance to eliminate the premium options provided in Section 5.18.6 of the Unified Development Code and to change the maximum FAR in the D1 and D2 districts to none. When effective on December 24, 2023, development in the D1 and D2 districts will be regulated solely by height, setback, and massing standards.

This project was originally designed to utilize the premium floor area options provided in Section 5.18.6, which are eliminated by Ordinance ORD-23-32. As originally proposed, the project utilized the affordable residential unit premium, the green building LEED Gold Certification premium, and the pedestrian amenity premium. Without premiums, the project will be physically identical, but the developer has chosen to no longer include affordable housing units. The total amount of Floor Area remains as 230,126-sq feet or 881%.

**SUMMARY:**

Site Location and Proposal:

- Situated on the north side of E. William Street between S. Fifth Ave and S. Division St, the site is currently a credit union building with surface parking.
- The proposed project would build a 16-story residential building with 202 dwelling units, totaling 645 bedrooms.
- Features include a leasing office, elevator lobby, utility rooms, bicycle storage, trash room, amenity space, townhouse units, and fitness space.

- Apartments are planned to range from micro/studio to six bedrooms from the third to fourteenth floors.
- Fifteenth floor would have a pool, amenity space, and townhouse units, with additional townhouses on the sixteenth floor.
- The proposal includes stormwater collection, an underground detention chamber, and a landmark Sugar Maple tree preservation.
- A pedestrian connection and space is proposed along the east side.



Figure 1: Location Map

#### Parking:

- Four tandem parking spaces (3 EV-Capable, 1 EV-Installed) are proposed on the west side of the building.
- Residents and employees would use the Library Lane Parking Structure nearby.

#### Zoning and Development Changes:

- The project is in the D1 Downtown Core and Liberty/Division character overlay districts.
- City Council approved ORD-23-32, eliminating premium options and changing FAR in D1 and D2 districts. This ordinance takes effect on December 24, 2023.
- The project was originally designed to utilize premium floor area options, which were eliminated by Ordinance ORD-23-32.
- The development will now be regulated by height, setback, and massing standards.

#### Design Review Board:

- Reviewed architectural plans on April 12, 2023.
- Consistency observed between the site plan and the discussed design plan.

#### Citizen Participation:

- A community meeting was held on April 10, 2023.
- Invitations were sent to residents and property owners within 1,000 feet of the site.

#### Site History and Planning:

- Part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative.
- Surrounding areas include the downtown library, the Blake Transit Center, Library Lane, and student housing.

## **DETAILED DESCRIPTION OF PETITION:**

The applicant seeks site plan approval to construct a new sixteen-story residential building providing 202 dwelling units totaling 645 bedrooms. The ground floor houses the leasing office, elevator lobby, utility rooms, bicycle storage and trash room, amenity space and six townhouse dwelling units. Additional townhouse units, amenity space, mechanical rooms and fitness space are located on the second floor and from the third floor up to the fourteenth floor, apartments ranging from micro/studio up to six bedrooms are proposed. A pool with amenity space and townhouse units are proposed on the fifteenth floor with additional townhouse units proposed on the sixteenth floor.

The development also includes 4 tandem parking spaces located on the west side of the building that are either EV-Capable (3) or EV-Installed (1). Parking for the residents and employees is provided at the adjacent Library Lane Parking Structure located north of this site. The 26,136-square foot site is in the D1 Downtown Core Zoning District and Liberty/Division character overlay district and has Secondary Street frontage designations. The total amount of Floor Area is 230,126-sq feet or 881%.

Existing Conditions – The 26,136-square foot site consists of one parcel housing a credit union building accessed off E. William Street leading to surface parking located behind the building and the east side of the site. The current drive does not connect to Library Lane to the north.

Proposed Development – The proposed development is a 230,126-square foot, sixteen-story residential building with four parking tandem spaces located underneath the west mezzanine. Vehicular access continues off E. William Street and terminates at the northern property line where recycling and trash bins are located.

Storm water is proposed to be collected primarily through roof drains with limited surface collection. The roof conductors and surface drains will be routed to a detention chamber located under the access drive on the western side of the site. This underground tank is designed for full infiltration with no overflow discharge to City storm water sewer in E. William St.

One landmark Sugar Maple tree is located along the west property line and proposed to be saved. A total of four mitigation trees are proposed with three trees located at the southeast corner of the site and one located along the north property line. A proposed 10-foot-wide pedestrian connection running along the east side of this site connecting E. William St. to Library Lane traversed around this landmark tree as shown on the illustration below. This pedestrian amenity totals approximately 2,000-sq feet (10 feet x 200 ft) and previously fell under a pedestrian amenity allowing for an additional 8,000-sq ft of additional floor area.

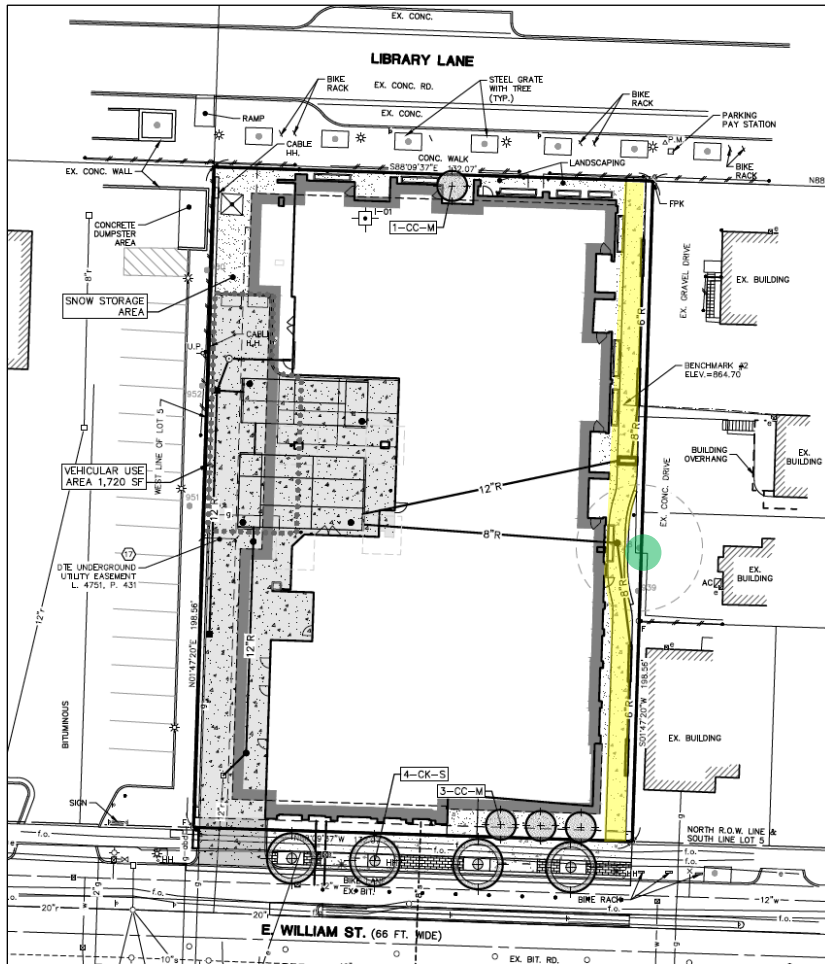


Figure 2 Excerpt site plan showing landmark tree (green) and proposed pedestrian connection (yellow)



Figure 3 Rendering of proposed development

**DEVELOPMENT STANDARDS REVIEW:**

The proposed site plan complies with all applicable development review standards of the D1 Downtown core zoning district, Liberty/Division Character overlay district, and Secondary Street designation provided in Chapter 55 Unified Development Code.

<b>333 E. William Street Site Plan Development Standards Review Chart</b>			
	<b>PROPOSED</b>	<b>REQUIRED/PERMITTED (Prior to 12-24-2023)*</b>	<b>REQUIRED/PERMITTED (AFTER 12-24-2023)*</b>
<b>Lot Area</b>	26,136 sq ft (.6 acre)	Earn additional 300% FAR (to 400% max.) when providing minimum 20% of all residential floor area dedicated to affordable housing dwelling units.	No MIN
<b>FAR</b>	880%	Earn additional 150% FAR (to 400% max.) when providing LEED Gold Certification with a minimum of 6 points in Energy & Atmosphere Credits.	None
<b>Floor Area</b>	230,126 sq ft	Earn additional 8,000 sq ft max for each sq ft of pedestrian amenity.	Not applicable
<b>Building Coverage</b>	12,902 sq ft	No MIN	No MIN
<b>Streetwall Height</b>	2 stories – E. William & Library Lane	2 stories MIN 3 stories MAX	2 stories MIN 3 stories MAX
<b>Offset at Top of Streetwall</b>	5 ft	5 ft AVERAGE	5 ft AVG
<b>Building Height</b>	170 ft	180 ft MAX	180 ft MAX
<b>Setbacks Side</b>	9 ft -East Side 11 ft – West Side	No minimum	No minimum
<b>Front Setbacks</b>	3.35 ft – E. William St.	0 ft MIN – 10 ft. MAX	0 ft MIN – 10 ft. MAX
<b>Parking – Automobiles</b>	1 EV-I and 3 EV-C	None (if Installed, then 10% EV-1, 90% EV-C) With 4 spaces: 1 EV-1 and 3 EV-C	None (if Installed, then 10% EV-1, 90% EV-C) With 4 spaces: 1 EV-1 and 3 EV-C
<b>Parking – Bicycles</b>	128 Class A and 16 Class C 8 spaces – Class C (DDA Owned)	92 - Class A	92 - Class A
*Effective date of ORD-23-32			

### **DESIGN REVIEW BOARD:**

Design plans were seen and discussed by the Design Review Board on April 12, 2023. Application materials can be found on the Stream system at [stream.a2gov.org](http://stream.a2gov.org) for plan number DR23-2003 and the meeting packet materials including staff report can be found on the Legistar system at [a2gov.legistar.org](http://a2gov.legistar.org). The architectural drawings submitted as part of the site plan are consistent with the design plan discussed by the Design Review Board.

### **CITIZEN PARTICIPATION:**

The petitioner held a citizen/community participation meeting on Monday, April 10th, 2023. Invitations were sent to all residents and property owners within 1,000 feet of the site. The applicant's report of the meeting can be found on the Stream system at [stream.a2gov.org](http://stream.a2gov.org) for plan number SP23-0013.

### **HISTORY and SITE PLANNING:**

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.

This site is currently used as a credit union with surface parking located at the northern rear of the site. The downtown library is located directly to the west and the Blake Transit Center is located across from S. Fifth Avenue. Library Lane and the surface lot and below grade parking garage are located directly to the north. To the east is student housing located in the East William Historic District.

### **SERVICE UNIT COMMENTS:**

The site plan and application materials were reviewed by the staff from the Planning, Downtown Development Authority, Fire Marshal, Forestry/Natural Resources, Parks Planning, Engineering, Systems Planning, Recycling/Solid Waste, Land Development, and Transportation units. Staff recommend approval, and provided additional comments for acknowledgment by the development team.

Parks - The City of Ann Arbor provides park and recreation resources to enhance the quality of life and its environment for its residents, and requests parkland dedication so that future residents should be as well served in their neighborhoods as current residents. The rationale is that current residents should not bear the full cost of providing neighborhood parks for future residents. The current formula for parkland dedication is based on maintaining the existing amount of neighborhood parkland to keep pace with the existing level of service for neighborhood parks. In lieu of available land for public parkland dedication, parks requests that public open space be developed on site. Please provide details pertaining to the plans for the plaza walkway and any other public open space amenities. 202 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) = \$126,250.

The developer has agreed to make a parks contribution in the amount of \$126,250 and this is reflected in the draft development agreement.

Office of Sustainability - This project demonstrates “good” alignment with A2ZERO. Recommendations to maximize sustainable features and attributes are included in the OSI staff comments memo. A feasibility assessment for passive house certification was requested by OSI, but has not yet been received. Pending receipt of indicated documentation, the OSI will recommend approval of this project.

Prepared by Chris Cheng on December 14, 2023.  
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: Site Plan  
Zoning Map  
Aerial Photo  
Development Agreement – December 19, 2023 Draft  
[Link to additional project file documents in STREAM](#)

c: Applicant – Core Spaces, LLC (Andrew Savoy)  
Engineer – Midwestern Consulting (Scott Betzoldt)  
Architect – Dwell Design Studio, LLC (Ashvini Dinoy)  
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