

Proposed Planned Unit Development (PUD)

@ 120 Packard St, Ann Arbor MI 48104

May 19, 2023

1. The objectives, purposes and beneficial effects that are proposed to be achieved by the PUD zoning district.

Reusing and improving existing sites in and around the immediate vicinity of the Central Business District (“CBD”) and downtown areas is a sustainable and effective way to meet the needs of our city and the needs of the growing university community. By creatively and selectively reusing limited resources, such as land and public infrastructure, we can increase density and vitality in the CBD / downtown areas, while also increasing the supply of housing stock for the university community and the broader Ann Arbor residents.

We strongly believe our project is a prime example of this approach. We are planning to redevelop an outdated multiple-family housing project located near the intersection of Packard and South Main Streets. This intersection is already one of the most dynamic and vibrant in town, thanks to the recent and current developments including the Ashley Mews, The Standard, The Yard, The Madison and more. Our new project will be a modern, energy-efficient structure that will add to the vibrancy of the area. This will increase land use efficiency by adding density in a location that is well-served by public transportation, shopping, employment, education, sports and entertainment options. The new units will directly address the housing shortage while offering more desirable amenities and enhanced safety features.

The proposed development will incorporate many safety and sustainable elements that are absent not just at the existing structure but absent in much of the housing stock in Ann Arbor. These features will help to bring the development into greater compliance with Ann Arbor's sustainability and climate change goals. Specifically, the development will include:

- Solar panels
- 100% electric vehicle parking spaces
- All-electric HVAC systems, water heaters and kitchen appliances, all in alignment with the A2Zero objectives (we may have natural gas connections to support backup systems)
- Class A bicycle parking spaces substantially exceeding the required minimums
- Sprinkler systems and other fire safety measures
- Stormwater management; and
- Accessibility for those with physical limitations (FFHA & ADA compliance)

These sustainable elements will help to reduce the development's environmental impact and make the development more attractive to residents looking for a safer, greener and more modern place to live.

2. Why this beneficial effect cannot be achieved under any other zoning classification.

The proposed development is not possible under any other zoning classification.

This is because the other zoning districts either do not allow for the same level of efficiency, or they have restrictive stipulations that cannot be met. For example, some districts require the development to be located within the Downtown Development Authority (DDA) district, which our site is immediately adjacent to but is not within the DDA district.

The Planned Unit Development (PUD) zoning classification was established to allow for developments like ours that do not fit neatly into the existing zoning categories.

PUDs allow for more flexibility in terms of design and density, which is necessary for our project to be successful.

We believe that our project will be a positive addition to the community. It will increase the housing supply for students and the broader university community as well as provide Ann Arbor residents with additional options for downtown living, all while generating additional tax revenue for the city.

We are confident that the PUD zoning is the best way to ensure that our project is successful.

3. The use proposed shall not have a detrimental effect on public utilities or surrounding properties.

The proposed development will not have a negative impact on the existing water and sanitary sewer service located in Packard Street. The project has been designed to minimize impacts on surrounding properties.

Currently, there is no storm water detention on the site. Storm water runoff is discharged directly to the storm sewer. The proposed development will include a storm water detention system that will collect and route storm water to underground detention/infiltration chambers. The entire 100-year storm event will be designed to infiltrate, reducing site runoff. The storm water systems will conform to City and County standards.

4. The use or uses proposed shall be consistent with the master plan and policies adopted by the City or the Applicant shall provide adequate justification for departures from the approved plans and policies.

The proposed development is consistent with the City of Ann Arbor's Master Plan, Sustainability Plan, and other City policies. The Master Plan calls for increased density near transit corridors and walkable uses, and our development will be located in a high-demand area that is close to campus, downtown, and other walking destinations. The development will also include features that support non-automotive travel. Additionally, the site is steps from the Blake Transportation Hub and in close proximity to bus routes managed by the City of Ann Arbor and The University of Michigan.

The site is currently zoned R4C with a majority of surrounding properties are already used for multifamily housing, including Baker Commons and the newly developed The Standard and Ashley Mews projects. The proposed project will be consistent with the actual use of these surrounding properties.

The site is located within the City's Climate Action Plan, which calls for reducing greenhouse gas emissions. The proposed development will help to meet this goal by providing all-electric HVAC, water heating systems and kitchen appliances and also by limiting the number parking spaces and therefore reducing the number of single-occupancy vehicles. The project will encourage and support alternative methods of transportation, such as walking, biking, and public transit.

We believe that the proposed development is a positive addition to the community and that it is consistent with the City's goals and policies.

5. If increased densities are requested in order for the PUD to provide affordable housing for lower income households, describe the type of housing, number of units, and how the affordability and availability of the units will be assured.

We will contribute to the city's affordable housing fund and the Ann Arbor Housing Development Corporation.

6. Describe how vehicular and pedestrian circulation will be provided and how the proposal will encourage and support alternative methods of transportation.

Our project is within walking distance to a number of colleges and facilities at The University of Michigan, including the Student Union, South Quad, School of Public Policy, Law School, Big House and the Business School. Our site is also within easy walking distance to public transportation, downtown restaurants, entertainment, stadiums, and employment. According to the [walkscore.com](https://www.walkscore.com) site, which rates the walkability of addresses in the USA, the site enjoys a Walk Score of 98 and is deemed a “Walker’s Paradise” by the [walkscore.com](https://www.walkscore.com).