

415 W WASHINGTON

PUD AREA PLAN + ZONING
PLANNING COMMISSION
FEBRUARY 7, 2023

CURRENT COUNCIL & DDA DIRECTION

- **April 1, 2019, R19-138** Evaluate certain City City-owned properties for their ability to support affordable housing, including 415 W Washington
 - The property is still under the purview of the City's Historic District Commission
 - The Commission issued a Notice to Proceed allowing the existing structure to be demolished however, any new construction will require the review and approval of the Commission
 - The site is an important component for future construction of the Treeline Trail in the adopted Master Plan
 - A significant portion of the site is within the flood fringe
 - There is a chimney on site that acts as a nesting location for migrating Chimney Swifts
- **August 19, 2019, R-19-376** Contract with the SmithGroup to conduct community engagement process, develop potential building concepts and evaluate the feasibility of developing the property
- **July 6, 2020, R-20-0272** Direct the City Administrator to authorize the AAHC to petition for pre-entitlement and work with staff and planning commission; to set-aside a portion for the tree-line trail, redevelop primarily as residential, with development standards that reflect the D2 Downtown Interface Zoning District
- **May 5, 2021 DDA Resolution**
 - Eliminating a functionally obsolete, blighted nuisance in the downtown
 - Increasing available housing stock in the city
 - Investigating the opportunity for affordable/workforce housing
 - Developing a signature portion of the Treeline
 - Develop a project that is approved by the City's HDC
 - Increase the tax base



PREVIOUS 415 W WASHINGTON ENGAGEMENT

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 PUD ZONING Process
May 5, 2021	DDA Approves PUD ZONING Funding



PUD ZONING 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 23, 2021
Rezoning and Area Plan Pre-Submission Meeting	Oct 18, 2022
Submit Application	Oct 25, 2022
HDC, Planning Commission Meeting	Feb 7, 2022
City Council - First Reading	TBD
City Council - Second Reading	TBD



415 W WASHINGTON COMMUNITY-DRIVEN GOALS

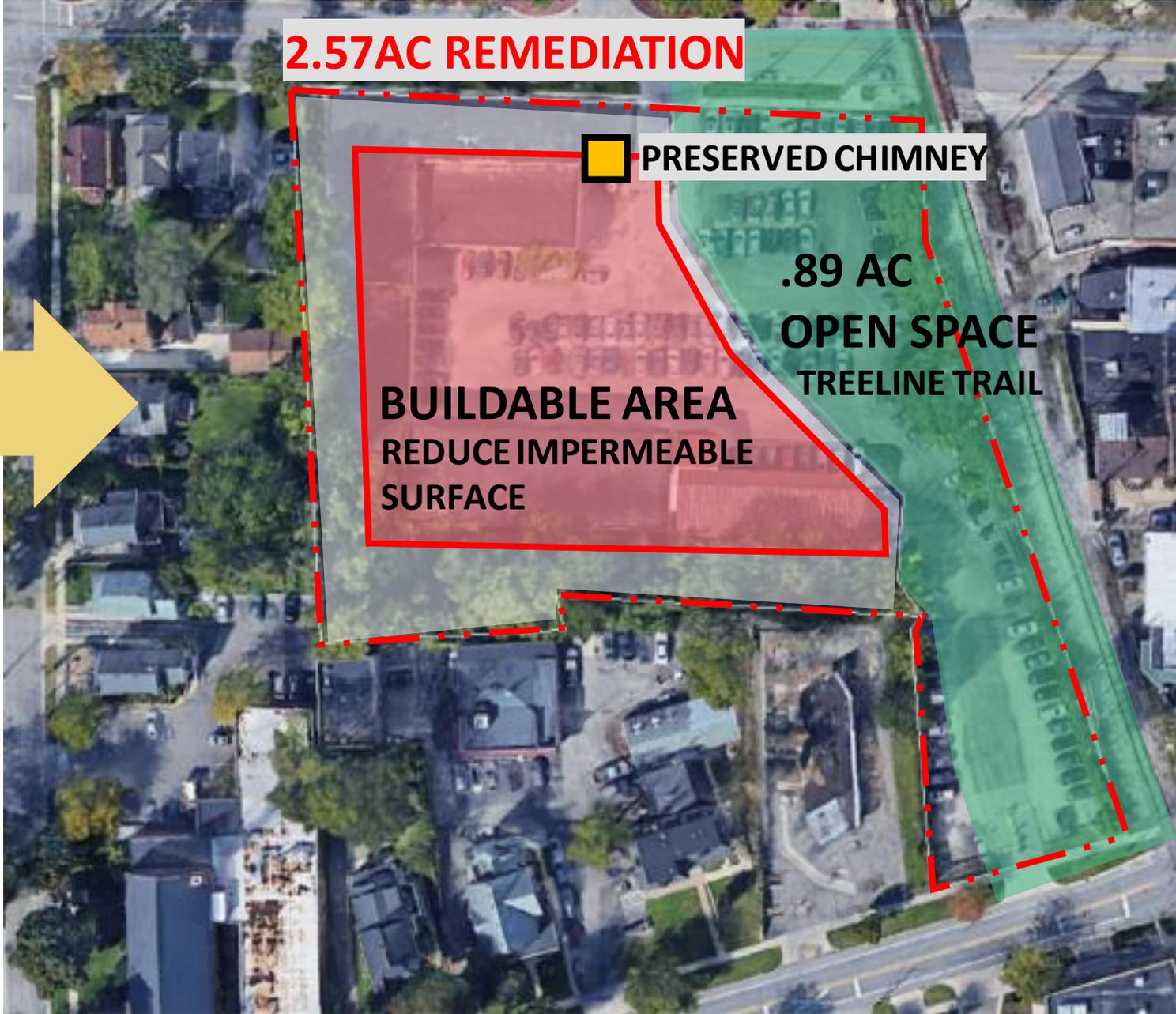
THIS PROJECT HAS MULTIPLE GOALS THAT MAKE DEVELOPMENT CHALLENGING AND REQUIRE TRADE-OFFS TO ADDRESS ALL OF THEM

- Remediate the contaminated brownfield site
- Build a segment of the Treeline
- Provide affordable housing
- Preserve the chimney for the Chimney Swift
- Contribute to character of the Old West Side Historic District
- Acceptable Floodway impact and improve the Flood Fringe from the existing condition
- Partner to improve safety on W. Washington Street



415 W WASHINGTON DEVELOPMENT FRAMEWORK

ADDRESSED GOALS: ACCEPTABLE FLOODWAY IMPACT AND IMPROVE THE FLOOD FRINGE FROM THE EXISTING CONDITION, BUILD A SEGMENT OF THE TREELINE, REMEDIATE THE CONTAMINATED BROWNFIELD SITE, PRESERVE THE CHIMNEY FOR THE CHIMNEY SWIFT



415 W WASHINGTON DRAFT SUPPLEMENTAL REGS

PROHIBITED USES

- Fueling Station
- Automobile, Truck, Construction Equipment Repair
- Vehicle Wash

REQUIRED AFFORDABLE HOUSING

- A minimum of 15 designated affordable residential units shall be provided on site or 15% of the total units in the PUD District (whichever is greater). The units shall be Affordable Dwelling Units as defined by the Unified Development Code OR the applicant may make a payment to the Affordable Housing Fund in lieu of providing Affordable Dwelling Units.
- Verification of ongoing compliance with Affordable Housing

requirements shall be required and verified by the City of Ann Arbor or its designee on a frequency established by the City.

DWELLING UNITS

- Dwelling units shall have a maximum of three (3) bedrooms and two (2) bathrooms.

AREA, HEIGHT AND PLACEMENT STANDARDS

- The PUD zoning district shall be 2.5 acres.
- All applicable area, height and placement regulations of the D2 zoning district and First Street Character Overlay District shall apply with the following exceptions:
 - Streetwall - Minimum two story, Maximum three story Streetwall.

- Front Setback - Washington Street Setback: 40 Feet Maximum / 20 Feet Minimum.
- Front Setback - Liberty Street Setback: 10 feet Max
- Side and Rear Setbacks - West side lot line abutting Residential(R) zoning district: 50' setback for stories 1-4, 65' setback for stories above 5.
- South rear lot line abutting R zoning district: 35' setback.
- East side lot line: 10 feet.
- Height- The maximum height permitted for any building in the district shall be 70 feet.
- Open Space- Minimum 60% open space on site.

415 W WASHINGTON DRAFT SUPPLEMENTAL REGS

PARKING AND TRANSPORTATION

- Vehicle - One (1) parking space per residential unit maximum. No minimum spaces are required.

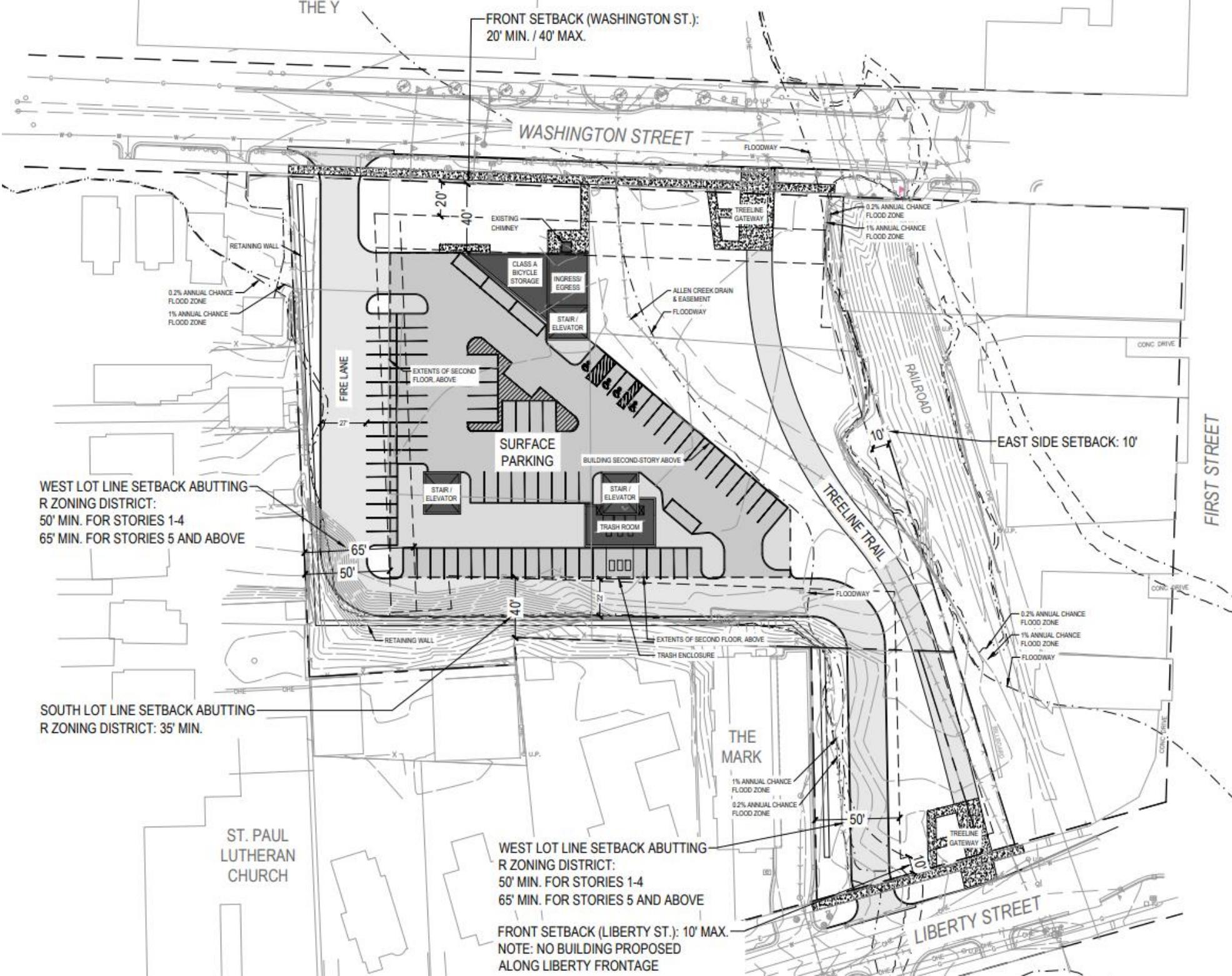
SITE ELEMENTS

- All efforts shall be made to preserve the existing chimney on site for value as chimney swift habitat. The chimney can be removed if the City Administrator or designee determines that preservation is not possible or prudent, based on the structure being determined unsafe by a third-party engineer, or that the measures to preserve habitat are unlikely to be successful.
- Treeline trail shall provide:
 - Minimum 30-foot-wide public

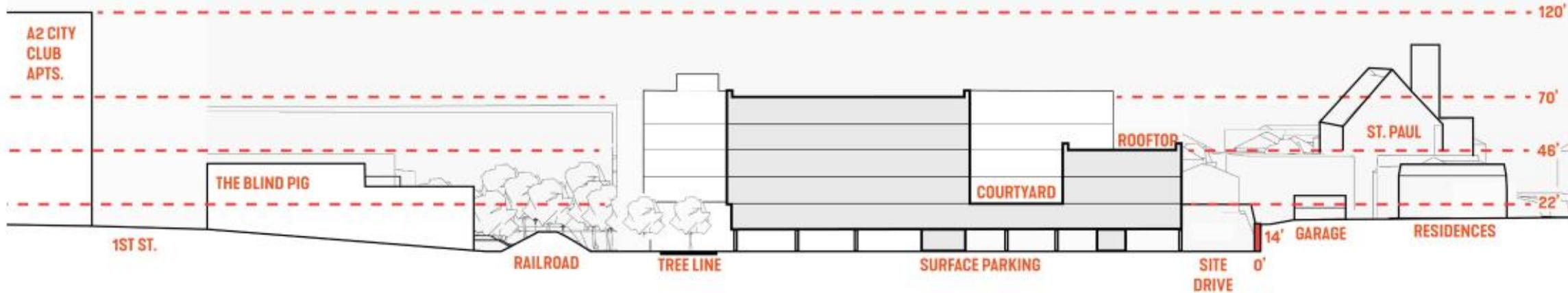
access easement from Liberty to Washington

- Construction of minimum 15-foot-wide non-motorized path within easement linking Liberty to Washington. Pathway shall be constructed with pedestrian scale lighting to city approved specifications.
- Other treeline trail amenities and design aspects such as landscaping, furniture, public art shall be designed with input from the Treeline Conservancy.

415 W WASHINGTON DRAFT CONCEPT AREA PLAN

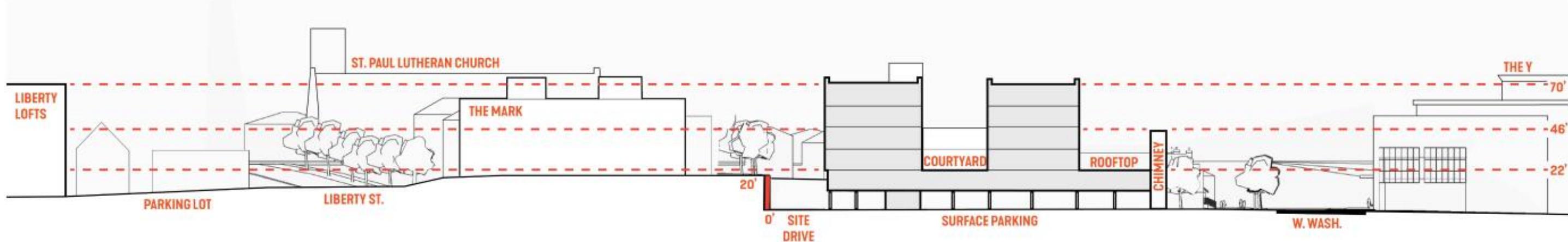


415 W WASHINGTON DRAFT CONCEPT AREA PLAN



1 SECTION A: LOOKING SOUTH

SCALE: 1" = 40'

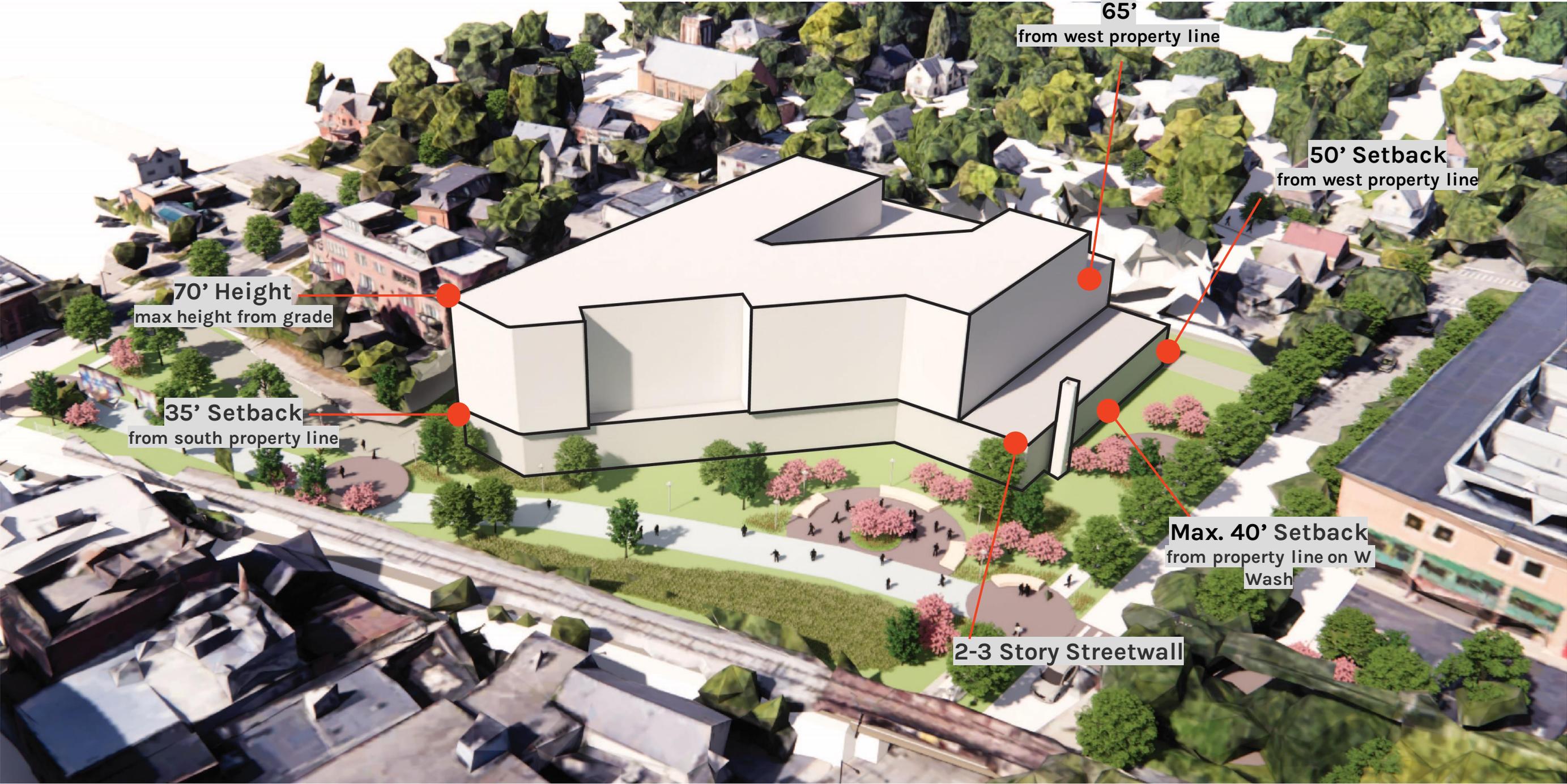


2 SECTION B: LOOKING WEST

SCALE: 1" = 40'



415 W WASHINGTON DRAFT CONCEPT AREA PLAN



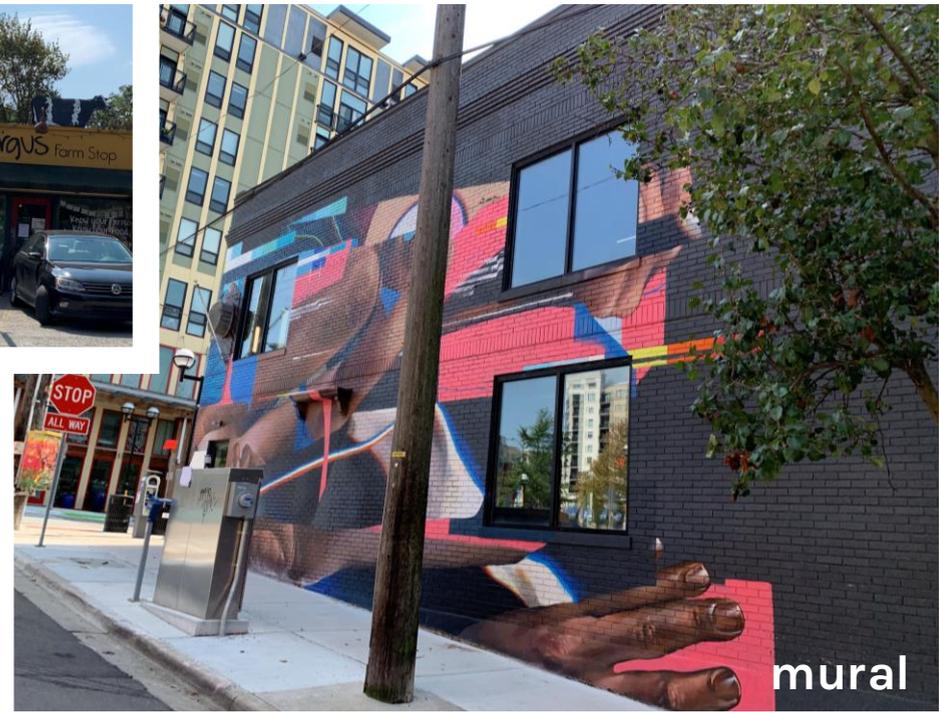
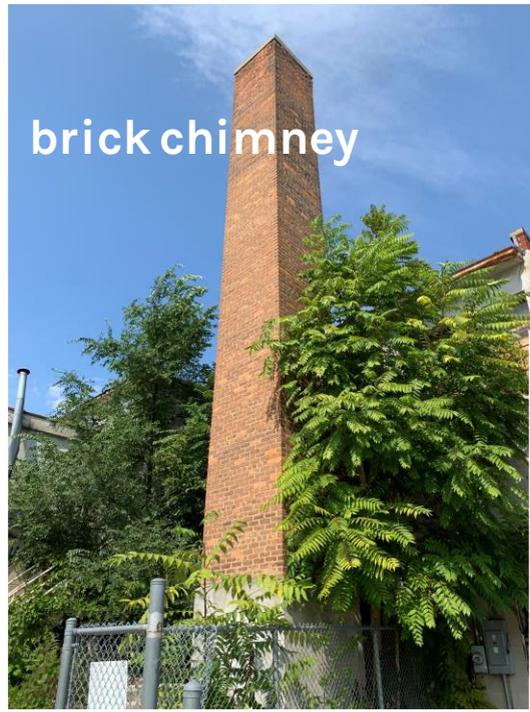
HISTORIC DISTRICT COMMISSION CONSIDERATIONS

KRISTINE KIRDORF, KIRDORF PRESERVATION CONSULTING (2022)

WWW.KIDORFPRESERVATIONCONSULTING.COM

- Reviewed December 14, 2021 Planning Commission meeting prepared by SmithGroup
- The next step in the process is to present an area plan to change the zoning of the property to PUD
- The new zoning will conscript the locations and sizes of a new building on the property
- In my opinion the conceptual land use and dimension plan presented on December 14, 2021, proposes compatible massing and siting for a new building on the property.
- The following elements contribute to the compatibility:
 - Stepping back the height of the building, especially from those residences to the west of the property
 - Moving the west wall of the new building further east than the existing building – keeping space between the lower scale residences to the west and the taller proposed building
- The package presented gives good graphic representation – the before and after views and site sections all demonstrate how the proposed siting and massing for the new zoning could affect the surrounding historic district
- At this time the Historic District Commission can only offer comments on the proposed Area Plan/Re-zoning. Without a complete application for a specific building that would include the materials, exact building appearance and configuration the Historic District Commission cannot issue a Certificate of Appropriateness
- Once the final Area Plan drawings are complete, I can prepare a formal letter with my comments for the City's use

PROJECT CONTEXT-ARCHITECTURE



PROJECT CONTEXT-SITE



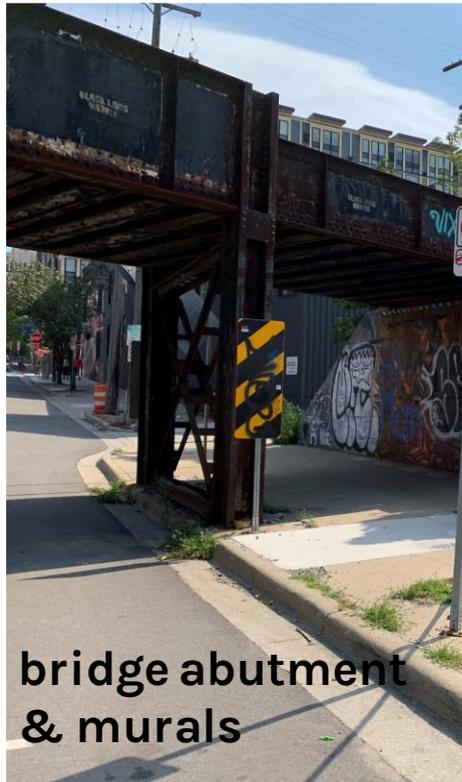
pedestrian sidewalk



parking



residential streets



bridge abutment & murals



Lawn & seating



bikeway



gateway



retail & seating



Residential planting & lawns

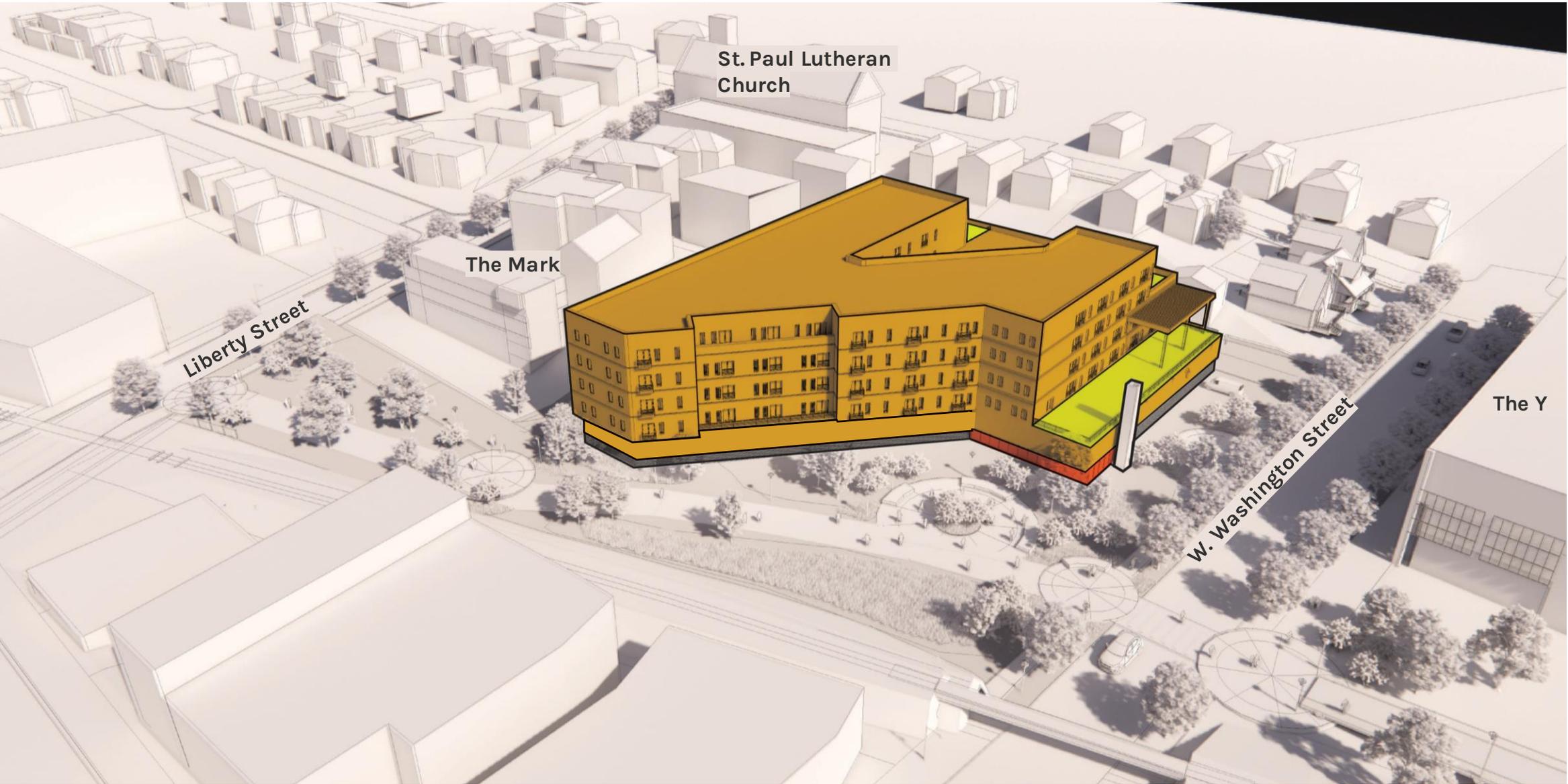
WHAT IT COULD LOOK LIKE...AERIAL LOOKING WEST



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOKE LIKE..POTENTIAL BUILDING USES BY FLOOR



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WHAT IT COULD LOOK LIKE...EXISTING V. FUTURE BUILDING MASSING



- PROPOSED BUILDING
- EXISTING BUILDING

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WHAT IT COULD LOOK LIKE..THIRD STREET LOOKING EAST



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WHAT IT COULD LOOK LIKE..LIBERTY STREET LOOKING NORTH



WHAT IT COULD LOOK LIKE... WASHINGTON STREET @ Y LOOKING EAST



EXISTING

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