

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting January 20, 2022

**SUBJECT: 350 S. Fifth Avenue Area Plan and PUD (Planned Unit Development) Zoning (350 S. Fifth Avenue)
Project No. AP21-001 and Z21-007**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 350 S. Fifth Avenue Concept Plan and Development Agreement and PUD (Planned Unit Development) zoning.

STAFF RECOMMENDATION

Staff recommends **approval** of the planned area plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

Staff further recommends **approval** of the PUD zoning because the project is consistent with goals in the Downtown Plan and Housing Commission plans and policies.

LOCATION

This site is bounded by E. William Street to the south; S. Fifth Avenue to the east, S. Fourth Avenue to the west, and the Blake Transit Center to the north.

DESCRIPTION OF PETITION

The Ann Arbor Housing Commission was directed by City Council to propose a mixed income community for the site which is owned by the City of Ann Arbor. The Housing Commission worked with SmithGroup to create a Concept Plan and PUD Zoning with Supplemental Regulations for the .8 acre site. The goal is to create a project that has approved PUD zoning and supplemental regulations with which to market the project for construction. The PUD Zoning will provide for the development of affordable housing on the site while improving the operations of the existing Blake Transit Center. After the Concept Plan and PUD Zoning are approved, the Housing Commission will attempt to identify a developer to construct the project. The developer will be required to submit a site plan for the project. The Concept Plan is not able to move to permitting, a site plan will be required prior to construction.

The Concept Plan (project) proposes 370 dwelling units. The project includes two distinct towers with separate ownership structures. The west tower (Phase 1) is proposed as all affordable housing with 90 dwelling units. The east tower (Phase 2) is proposed as mixed income housing with 20% of the dwelling units being affordable and 80% being market rate units. The proposed zoning district is drafted to ultimately provide flexibility in the location of these components. A total of 145 dwelling units are proposed to be affordable for the overall project. No off-street parking is proposed. However, Phase 2 may be able to enter into an agreement with the DDA for off-site parking during the site plan phase. The site includes parking spaces for 4 AAATA buses. The final design of the bus lane will be determined during the site plan stage. 113 bicycle parking spaces are proposed for the project. Stormwater

management systems and detailed streetscapes plans will be provided by the petitioner during the site plan phase. The overall Floor Area Ratio of the project is proposed to be 867% (affordable housing premiums allow up to 900% FAR in the D1 zoning district). The building height is proposed to be 248 feet tall (275 allowed in the PUD Supplemental Regulations). No natural features exist on the site. Solid waste will be handled on the first floor with details being provided at the site plan phase. Wade-Trim provided a Traffic Report on the conceptual project. It determined that although no vehicles will be included on the site, the project will increase the number of vehicular trips to some degree. The residential unit types will likely include a mixture of studios, one, and two bedroom apartments.

A Resident Participation Meeting was held on June 10, 2021. The Area Plan was presented to the Design Review Board on October 14, 2020. The Board expressed support for the project and will review the site plan when it is submitted.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Blake Transit Center	D1
EAST	AA Public Library, Downtown Branch	PL (Public Land)
SOUTH	Residential, Funeral Parlor	D2
WEST	Parking Structure	D1

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D1 (Downtown Core)	PUD	D1 (Downtown Core)
Gross Lot Area	34,848 sq ft	34,848 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	0%	867% (283,158 sq ft)	400% MAX normal Up to 900% MAX with affordable housing premium
Character Overlay District	Midtown	Midtown	Midtown
Streetwall Height	NA	2 stories	2 stories MIN 4 stories MAX
Offset at Top of Streetwall	NA	5 ft	5 ft MIN
Building Height	NA	248 feet	24 ft; 2 stories MIN 275 ft MAX
Rear Setbacks	NA	14.7 ft (north) side	None
Building Frontages	Secondary Street	Secondary Street	Secondary Street

S. Fifth S. Fourth E. William are all secondary	NA	Up to 55% of the frontage along S. Fifth and S. Fourth may exceed MAX 10 ft setback to accommodate bus and service lane	Secondary Street: 0 ft MIN, 10ft MAX at streetwall
Parking		Special Parking District	Special Parking District
Parking – Automobiles	Surface parking lot	0 spaces	PUD requires none
Parking – Bicycles	0	113 Class A	1 space per 2,500 sq/ft MIN

HISTORY

The site housed the Ann Arbor YMCA from the 1960s until 2008. The City acquired the property from the YMCA and provided hourly surface parking spaces since then. In 2018, The Housing Commission was asked by City Council to evaluate a number of City-owned sites in Ann Arbor to determine the feasibility of providing affordable housing. 350 S. Fifth Avenue was identified as a site that would be appropriate for new affordable housing.

PLANNING BACKGROUND

The Downtown Plan is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, and providing a viable economy, a “green” and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the Plan (page 22) as well as encouraging a diversity of new downtown housing opportunities and expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood, continuing to seek a range of age groups and income levels in the downtown (page 24).

Ann Arbor Discovering Downtown (A2D2) – The site has been in the DDA since the DDA was established in 1983. In 2009, as part of the A2D2 planning effort, City Council approved the rezoning of land in the DDA from a variety of zoning districts to two primary districts: D1 and D2.

The Non-Motorized Transportation Plan recommends sidewalks and bicycle facilities in E. William Street.

Attachments: Parcel and Zoning Map
Aerial Photo
[Area Plan](#)
[Resident Participation Report](#)
[Draft Supplemental Regulations](#)
[Traffic Memo](#)

c: Petitioner: City of Ann Arbor Housing Commission

Petitioner's Agents: SmithGroup
201 Depot
Ann Arbor, MI 48104

Systems Planning
Project Management
Project No. AP21-001 and Z21-007

350 S Fifth Ave



- Railroads
- Huron River
- Tax Parcels



Map date: 5/6/2021
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms

350 S Fifth Ave

S Fourth Ave

Library Ln

S Fifth Ave

E William St

-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor 

Map date: 5/6/2021
 Any aerial imagery is circa 2020
 unless otherwise noted
 Terms of use: www.a2gov.org/terms



350 S Fifth Ave

S Fourth Ave

Library Ln

S Fifth Ave

E William St

-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor 

Map date: 5/6/2021
 Any aerial imagery is circa 2020
 unless otherwise noted
 Terms of use: www.a2gov.org/terms