

**ANN ARBOR HOUSING COMMISSION**  
**350 S. FIFTH AVE**

**CITY PLANNING COMMISSION**

10/16/2025

**SP25-0009**

PUD Site Plan for Planning Commission Approval

# INTRODUCTION

## CONCEPT RENDERING

RESIDENTIAL LOBBY ENTRANCE  
AT FIFTH AVE AND WILLIAMS ST



# PROJECT SUMMARY

350 S. FIFTH AVENUE

## Developer:

Related Midwest + A2 Housing Development



## Partners:



## Architect and Engineer:

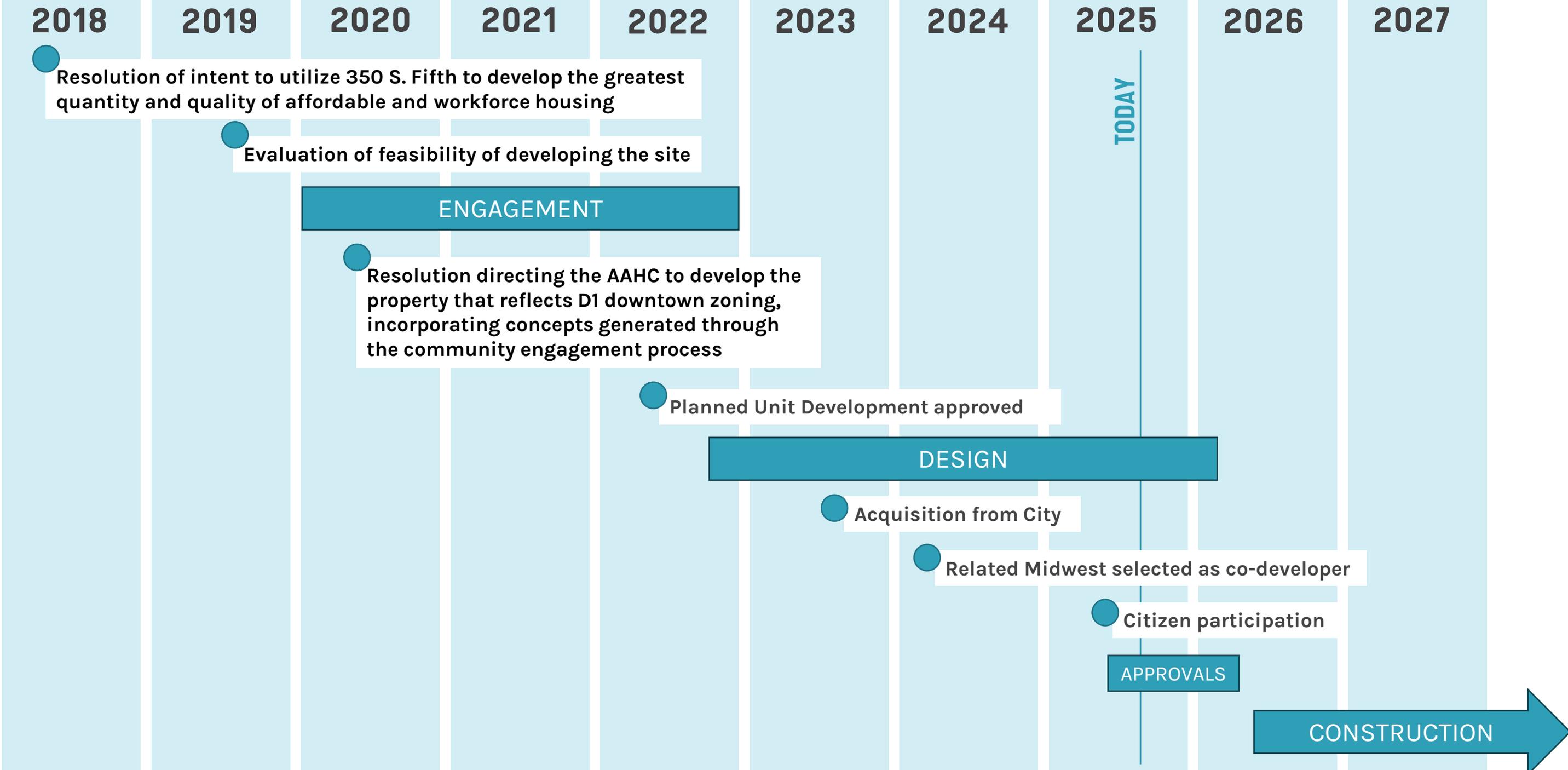
# SMITHGROUP

Zoning:	PUD within D1
Building Height:	228 feet
Number of stories:	20
Number of units:	330 (total)
	1 Bedroom = 220
	2 Bedroom = 110



EXISTING CONDITIONS

# PROJECT HISTORY



# PROJECT VALUES

## Provide Quality Affordable Housing Downtown:

330 residences for low-income households with incomes up to 60% of the Area Median Income

## Support Transit:

North portion of site is dedicated to expanding Blake Transit Center

Adjacent to William Street Bikeway

## Commitment to Sustainability:

Electric Building

Geothermal Heating and Cooling

Enterprise Green Communities Certification



# BIRDSEYE AERIAL

## 350 S. FIFTH AVENUE

- A** Federal Building / US Post Office
- B** Blake Transit Center
- C** Ann Arbor District Library
- D** Single-family houses
- E** Townhouse and duplex units
- F** Muehlig Funeral Chapel
- G** Fourth & William Parking Garage
- H** High-rise apartment building
- I** Downtown Ann Arbor - Main Street
- J** High-rise condominiums

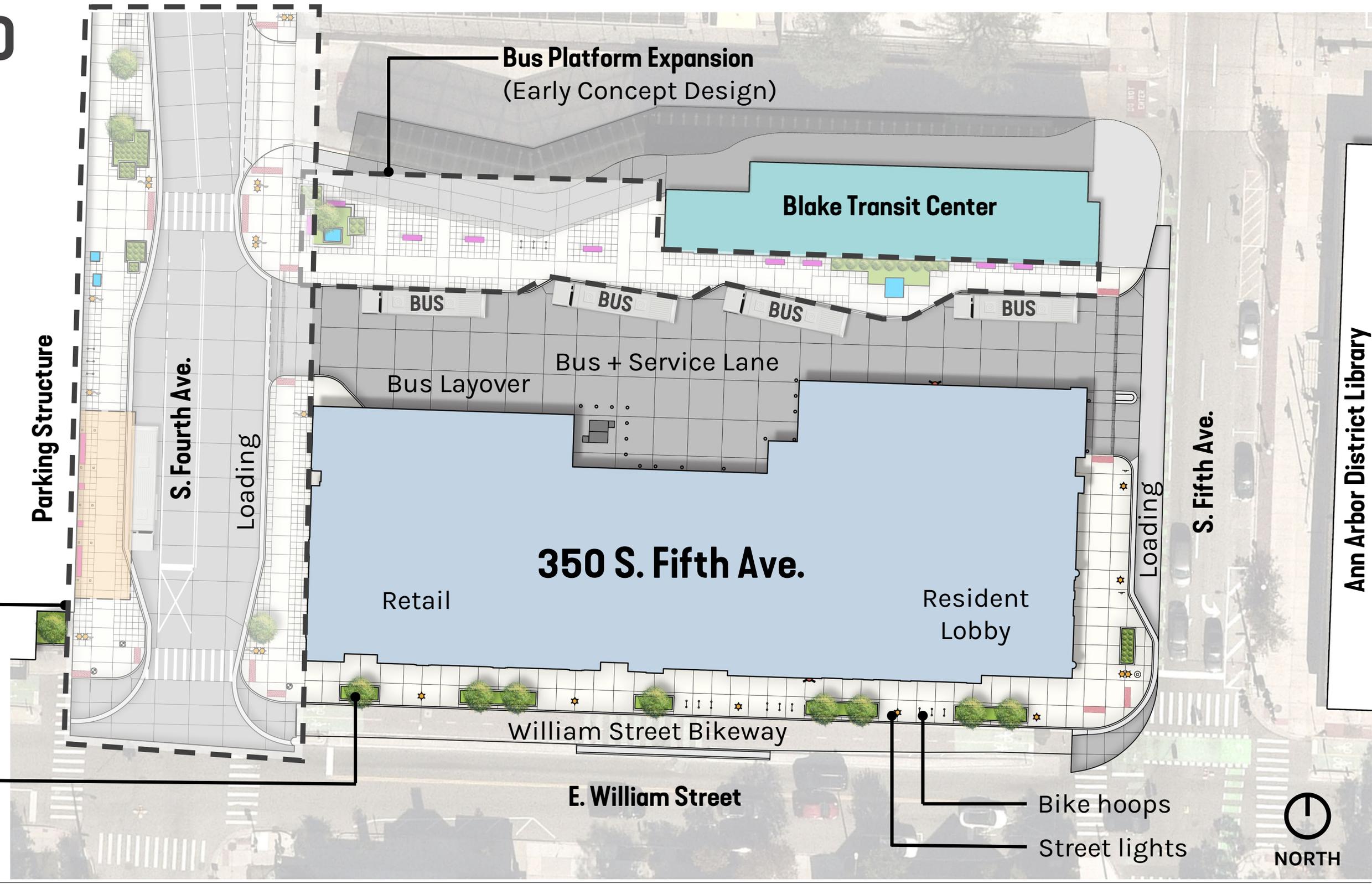


NORTH



# INTEGRATED DESIGN

350 S. FIFTH AVE  
+ DDA  
+ AAATA



4th Ave. Streetscape

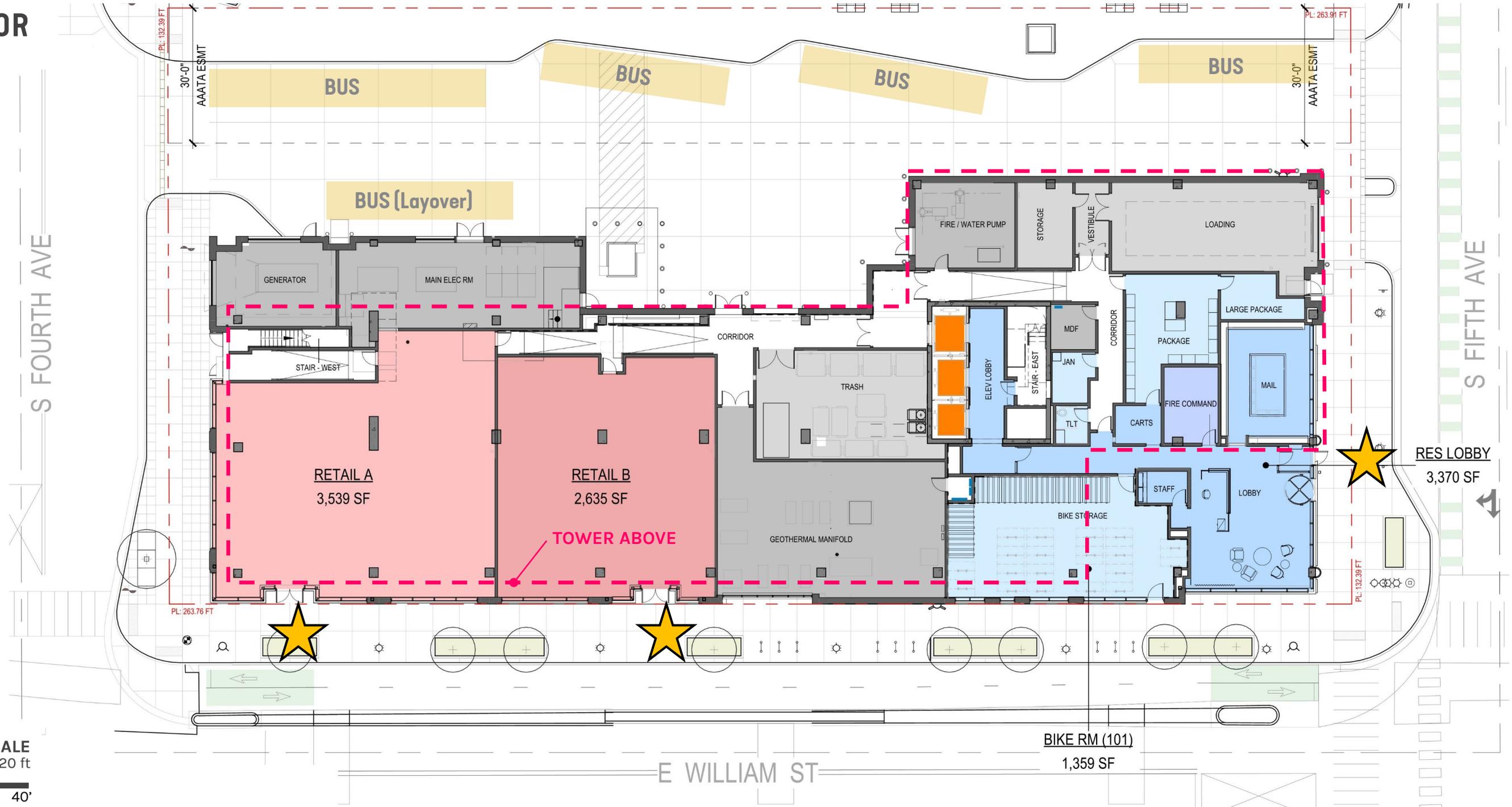
Curbed planter with canopy trees



Ann Arbor District Library

# FLOOR PLANS

## GROUND FLOOR



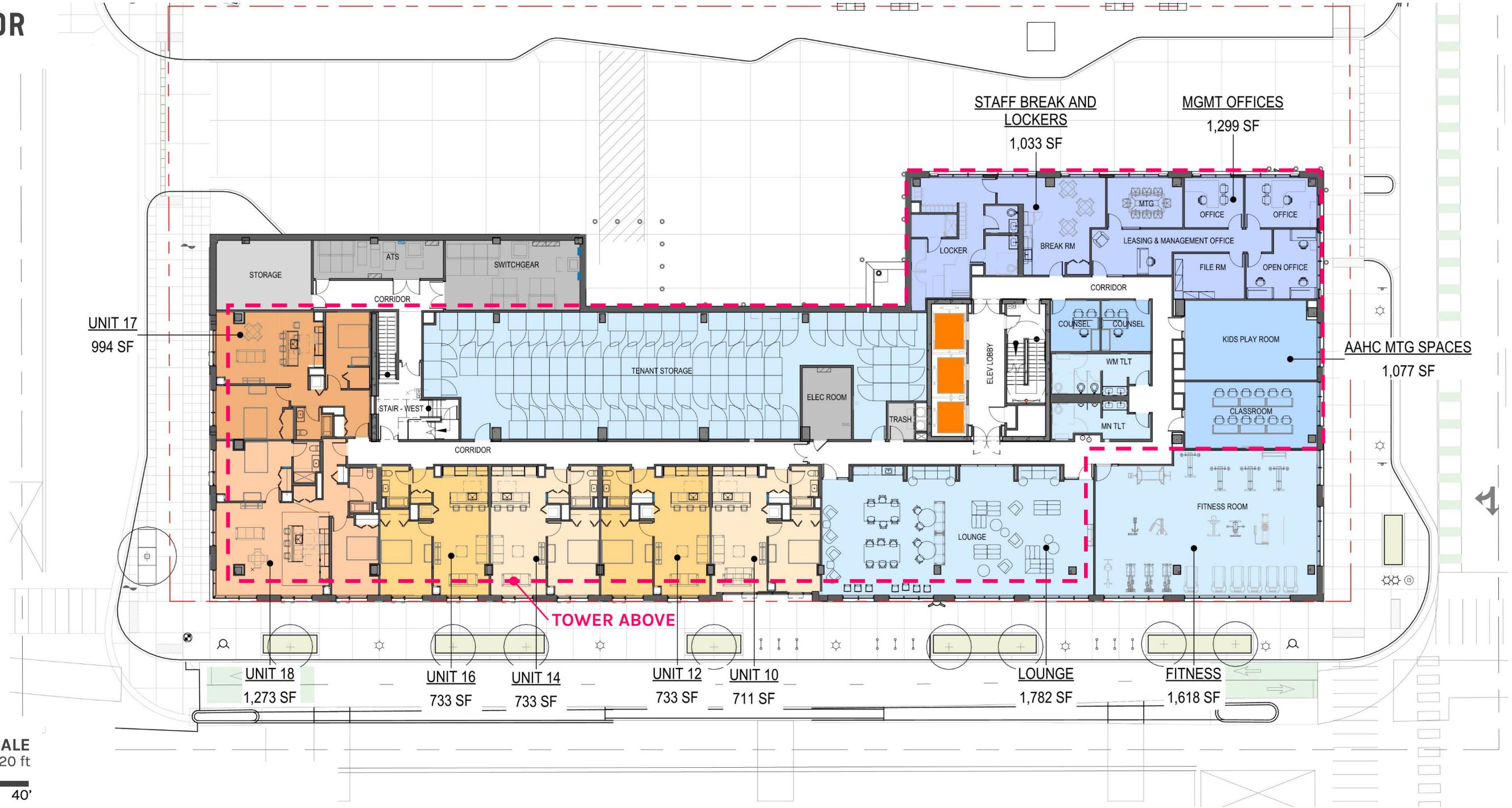
SCALE  
1 in = 20 ft

0' 10' 20' 40'



# FLOOR PLANS

## SECOND FLOOR



SCALE  
1 in = 20 ft



# FLOOR PLANS

## TYPICAL UNIT FLOOR



SCALE  
1 in = 20 ft

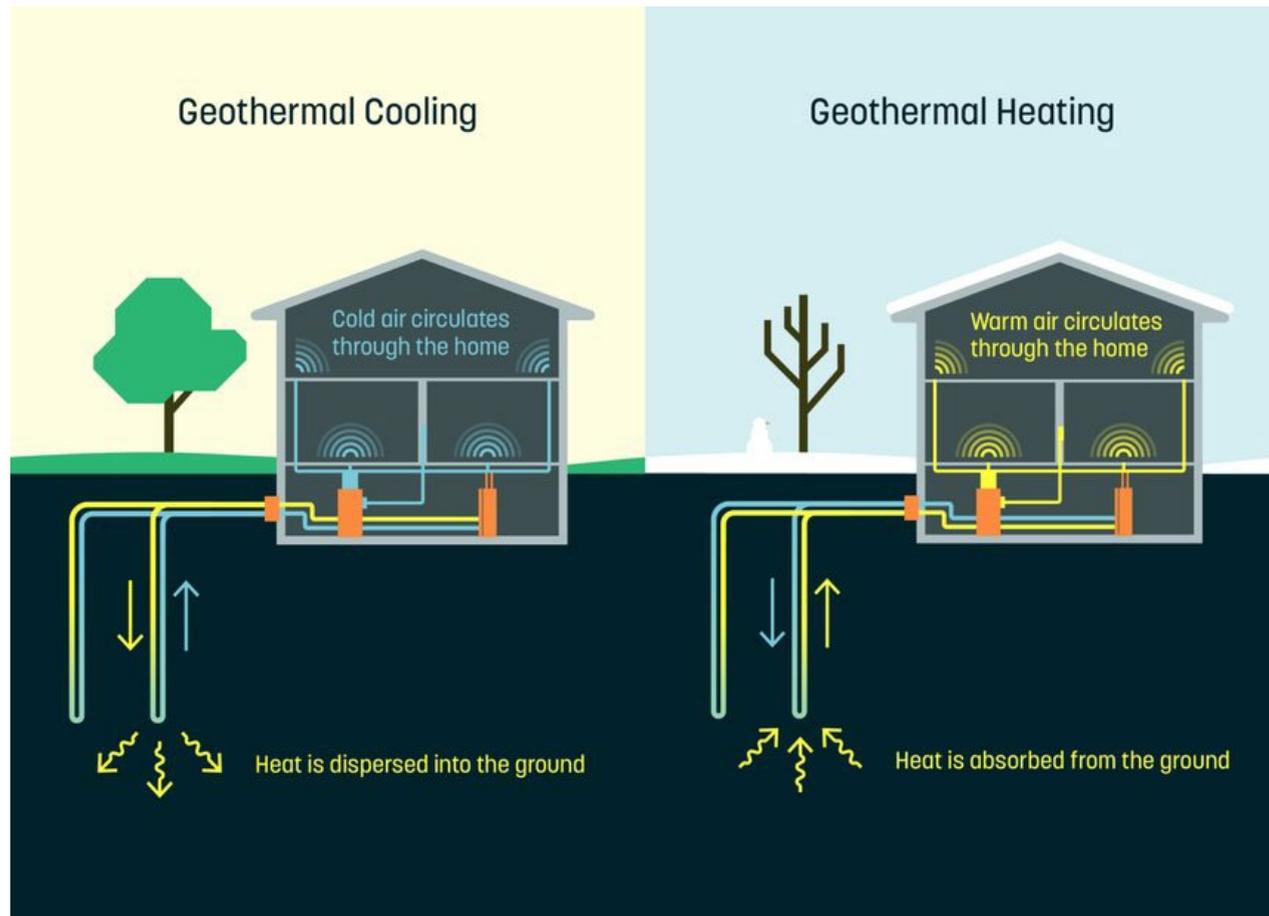


# BUILDING HVAC SYSTEM

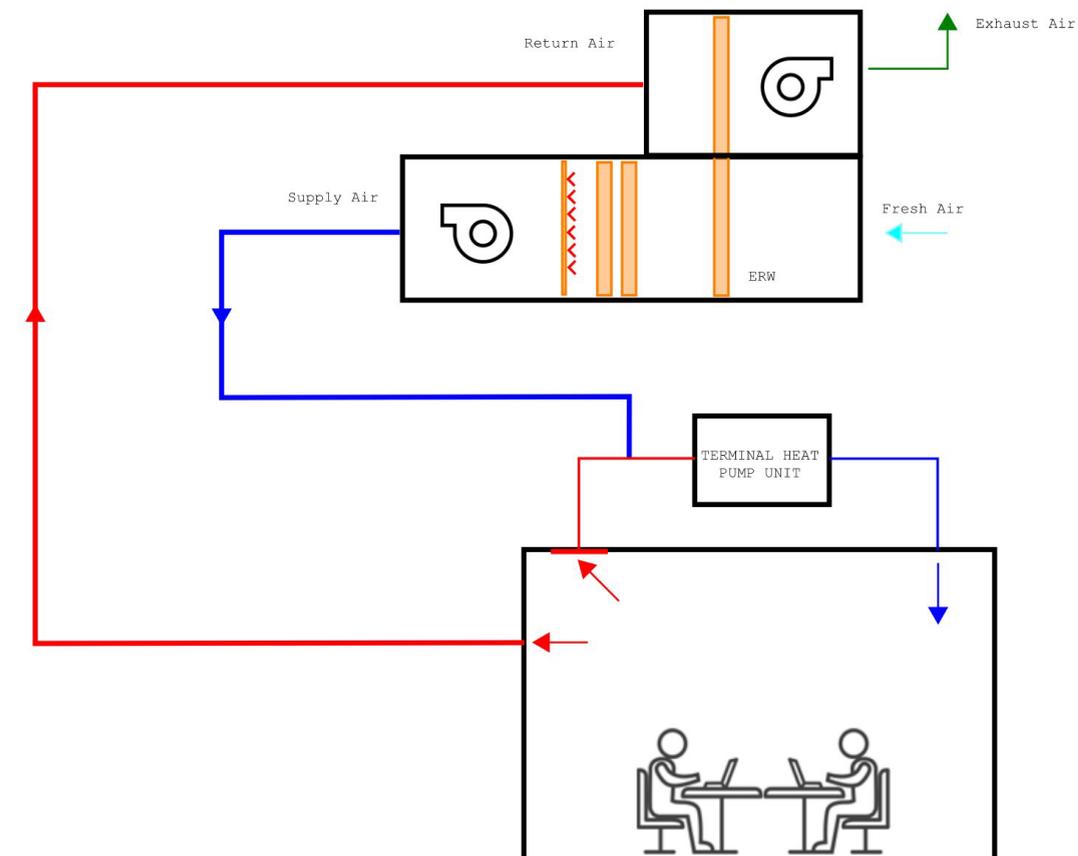
## WATERSIDE - GEOTHERMAL



- 750 ft deep boreholes under the building to store and extract energy with the earth



- Water is distributed throughout building to air handling equipment used to heat and cool



# PERSPECTIVES

## CONCEPT RENDERING

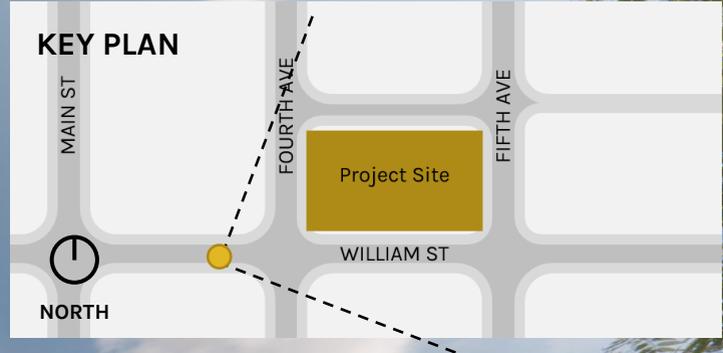
LOOKING NORTH ALONG FIFTH AVE



# PERSPECTIVES

## CONCEPT RENDERING

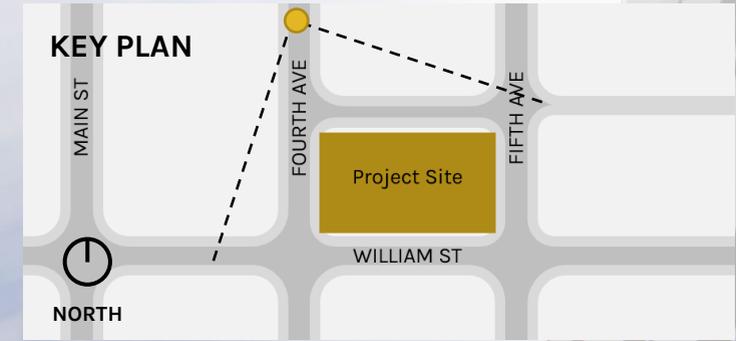
LOOKING EAST ALONG E WILLIAM ST



# PERSPECTIVES

## CONCEPT RENDERING

LOOKING SOUTH ALONG FOURTH AVE



# PERSPECTIVES

CONCEPT RENDERING  
STREETSCAPE ENVIRONMENT  
ALONG E WILLIAM ST



# PERSPECTIVES

## CONCEPT RENDERING

RESIDENTIAL LOBBY ENTRANCE  
AT FIFTH AVE AND E WILLIAM ST



**AAHC | 350 S. FIFTH AVE**  
**THANK YOU**

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