

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 2, 2024

SUBJECT: 416 Long Shore Drive - Site Plan
Site Plan for City Planning Commission – File No. SP23-0024

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 416 Long Shore Site Plan with Landscape Modifications to allow a reduction in the number of plantings required within the 15' Conflicting Land Use Buffer along the west property line, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following conditions:

1. All parcels must be combined before issuance of any Building Permits.
2. The approval of and compliance with the Development Agreement.

The Ann Arbor City Planning Commission recommends approval of the 416 Long Shore Drive Development Agreement.

STAFF RECOMMENDATION:

Staff recommends that the **site plan** with landscape modifications be **approved** because the contemplated development complies with all applicable state, local, and federal laws, ordinances, standards, and regulations. The development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

Staff recommends that the attached Development Agreement be forwarded to City Council for their consideration, with a recommendation of approval from the Planning Commission.

LOCATION:

The 1.66-acre subject site is on the south side of Long Shore Drive, between Wright Street and Argo Park in Ward 1.



SUMMARY:

Development Proposal:

- New 15-unit, 41,212 square foot (SF) residential condominium building next to an existing 8,000 SF one-story office building.
- A large main parcel and a smaller parcel at the corner of Wright Street will be combined.

Parking:

- 30 vehicular spaces for the residential building, all EV-Installed, in 15 garages.
- 9 vehicular spaces for the office building; 2 will be EV-Installed and 4 EV-Capable.
- 15 Class A (in garages) and 6 Class C bicycle parking spaces.

Site Access and Infrastructure:

- Two of the four existing curb cuts will be closed for access management; two driveways, one for each building, will lead to parking.
- Fire access lane is in front of the new residential building.
- New public sidewalks proposed for width of the property along Long Shore Drive where currently none exist.

Stormwater Management and Natural Features:

- There is currently no stormwater management on the site.
- A new system introduced for underground runoff management handles up to 100-year storm level.
- Project removes 8 landmark trees, will plant 95 mitigation trees, and proposes a \$4,514 payment in lieu of tree planting.
- 6 mitigation trees will be planted near Phase II parking lot.

Sustainability:

- The new building will have 7,500 SF area of bio-solar roof (green roof + solar panels).
- Exceeds EV parking requirements.
- High-efficiency appliances and interior lighting, and LED public/exterior lighting.
- Follows Universal Design principles.
- The development is not fully electric or pursuing passive house certification.

Landscape Modification:

- Request for land use buffer along the west property boundary by Argo Nature Area.
- Due to utilities and critical root zones, 9 of 13 required trees and 20 of 35 shrubs are provided.

DETAILED DESCRIPTION OF PETITION:

The development proposal for 416 Long Shore Drive seeks to construct a new 41,212 square foot residential condominium building with 15 units next to an existing 8,000 square foot one-story office building. The site is to be assembled from a large main parcel combined with two small parcels along Wright Street and the railroad. Surrounding the site is Argo Park immediately to the west, with a sloping, treed area going down to the Huron River. The south boundary of the parcel parallels the Ann Arbor Railroad tracks, which overlook the Argo Cascades. Kitty-corner to the northwest is Long Shore Park and directly across the street are single-family homes and two-story condominium buildings. The City of Ann Arbor Master Plan

Land Use Element indicates that the site should be used for office. The neighborhood across Long Shore and to the east are shown as multiple-family residential.

The proposal includes 30 vehicular parking spaces for the residential building in 15 garages, all equipped with electric vehicle (EV) installed spaces. In addition, the office building will have 9 parking spaces: 2 are EV-installed and another 4 EV-capable. There is no parking maximum for multiple-family buildings. For office uses, the parking maximum is one per 250 square feet of office space or 32 spaces. For bicyclists, the plan allocates 15 Class A spaces (one in each garage) and 6 Class C spaces for general site use.

Site access and infrastructure improvements include the closure of two of the four existing curb cuts to streamline access management, the establishment of driveways for each building leading to their respective parking areas, the addition of a fire access lane in front of the new residential building, and the installation of new public sidewalks along Long Shore Drive, which currently has none.

In terms of environmental impact, the project will necessitate the removal of seven landmark trees on-site and one in the public right-of-way. In mitigation, the proposal includes the planting of 95 trees and a financial contribution of \$4,514, with six trees specifically planted south of the Phase II parking lot. The development addresses stormwater management with a new system designed to capture drainage underground at two locations and manage runoff up to the 100-year storm level. There is currently no stormwater management on the site. Approval from WCWRC is linked below in the Additional Project Files.

A landscape modification is requested for a conflicting land use buffer along the west property boundary that abuts Argo Nature Area. This request comes considering existing utility conflicts and the preservation efforts for the critical root zone of a landmark tree. The project provides 9 of the required 13 trees and 20 of the 35 necessary shrubs.

Sustainability: The sustainability measures incorporated into the design feature a 7,500 square foot bio-solar roof, combining green roofing with solar panels. Per the applicant, the expected output can be provided once engineering has been further developed. The building will have full electrification and natural gas hookups and appropriate appliance connections for each. Per the applicant, this is to encourage residents to make the switch to 100% electrification. The project will also use high-efficiency appliances and interior lighting, LED public and exterior lighting, and adhere to Universal Design principles. It's noted that the building will not achieve all-electric status or Passive House certification.

On March 21, 2024 the development team provided the following comments with regard to sustainable elements and considerations for the project, and asked that they be incorporated into the staff report. Their comments are below in *italics*.

The applicants, Jim Frey and JD Lindeberg, are established experts in the field of sustainability and are committed to providing features to this development that are consistent with their own values, situated for a carbon neutral future, and commercially viable. The choices they have made and the many more they will be making (after proper design consideration) will be consistent with this three-part ethic.

- *New building will include a biosolar roof (combination of green roof and solar panels). The expected output of the solar array will be provided once the engineering for this*

project component has been further developed. Battery backup for electrical grid failure will be installed.

- *The project exceeds the minimum requirements for electric vehicle charging components.*
 - *For the (9) proposed parking spaces associated with the office use, UDC requires (2) EV-I spaces and (4) EV-C spaces. The project proposes to provide (2) EV-I spaces and (4) EV-C spaces.*
 - *For the (30) proposed parking spaces associated with the residential units, UDC requires (3) EV-I spaces and (27) EV-C spaces. The project proposes to include an installed charger in each garage that is capable of charging two vehicles, therefore (30) EV-I spaces are being provided for the residential units.*
- *Full building electrification and natural gas hookups and appropriate appliance connections will be provided together in the new building in order to encourage residents to make the switch to 100% electrification.*
- *As both interior and exterior design progresses toward maturity, capability for high efficiency appliances and lighting will be built into the design and specifications for the construction of this development. At a minimum, LED lighting will be used throughout the public and private spaces of this building.*
- *With regard to Aging in Place - Universal Design tenets will be followed in the further development of design details for this project. Note, private elevators will be provided from each garage to each condo unit, each of which are one floor units enabling easy access without use of stairs. Additionally, one bathroom in each unit has been designed for barrier free access.*
- *The development team and the contractor have been evaluating the implementation of a ground-loop heat pump system for heating and cooling of the building units. Site engineering and design for the project has been continually evolving in order to meet the requirements of all regulatory stakeholders. This evolution continues to inform the evaluation of whether a geothermal loop is feasible, but a final determination has not yet been made.*
- *Passive solar shading will be combined with high efficiency windows with low-E glass to maximize passive solar gain in the winter months and minimize heat gain in the summer.*
- *Interior cabinet and flooring choices are focused on low VOC, sustainably sourced materials designed to minimize the use of natural resources and reduce indoor air pollution.*

Citizen Participation: As required by the Citizen Participation Ordinance, the petitioner mailed out a postcard notification. There were no comments submitted by the public in response to the mailing.

COMPARISON CHART

	EXISTING	REQUIRED	PROPOSED
Zoning	O (Office)		O (Office)
Lot Area	72,248 sq ft (1.66 acres)	6,000 square feet MIN	72,248 sq ft
Lot Width	Parcel 1: 495 ft (Long Shore) Parcel 2: 132 ft (Long Shore) and 50 ft (Wright)	50 ft MIN	627 ft (Long Shore); 50 ft (Wright) after lot combination
Floor Area	8,000 sq ft office building		41,212 sq ft residential and 8,000 sq ft office buildings
Floor Area Ratio		75% MAX	68.12%
Building Height	Approx. 15 ft	55 ft/4 stories MAX*	54 ft
Front Setback	20 ft	15 ft MIN/40 ft MAX	
Side Setbacks	East: 54 ft 10 in	East: 64 ft (40 ft MIN (abutting R) + 1 ft for each foot of building height over 30 feet or 24 ft)	East: 186 ft 10 in
	West: 200 ft+	West: 24 ft (0 ft + 1 ft for each foot of building height over 30 feet)	West: 61 ft 4 in
Rear Setback	29 ft 2 in	0 ft	12 ft 4 in
Parking – Automobiles	Approx. 30 informal parking spaces	Multi-Family: No MAX, 1 EV-R space per garage Office building: 32 MAX, 10% EV-I, 40% EV-C	Multi-Family: 30 EV-I spaces provided Office: 2 EV-I (20%) 4 EV-C (40%) 3 additional spaces
Parking – Bicycles	None	Multi-Family: 2 Class A; 1 Class C Office: 1 Class A; 2 Class C TOTAL: 3 Class A, 3 Class C	15 Class A (in garages) 6 Class C

*Within 300 ft of abutting R zone

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single- and multiple-family residences	R4A (Multiple-Family Dwelling District)
EAST	Single-family residences	R4C (Multiple-Family Dwelling District)
SOUTH	Sing-family residences and railroad tracks	M1 (Limited Industrial District)
WEST	Argo Nature Area	P (Public Land)

OUTSTANDING STAFF COMMENTS:

Parks – The applicants have agreed to make a parks contribution of \$9,375 which is included in the proposed development agreement. The amount corresponds to the Parks and Recreation suggested contribution for 15 additional dwelling units. The applicants request that the contribution be used for Argo Park improvements, because of its proximity to the development.

Prepared by Jill Thacher, Planner
Reviewed by Hank Kelley, Deputy Planning Manager
3-28-2024

Attachments: Site Plan Set dated 2/13/2024
Zoning Map
Aerial Map Zoom
Aerial Map
Draft Development Agreement
[Additional Project Files \(STREAM\)](#)

c: Applicant and Engineer – Midwestern Consulting LLC (Candice Briere and Ted Hirsch)
Applicant and Owner –Huron River Holdings (John Lindeberg)
Architect – Hobbs & Black Architects (Brian Bagnick)
Systems Planning
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