

Hickory Way Phase 3

1146 S. Maple Rd. Ann Arbor, MI 48103

Ann Arbor
Planning
Commission
May 7, 2024 7pm



Agenda

- Avalon Housing Overview
- Development Team
- Site Overview
- Development Overview
- City Incentives & Entitlements
- Community Engagement
- Schedule
- Q&A

Avalon Housing Overview: Team



Avalon Housing Overview: Mission

Our Mission

Our mission is to build healthy, safe and inclusive supportive housing communities as a long-term solution to homelessness.



We Offer Support

Avalon's number one goal is to help people and families stay in their homes. We do this by building positive relationships inside our properties and across Washtenaw County.

Through the support of donors and community partners, Avalon Housing tenants and clients can choose from a wide range of one-on-one supportive services.

- Case management: assessment, goal setting and action plans
- Access to our 24/7 on-call crisis response
- Assistance with basic needs and maintaining a safe and healthy household
- Advocacy and support with healthcare, substance use and mental health systems
- Primary medical care
- Medication management and transportation to critical appointments
- Support and advocacy around parenting and child welfare
- Financial advice and eviction prevention plans for at-risk tenants

Avalon Housing Overview: Population Served



Our Approach We Create Homes for Good



Since 1992, Avalon Housing has been Washtenaw County's leading provider of affordable, long-term housing with built-in care and support for our neighbors who need it.

This approach, known as supportive housing, is widely considered the best long-term solution to homelessness. Supportive housing prioritizes the health and well-being of every tenant by providing resources to help them stay—and thrive—in their homes.



Development Team

- Sponsor/Developer: Avalon Housing
- Architect: Fusco, Shaffer & Pappas Inc.
- Contractor: TBD
- Civil Engineer: Macon Engineering
- Environmental Consultant: ASTI Environmental
- Wetland Consultant: Environmental Consulting and Technology Inc. (ECT)
- Property Manager: Avalon Housing
- Development Consultant: TRIBE Development

Site Overview



Site Overview: Site Zoning Analysis

	EXISTING		PROPOSED
ZONING	N/A	R4E	PUD
RESIDENTIAL UNITS	1		39
TOTAL FLOOR AREA	1,330 sf		37,451 sf
LOT AREA/DWELLING UNIT	45,200 sf	580 sf	1,050 sf
ACTIVE OPEN SPACE PER DWELLING UNIT	n/a	150 sf	504 sf
BUILDING HEIGHT	n/a	None	48 ft 4 stories
LOT SIZE	45,200 sf	14,000 sf	40,966 sf
LOT WIDTH	155 ft	120 ft	154.97 ft
OPEN SPACE	n/a	40%	47%
FRONT SETBACK	39 ft	15 ft	1 ft
REAR SETBACK	208 ft	30 ft	90 ft
SIDE SETBACK	44 ft	28 ft	13 ft
OFF STREET PARKING	REQUIRED		PROVIDED
PARKING	0		20
BICYCLE PARKING RESIDENTIAL 1/5 UNITS 50%A 50%C	4A/4C		6A/4B
LOADING SPACES	0		0
EV PARKING:			
90%EVC	18		18
10%EVI	2		2
1 HP VAN EVI	1		1

*

**

* EXCLUDES PROPOSED ROW

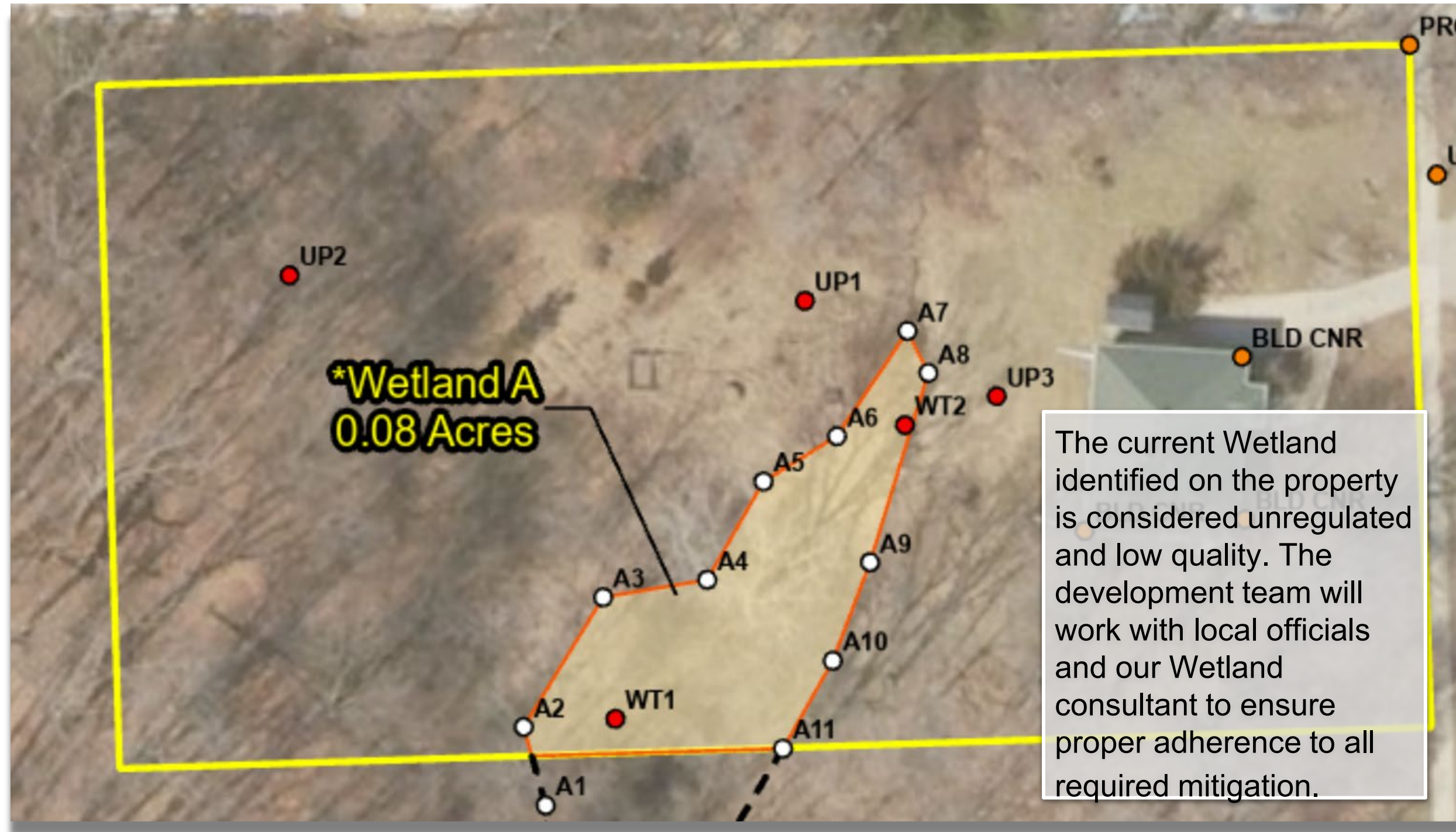
**SIDE SETBACK IS 10' PLUS 3" FOR EVERY FOOT OVER 35 FT BUILDING HEIGHT PLUS 1.5" FOR EVERY FOOT OVER 50 FT OF BUILDING LENGTH. BUILDING LENGTH IS 168 FT.

Site Overview: PUD Zoning Considerations

The development team believes the PUD zoning designation is the most appropriate based on the following considerations:

- Flexibility for Affordable Housing
- Efficient Land Use
- Optimized Site Utilization
- Barrier-Free Parking and Charging Stations
- Incompatibility with Existing Zoning
- Enhancement of Neighborhood Character
- Continual Affordable Housing

Site Overview: Wetland Condition



The current Wetland identified on the property is considered unregulated and low quality. The development team will work with local officials and our Wetland consultant to ensure proper adherence to all required mitigation.

Development Overview

- Total Units: 39 units
 - Stories: 4 floors
 - Unit Mix: 1BR units
 - Population Served: Up to 60% Area Median Income tenants w/ at least 35% of units designated as Supportive Housing units
- On-Site tenant services
 - Resident Bike Storage/Parking (6A/4B)
 - Community Room
 - Laundry room on each floor
 - Outdoor community space/pet area
 - Central Air Conditioning
 - High Speed Internet
 - Controlled door access

Sustainability

Sustainability Statement:

Avalon Housing's Hickory Way III Apartments represents a step in the commitment to address both the urgent need for affordable housing in Ann Arbor and foster environmentally responsible development practices. As the second development on Maple Street and the third phase for Avalon Housing, this project is dedicated to creating thriving communities while minimizing our ecological footprint.

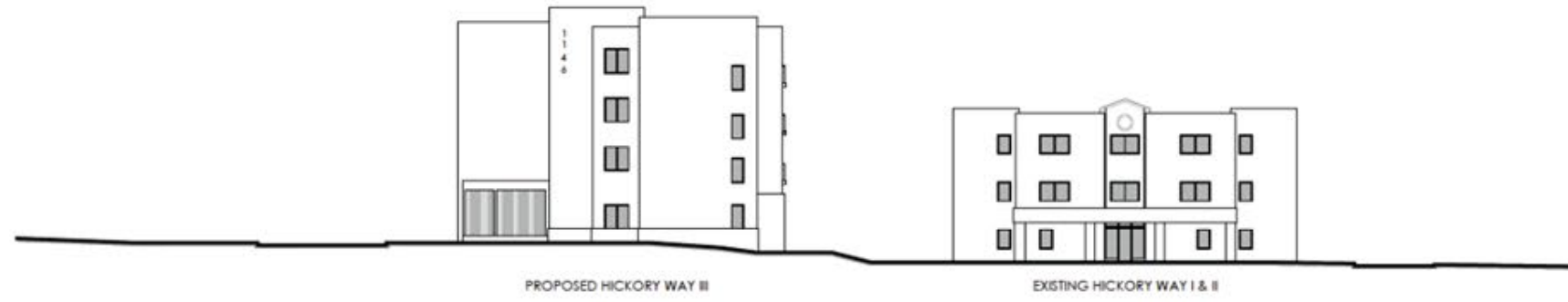
Sustainable Design Elements:

- Super insulated building envelope
- High-performance windows
- Advanced air sealing
- Energy efficient fixtures and equipment
- Energy Star-rated appliances
- Cool Roof Technology
- EV Capability/Ready Spaces for Parking
- National Green Building Standard (Green Plus Net Zero) or equivalent

Sustainability Goals:

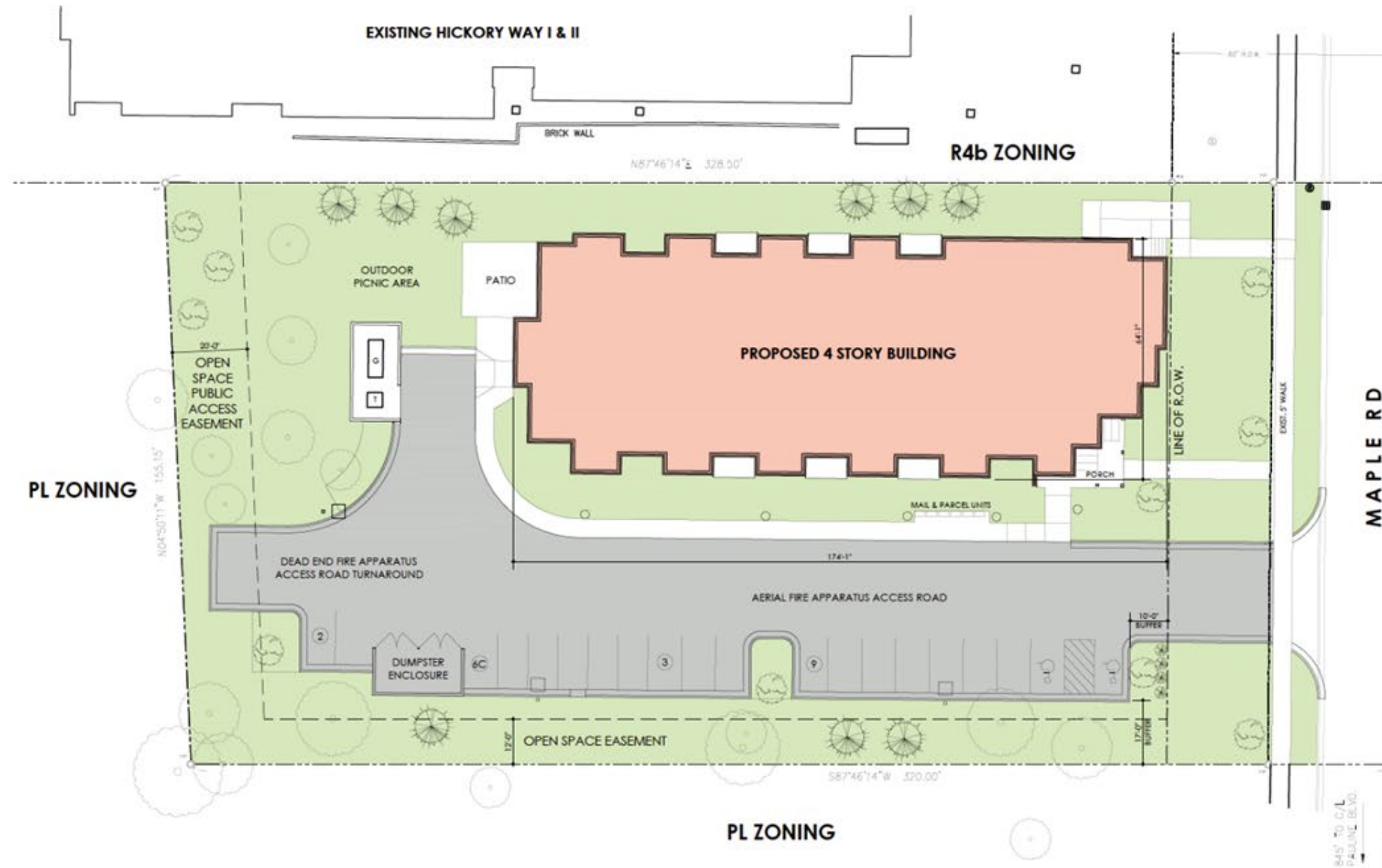
- Reduced energy bills for landlord and tenants
- Enhanced air quality
- Noise mitigation
- Overall healthier living for residents

Site Plan



VERTICAL SITE SECTION

SCALE: 1/16"=1'-0"



PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

SITE DATA

ZONING	EXISTING	TWP
	PROPOSED	PUD
SITE AREA		1.15 ACRES
BUILDING USE		LOW INCOME & PERMANENT SUPPORTIVE HOUSING (MSHDA 9%)
BUILDING HEIGHT		4 STORY (48')
TOTAL UNIT COUNT		
	FIRST FLOOR	6
	SECOND FLOOR	11
	THIRD FLOOR	11
	FOURTH FLOOR	11
	TOTAL	39
BUILDING AREA		
	FIRST FLOOR	9,569
	SECOND FLOOR	9,294
	THIRD FLOOR	9,294
	FOURTH FLOOR	9,294
	TOTAL	37,451
VEHICLE PARKING		
	REQUIRED	0
	PROVIDED	20

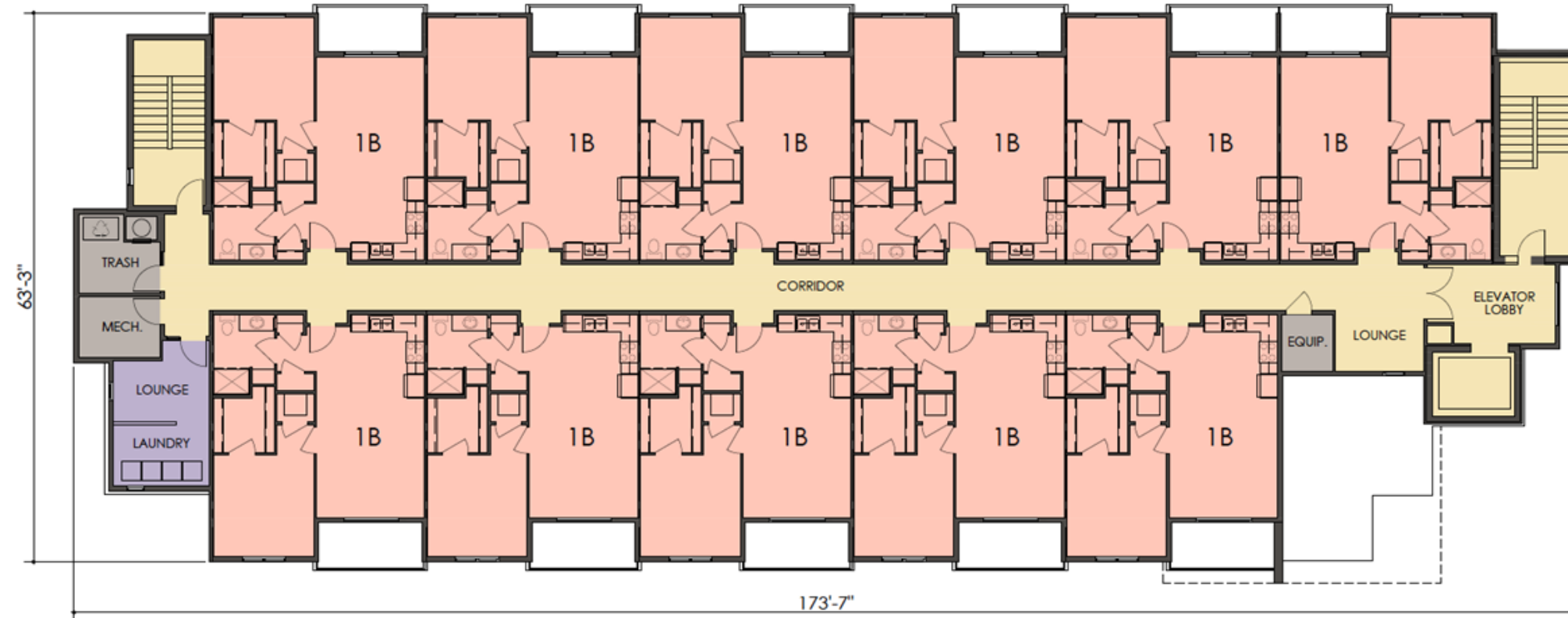
HICKORY WAY III
ANN ARBOR MICHIGAN

FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
352 EAST NINE MILE ROAD
PERDUE, MICHIGAN 48710
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Floor Plans



SECOND - FOURTH FLOOR PLAN SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN SCALE: 1/8"=1'-0"

- RESIDENT UNITS
- COMMON AREAS
- ADMINISTRATIVE
- CIRCULATION
- BUILDING SUPPORT

Building Elevations



ELEVATION at MAPLE RD SCALE: 1/8"=1'-0"



END ELEVATION SCALE: 1/8"=1'-0"



FRONT ELEVATION SCALE: 1/8"=1'-0"



REAR ELEVATION SCALE: 1/8"=1'-0"

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Renderings



Financing & Incentives

- MSHDA 9% Low Income Housing Tax Credits
- Washtenaw County HOME Funds
- Ann Arbor Payment In Lieu of Taxes (PILOT)
- Ann Arbor Housing Commission (AAHC) Housing Vouchers
- City of Ann Arbor Affordable Housing Millage
- Federal Home Loan Bank AHP Funding (Potential)
- Corporation for Supportive Housing (CSH) Project Initiation Loan
- Senior Construction Loan (TBD)

Community Engagement

- Citizen Participation Meeting held April 3, 2024
- Resident Design Session held April 11, 2024

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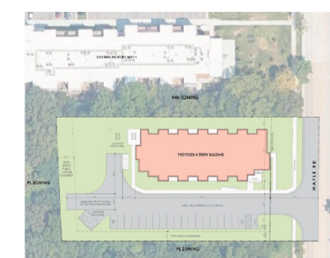
RESIDENT PARTICIPATION MEETING!

A PUBLIC MEETING IS BEING HELD BY Avalon Housing Inc.

FOR A PROJECT AT 1146 S. Maple Road

Avalon Housing Inc. cordially invites residents and property owners within 1,000 ft of the proposed development site to a Virtual Citizen Participation Meeting.

The proposed development is a new construction multifamily building containing 39 units (all 1 bedrooms). The building will include 4 stories, serviced by an elevator, as well as community space. The development will result in the demolition of an existing single family home and the site includes 1.18 acres.



MEETING INFORMATION

Date: April 3, 2024

Time: 6pm

Place: Virtual Zoom Link: <https://us02web.zoom.us/j/89391217886>

Meeting ID: 893 9121 7886 or Dial by Phone: (646) 931-3860

Accommodations for individuals with disabilities can be arranged by contacting:

Rachel Bush at 734-663-5858 ext 228 or rbush@avalonhousing.org

Please contact Wendy Carty-Saxon for questions or comments on the Development: wcarty-saxon@avalonhousing.org or 734-663-5858 ext 211.

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the Developer for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6265 or planning@a2gov.org.

Schedule/Next Steps



Questions?

Contact: Wendy Carty-Saxon, Director of Real Estate Development

Email: wcarty-saxon@avalonhousing.org

Phone: 734-663-5858 ext. 211

