



HOUSING AND AFFORDABILITY IN ANN ARBOR

WORKSHOPS FOR REDEVELOPING
415 W WASHINGTON

MAY 21, 2020 PUBLIC MEETING

WELCOME!

TODAY'S GOALS

Introduction

1 | Context

2 | Site Challenges

3 | Where We Are Today

4 | Discussion

What's Next: Potential City Council Resolution in July



WELCOME!

TODAY'S FORMAT

1. Information/Presentation

We will present an overview of the site, work performed to date, the basis of recommendations, and provide ample time to address questions

2. Q/A

Please type in your questions. We will answer all your questions at the end of the presentation

3. Online Survey

If you have not filled out the survey yet, please complete before **June 1, 2020:**

<http://sgiz.mobi/s3/415-W-Washington-Additional-Input>

4. Website

Check the website for additional information and to submit additional comments

<https://www.community-engagement-annarbor.com/>



1 | CONTEXT

CITY COUNCIL RESOLUTION 19-138 (04/01/19) APPROVED

- Evaluate certain City-owned properties for their ability to **support affordable housing, including 415 W Washington**
 1. The property is still under the purview of the City's Historic District Commission
 2. 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**
 3. The site is an important component for **future construction of the Treeline Trail** in the adopted Master Plan
 4. A significant portion of the site is within the **floodplain**
 5. There is a chimney on site that acts as a nesting location for migrating **Chimney Swifts**

CITY COUNCIL RESOLUTION 19-1497 (08/19/19) APPROVED

- For 415 W Washington:
 - Conduct **Public Engagement**
 - Develop **Potential Building Concepts**
 - Evaluate **Feasibility** of the Property
 - Conduct a short series of creative public engagement opportunities to seek **community and stakeholder feedback** on the design concepts of the site
 - Seek to reach a **broad and equitable spectrum of the community**

CITY COUNCIL RESOLUTION 20-0500 (4/20/20) POSTPONED

- Staff was requested to conduct **additional public engagement and neighborhood meeting** prior to this item returning to city council that the resolution be **postponed until 7/6/2020**

WHAT IS PRE-ENTITLEMENT?

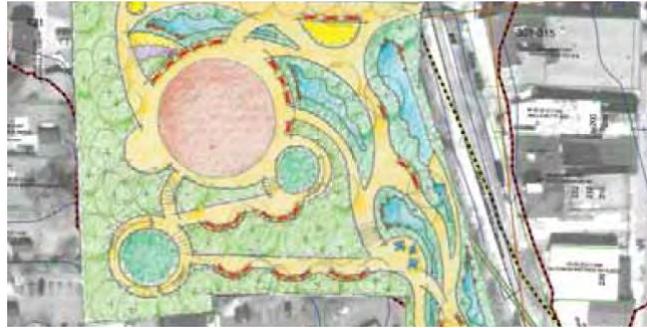
- Partnership between Ann Arbor Housing Commission as applicant, and City as reviewer/property owner
- Develop **community-driven priorities written into policy, prior to engaging a private developer**
- Includes an appropriate level of zoning and/or plan approval to facilitate a development consistent with the desired goals from the process completed to date
- Likely mechanisms include **Planned Unit Development and Concept Plan**, or another mechanism which balance articulating community desires and efficiency toward the realization of those goals with a future development partner
- **If we move forward with pre-entitlement, next steps include:**
 - Develop additional detailed recommendations regarding site configurations and building design
 - Develop Supplemental Regulations
 - Additional Planning Department and Planning Commission Review
 - A Minimum of two (2) additional citizen participating meetings
 - Two additional (2) City Council Meetings
 - Then engage potential developers



2 | SITE CHALLENGES

RECENT DEVELOPMENT ATTEMPTS [SINCE 2007]

**Allen Creek Plan: Option 1
Art Park (2007)**



**Allen Creek Plan: Option 2
Re-Use+Park (2007)**



**Allen Creek Plan: Option 3
Park/Development (2007)**



Council Focuses on Development Issues
Caucus hears from public on City Place, 415 W. Washington

BY DAVE ASKINS

JANUARY 5, 2009 at 1 pm

Posted on Sun, Dec 11, 2011 : 6:38 a.m.

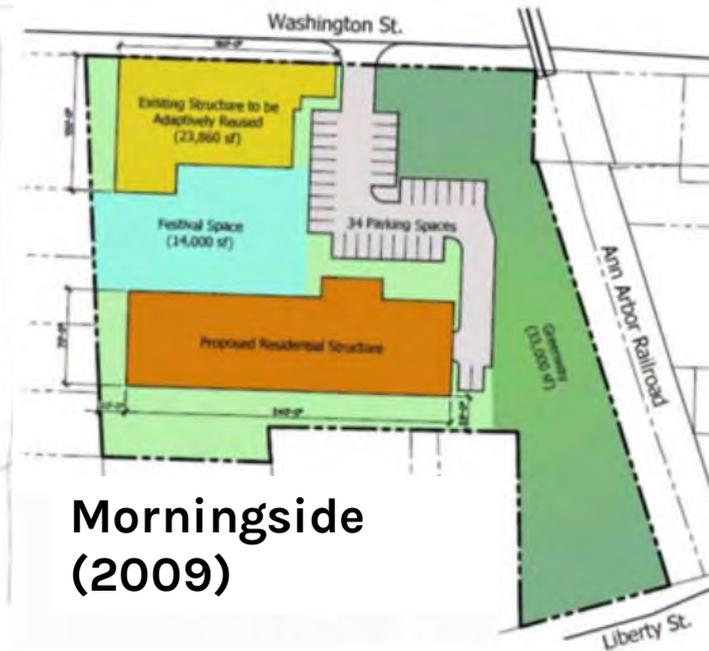
415 W. Washington not a good site for 24-hour warming center, Ann Arbor officials say

Posted on Tue, Mar 26, 2013 : 2:59 p.m.

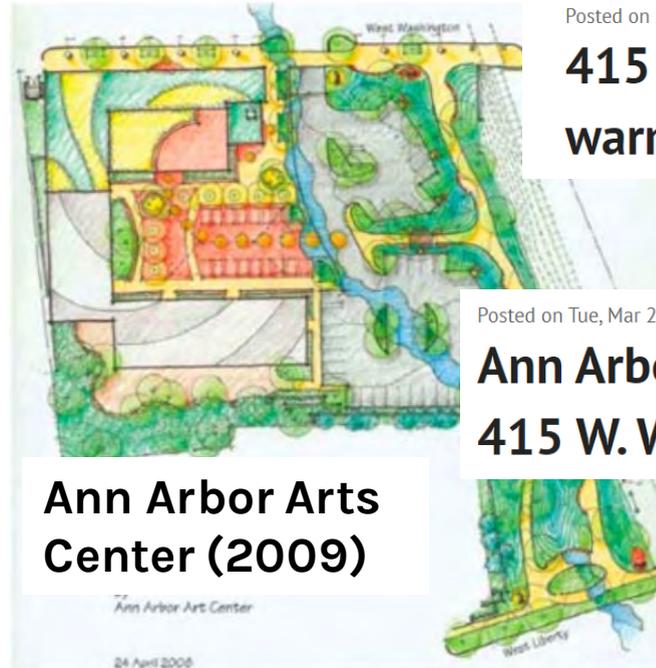
Ann Arbor officials leaning toward demolishing 415 W. Washington building across from YMCA



**Old West Side
Design Group (2009)
Arts Alliance (2011)**



**Morningside
(2009)**

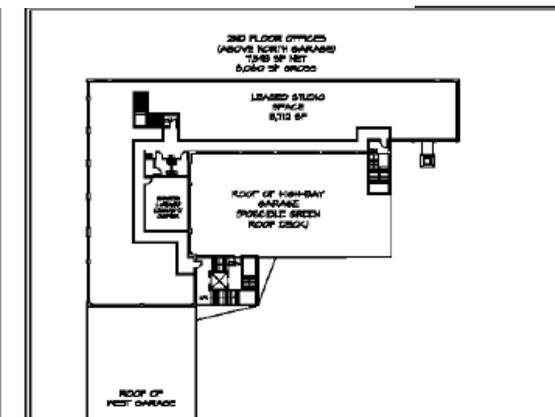
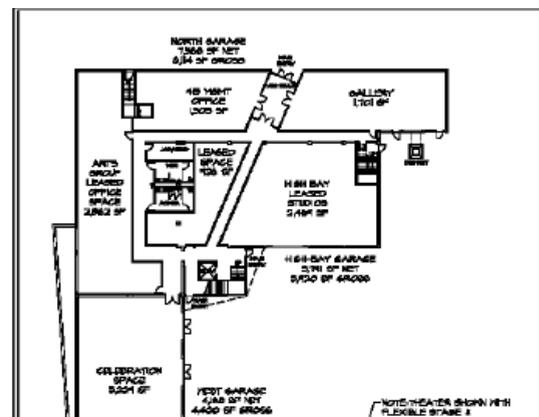


**Ann Arbor Arts
Center (2009)**



Ann Arbor considers selling 415 W. Washington property to fund greenway

Updated Apr 03, 2019; Posted Jul 18, 2014



TREELINE MASTER PLAN

ADOPTED BY CITY COUNCIL NOVEMBER 2017

EXCERPTS FROM THE PLAN (PROJECT PURPOSE)

- **Address existing inadequacies in nonmotorized connections within the community and to the Huron River**
- Many opportunities to improve the Allen Creek floodplain area have been discussed in past:
 - (1) the future use of publicly owned properties at 721 North Main, 415 West Washington, and First + William Street Lot;
 - (2) improvements to the floodplain and stormwater management practices; and,
 - (3) expansion of public open spaces.
- The Treeline master planning process – as directed by City Council – **was to focus primarily on identifying the non-motorized connection across the project area**, while recognizing that The Treeline can provide a framework for additional improvements through parallel or future projects



GUIDING PRINCIPLES

- Continuity
- Safety
- Accessibility
- Connectivity
- Sustainable
- Transformative

SITE CHALLENGES

415 W WASHINGTON HAS MULTIPLE SITE CHALLENGES THAT **MAKE REDEVELOPMENT CHALLENGING, INCLUDING:**

- Brownfield contamination and clean up
- Floodway and Floodplain
- Old West Side Historic District
- Preservation of the chimney for the Chimney Swift
- Preservation of land for the Treeline Trail
- Financial Viability



SUCCESS CRITERIA (IN ORDER OF COMMUNITY PRIORITY, 2019)

+/-450 RESPONDENTS IN PERSON + ONLINE

- 1. Remediate any potential environmental contaminations
- 2. Engage the Treeline Trail
- 3. Maximize affordable housing units for 60% AMI households on site
- 4. Preserve Chimney Swift Habitat
- 5. Provide additional uses
- 6. Fit in with existing adjacent building heights and scales

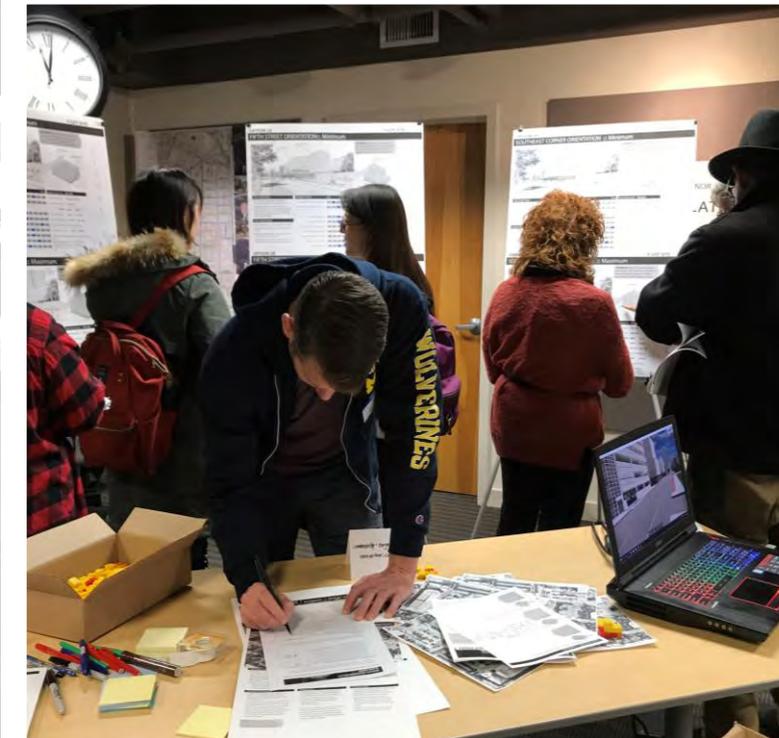




3 | WHERE WE ARE TODAY

INITIAL ENGAGEMENT [NOVEMBER 2019-FEBRUARY 2020]

- Workshops
 - 5 days, 20+ hours
 - 135 – 200 people
- Website
 - 1,385 unique users
- On-line survey
 - 302 unique responses
- Range of Ages
- Range of Incomes
- 89% Ann Arbor residents
- All 5 wards represented
- 90% self-reported moderate to good understanding of affordable housing



PREVIOUS OPTIONS [+/-150 COMMENTS]

OPTION 1A MINIMAL FOOTPRINT



DESCRIPTION	TRADE-OFFS	Min	Max
Meets R4C zoning, which limits height to 30'. New building towards rear of site provides residential units on an elevated platform level with parking below.	Provide Market Rate Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Constructs new elevated leasable commercial use building (office, maker spaces, studios, non-retail commercial) in footprint of old building on Washington.	Density of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No drive connection to Liberty St provides more space for potential open space uses.	Height of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Scaled to W. Washington St.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Treeline connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Non-residential uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Financial revenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ASSUMPTIONS

- * Ground floor must remain open and/or utilized as parking, given the floodplain and roadway restrictions.
- * Chimney Swift habitat preserved.

OPTION 2A STEPPED BUILDING



DESCRIPTION	TRADE-OFFS	Min	Max
D2 zoning, by-right 200% FAR. Given floodplain and height restrictions, only achieves 104% FAR.	Provide Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Builds new multi-story mixed-use building on top of ground floor parking. Access drive along the west side of the property with Washington and Liberty St. Connection.	Density of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building steps down towards Washington Street.	Height of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Opportunity for commercial uses opening onto the terrace / Treeline level.	Scaled to W. Washington St.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Treeline connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Non-residential uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Financial revenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ASSUMPTIONS

- * Ground floor must remain open and/or utilized as parking, given the floodplain and roadway restrictions.
- * Chimney Sweep Chimney preserved.

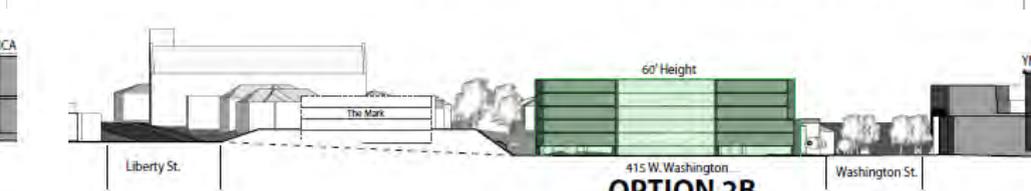
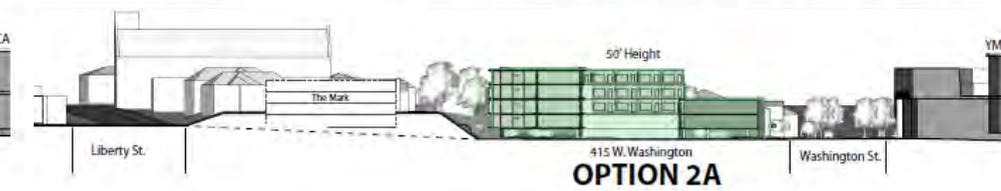
OPTION 2B FULL BUILDOUT



DESCRIPTION	TRADE-OFFS	Min	Max
D2 zoning, by-right up to 200% FAR. Reflects the largest building option given floodplain limits and height restrictions, which reaches 160% FAR.	Provide Housing Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building building step back on Washington St. but height is only slightly above YMCA frontage height.	Density of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Height of buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Scaled to W. Washington St.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Buffer along adjacent residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Green space / open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Treeline connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Non-residential uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Financial revenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ASSUMPTIONS

- * Ground floor must remain open and/or utilized as parking, given the floodplain and roadway restrictions.
- * Chimney Sweep Chimney preserved.



32 MARKET RATE UNITS
34% FAR MAX, 30' MAX
\$9M

132 MARKET RATE UNITS
104% FAR MAX, 50' MAX
\$34M

210 MARKET RATE UNITS
160% FAR MAX, 60' MAX
\$58M

7% OF COMMENTS SUPPORT

12% OF COMMENTS SUPPORT

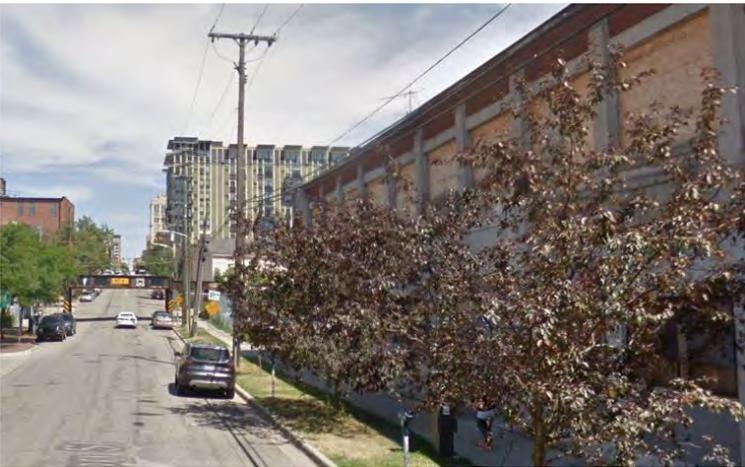
20% OF COMMENTS SUPPORT

PREVIOUS OPTION FEEDBACK SUMMARY



Summary from December 2019 Workshops

- In general, comments were **supportive of more housing units as allowed within D2 zoning regulations** as long as development is done in a way that **fits within adjacent building heights, character and setbacks.**
- Consider the **Treeline Trail passing through this site at grade**, not as an above-grade trail through this section as shown in the Treeline Master Plan.
- **Utilize the entire floodway section through this site for the Treeline Trail.**



Summary from February 25, 2020

- Limited support for no development in any floodplain in the city, including this site
- Some support for no development on this site and would prefer more park space here
- Some concern there is too much park space in the city, “more park space than UofM owned land in Ann Arbor”
- **Primary support for mix of open space and appropriate density development on this site**
- Some support for the current preferred “stepped” option
- Some support for higher density on this site



WHAT IS THE “PREFERRED OPTION”?

- **Meets stated objectives/success criteria** (as voted by the public)
- Combines some of the **best ideas** from various concepts
- Is **financially viable**
- Not a popularity vote, but does represent broad consensus opinions
- Not an architectural design, but a **general framework + massing**
- Incorporates **compromises** and is flexible to incorporate additional compromises
- Removes development from the floodway and **dedicates entire floodway for an at-grade Treeline Trail**
- **Is appropriate to move forward for pre-entitlement, including additional design, additional public engagement and additional review by Planning Commission, Historic District Commission and City Council**



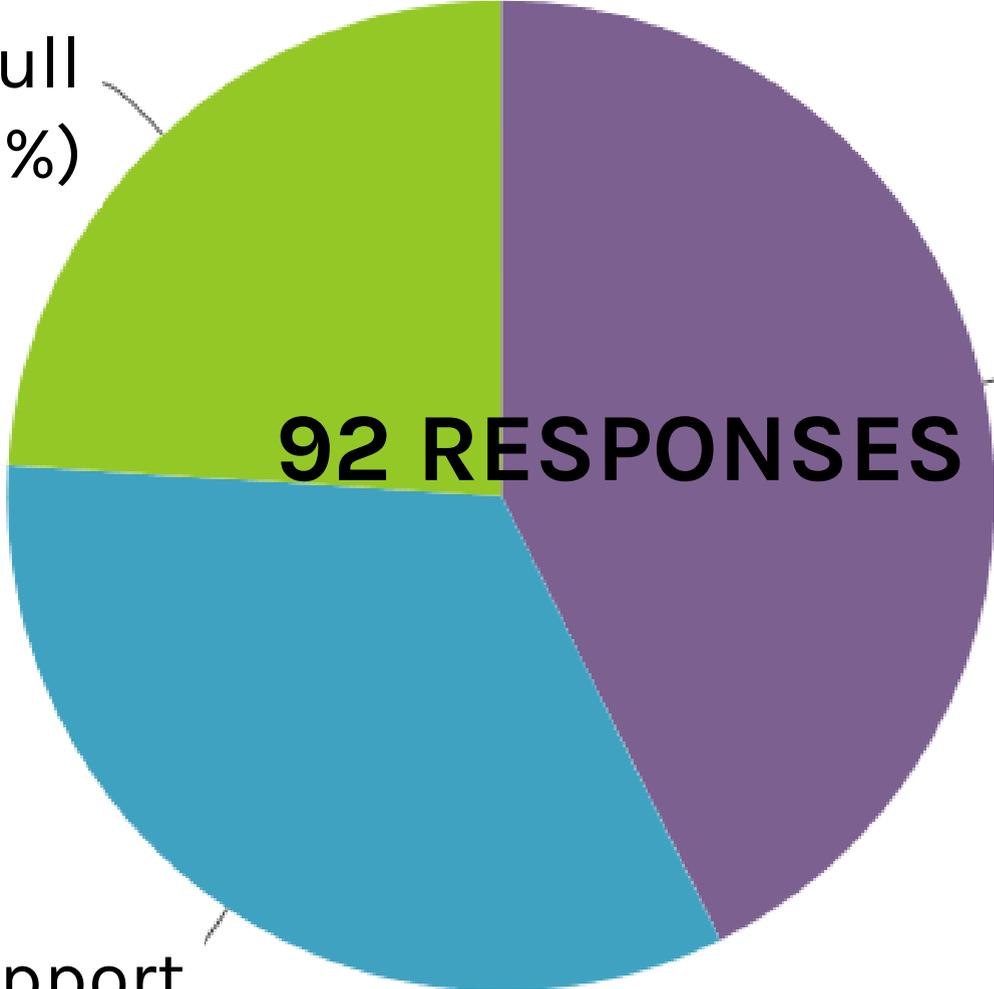
CURRENT PREFERRED OPTION



- Develops approximately 1.68 acres in the floodplain and preserves the entire floodway (approximately .89 acres) for open space and the Treeline Trail
- **Recommends PUD rezoning (based on D2 requirements)**
- Removes the approximately 150 existing at-grade paid parking spaces from site
- Demolishes all existing buildings but **preserves chimney for chimney swift**
- Provides approximately **175 residential units and approx. 1 parking space/unit**
- **Dedicates nearly 1/3 of the property to the Treeline Trail**
- **Prioritizes affordability and financial viability**
- **Utilizes brownfield redevelopment incentives to remediate adverse environmental impacts**
- **Reflects proposed building requirements for flood area design**

ADDITIONAL ENGAGEMENT FEEDBACK SINCE 5/1 [IN PROCESS]

26 Support Full Build Out (30%)



35 Support Minimal Footprint(41%)

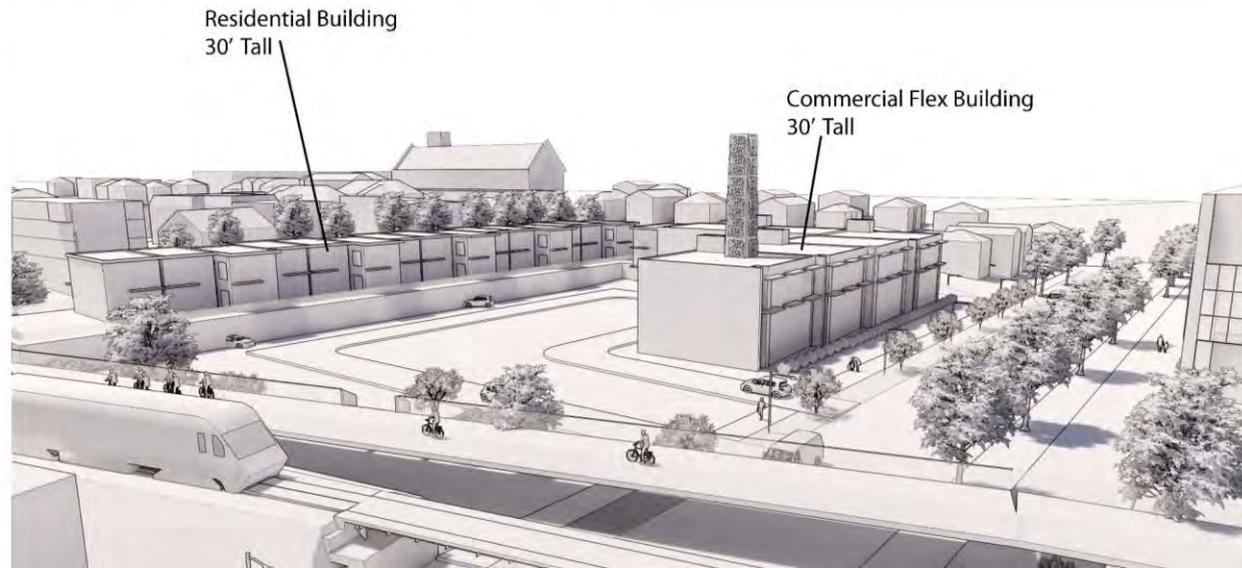
25 Support Stepped Building (29%)

135
TOTAL NEW RESPONSES!

+ 43 WEBSITE COMMENTS RECEIVED
(35 SUPPORT PREFERRED, 3 OPPOSE, 5 DIFFERENT IDEAS)

OPTIONS PROPOSED TO DATE

MINIMAL FOOTPRINT



FULL BUILDOUT



STEPPED BUILDING



CURRENT PREFERRED OPTION



4 | DISCUSSION

WORKSHOPS FOR REDEVELOPING
415 W WASHINGTON

DISCUSSION



Liberty St.

Section Looking West

Washington St.



5 | NEXT STEPS

CONTINUE TO SEND US YOUR COMMENTS!

POTENTIAL PRESENTATION/RESOLUTION AT
JULY COUNCIL MEETING



THANK YOU!

WORKSHOPS FOR REDEVELOPING
415 W WASHINGTON
