

PLANNING SERVICES STAFF REPORT

For Planning Commission Meeting of October 16, 2025

**SUBJECT: SP25-0009 (350 S Fifth Ave)
PUD Site Plan for Planning Commission Approval**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves Site Plan SP25-0009 (350 S Fifth Ave) dated September 10, 2025 as amended, subject to entering into and satisfying all terms of a Development Agreement, with the following conditions:

1. Resolve the bus lane conflicts with solid waste collection to the satisfaction of the Solid Waste Manager, and satisfactorily address the remaining comments provided in Solid Waste Review 2 memo.
2. Satisfactorily address the comments provided in the Fire Review 2 memo.
3. Satisfactorily address the comment provided for the v2 SESC Review.
4. Satisfactorily address the comments provided in the DDA Review 2 memo.
5. Satisfactorily address the comments provided in the Engineering Review 2 memo.

STAFF RECOMMENDATION:

Staff recommends that the petition be **conditionally approved** because, with the conditions satisfied, the contemplated development complies with all applicable laws, ordinances, standards and regulations and limits the disturbance of natural features the minimum necessary to allow a reasonable use of the land, meeting the criteria for site plan approval provided in the Unified Development Code and the 350 S Fifth Ave PUD Supplemental Regulations.

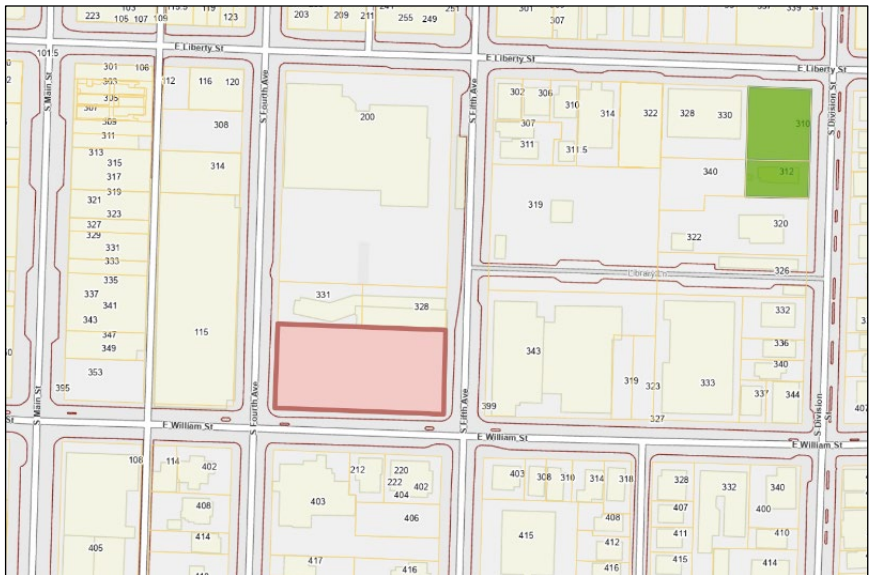


Figure 1: Location Map

LOCATION: The site is located on the north side of East William Street between South Fourth and Fifth Avenues.

SUMMARY:

The proposed project is a site plan to develop a mixed-use building containing ground floor retail and 330 affordable apartments. The building would be 313,000 square feet and 20 stories tall. Site improvements include creating a shared service drive along the north side of the site for the building's solid waste services and future use by AAATA for an expanded boarding platform and bus bays. The site was zoned 350 S Fifth Ave PUD (Planned Unit Development) and Supplemental Regulations were adopted in 2022.

EXISTING CONDITIONS:

The site is a 34,848-square foot parcel made from four originally platted lots at the south end of the block bounded by E William Street on the south, S Fourth Avenue on the west, E Liberty Street on the north and S Fifth Avenue on the east. It is currently zoned 350 S Fifth Ave PUD (Planned Unit Development). The PUD district designation was approved and Supplemental Regulations were adopted by City Council as Ordinance 22-03 on April 4, 2022.



Figure 2: Annotated aerial photo of 350 S Fifth Ave site, from City of Ann Arbor RFP #AACH-350.

Prior to its most recent use as an 87-space public parking lot, the site was the home of the Ann Arbor YMCA from 1960 to 2005. The former YMCA building at 350 S Fifth Ave, with traditional fitness and pool facilities, wellness classes and childcare services, also included 100 rooms of semi-permanent housing for very low-income individuals before it was demolished in 2008.

The City purchased the site from the YMCA in 2003 once it became known the YMCA organization was going to move to 400 W Washington Street to guarantee the preservation of affordable housing on the site. In 2005, the same year the YMCA ceased operations at 350 S Fifth, the City issued a request for proposals, selected a

developer, and sold the site for mixed-use development with ground floor retail, affordable and market rate apartments, and a transit center called “William Street Station.” It was but did not come to fruition.

After the failure of William Street Station, in 2014 the Ann Arbor Transit Authority built a new transit center building on their site at 328 S Fifth Ave replacing an older building. Then “Y Lot” site was re-acquired by the City in 2018. In 2020, City Council voted to direct the Ann Arbor Housing Commission to develop the property to “reflect the D1 downtown core zoning district and incorporate concepts generated through the community engagement process, and to work with staff and Planning Commission to realize development of the property.” The site was rezoned to 350 S Fifth Ave PUD in 2022 and Related Midwest was selected as a co-developer in July 2024.

SITE PLAN DESCRIPTION:

The site plan proposes a 20-story mixed-use building with 6,000 square feet of commercial area and residential amenity spaces on the ground floor and 330 affordable apartments on the upper floors. The development includes a drive across the north side of the site to be shared with AAATA for bus bays and loading platforms when the Blake Transit Center is expanded in 2028 (as required by the 350 S Fifth Ave PUD Supplemental Regulations).

The residential entrance to the building is on S Fifth Avenue while the commercial spaces are accessed from E William Street. Solid waste services would use the shared drive across the north side of the site, but no private vehicles of any kind are permitted. A separate enclosed loading bay for residents is located off S Fifth Avenue and a curbside delivery zone for the commercial tenants is provided on S Fourth Avenue.



Figure 3: Rendering of proposed 350 S Fifth Ave development, view from corner of S Fifth Ave and E William St.

Notable site plan details include:

- The proposed building is 313,000 square feet and has 896% FAR. It provides 330 apartments: 220 one-bedroom units and 110 two-bedroom units.
- The building is slightly set back from its front lot lines to provide at least 17 feet of sidewalk zones (amenity zone, walking zone, curbside/door swing zones) on S Fifth Avenue, 13 feet on E William Street, and at least 14 feet on S Fourth Avenue. Easements would be granted to the City for the portions of these zones on-site, outside of the public right-of-way lines, and maintained after construction by the Downtown Development Authority.
- A 100-space Class A bicycle storage room is proposed on the ground floor directly accessible from E William Street and the downtown in-road protected bikeway system. An additional 9 bike hoops (18 spaces) are proposed in the sidewalk amenity zones surrounding the site.
- The development would be fully electric (with diesel-powered back-up generator) with the ability to be Net Zero in the future. It proposes to meet the City's Target Energy Use Intensity for affordable housing units, be compliant with the 2021 International Energy Conservation Code and Enterprise Green Communities criteria. Geothermal technology is proposed for HVAC and DHW.
- The S Fourth Avenue treatment shown on the proposed site plan reflects the pending Fourth Avenue reconstruction project designed, funded and managed by the Downtown Development Authority which begins and is planned for completion in 2026.

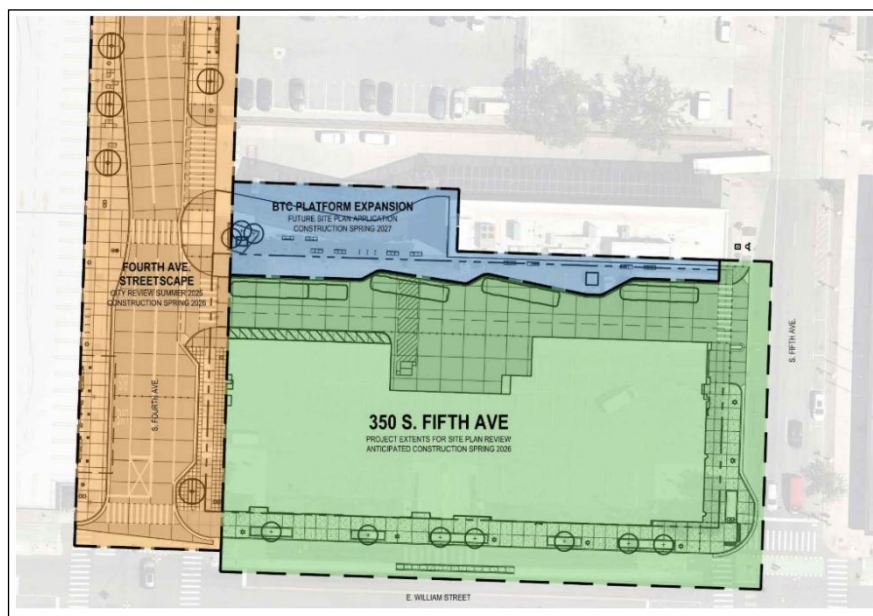


Figure 4: Illustration of corresponding and coordinating projects (350 S Fifth development, expansion of Blake Transit Center, and Fourth Ave Streetscape).

A development agreement is required, which are used to reflect improvements, contributions, and commitments that are required for the project but are not shown on the site plan itself because they may be on another site or be procedures. This project's development agreement will address the dimensions and provisions of sidewalk easements, the responsibilities and timing of completing the Fourth Ave Streetscape design fronting the site, and provisions for solid waste services access in easements.

APPLICABLE STANDARDS:

The applicable standards and regulations for this application are provided in the Unified Development Code and the 350 S Fifth PUD Supplemental Regulations, the Public Services Standard Specifications including Solid Waste specifications and the Downtown Street Design Manual, the International Fire Code and the Rules of the Washtenaw County Water Resources Commissioner.

PLANNING REVIEW – 350 S FIFTH AVE PUD SITE PLAN	
STANDARD	COMMENTS
350 S Fifth PUD Supplemental Regulations	
District Components: Two phases: affordable and mixed income	Project is entirely affordable housing dwelling units, complies.
Principal Uses: Same as permitted in D1 except no fueling station, vehicle repair, vehicle wash	Complies
Accessory and Temporary Uses: Same as permitted in D1 except no drive-through facilities	Complies
Area, Height and Placement Standards:	
1. District Area – approximately 0.8 acres	Complies.
2. Setbacks, Building Spacing, and Height – Same as D1 except 50% of frontage may exceed setbacks, 0-20' front setback along William, max height 275 feet	Complies -
Parking and Transportation: No vehicle spaces required, must provide 3-dimensional area for the Blake Transit Center, no limit on driveways off S 4 th and S 5 th but none on William	Complies.
Landscaping and Screening: 1 street tree on S 4 th and S 5 th , otherwise normal requirements on William	Complies
Affordable Housing: 100% in affordable phase, minimum 20% of units in mixed income phase; entire district must have minimum 100 affordable units and 40% of total	Complies.

PLANNING REVIEW – 350 S FIFTH AVE PUD SITE PLAN	
STANDARD	COMMENTS
Sustainability: Fully electric (gas generators allowed), meet/exceed Target Energy Use Intensity, meet/exceed 2021 International Energy Conservation Code, meet/exceed Enterprise Green Communities, National Green Building Standard or equivalent	Complies.

DEVELOPMENT REVIEW COMMENTS:

The proposed site plan has been reviewed by the City's development review team for compliance with applicable codes, ordinance and policies in their areas of responsibility. A summary of the review results is provided here.

Planning staff typically recommend approval with conditions, as opposed to postponing in order to address review comments, when the resolving the outstanding items would not impact the development program or proposed layout of the project and are generally "administrative" or technical in nature, such as comments to add or correct notations and making minute revisions.

Reviews Recommending Approval

- Stormwater Review
- Urban Forest Natural Resources Review
- Park Planning Review
- Transportation Engineer Review

Reviews Recommending Revisions or Conditional Approval

- Solid Waste Review – the proposed bus lanes are a conflict with solid waste collection, minimum vertical clearance must be confirmed, note on composting programming must be added to plans, an easement for solid waste collection may be required.
- Planning/Zoning Review – staff recommends the area immediate in front of the development's enclosed loading bay be revised to appear more pedestrian friendly by changing the proposed materials and surface scoring patterns.
- Fire Review – FDC on north side of building must be relocated to comply with visibility requirements, required notations must be added to site plan regarding aerial access width exemptions when bike lanes front the site.
- SESC Review – sequence of construction must be revised to denote installation of pavement prior to issuance of building permit.

- Downtown DDA Review – width of curb cut for enclosed loading bay must be reduced, listed details must be added to site plan set.
- Engineering Review – proposed easement dimensions must be revised, width of driveway approach to enclosed loading bay must be revised, metering/submetering must be clarified, sanitary mitigation calculations must be updated.

Prepared by Alexis DiLeo, Principal Planner

Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: Site Plan (v5) dated September 10, 2025

Zoning Map

Aerial Photo

350 S Fifth Ave PUD Supplemental Regulations Ordinance 22-03

c: Applicant/Developer – Related Midwest (Denise Hall)

Ann Arbor Housing Commission (Jennifer Hall)

Designer – SmithGroup (Lindsay Fercho)