

# Huron Apartments

**315 W Huron St., Ann Arbor, MI**

PUD Request Review

Comebacks From Pre PUD

Schedule

TALBOT
DEVELOPMENT

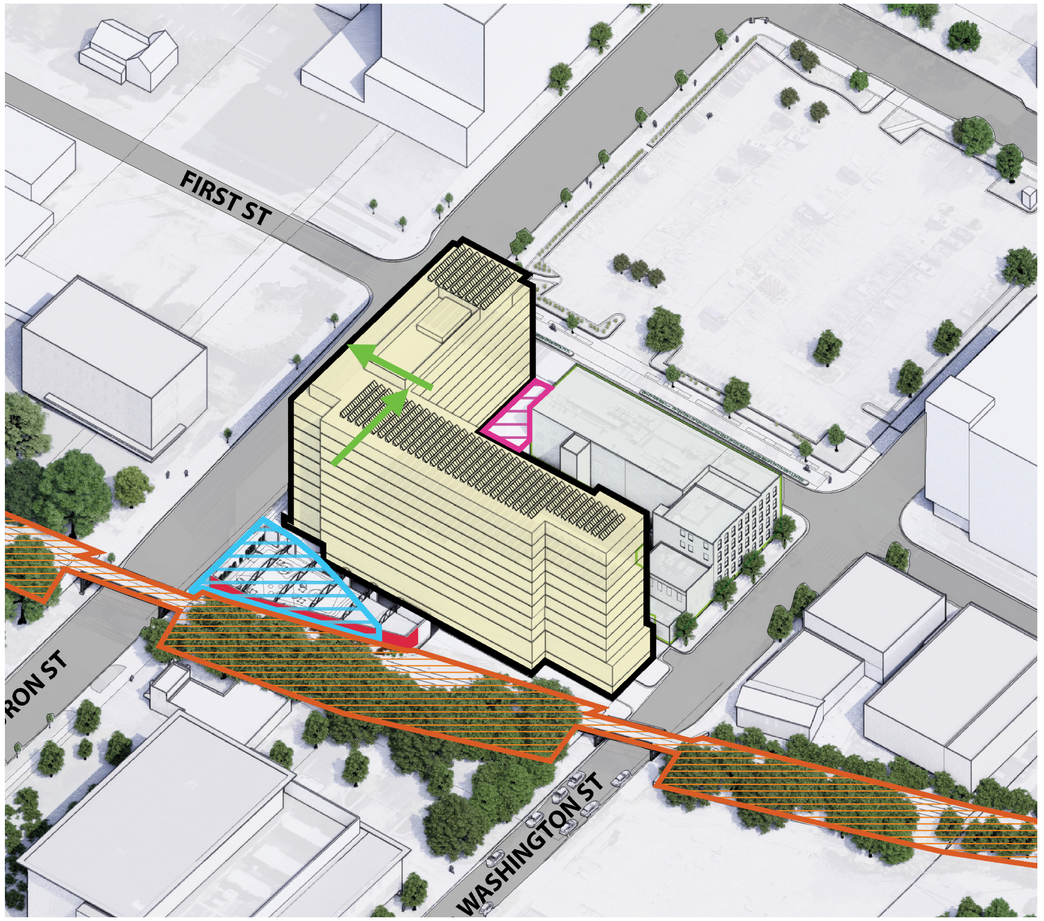
# Recap

- Seeking PUD approval to rearrange by-right density vertically
  - 285 non-student oriented units, ~95 parking
  - Diverse unit mix allowing for range of price points
  - Highly walkable location near heart of downtown
  - Constructed with light gauge steel for minimal waste & weight and maximum recyclability
  - All electric – even commercial spaces
  - 15% affordable units at 60% AMI (MSHDA TIF)
  - Coffee shop/bodega in ground floor and new *Last Word* on rooftop

- Construction of Tree Line Trail segment and new Bicentennial Park in consideration of PUD approval



# PUD Request




1. Floodplain – Northwest corner of the site
Building here is prone to flooding and is discouraged both by city resiliency goals and insurance carriers

2. Adjacent Structure – East edge of the site
Building here blocks grandfathered windows and "crowds" the Allmendinger building.

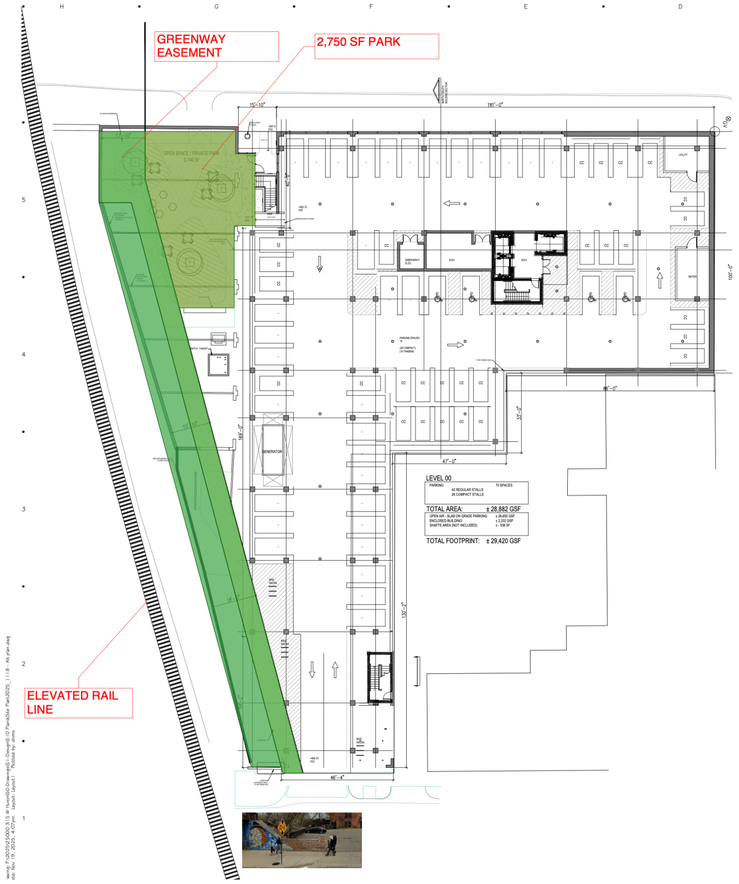
3. Elevated Rail Line – West edge of site
Lower floor units would be at or below grade of tracks maximizing noise & vibration and reducing livability

4. Bar depth – Inner "elbow" of building
Distance is too great from unit entry to window to allow adequate natural light

- PUD is not requesting more than by-right density

# Treeline Trail and Park





# Sustainability

- - 100% electric
  - No natural gas plumbed in the building at all
- Cold-form steel construction
  - ~70% recycled steel
  - Lighter weight- less transportation CO2
  - Infinitely recyclable at end of building life
  - Low waste - most parts come pre-cut
  - Faster to build than concrete - heads in beds sooner
- Prefabricated exterior wall sections
  - Low waste and high quality - made in controlled conditions
- Triple pane or otherwise high R-value windows for energy and sound advantages
- Solar panels and EV charging
- Parking levels are not sloped
  - Can be converted to other uses in the future





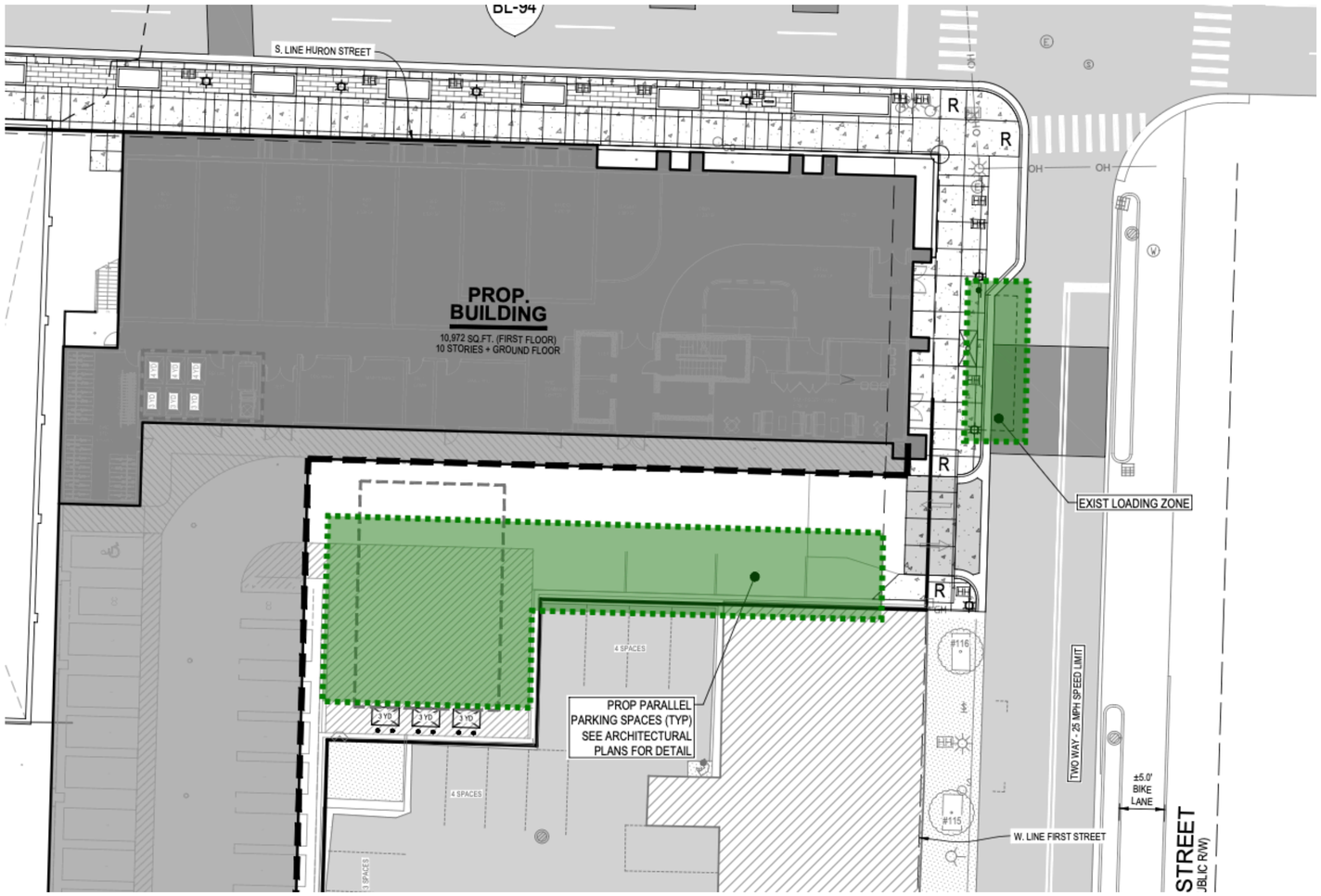


# Comebacks from Pre PUD

- Delivery Management – *Weatherbee, Wyche*
- MSHDA TIF – Public Benefit or Not? – *Wyche, Hammerschmidt*
- Coffee Shop in Lobby Signaling Openness to Neighborhood – *Wyche*

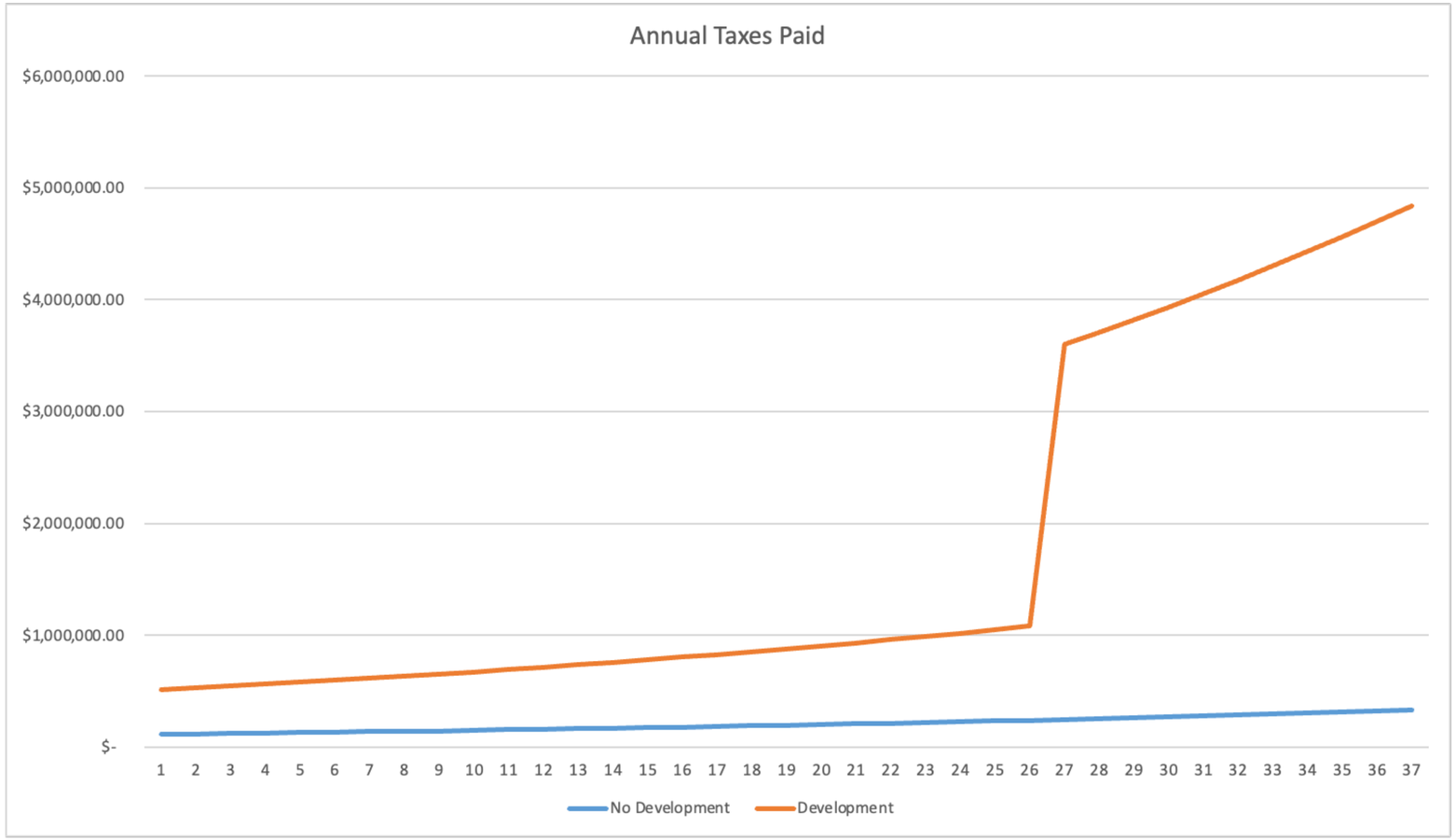
# Delivery Management

- Deliveries have two options on site
  - Existing loading zone on 1st Street southbound
    - Room for 2 vehicles or 1 truck
  - Four "live parking" spots on property with open turn-around space used for solid waste pickup
    - Will be marked as loading zone, also used for move-ins, passenger pickup, etc
    - Accessible from NB or SB first street



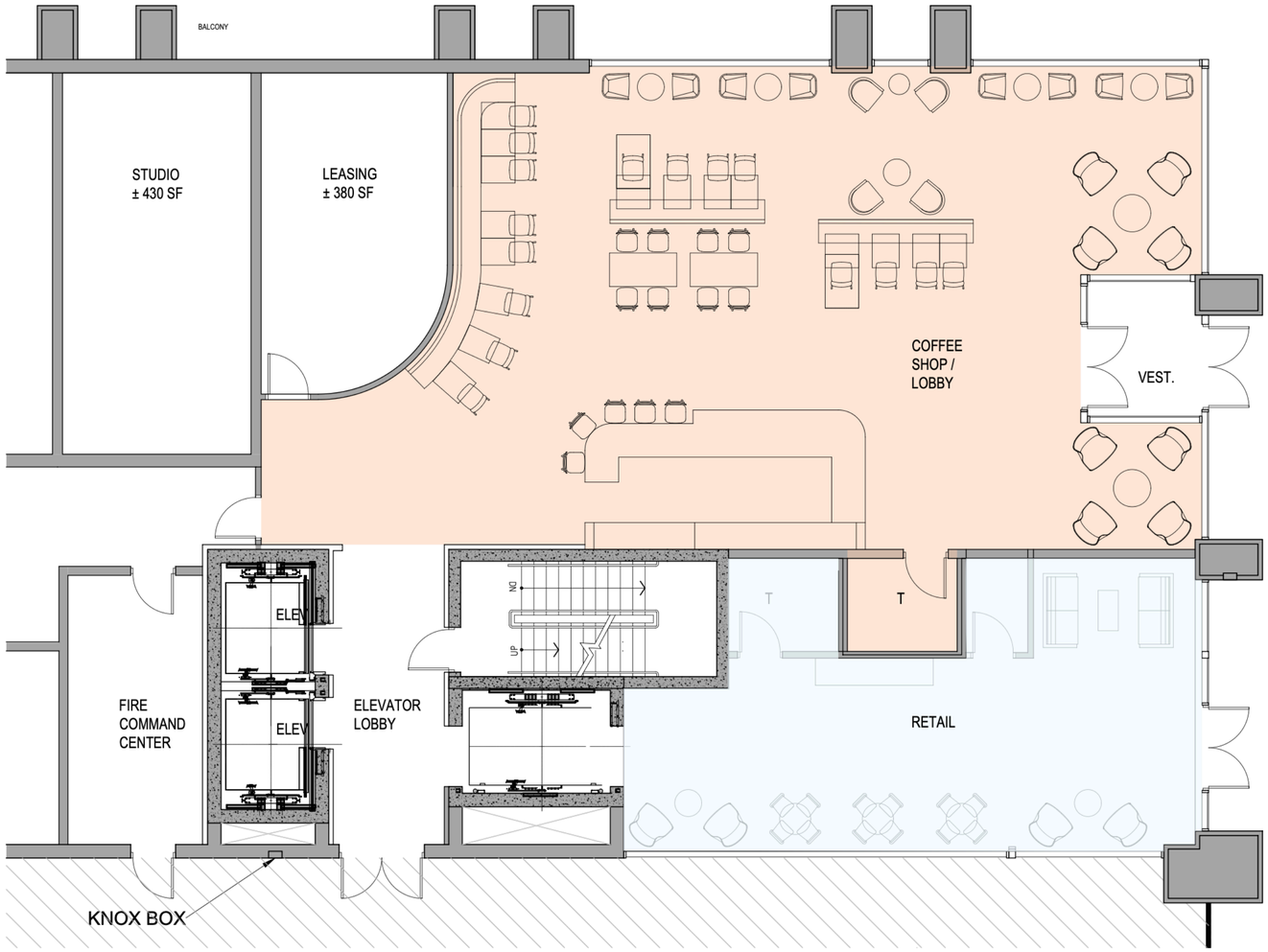
# Affordability via MSHDA TIF

- Planning to comply with MSHDA Housing TIF program
  - 15% of units at 60% AMI
- Foregone revenue from affordable units is abated in taxes for 25 years
- Affordability requirements may remain for 99 years. PUD supplemental regs set at 25 years
- Even abated, taxes paid by the development will be 4x what is currently paid: $115k vs. $516k
- Taxes step up in year 26 to $3.6M/year
- Net incremental tax revenue of development over 99 years is $900M



# Lobby Coffee Shop

- Draft coffee shop layout
- No divisions between lobby functions and coffee shop functions
- Proven concept in multiple other projects
- Open to neighbors and residents
- Access control at elevator level and hallway



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- Open to neighbors and residents
- Access control at elevator level and hallway






Example images from Talbot Grand Rapids project completing in August

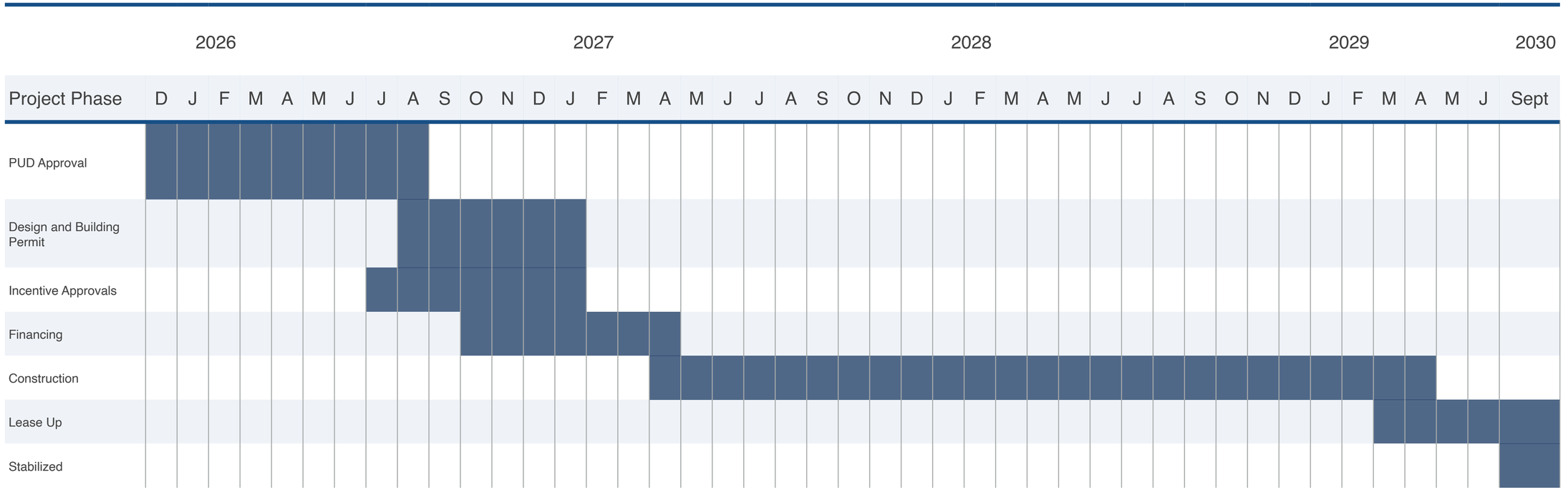
# Backup Slides

# Additional Project Features

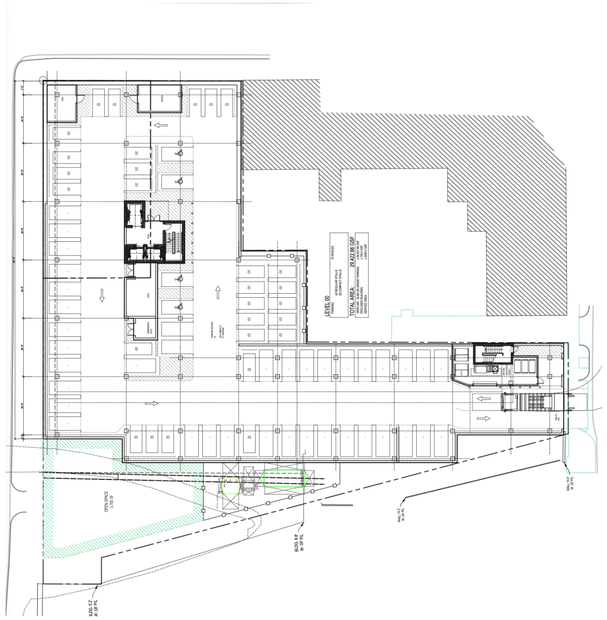
- Coffee shop integrated into the lobby
- Building amenities on top floor to democratize city views
  - Fitness center with Pilates/Yoga studio
  - Screening room and/or listening room
- Secure and plentiful bike storage with e-bike charging
- High ceilings and maximal windows to the extent feasible
- Resident centered design
  - Premium door hardware, unit entry decor, maximum natural light, custom scent in common areas
  - Smart app access control, package concierge, dog wash, covered parking
  - Access to Treeline Trail and Bicentennial Park
- 285 units across 6 unit types with distinct price points allowing for a diverse applicant pool

| Unit Type | Count | Average SF |
|---|---|---|
| Studio | 35 | 325 |
| Studio+ | 69 | 450 |
| 1BR | 117 | 660 |
| 1.5BR | 25 | 750 |
| 2-Level Townhouse | 5 | 800 |
| 2BR | 35 | 920 |
| Total | 285 | 593 |
| Parking | Approx 95 | |

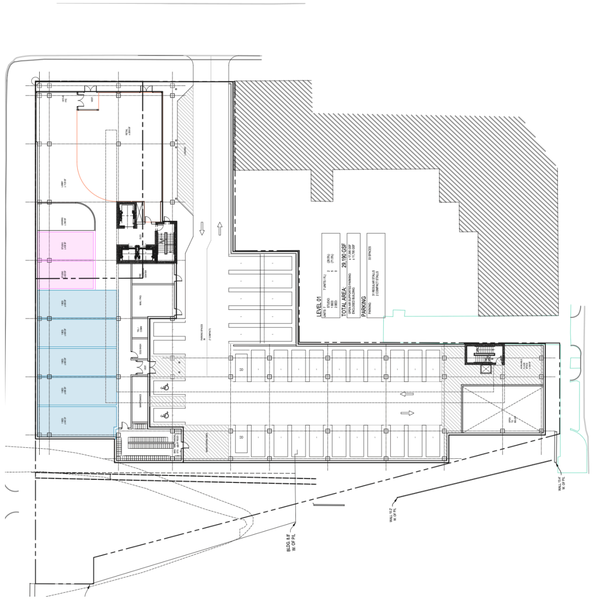
# Schedule


2026
2027
2028
2029
2030
Project Phase
D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J Sept
PUD Approval
Design and Building Permit
Incentive Approvals
Financing
Construction
Lease Up
Stabilized

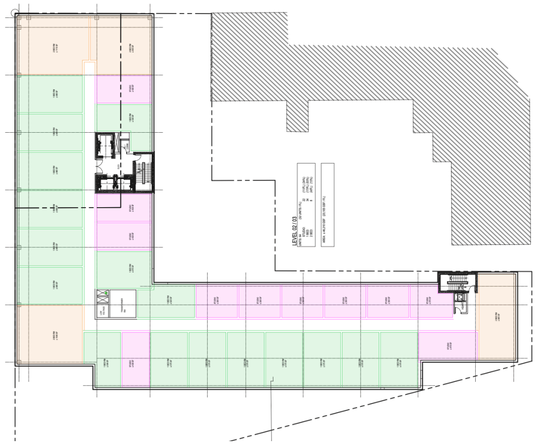
# Floor Plans



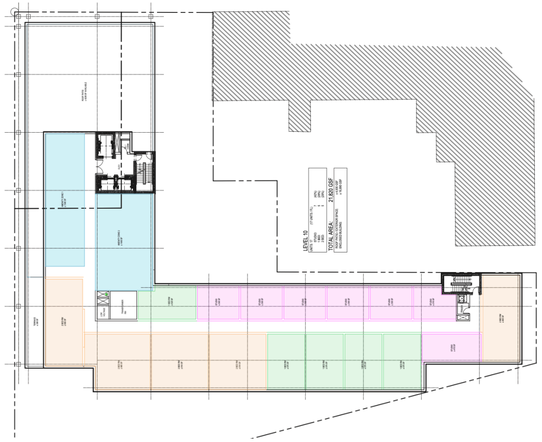
L1 - Parking



L2 - Parking and Lobby



L3-11 - Typ. Residential Floor



L12 - Amenity and Penthouses

# EXHIBIT I - BUILDING FOOTPRINT / FLOOR AREA AXONOMETRIC

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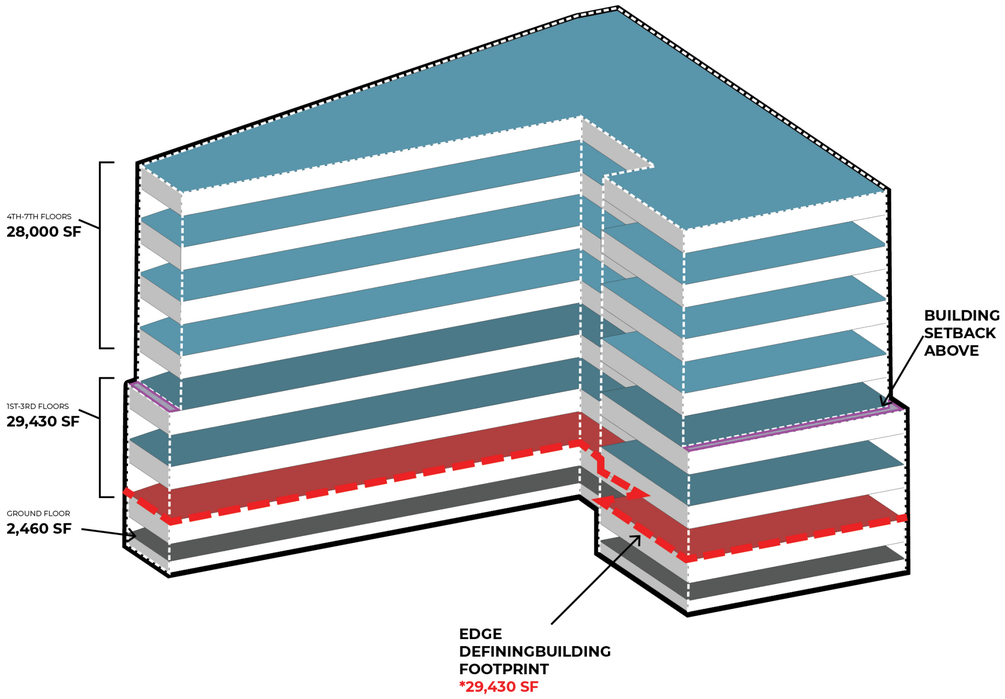


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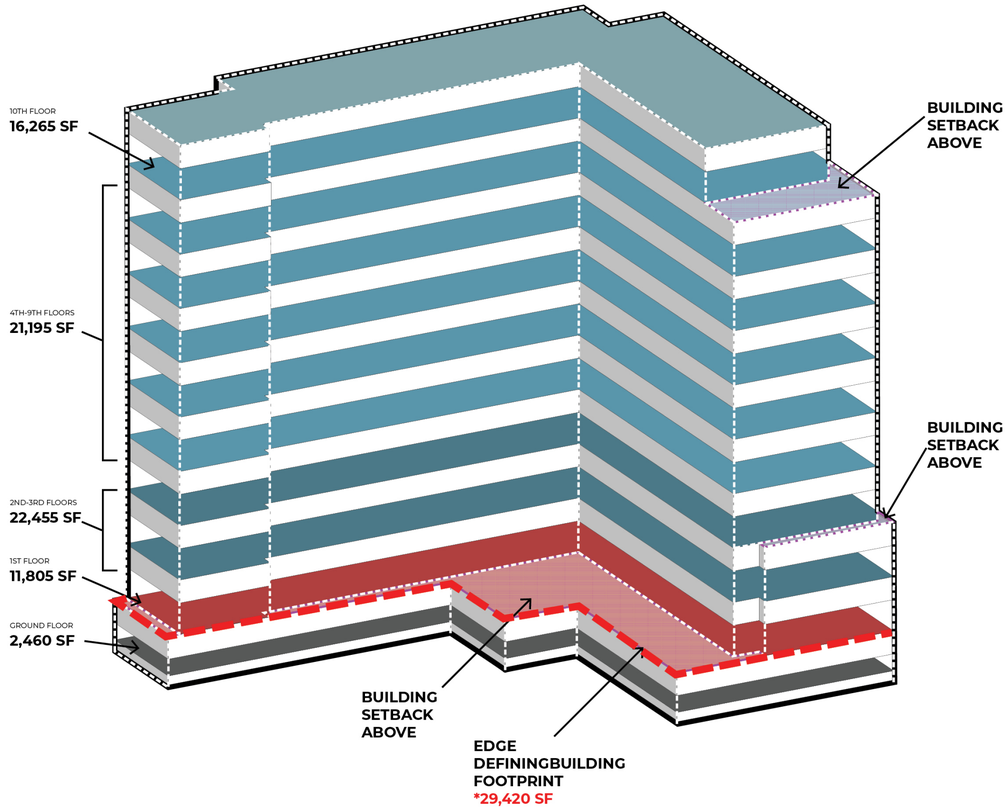
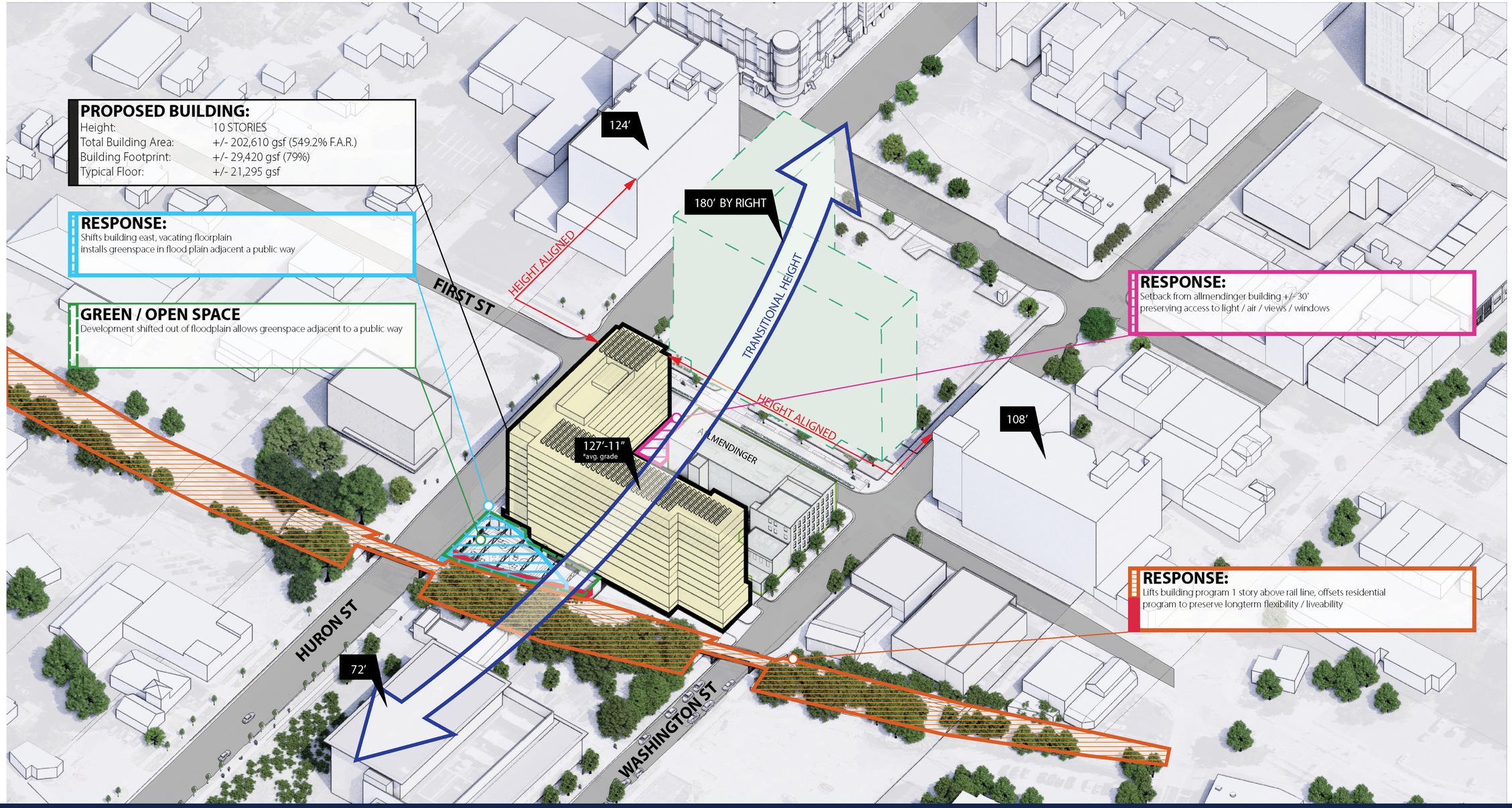


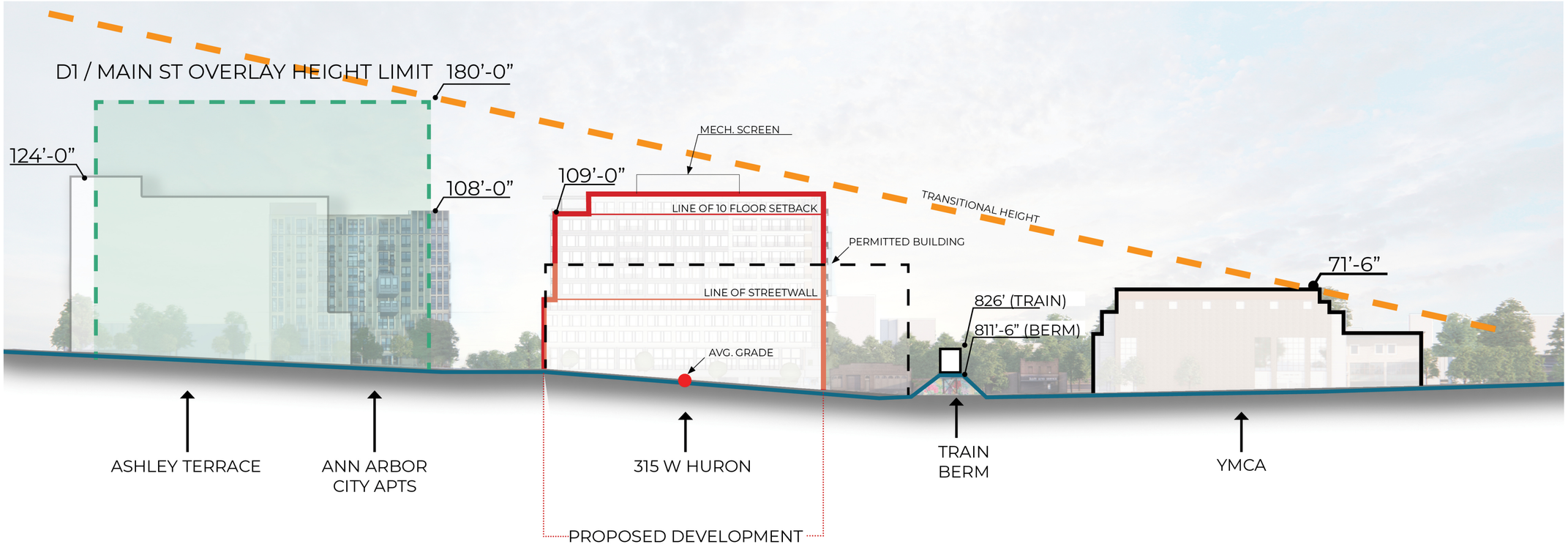
# EXHIBIT D - HEIGHT CONTEXT



# EXHIBIT K - CONTEXTUAL RESPONSE

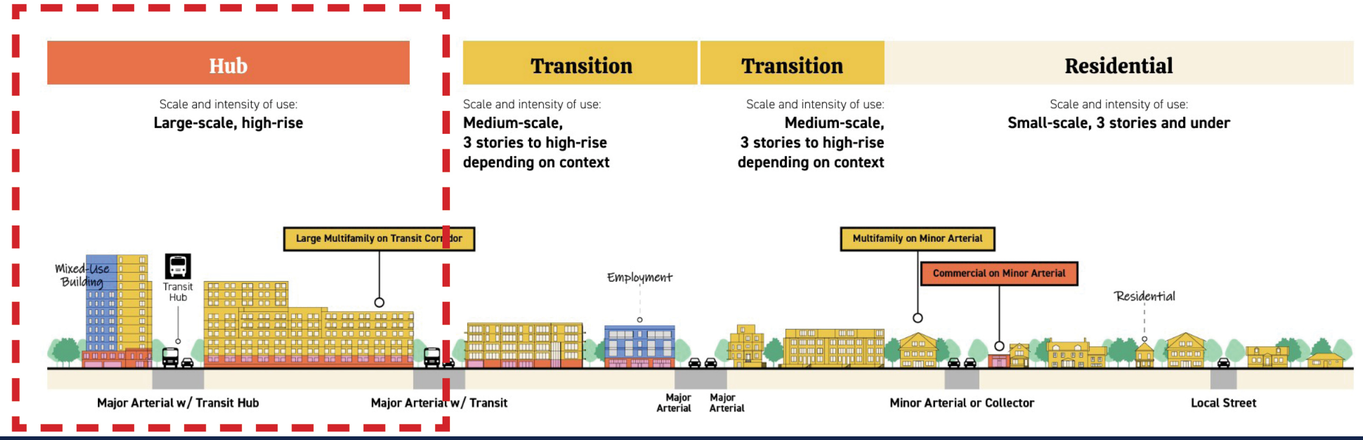


# EXHIBIT L - SITE SECTION



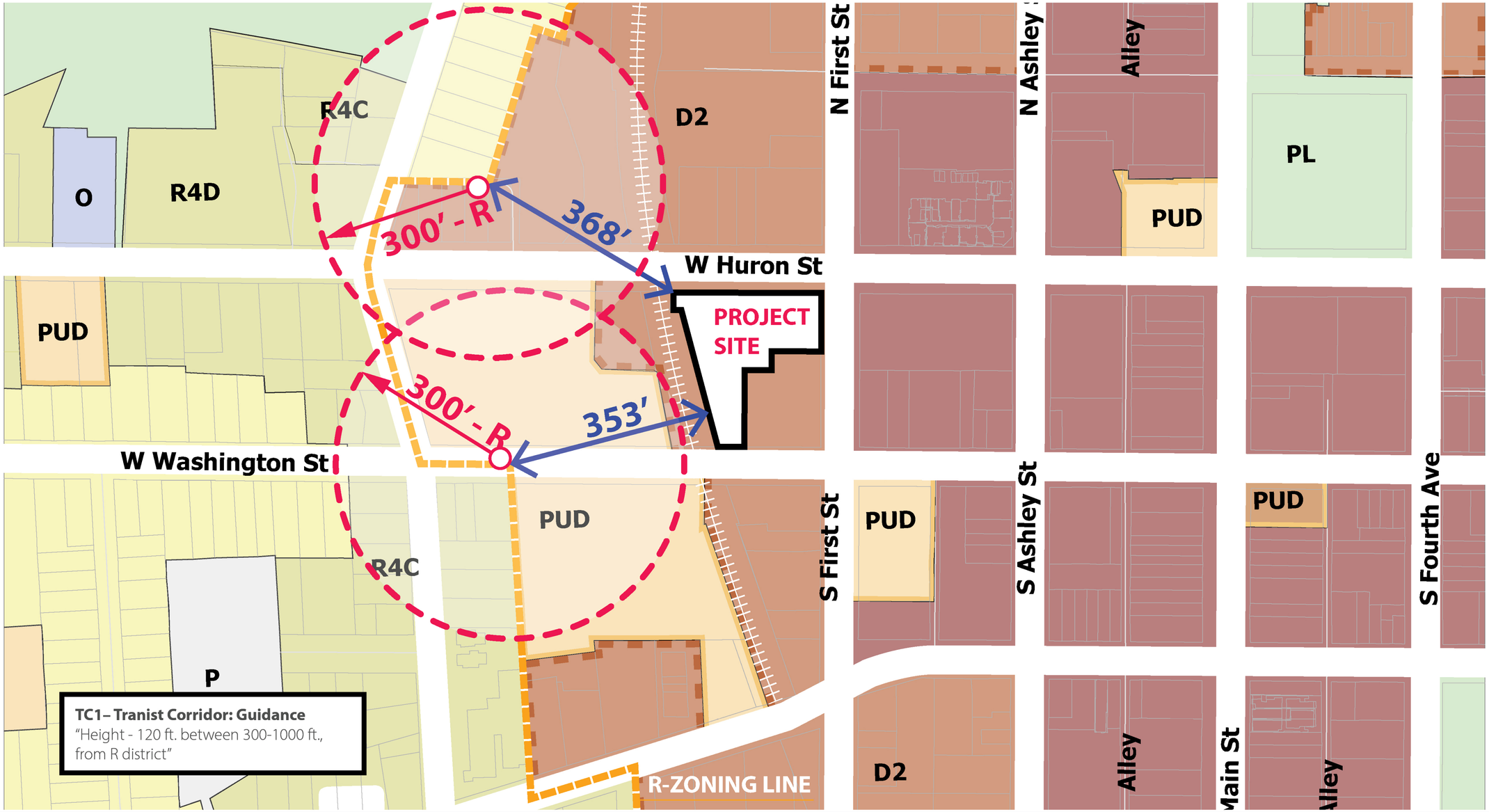

## Appropriate Development Intensity

The Future Land Use Plan is organized into three primary mixed-use categories that are predominantly residential, each differing in the scale and intensity of commercial activity. The diagram below illustrates one conceptual transect, just one of many possible configurations.

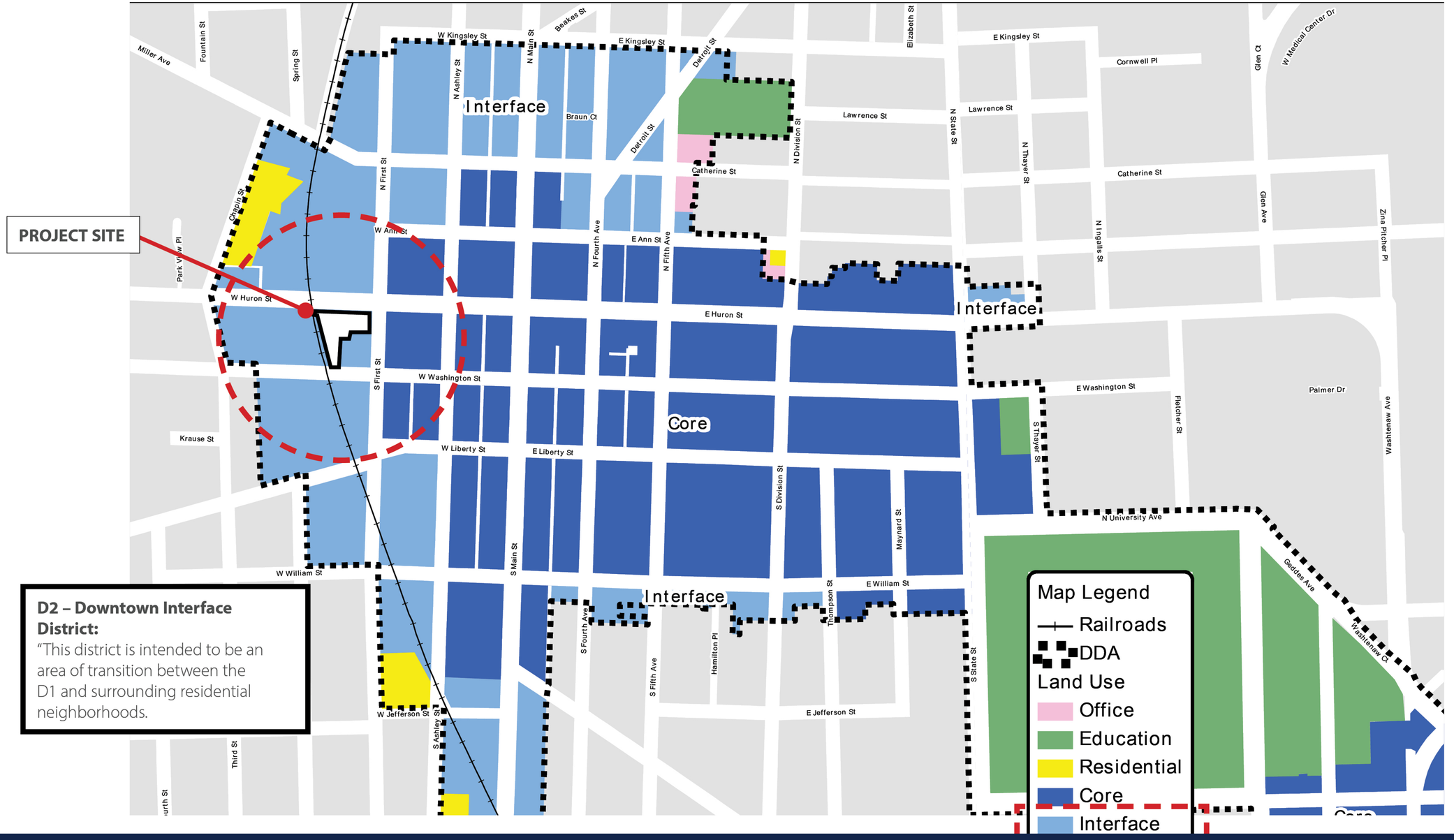




# EXHIBIT C - ZONING



# EXHIBIT A - LAND USE (EXISTING)



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# Future Land Use Map

The Future Land Use Plan defines various categories that shape the city's character and function. While all categories are mixed-use, they vary in their range of uses and density. The plan prioritizes higher density in specific areas, such as along transit routes and near existing amenities, while also establishing a flexible, broad based land use structure that moves beyond reinforcing existing, often limiting policies. By applying new flexible approaches equitably across the city, the plan helps to transition and support goals. Ultimately, this dynamic approach ensures that development remains responsive to current needs and adaptable for future growth.

Importantly, the Future Land Use Map is not a zoning map. It presents a citywide vision that will be implemented through multiple zoning districts. These zoning districts will reflect the values of housing access and equity, using tools such as dimensional standards, walkability, and public realm design to guide outcomes that are inclusive and responsive to community needs.

The plan identifies three primary land use categories across the city:

### Residential

A primarily residential area with limited commercial activity that enhances walkability and access to local amenities. Provides a variety of housing options to accommodate diverse household types and income levels, while maintaining the essence of Ann Arbor's neighborhoods.

### Transition

A mixed-use area with a flexible blend of residential, commercial, and industrial employment spaces. Supports moderate to higher-density housing to enhance walkability, encourage transit use and strengthen commercial activity within key nodes and corridors.

### Hub

An active, mixed-use area that integrates residential and commercial uses. Located around transit hubs, it supports the city's most concentrated development to maximize mobility and regional connectivity.

In limited portions of the city, the Future Land Use Map describes areas that could be either Residential or Transition. During the development of the Comprehensive Plan, the Planning Commission responded to City Council direction that resulted in additional restrictions to height and unit limits in the Residential Land Use Category. To minimize potential non-conformities or overly restrictive limitations, these areas were identified for

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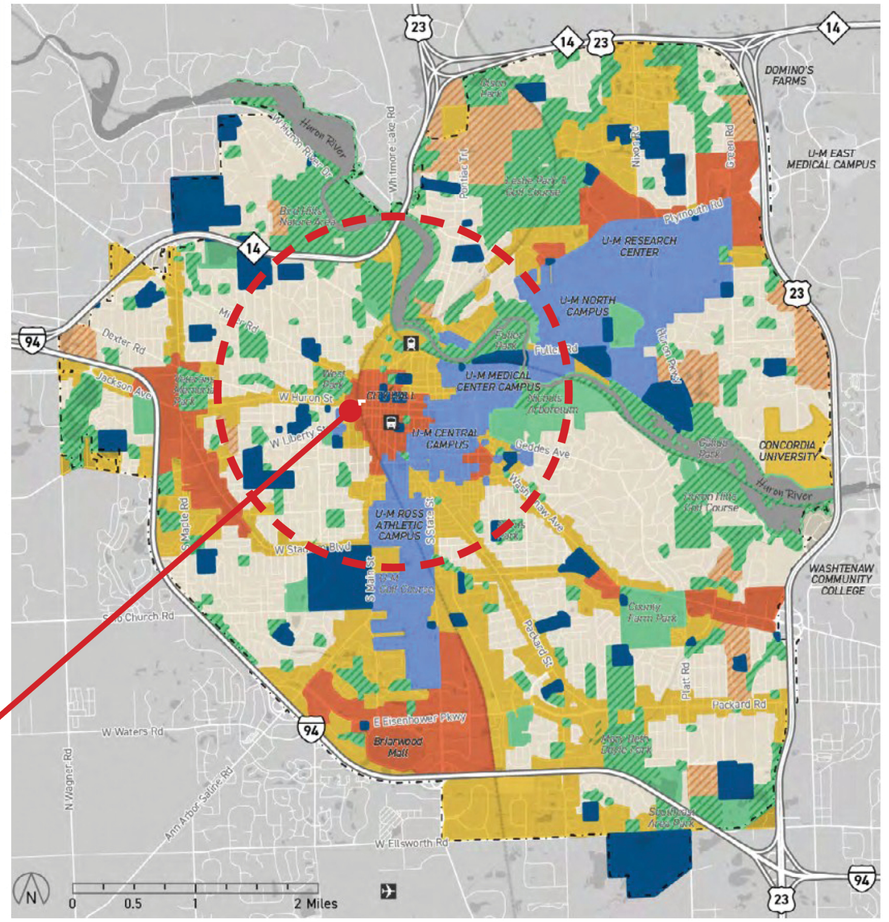



**Map**
**Future Land Use**

- *Residential*
- *Transition*
- *Residential or Transition*
- *Hub*
- *Public (City/County/School District)*
- *University of Michigan*
- *Parks/Open Space/Recreational Facilities*
- *City Owned Parks*

# Hub

## Intent:

A vibrant mixed-use category that concentrates residential and commercial development around major transit hubs. It supports the highest development intensity to improve mobility, activate key centers and strengthen regional connectivity.

## Rationale:

There is broad support for increasing density in areas aligned with major transit infrastructure, especially around multimodal hubs. The Hub category, which allows for the highest-density residential development combined with commercial uses, expands opportunities for Ann Arbor residents to live and work near downtown and along key corridors. It also encourages the creation of new walkable, mixed-use centers beyond downtown. This category presents the greatest opportunity to significantly increase housing supply, helping to improve affordability. Additionally, these compact, walkable areas make more efficient use of land and resources while supporting diverse transportation options, ultimately reducing VMT and lowering carbon emissions.

Downtown has long served as the commercial and cultural heart of Ann Arbor. With its restaurants, theaters, small businesses, and shops, it represents the vibrant, community-centered urban form that residents deeply value. In addition, as more people live downtown, it is expected that resident-serving businesses like grocery stores and drug stores will emerge to serve a growing customer base. The goal is to encourage this distinctive quality by promoting infill development that complements the existing built environment rather than replacing it.

Many of the city's large shopping centers and office or research parks are also envisioned as future Hub categories, transitioning from their current auto-oriented, single-use layouts into more pedestrian-friendly, integrated environments. While they remain important employment and commercial hubs, their transformation offers an opportunity to bring walkability, connectivity, and a more human-scale urban fabric to underutilized areas. Downtown's built form can serve as a model for these areas, emphasizing a connected street network, small walkable blocks and a dense urban fabric.

## Primary Uses/Buildings:

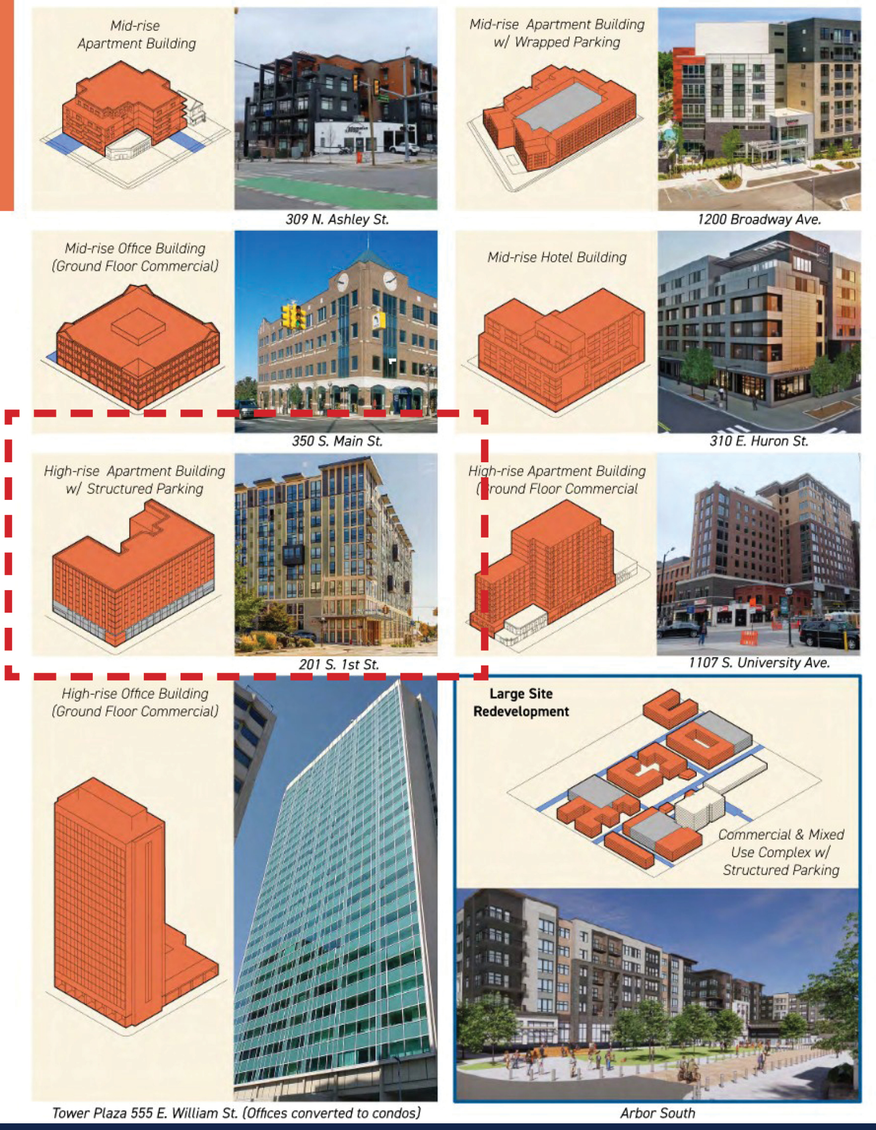
- High density residential
- University of Michigan-related housing
- Office
- Commercial
- Industrial uses that do not create nuisances or hazards

## Form & Site Considerations:

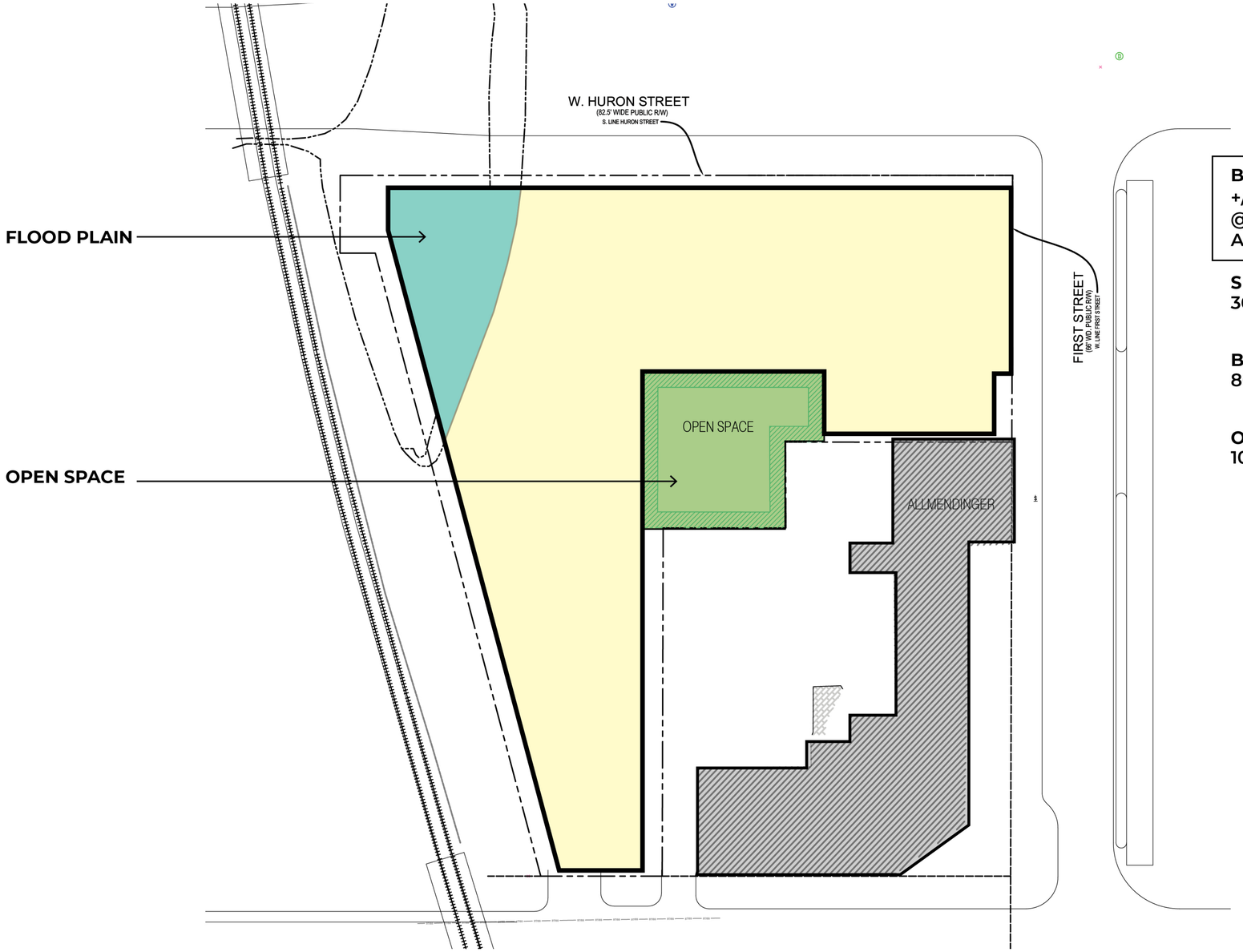
- Tallest, most intensive development potential in the city
- Curb management

**Typical Hub Category Building Types (not an exhaustive list)**

*image sources: Interface Studio, Beekman on Broadway, Ann Arbor City Club, Google Street View, MAVD, Astrophobe, Meyers+Associates, Engage Ann Arbor*



# EXHIBIT E - DENSITY ALLOWED BY-RIGHT




**BUILDING FOOTPRINT**
+/- 29,430 SF
@ FIRST ST. GRADE LVL
AND ABOVE

**SITE AREA**
36,793 SF

**BUILDING COVERAGE**
80% MAX = 29,434.40 SF

**OPEN SPACE**
10% MIN = 3,679 SF

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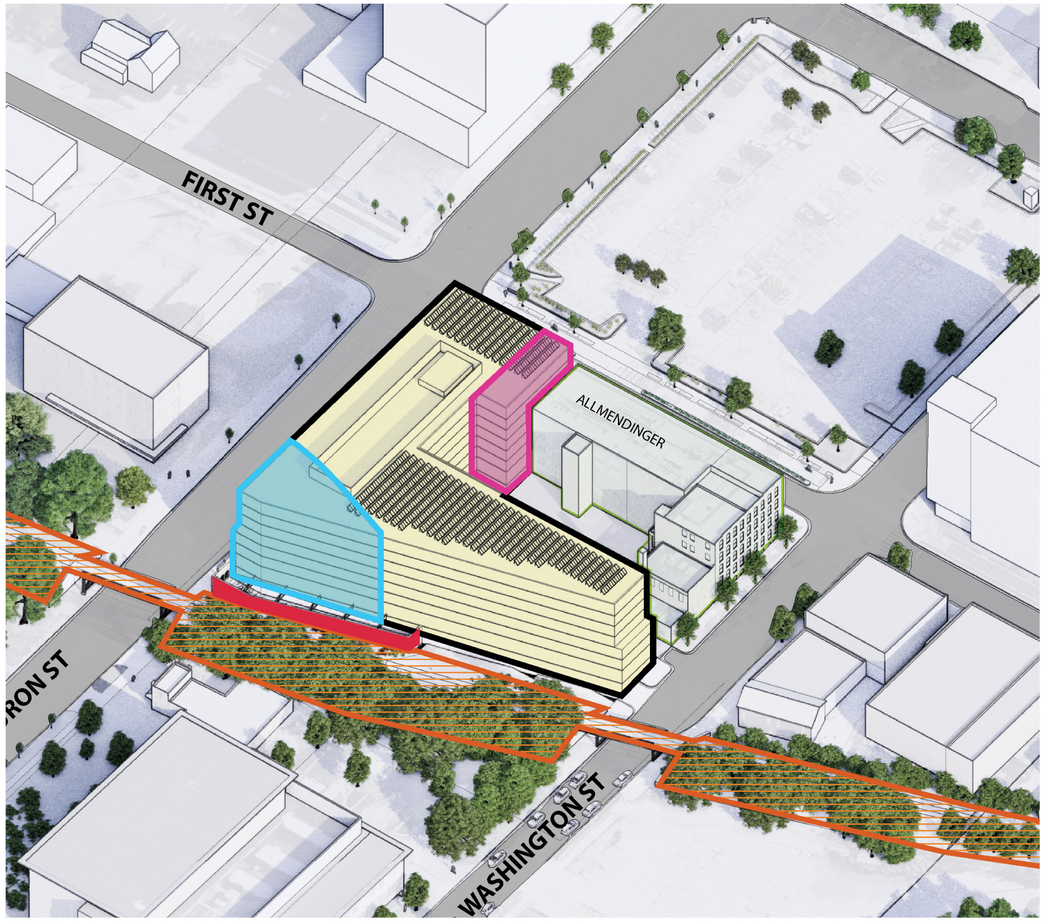
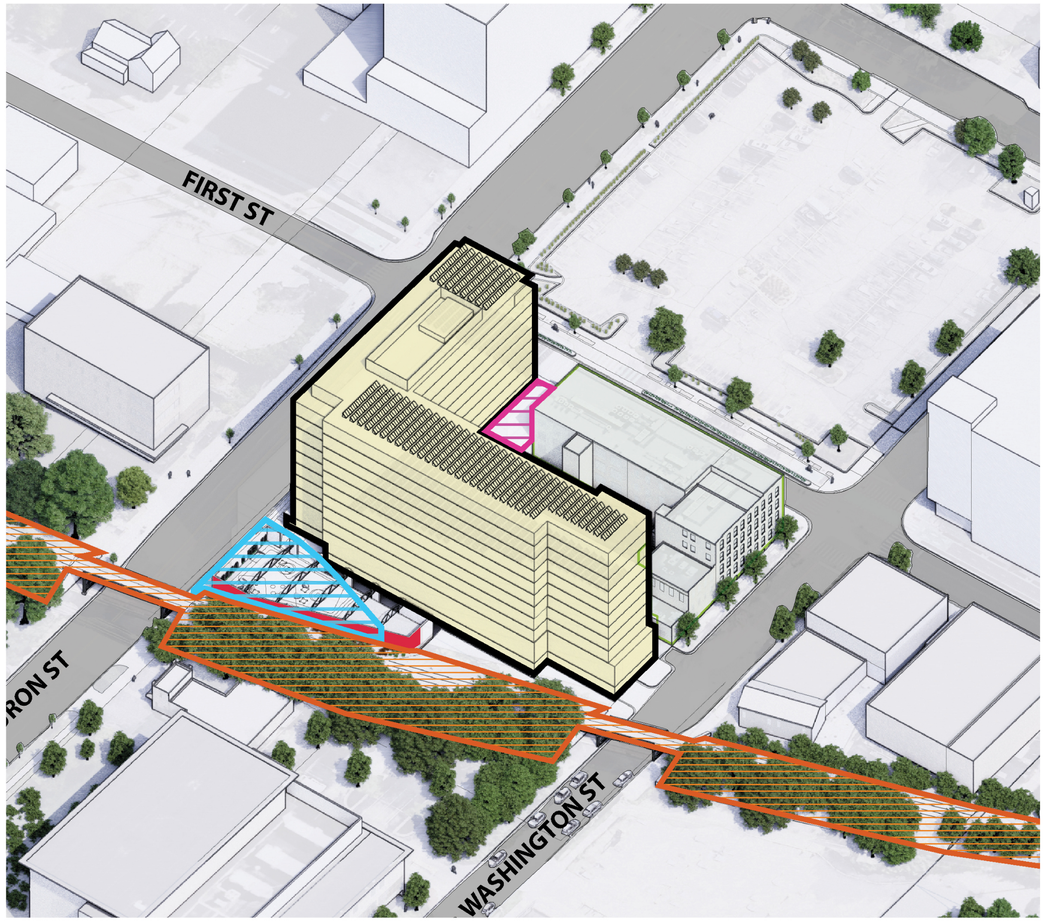



**PERMITTED BUILDING:**

| | | |
|---|---|---|
| Height: | 7 STORIES | |
| Total Building Area: | +/- 202,750 gsf | (549.6% F.A.R.) |
| Building Footprint: | +/- 29,430 gsf | (80%) |
| Typical Floor: | +/- 28,000 gsf | |

## PROPOSED




**PROPOSED BUILDING:**

| | | |
|---|---|---|
| Height: | 10 STORIES | |
| Total Building Area: | +/- 202,610 gsf | (549.2% F.A.R.) |
| Building Footprint: | +/- 29,420 gsf | (79%) |
| Typical Floor: | +/- 21,295 gsf | |

# 315 W. Huron – Planned Unit Development (PUD) Statement of Intent

## 1a. Objective, Purpose, and Beneficial Effect for the City:

The proposed PUD for 315 W. Huron advances the intent of the Planned Unit Development District (§5.14.A UDC) by applying flexibility to a uniquely constrained downtown site while delivering measurable public benefits in housing, sustainability, and design. The project organizes its permitted D2 density vertically to avoid the mapped flood fringe, maintain a respectful setback from the Allmendinger Building—a building of significance—and elevate habitable floors above the adjacent railroad berm to enhance long-term livability.

The PUD achieves outcomes beyond standard zoning by:

- **Establishing a Meaningful Greenway / Treeline Trail Connection.**
  The project provides a publicly accessible link between Washington Street and Huron Street as a potential part of the future Treeline Trail / Greenway network. This includes a minimum 8-foot-wide public access easement and construction of a minimum 15-foot-wide non-motorized path within that easement, creating a welcoming north–south connection. Coordination with the railroad will be required for any trailway width beyond 8 feet.

- **Creating a Small Public Park as a Neighborhood Amenity.**
  Along the Greenway connection, the project includes approximately 2,500–3,000 square feet of publicly accessible park space—a comfortable pocket of greenery for neighbors, residents, and trail users to pause and gather. The park will also showcase the Ann Arbor Bicentennial Monument Plaque, giving the space a sense of identity and celebrating the community's history.

- **Advancing Sustainability and Resiliency**
  Through all-electric design, cleaner low-waste construction, rooftop solar, and a high-performance building envelope—helping move the community toward Ann Arbor's $A^2$ZERO vision.

- **Advancing Affordable Housing.**
  The PUD District will contribute to the City's housing goals by providing 15% of all homes at 60% AMI, meeting the standards of the MSHDA TIF program.

- **Aligning Contextually.**
  Fitting comfortably into the neighborhood by reflecting the scale of nearby PUD developments. The upper floors step back to align with the established streetwall along First Street and surrounding buildings, keeping the overall height and form in tune with the area.

Together, these actions embody the PUD's stated purpose—to achieve flexibility, innovation, and community benefit on sites with unique conditions—while promoting efficient, resilient downtown redevelopment.

## 1b. Why This Beneficial Effect Cannot Be Achieved Under Any Other Zoning Designation:

The project fully complies with the underlying D2 zoning for use, floor area, and coverage. The constraint arises from the First Street Character Overlay, which imposes a fixed height limit that prevents realization of the same D2-level density in a form that supports the City's broader goals for affordable housing, sustainability, and contextual design.

Three fixed site conditions make strict compliance impractical:

- A mapped flood fringe along the north edge limits habitable-area placement.
- The Allmendinger Building to the south, a building of significance, warrants step-backs to preserve light and air.
- The elevated railroad berm along the western boundary reduces usability and drives the need to elevate habitable space for livability and comfort.

To address these constraints responsibly, the project must concentrate massing vertically. The applicant previously sought height relief from the Zoning Board of Appeals; the request was denied, directing the team to pursue a PUD as the appropriate path to reconcile site limitations with City objectives.

This PUD does not increase density or exceed D2 entitlements—it simply provides the flexibility needed to realize allowable development potential in a resilient, context-sensitive, and policy-aligned form.

## 1c. Consistency with the Comprehensive Plan

The proposed PUD supports the City of Ann Arbor's Comprehensive Plan by bringing together sustainable design, affordable housing, public open space, and contextual architecture in a walkable downtown setting.

- **Strengthening a Walkable, Mixed-Use Downtown**
  The project contributes to a lively, mixed-use downtown by reinforcing compact, pedestrian-friendly development and creating gentle transitions in height and character between D1 and D2 areas. It also strengthens the public realm by introducing a new Greenway connection and small park space that invite people to walk, gather, and enjoy the corridor.

- **Making It Easier and Safer to Walk, Bike, and Connect**
  The Greenway path provides a mid-block connection that supports walking and biking and expands the reach of the future Treeline Trail. Sidewalk improvements—through burying utility lines and adding enhanced greenspace along public corridors—create an even stronger multimodal environment for everyday use

- **Advancing Ann Arbor's Climate Goals**
  The design advances the City's climate objectives by embracing all-electric systems, renewable energy, a high-performance building envelope, and thoughtful avoidance of intensifying development in flood-prone areas—supporting long-term community resilience.

- **Growing Housing Options for the Community**
  By providing 15% of homes at 60% AMI, the project expands affordable housing options in a highly walkable location close to jobs, transit, and services.

- **Respecting the Character and Rhythm of First Street**
  The development is held back from the Allmendinger Building's north façade, providing space that preserves its windows and daylight access and maintains its prominence. The upper floors step back to align their height contextually with nearby developments and to reinforce First Street's role as a transitional corridor between the D1 and D2 zones, softening the amount of height directly adjacent to the street and creating a contextual neighborhood scale.

By maintaining compliance with D2 standards, strengthening the public realm through the Greenway connection and new park space, avoiding intensification in flood-prone areas, and integrating sustainability and housing goals, the project reflects the Comprehensive Plan's vision for a more connected, inclusive, and resilient downtown.








WELCOME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# Developer Background




Ryan Talbot, Owner

Talbot Development

ryan@talbotdevco.com

619-988-6435


Ryan Talbot is a Michigan native and an alumni of The University of Michigan. After graduating with a degree in economics in 2008, he moved to San Diego and spent four years working in operations at WD-40 Company. He then moved to Austin to pursue an MBA from the McCombs School of Business at the University of Texas at Austin.

He interned at Apple in Cupertino during his MBA, then returned full time after completing his degree, working first in iPhone battery procurement, then iPad product development.  Apple's intensely detailed and user-experience-focused approach to product creation was hugely influential on Ryan and he has carried that perspective and skillset forward since.

After four years at Apple, Ryan had the opportunity to join and grow a family member's real estate development company, Ethos Development, in Portland, OR. Ryan was a partner at Ethos and oversaw project design, construction, lease up, investor management and reporting.

Ryan worked on more than 10 deals representing more than 1000 units while in the Pacific Northwest, dialing into a well-practiced product type of urban infill, mid-rise, compact-unit, high-density multifamily projects. This narrow strike zone allowed him to focus on differentiating projects based on refined amenities, strong branding, and overall resident experience.

After a family trip back to Grand Rapids, Michigan in 2021, Ryan saw enormous potential to bring his skillset and product type back to the Midwest. Years of undersupply, strong growth trends, and extremely powerful state and local incentives meant an incredible opportunity. So, in 2022, Ryan and his family moved back to Michigan and he founded Talbot Development. He was quickly accepted into the state's tight-knit business community and after first building momentum as a developer in Grand Rapids, Ryan began also pursuing projects in Ann Arbor. He plans to be a long term fixture of the Michigan development community.

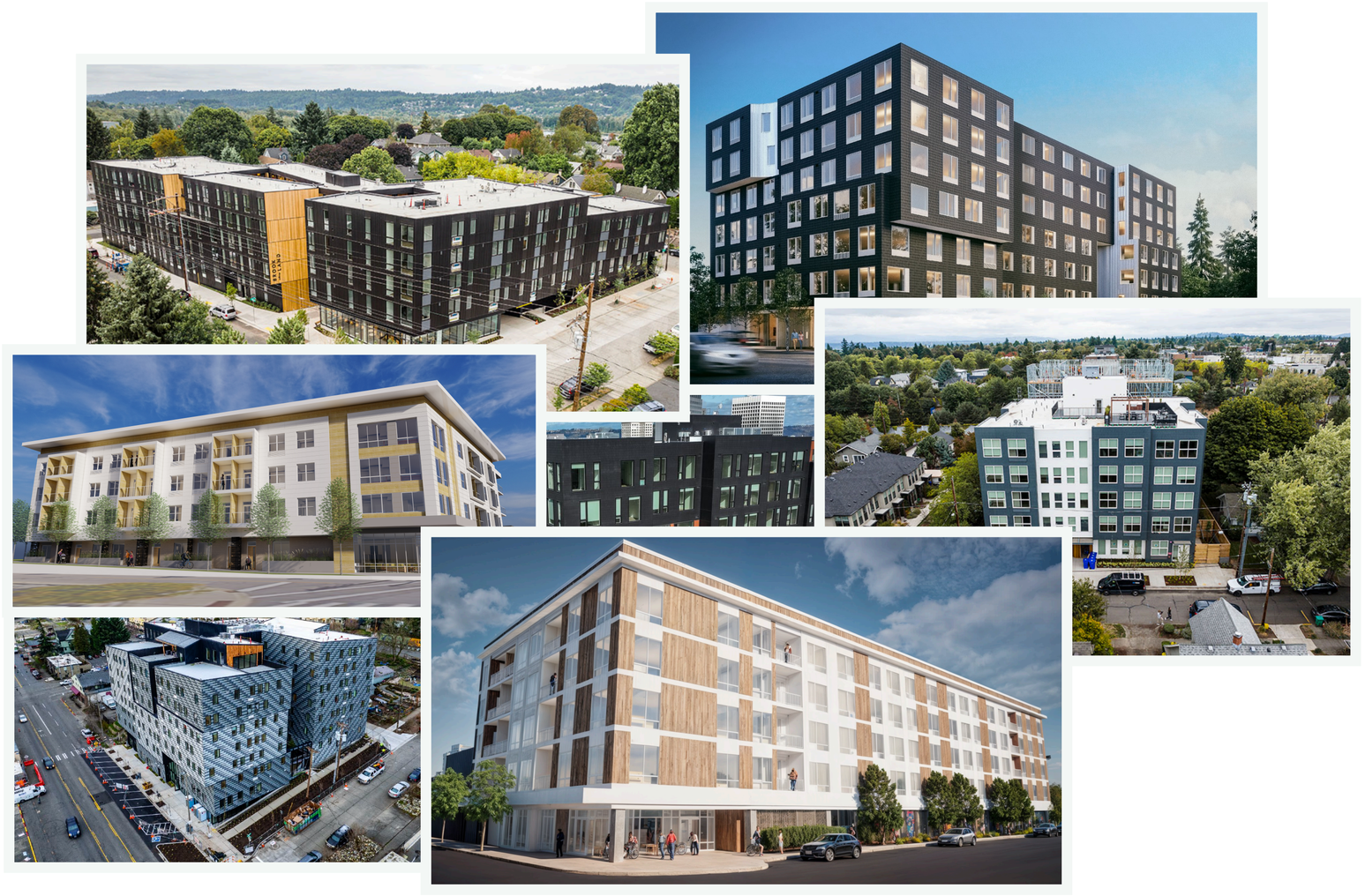
In 2024, Ryan was recognized as one of Crain's Detroit Business' Notable Leaders in Real Estate.

# Experience

Over the past 8 years since pivoting from Apple, Ryan has has worked to develop more than 1200 units across three states. As a Partner at Ethos Development, his brother-in-law's firm, Ryan ran a team developing a variety of urban infill projects in Portland, OR and Tacoma, WA, leading entitlements, design, construction, leasing, investor relations and asset management.

Since founding Talbot Development, he has revised those west coast designs and product for Michigan markets, pursuing projects in the sub-300 unit range.

Talbot has hired Hobbs + Black, an Ann Arbor-based architecture firm and expects to partner with Wolverine Building Group to construct the project. Nederveld is also retained as civil engineer.



# Project Highlight: The Current

### 220 QUIMBY NE, GRAND RAPIDS, MI

The Current, named and themed to evoke the renewed focus on activating the Grand River, is a 72-unit project in the Creston neighborhood, across the street from the former Saugatuck Brewing Creston Taproom. Construction finished in late 2024 and the amenity-rich project is now fully leased and under contract to sell in December 2025 at a 2X multiple and 33% IRR to LP investors.

The Current was developed by Talbot Development and designed and built by Pinnacle Construction Group. It was the first project in that partnership and has led to several other opportunities between Pinnacle and Talbot.









# Project Highlight: Verdant

### 648 BRIDGE ST NW, GRAND RAPIDS, MI

Verdant, named and themed to summon the outdoors inside, is a 148-unit project under construction on the bustling Bridge Street corridor of Grand Rapids, roughly across the street from Bridge Street Market. Construction is expected to finish in Summer 2026 and the amenity-rich project has been very well received by the neighborhood as well as prospective residents. It currently has more than 25 waitlist applicants nearly a year from opening.

Huron Apartments borrows much of Verdant's DNA - from unit size and mix, to sustainability features, target demographic, and even some key amenity features. Huron Apartments is meant to expand on the successful DNA of both Verdant and The Current, making for an efficient process and a proven product.








# Developer’s Previous Work



**Project Name**: Nomad
**Location**: Portland, OR
**Budget**: $27M, 130 Units
7 level mid rise with cafe in lobby
Completed December 2020
Stabilized for long term hold



**Project Name**: Shift
**Location**: Portland, OR
**Budget**: $16M, 73 Units
5 level wood frame with rooftop lounge
Completed May 2023
Stabilized for long term hold



**Project Name**: Society 62
**Location**: Portland, OR
**Budget**: $3M, 29 rooms
3 level co-living
Completed January 2022
Stabilized for long term hold



**Project Name**: Analog Tacoma
**Location**: Tacoma, WA
**Budget**: $24M, 115 Units
5-over-3 mid rise with rooftop lounge
Completed February 2023
Opportunity zone
Stabilized for long term. Hold



**Project Name**: The Moraine
**Location**: Tacoma, WA
**Budget**: $50M, 160 Units
5-over-2 mid rise with rooftop lounge
Completed June 2024
Stabilization expected Summer 2025



**Project Name**: Society 42
**Location**: Portland, OR
**Budget**: $4M, 42 rooms
3 level co-living
Completed June 2024
Master leased with $6.4M sale arranged



**Project Name**: BrookLAND
**Location**: Portland, OR
**Budget**: $40M, 166 Units
5 level wood frame with rooftop lounge
Completed October 2023
Stabilized for long term hold




**Project Name**: Margot
**Location**: Portland, OR
**Budget**: $5M, 20 Units
4 level wood frame
Completed August 2019
Sold April 2020 for 19% LP IRR



**Project Name**: Fernhill Crossing
**Location**: Portland, OR
**Budget**: $4M, 19 Units
19 Suburban rental town homes
Completed June 2020
Stabilized for long term hold