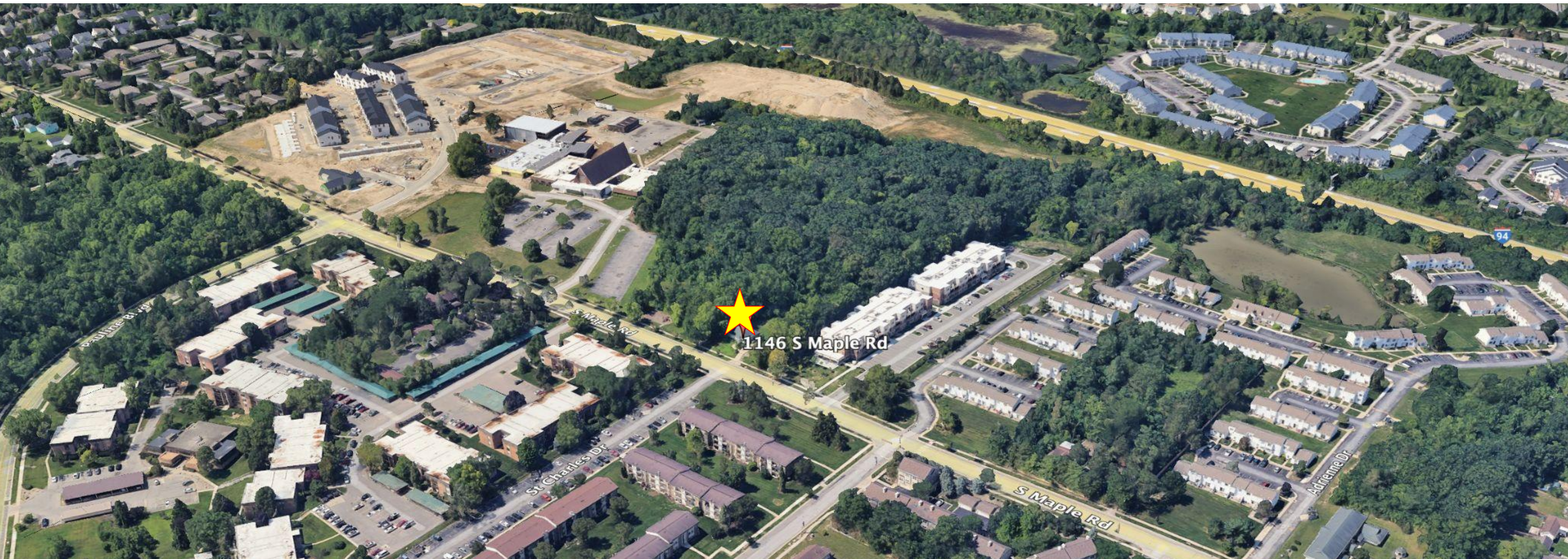


Hickory Way Phase III

1146 S. Maple Rd. Ann Arbor, MI 48103

Ann Arbor
Planning
Commission

November 19, 2024



Agenda

- Avalon Housing Overview
- Development Team Overview
- Development & Zoning Overview
- Project Sustainability & Green Features
- Schedule
- Q&A

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

Development Team

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

Development Overview



Site Overview

- Currently located in Scio Township
- Approximately 1.15 acres
- Avalon currently has property under purchase agreement w/ City of Ann Arbor
- Annexation process underway and presented to City Council on 11/7/2024

Wetland

- Wetland Delineation report revealed isolated, low quality wetland on project site and adjacent property
- Wetland use application submitted during site plan
- Alternative layout analysis conducted as part of site plan review process
- ECT (Wetland Consultant) currently assisting with 8 Step HUD process, dictated based on federal funding in the project

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

COMPARISON CHART

	EXISTING		PROPOSED	
ZONING	N/A	R4E	PUD	
RESIDENTIAL UNITS	1		39	
TOTAL FLOOR AREA	1,330 sf		37,451 sf	
LOT AREA/DWELLING UNIT	50,257 sf	580 sf	1,157 sf	
ACTIVE OPEN SPACE PER DWELLING UNIT	n/a	150 sf	504 sf	
BUILDING HEIGHT	n/a	None	48 ft 4 stories	
LOT SIZE	50,257 sf	14,000 sf	45,142 sf	*
LOT WIDTH	155 ft	120 ft	154.97 ft	
OPEN SPACE	n/a	40%	42%	
FRONT SETBACK	39 ft	15 ft	28.00 ft	
REAR SETBACK	208 ft	30 ft	90.28 ft	
SIDE SETBACK	44 ft	28 ft	13.53 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 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.				

Development Overview

Total Units: 39 units

Stories: 4 floors

Unit Mix: 1BR units

Affordability & Population Served: Up to 60% Area Median Income tenants w/ at least 35% of units designated as Supportive Housing units (20 units to be covered by Project Based Voucher contract administered by Ann Arbor Housing Commission)

Amenities:

- On-Site tenant services
- Resident Bike Storage/Parking (6A/4B)
- 20 parking spaces
- Community Room
- Laundry room on each floor
- Outdoor community space
- Central Air Conditioning
- High Speed Internet
- Controlled door access
- EV Charging Stations

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 third phase of housing development on S. Maple for Avalon Housing, this project is dedicated to creating thriving communities while minimizing our ecological footprint.

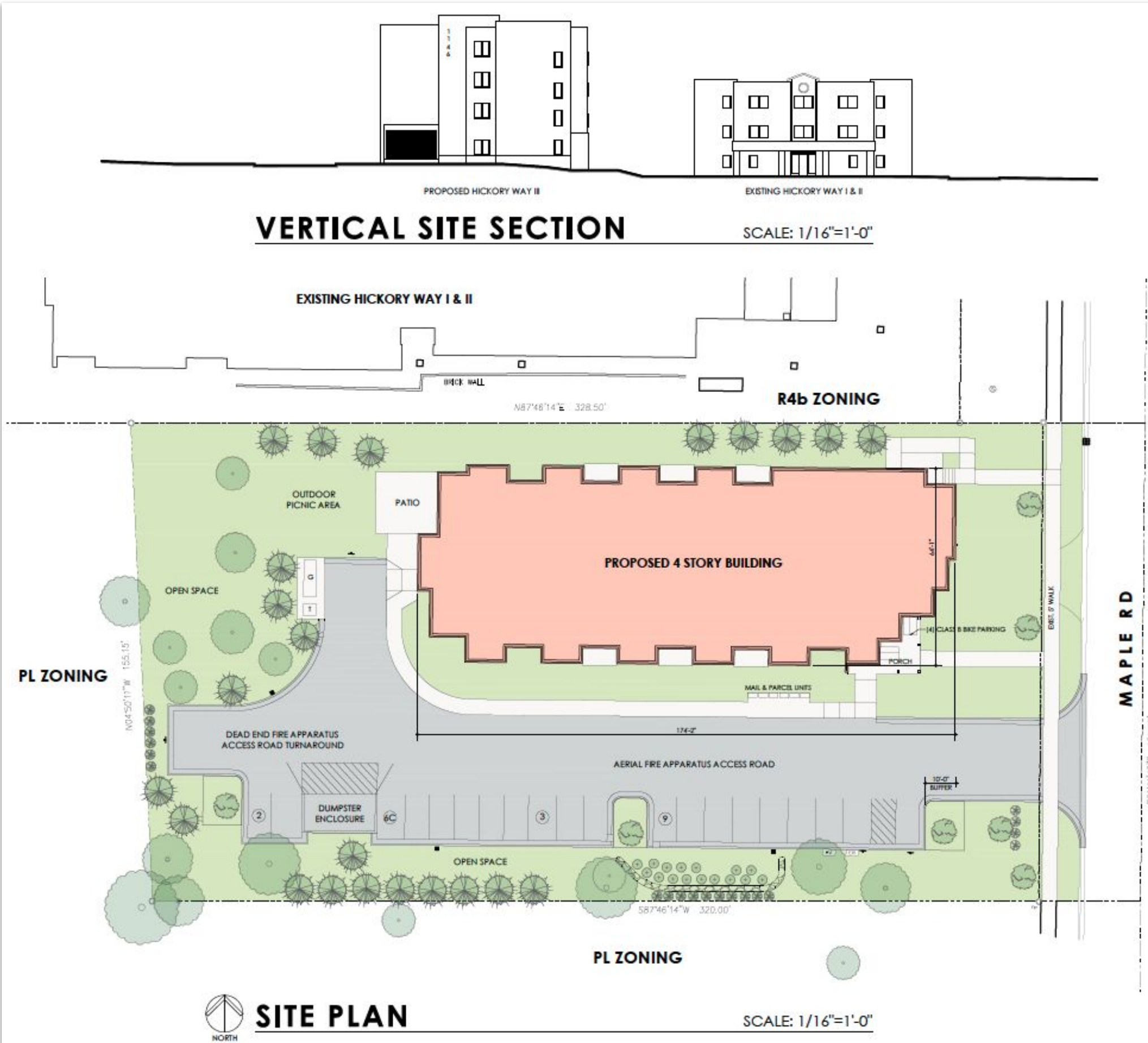
Sustainable Design Elements:

- 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



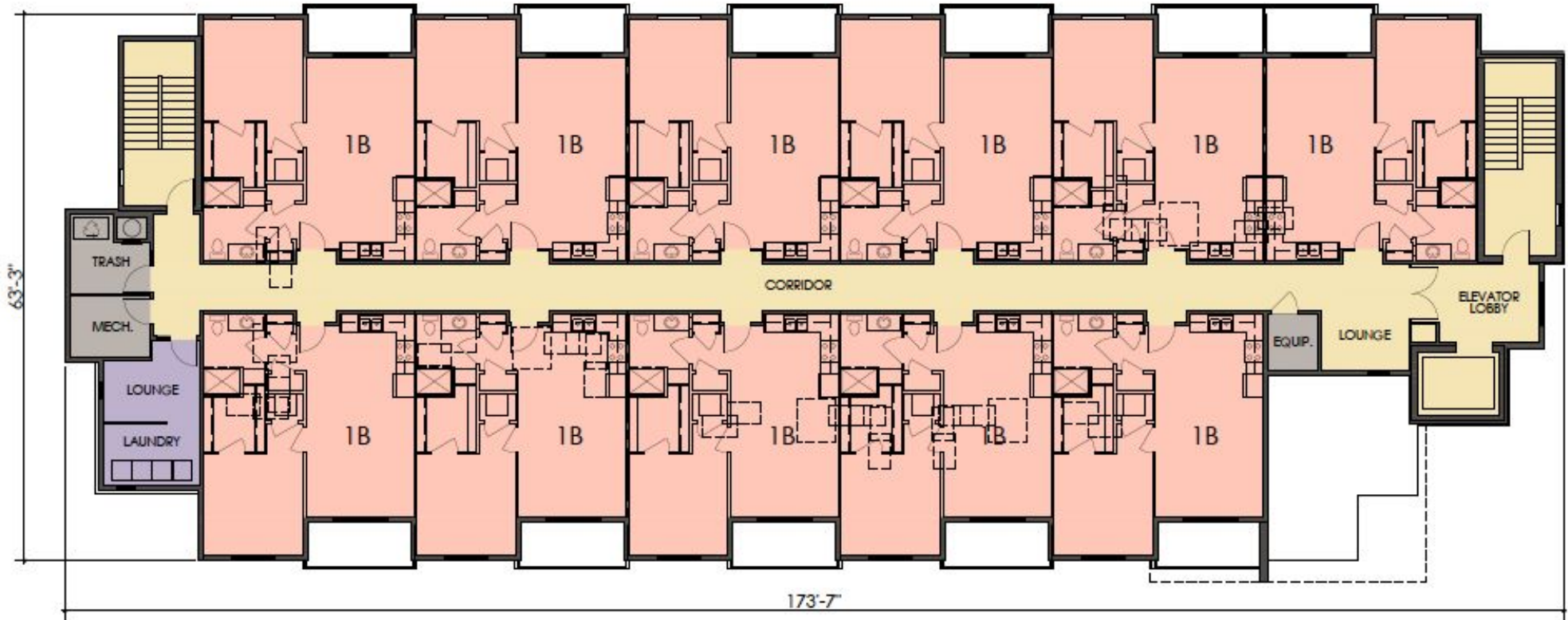
SITE DATA		
ZONING		TWP
EXISTING		PUD
PROPOSED		
SITE AREA	1.15 ACRES	
BUILDING USE	LOW INCOME & PERMANENT SUPPORTIVE HOUSING (MSHDA 9%)	
BUILDING HEIGHT	4 STORY (48')	
TOTAL UNIT COUNT		
FIRST FLOOR	6	
SECOND FLOOR	11	
THIRD FLOOR	11	
FOURTH FLOOR	11	
TOTAL	39	
BUILDING AREA		
FIRST FLOOR	9,569	
SECOND FLOOR	9,294	
THIRD FLOOR	9,294	
FOURTH FLOOR	9,294	
TOTAL	37,451	
VEHICLE PARKING		
REQUIRED	0	
PROVIDED	20	
BICYCLE PARKING		
REQUIRED (CLASS A - 4, CLASS C - 4)	8	
PROVIDED (CLASS A - 4, CLASS B - 4)	10	

HICKORY WAY III
ANN ARBOR MICHIGAN

FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
330 EAST NINE MILE ROAD
FARMDALE MICHIGAN 48320
PH 248.845.6100 FAX 248.845.6101
www.fuscoarchitects.com

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Floor Plans

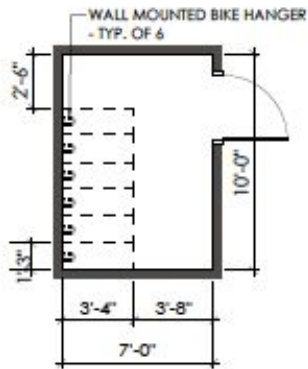


SECOND - FOURTH FLOOR PLAN SCALE: 1/8"=1'-0"

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



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



CLASS 'A' BIKE ROOM DETAIL SCALE: 1/4"=1'-0"

Building Elevations



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



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

HICKORY WAY III
ANN ARBOR MICHIGAN
FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
100 EAST NINE MILE ROAD
FERNDALE MICHIGAN 48123
PH 248.343.4100 FAX 248.343.4141
www.fusco-shaffer.com
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END ELEVATION SCALE: 1/8"=1'-0"



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

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Renderings



Schedule/Next Steps



**If LIHTC not awarded
this round,
re-submission in April
2025*

Thanks for your consideration!

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

Email: wcarty-saxon@avalonhousing.org

Phone: 734-663-5858 ext. 211

