

May 25, 2023

Planning Services
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI 48104

Re: PUD Pre-Petition Conference Request
120 Packard Street, Ann Arbor MI 48304

Dear Commission:

120 Packard LLC (“Applicant”) kindly requests a PUD Pre-Petition Conference to discuss our concept design proposal for a new student housing development to be located at 120 Packard Street, Ann Arbor MI 48104.

Please find attached below the preliminary concept and overview of proposed terms for the development.

Applicant Details	
Owner:	120 Packard LLC
Contact:	Mr. Satch Chada 393 West Broadway, 3 rd Floor New York, NY 10012 Email: srcsoho@gmail.com Phone: (917) 288-4388
Applicant:	120 Packard LLC 393 W Broadway, 3 rd Floor New York NY 10012
Property / Site Description	
Property:	Commonly known as: 120 Packard Street Ann Arbor MI 48104

Legal Description of Property:	THE WEST HALF OF LOT(S) 15, 16,17, AND 18, IN BLOCK 5 SOUTH OF HURON STREET, RANGE 4 EAST, ANN ARBOR LAND COMPANY'S ADDITION. ACCORDING TO THE RECORDED PLAT THERE, AS RECORD IN LIBER H OF PLAT(S), PAGE 486, WASHTENAW COUNTY RECORDS. COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF PACKARD STREET AND THE WEST RIGHT OF WAY LINE OF FOURTH STREET; THENCE N55°19'03"W 79.39 FEET (BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM-SOUTH ZONE) ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PACKARD STREET FOR A PLACE OF BEGINNING; THENCE S01°54'12"W 224.79 ALONG THE EAST LINE OF THE WEST ½ OF LOTS 15 THRU 18 OF BLOCK 5 SOUTH OF HURON STREET, RANGE 4 EAST, ANN ARBOR LAND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR AS RECORDED IN LIBER H, PAGE 486, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, STATE OF MICHIGAN, AS HISTORICALLY MONUMENTED; THENCE N88°06'51"W 66.37 FEET ALONG THE SOUTH LINE OF SAID LOT 15; THENCE N02°01'40"E 267.17 FEET ALONG THE WEST LINE OF SAID LOTS 15 THRU 18 AS HISTORICALLY MONUMENTED; THENCE S55°19'03"E 78.25 FEET ALONG SAID SOUTH LINE OF PACKARD STREET TO THE PLACE OF BEGINNING. BEING THE WEST HALF OF SAID LOTS 15 THRU 18 AND CONTAINING 0.37 ACRES OF LAND, MORE OR LESS.
Parcel ID:	09-09-29-430-014
Existing Conditions:	The existing site, currently occupied by a 2-story, 2-unit house, is a 0.371 acres parcel (Approx. 16,260 SF) and is zoned R4C. The existing Property is certified for an aggregate occupancy of 12 tenants, who are generally students of the University. The site, at the south-east corner of the intersection of S. Main and Packard Streets, is situated in the Central Area, which includes Ann Arbor's downtown, the University of Michigan's central campus, retail and office complexes. The property is surrounded primarily by other student housing or commercial properties. To the west and southwest, the site is lined with multi-family and single-family student rentals. Continuing clockwise, the house is surrounded by Gerber Collision to the south, Baker Commons immediately to the west, Ashley Mews to the northwest (across S. Main St), and The Standard immediately to the north.

Proposed Program	
Overview:	We seek to develop a modern and sustainable student housing rental building at the location that parallels the scale, density and scope of the newer developments in the immediate surrounding area that will integrate harmoniously with the neighborhood. The Project consists of an 8-story student housing building of which 5 stories (Type IIIA) will be placed on a 3-story podium (type IA) above a single sub-grade parking level. At the sub-grade Level (-1), we are proposing the inclusion of utility rooms, amenity spaces (perhaps a large gym and group/individual study rooms), and parking. Level 1 will be at grade and will house the lobby, management office, amenity spaces, fire command room and parking. Additionally, bicycle parking spaces will be at grade level to allow immediate and easy in/out access to and from the building. Levels 2 through 8 will house residential spaces. Finally, the open roof top will house solar panels and mechanicals along with additional amenity spaces, including a proposed small pool, landscaped pool deck and a pickleball court. The property will be accessed from Packard Street. We are proposing 24 parking spaces, which will be distributed on the sub-grade and level 1 of the building. The nearly 90,000 GSF building proposes to house between 90 to 100 units with approximately 180 beds, subject to revision and refinement as we work through the design process.
Design Goals:	The Property is located in an area where high density development already exists and continues to expand. Recent or projects currently under development include The Yard, The Standard, Ashley Mews, 618 S Main, The Madison and more, all of which are within the immediate neighborhood of the Property. The proposed high-density development at this site would be consistent in character and scale of these newer developments and would be consistent with the Master Plan. The Project goals are to: i. <i>Redevelop an underutilized parcel that will be compatible with the surrounding uses and properties; and</i> ii. <i>Increase supply of housing stock, while advancing the City's long term land use plans and policies.</i>

Summary of Project Benefits	
Affordable Housing Support	The Project will make a monetary contribution to the City's affordable housing fund. Amount of the contribution to be determined in due course.
Support of Homeless Households	The Project will make a contribution to the Ann Arbor Housing Development Corporation to be used for support services within existing Ann Arbor Housing Commission properties.
Accessible Units	The Project will provide for both ANSI Type A and ANSI Type B Units along with accessible parking and accessible routes.
Carbon Neutrality-A2Zero	I. Green building certification acceptable to the city II. Integrated Solar Power III. 100% of Parking will support Electric Vehicle Charging Infrastructure IV. All-electric building, with the exception of perhaps backup systems
Urban Sprawl Mitigation	The Project will continue high-density residential development in areas appropriate for such use within the city. The Project is near transit corridors, public transportation routes, campus education and recreational venues and is walkable to commercial and retail areas located on S. Main and Packard Streets.
Housing Diversity	The Project provides more student focused housing proximate to The University of Michigan campus and reduces the pressure for student housing in neighborhoods that have historically been single family occupied homes.
Increase Tax Base	The Project will substantially increase the uncapped tax base.
Alignment with the Master Plan	
The Property is located in the Central Area as defined in Chapter 7 of the Land Use Element section of the City of Ann Arbor Master Plan dated November 5, 2009. The Central Area includes Ann Arbor's downtown, the University of Michigan's central campus, retail and office complexes and some of the oldest neighborhoods in the city. In redeveloping this underutilized site, we believe we are in alignment with the goals of the Master Plan and achieve many of its objectives.	

Goal B: *To encourage sensitive, attractive, and innovative development and renovation in downtown Ann Arbor and in adjacent neighborhoods.*

Objective 3: well-designed multiple family residential development particularly near campus and downtown

Sustainability Framework	
Sustainability:	We are committed to providing the following sustainable design features: • LEED Silver certification and/or Green building certification acceptable to the city • Green infrastructure • 100% E/V charging stations for residents • Solar panels to help offset energy consumption • Significantly reduced parking per bed ratio, promoting alternate means of non-vehicular modes of transportation • Shared mobility stations • Class 1 bicycle parking and storage • An all-electric building except for back-up systems • High quality, durable exterior building materials • New finishes providing energy efficient mechanical systems and lighting, and water-saving plumbing fixtures
Land Use	
<u>Goal A:</u> <i>To ensure that development projects are designed and constructed in a way that preserves or enhances the integrity of natural systems.</i> <u>Goal B:</u> <i>To promote land use designs that reduce reliance on the automobile</i> <u>Goal C:</u> <i>To provide a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all City residents</i>	<u>Goal A:</u> <u>Objective 1:</u> Encourage developers to use innovative design techniques to help protect or enhance natural systems. <u>Goal B:</u> <u>Objective 1:</u> Locate higher residential densities near mass transit routes and in proximity to commercial, employment and activity centers. <u>Objective 2:</u> Improve the safety, accessibility and desirability of walking, biking or using mass transit. <u>Goal C:</u> <u>Objective 1:</u> Encourage affordable and accessible housing units to be constructed as part of new development projects.

Natural Systems & the environment	
<u>Goal C:</u> <i>To improve air quality to protect the health and welfare of the public.</i>	The design guidelines for multiple story buildings emphasizes that construction of multi-story buildings “minimizes imperviousness” on a site. Along those same lines, our proposal will take careful consideration to ensure that “landscaping, setbacks, building design and materials” will help minimize the impact of a taller building on this site. Objective 1: Encourage the use of mass transit and non-motorized modes of transportation through land use design: <u>Action Statements:</u> • Develop incentives that encourage the location of public facilities (i.e., library, post office, and police district offices) in commercial centers or in close proximity to neighborhoods. • Develop incentives in City Code to encourage development projects that provide multiple uses in close proximity to one another (i.e., mixed-use). • Develop transit/pedestrian-oriented development guidelines to encourage “walkable” communities. • Encourage residential densities that can sustain bus transit. • Consider requesting that developers provide on-site and off-site bicycle and pedestrian amenities to mitigate traffic impacts.
PUD Regulations	
Principal Uses:	The Permitted Principal Uses of the Project as depicted in the attached preliminary site plan shall include all principal uses in the R4C Zoning District. i. <u>Underground</u>: Vehicular parking, bicycle parking, storage, and building services; ii. <u>Ground Floor</u>: Entrance areas, lobby, amenity and community space, structured parking and building services; iii. <u>Second through Eighth Floors</u>: Multiple-family residential apartments available for short or long-term lease, subject to all regulations of the City of Ann Arbor rental housing code. iv. <u>Roof top</u>: Amenity spaces, solar panels and building mechanicals.

Accessory Uses:	Any and all accessory uses permitted in the R4C zone
Lot Area:	16,260 SF (0.371 acres)
Building Height:	The height shall be a maximum of 85 feet to the top of roof surface, 89 feet to the top of parapet wall and 98' to the top of elevator/staircase bulkheads on the roof, not inclusive of an increase in height resulting from in the installation of solar panels, mechanical equipment, a mechanical equipment screen, an elevator override, permitted antenna height, and permitted architectural features.
Setbacks:	North: 43.5' (average, Please See Site Data Chart for details) South: 10' East: 10' West: 0'
Landscaping:	Loss of trees shall be mitigated as required by City Code.
Screening:	All mechanical units and solid waste shall be internal to the Property and shall be screened from view of adjacent properties.
Bicycle Parking:	88 class A parking spots at grade level
Vehicular Parking:	24 structured parking spots of which 3 are accessible spots

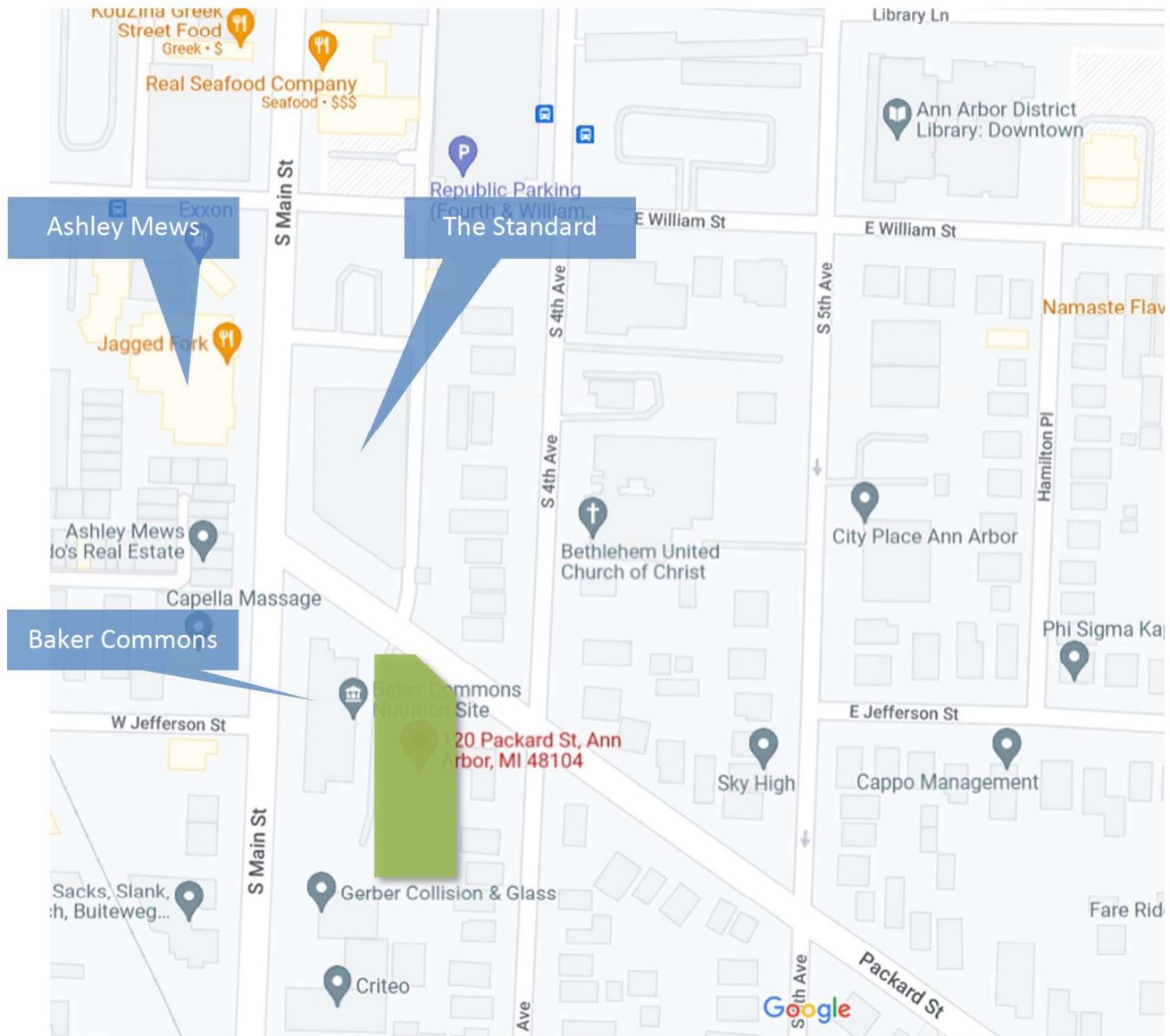
Thank you very much for your review and consideration.

Sincerely,



Satch Chada
Manager
120 Packard LLC

Appendix 1: Site Location



Appendix 2: Site Location in Context

Ashley Mews
414 S. Main Street



The Standard
405 S. Main Street



Baker Commons
106 Packard Street



Inspiration for
120 Packard Street



Design inspiration for our proposal for 120 Packard Street development project, where we will seek to integrate significant amounts of landscaping as part of the terraces along the front facade and the active rooftop areas.

*Please note that the above is **not** a rendering of our proposed building, but only an inspiration for the design team.*