

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 railway 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 A²ZERO 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.