

City of Ann Arbor Transportation Review

To: Alexis DiLeo – City Planner
From: Cynthia Redinger, PE, PTOE, RSP₁ – City Transportation Engineer
Cc: Via Energov
Date: 6/2/2023
Re: 999 Maiden Lane REZ 23-0004 and SP 23-0003

This review has been prepared for a request for rezoning (REZ23-0004) and a new site plan submission (SP23-0003) for the parcel located at 999 Maiden Lane.

Application Requirements:

According to the City’s Unified Development Code an Application for rezoning shall include either an area plan or a site plan as provided in Section 5.29.8. The applicant has chosen to pursue a site plan.

According to the City’s Unified Development Code, Section 5.29.8, a site plan accompanying a rezoning shall require approval by City Council. Site plan requirements and procedures are found in this same section.

The proposed site plan will generate trips in excess of 50 trips per peak hour, which is the threshold for requiring a transportation impact analysis. Section 5.29.8E of the UDC requires the preparation of a transportation impact analysis to be developed using the most recent Recommended Practice published by the Institute of Transportation Engineers. The current recommended practice is titled: *Multimodal Transportation Impact Analysis for Site Development*. Specific requirements for the transportation analysis and additional plan requirements can be found in Section 5.29.8E of the UDC.

City of Ann Arbor code does not define “traffic”. For the purposes of this review, Transportation will consider “traffic” as defined by the Michigan Vehicle Code (Section 257.69).

Transportation has reviewed the site plan for compliance with City design standards, practices, and policies.

Application Deficiencies:

The applicant has not provided a revised transportation impact analysis to support this new site plan and rezoning request.

Staff Advice:

Advice to complete an updated multimodal transportation impact analysis has previously been documented.

Recommendation to Planning:

Transportation finds the applications of site plan for 999 Maiden Lane (SP23-0003) and the accompanying rezoning request (REZ23-0004) incomplete. Transportation recommends denial of the applications by Planning Commission.

The applicant has provided a statement from their transportation engineer documenting an increase of 120 housing units which will lead to an increase in the number of trips generated by the site. The site will see an increase of over 300 trips during the AM and PM peak hours.

The applicant and has refused to provide an updated MTIA for the site. They have asserted that the original transportation impact analysis provided for SP17-009 (superseded by SP18-004, SP 18-024, SP18-025, and SP20-003) is sufficient to meet the needs of these current applications due to documented decreases in adjacent street peak hour traffic and increases in non-vehicular mode choice. Transportation's review recognized that these inputs could be used to validate previous results; however, our review stressed the need for updating analysis for other modes of travel and updating the safety performance analysis.

The required multimodal transportation impact analysis would have provided the decision makers on Planning Commission and City Council with an improved understanding of how the proposed additional housing units will be served by the existing infrastructure and if those additional units, along with the previously proposed units, are having/will have a heretofore unidentified impact on the transportation network operations or safety. These impacts cannot be determined at this time.