

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 6, 2024

**SUBJECT: 711 Church Street Planned Unit Development (PUD) Zoning District and Supplemental Regulations and Site Plan
Project Nos. REZ23-0007 and SP23-0014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 711 Church Street Planned Unit Development Zoning District and Supplemental Regulations, subject to necessary revisions as directed by the City Planning Commission.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 711 Church Street Planned Unit Development Site Plan and Development Agreement, subject to addressing outstanding review comments.

STAFF RECOMMENDATION:

Staff recommends **denial** of the 711 Church Street PUD Zoning District and Supplemental Regulations. The proposal fails to meet the standards of approval for beneficial effects and does not provide unique benefits which could not be achieved through other zoning classifications. Additionally, inadequate justification is given for inconsistency with the Comprehensive Plan.

Staff recommends **denial** of the 711 Church Street Site Plan because the plan does not meet the dimensional standards of its zoning designation.

LOCATION:

The site consists of six lots in the northwest quadrant of the block bounded by Willard Street, South Forest Avenue, Hill Street and Church Street. It is located south of South University Avenue, west of Washtenaw Avenue, and north of Hill Street in the central part of the city.

SUMMARY:

The proposed project has two parts:

- 1) PUD Zoning District and Supplemental Regulations – A petition to rezone 1.06 acres from R4C (Multiple-Family Dwelling) to PUD (Planned Unit Development) and adopt Supplemental Regulations to allow a high-rise, multiple-family building, including sustainability features and required affordable housing dwelling units by payment in lieu.
- 2) Site Plan – A site plan to develop a 17-story, 445,500-square foot, 273-unit apartment building. Parking for 52 vehicles is available on the first and second levels, accessed from Willard Street. Storage for over 400 bikes is available in a dedicated room in the basement.

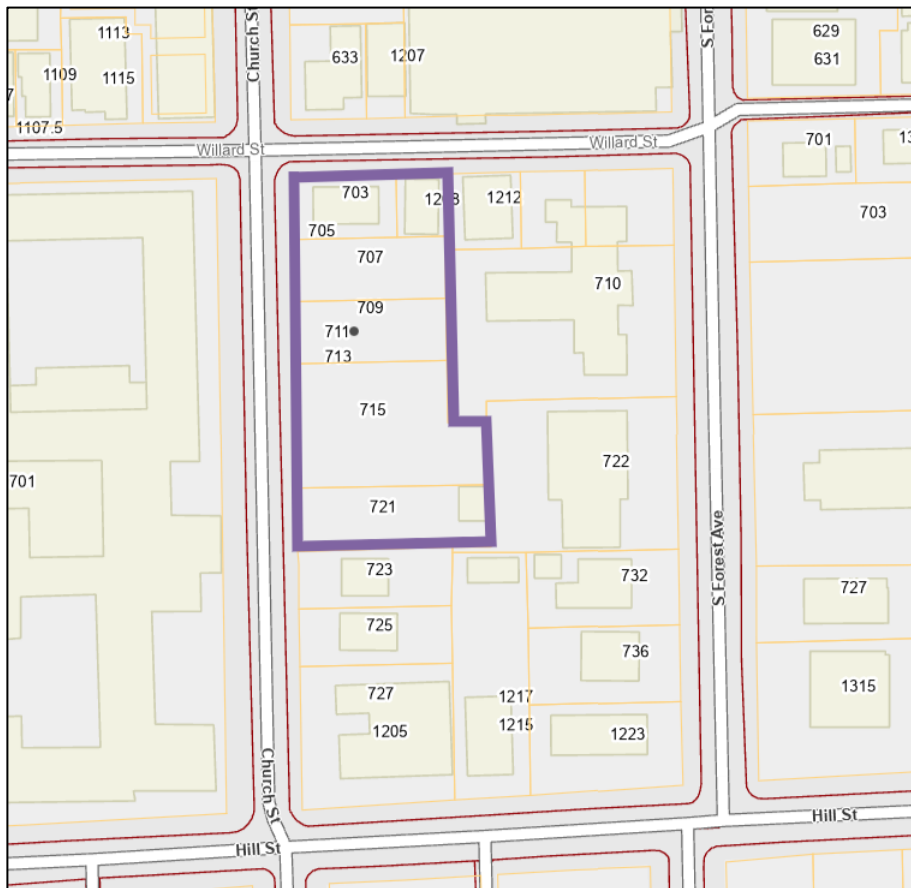


Figure 1: Location Map

EXISTING CONDITIONS:

The 46,302-square foot site is zoned R4C (Multiple-Family Dwelling) and consists of six lots in the block bounded by Willard Street on the north, South Forest Avenue on the east, Hill Street on the south, and Church Street on the west. Most buildings on the site have recently been demolished.



Figure 2: Existing Conditions (2023 Aerial Photo)

711 Church Street Site Existing Conditions			
#	Address	Lot Area	Zoning
1	1208 Willard	2,268 sq. ft.	R4C
2	703 Church	4,860 sq. ft.	R4C
3	707 Church	7,129 sq. ft.	R4C
4	709 Church	7,127 sq. ft.	R4C
5	715 Church	16,037 sq. ft.	R4C
6	721 Church	8,982 sq. ft.	R4C

CITY COMPREHENSIVE PLAN:

Seven documents constitute the current Comprehensive Plan and are listed below. Taken together, the Comprehensive Plan seeks to guide the City towards a more dense, sustainable, safe and inclusive community.

- Land Use Element (2009)
- State Street Corridor Plan (2013)
- Downtown Plan (2009)
- Parks and Recreation Open Space Plan (2016)
- Natural Features Master Plan (2004)
- Treeline Allen Creek Urban Trail Master Plan (2021)
- Comprehensive Transportation Plan (2021)

The Land Use Element specifically recommends *single and two-family/group housing* for future land use on this site and surrounding block. It also sets numerous goals and strategies for new buildings, infill and redevelopment that emphasize orderly transitions between areas of higher density or commercial use. The design and massing of new or redeveloped buildings should match the scale and character of the area.

Overall, the Comprehensive Plan supports increasing density to achieve the overarching goals of more housing, affordable housing, sustainable transportation, and making Ann Arbor a safe, inclusive and livable community. However, the Comprehensive Plan currently does not offer detailed guidance on where, how, or to what extent densities should be increased. This information is interpreted and balanced in concert with other factors later in this report.

PUD ZONING PETITION:

Current Zoning – The lots that make up the 711 Church site are currently zoned R4C (Multiple-Family Dwelling). This district has a minimum lot size of 8,500 square feet. Conforming lots in this district can have multiple-family buildings at a density of 10 dwelling units per acre. Nonconforming lots in the R4C district may be developed with a single-family dwelling. Any dwelling in the R4C district may have up to 6 unrelated persons in each household.

Standards for PUD Zoning District Review – Section 5.29.11 provides the applicability, process, submittal requirements, procedures and approval for PUD Zoning District and PUD Site Plans. Per Section 5.29.11.F, there are eight standards for PUD zoning district approval which are summarized below:

1. *The PUD has a beneficial effect for the City on present and potential surrounding land uses. Examples are provided. (Section 5.29.11.F.1)*
2. *This beneficial effect could not be achieved under any other zoning classification and is not required to be provided by existing standards. (Section 5.29.11.F.2)*
3. *The uses do not negatively impact public utilities or surrounding properties. (Section 5.29.11.F.3)*
4. *The uses are consistent with the master plan and policies, or adequate justification has been presented. (Section 5.29.11.F.4)*
5. *When residential uses are proposed and the proposed density exceeds the master plan recommendation or the underlying zoning designation density, 15% of the residential units must be affordable housing dwelling units, provided on-site or payment in lieu or*

combination. Note the Planning Commission and City Council may deny payment of an affordable housing contribution in lieu at their sole discretion. (Section 5.29.11.F.5)

6. *Supplemental Regulations include certain elements. (Section 5.29.11.F.6)*
7. *Vehicle and pedestrian transportation within and to the district is provided that also supports alternative methods of transportation. (Section 5.29.11.F.7)*
8. *Disturbance to natural features and/or historically significant architectural features is limited to the minimum necessary. (Section 5.29.11.F.8)*

Overview of Proposed PUD Benefits – Please see the attached January 26, 2024 Draft Supplemental Regulations, Section 3 for the purported beneficial effects of the proposed 711 Church PUD Zoning District and Section 4 for the regulations.

A table summarizing the Purpose Statement for the Planned Unit Development zone, and applicant and staff reflections is below.

Review of conformity with PUD Purpose Statement	
Purpose Statement	
<p><i>The purpose of this district is to permit flexibility in the regulation of land Development; to encourage innovation in land use and variety in design, layout, and type of Structures constructed; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage provision of Open Space and protection of Natural Features; to provide adequate housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City; to expand the supply of Affordable Housing Dwelling Units and to encourage the use, reuse, and improvement of existing Sites and Buildings that will be developed in a compatible way with surrounding uses, but where the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the Site or surrounding area. The district is intended to accommodate developments with one or more land uses, Sites with unusual topography or unique settings within the community, or Sites that exhibit difficult or costly Development problems or any combination of these factors. This zoning district shall not be allowed where it is sought primarily to avoid the imposition of standards and requirements of other zoning classifications or other City regulations rather than to achieve the stated purposes above. (Section 5.13.9.A)</i></p>	
Applicant Response	Staff Comments
<p>Through introduction and cover letter materials, the applicant expresses that the project requires additional density and zoning flexibility to achieve success. <i>(Reference documents "Master Plan Conformance and PUD Justification", "711 Church Street - Zoning Comparison" attached, additional documentation in STREAM project files.)</i></p>	<p>Staff find that existing zoning districts, such as D2, could accomplish a wide array of project goals while also conforming to the Comprehensive Plan. The project does not appear to compellingly fulfill the intent statement for PUDs generally. PUDs shall not be allowed to avoid imposition of standards and requirements of other zoning classifications.</p>

The below table presents a summarized version of the applicant's proposed beneficial effects and corresponding staff comments for each PUD Standards for Review. A more elaborate description of applicant responses and staff comments are below the table. Underlining corresponds to findings and benefits expressed in the draft Supplemental Regulations.

Overview of Proposed Beneficial Effects		
Standards for Review	Applicant Statements	Staff Comments
<p>1. PUD has a beneficial effect for the City on present and potential surrounding land uses:</p> <ul style="list-style-type: none"> • innovation in land use and design • efficiency of land use, natural features, and energy • open space • preservation of natural features • employment and shopping • expansion of affordable housing • contributes to desired character of an established neighborhood (Section 5.29.11.F.1) 	<ul style="list-style-type: none"> • <u>Innovation in land use and variety in design</u> • <u>LEED Standards</u> • <u>Passive House Technologies</u> • <u>Integrated Solar Power</u> • <u>Electric Vehicle Charging Infrastructure</u> • <u>Electric Building</u> • <u>Additional Economic Benefit; Increase in Tax Base.</u> • <u>Donation to City Park Fund</u> • <u>Donation Toward Construction of Public Restrooms in Urban Core</u> 	<ul style="list-style-type: none"> • The proposed PUD benefits are not proportional to the request. • The proposed benefits could be achieved as well through existing zones, such as D2. • Sustainability efforts are always appreciated but these do not comply with OSI recommendations for net zero energy standard. Many projects in existing zoning districts provide the proposed sustainability elements. • Public restrooms are currently only being piloted downtown. This benefit would be better achieved on-site within the development to ensure lasting access. • Open space provided through the project would be private
<p>2. Beneficial effect could not be achieved under any other zoning classification and is not required to be provided by existing standards. (Section 5.29.11.F.2)</p>	<ul style="list-style-type: none"> • The PUD District will permit a mix of uses on the site that would not be readily achievable under a single zoning district and includes performance standards that will assure that separate uses will function compatibly. 	<ul style="list-style-type: none"> • Staff find that beneficial effect(s) could be achieved under various other zones and propose D2 as an alternative that balances multiple city goals.
<p>3. Uses do not negatively impact public utilities or surrounding properties. (Section 5.29.11.F.3)</p>	N/A	N/A
<p>4. Uses are consistent with the master plan and policies, or adequate justification has been presented. (Section 5.29.11.F.4)</p>	<ul style="list-style-type: none"> • See "Master Plan Conformance PUD Justification" attached for more detail. • Best practices incorporated for density; within walking distance of destinations; adding residential density; energy efficient design; pedestrian, bicycle and transit connections and amenities; use of green construction and innovative design; mitigation of traffic and electric charging infrastructure. 	<ul style="list-style-type: none"> • The applicant has failed to offer sufficient justification as to why an area that is currently outside of the downtown core and zoned R4C should skip over the downtown interface zone (D2) and exceed the downtown core (D1) established parameters managing height and setbacks.

Overview of Proposed Beneficial Effects		
Standards for Review	Applicant Statements	Staff Comments
5. Proposed residential uses exceeding the master plan recommendation or the underlying zoning designation density require 15% of the residential units to be affordable and provided on-site, or via payment in lieu or combination. (Section 5.29.11.F.5)	<ul style="list-style-type: none"> • <u>Affordable Housing Support</u> • <u>Maintenance of Workforce Housing Units</u> 	<ul style="list-style-type: none"> • Affordable housing units or contributions in lieu are required in certain circumstances. Affordable housing is always appreciated and is necessary to achieving Comprehensive Plan goals, but meeting minimum requirements does not translate into automatic justification of a proposal. • The City is not equipped to monitor workforce housing units. A more beneficial effect would be on-site dwelling units or corresponding increase in payment in lieu (min 6).
6. Supplemental Regulations provide analysis and justification sufficient to determine purported benefit/s, including how special it will be and performance standards. (Section 5.29.11.F.6)	<ul style="list-style-type: none"> • See “Master Plan Conformance PUD Justification” in STREAM for more detail. • If this project were not developed as a PUD, those benefits, such as affordable housing support, would not be provided. In addition, we are adding many benefits beyond what is required. Those include support for homeless households, a donation to the City’s Park Fund, LEED standards, Passive Home Technology, all electric appliances, solar power to help offset our energy needs, double the EV charging stations required, and a tremendous increase in the City’s tax base compared to the existing use. 	<ul style="list-style-type: none"> • The proposed project does not provide a compelling justification to satisfy this standard. Many features (density, open space, contributing to walkability, etc.) could be achieved through upzoning to existing zones, such as D2.
7. Vehicle and pedestrian transportation within and to the district is provided that also supports alternative methods of transportation. (Section 5.29.11.F.7)	<ul style="list-style-type: none"> • <u>Electric Vehicle Charging Infrastructure</u> • The Project minimizes vehicular parking accommodations on site and instead encourages and emphasizes areas available for safe ride share and delivery use. The Project design encourages pedestrian activity and neighborhood vitality by redeveloping an underutilized site, providing street facing entries, reduced setbacks along the streets and innovative architecture to complement the scale and character of the area. The Project reduces the need for vehicular transportation in downtown Ann Arbor by offering residents multiple emission-reducing transportation alternatives. 	<ul style="list-style-type: none"> • Staff mostly agree with the transportation benefits suggested by the applicant. However, staff continue to find that they could be achieved as well through existing zoning districts and are not unique to the PUD.

Overview of Proposed Beneficial Effects		
Standards for Review	Applicant Statements	Staff Comments
8. Disturbance to natural features and/or historically significant architectural features is limited to the minimum necessary. (Section 5.29.11.F.8)	N/A	N/A

Proposed PUD Benefits: Detailed Applicant Descriptions – the below described benefits are a repetition of what is provided in the draft Supplemental Regulations.

- A. Innovation in land use and variety in design, layout and type of Structures that furthers the stated design goals and physical character of adopted plans and policies.
- B. Economy and efficiency of land use, natural resources, energy and provision of public services and utilities.
 - a. LEED Standards. Development of the Project will contribute to the City’s goal of achieving carbon neutrality (A2Zero). The structure to be located on the Property will be constructed and developed in accordance with LEED Gold standards. Additionally, electric vehicle charging stations and solar panels will increase environmental sustainability on site and for the City as a whole
 - b. Passive House Technologies. The Project will utilize both renewable sourced energy and heat recovery ventilation systems, and integrate “thermally broken exterior” technology.
 - c. Integrated Solar Power. The Project plans to integrate solar panels into the building at the roof level, further reducing the Project’s carbon footprint and energy use from off-site sources, reducing the environmental and economic harms associated with fossil fuel energy within the community, and supporting A2Zero.
 - d. Electric Vehicle Charging Infrastructure. The Project plans include that twenty percent (20%) of parking stalls shall be EV-i (installed) charging stalls, which is double the requirement under Ann Arbor City Code. This effort reduces community-based pollution by promoting alternatives to conventionally fueled automobiles and supports the adoption of electric vehicles and A2Zero.
 - e. Electric Building. Directly supporting A2Zero to promote home and business electrification, the Project is planning to be “primarily-electric”. As regional power grids are converted to carbon neutral sources, the building will automatically become more sustainable. There will be an exception for the back-up generator, to provide redundancy and resilience.
- C. Expansion of the supply of Affordable Housing Dwelling Units
 - a. Affordable Housing Support. To address the City’s desire to increase affordable housing options available within the City, the Developer will make a monetary contribution to the City’s affordable housing fund in support of homeless support services and affordable housing initiatives. The Developer will make this contribution prior to issuance of the first certificate of occupancy for the Project, at the

contribution rate or amount established by resolution of the City Council at the time of approval of the Project, as required by the Unified Development Code based upon the floor area ratio of the Project and any other applicable factors.

- b. Maintenance of Workforce Housing Units. In addition to the contribution to the City's affordable housing fund, the Project will be subject to an affordable housing agreement entered into between the Developer and the City to provide six (6) workforce housing units leased to qualified tenants, whose annual household income, as certified by the City, is equal to eighty percent (80%) of the Area Medium Income reported annually for single persons and households of various sizes by the United States Department of Housing and Urban Development for the metropolitan statistical area that includes the City of Ann Arbor.

Other Benefits:

- A. Donation towards Construction of Public Restrooms in Urban Core. Developer will contribute Two Hundred Fifty Thousand Dollars (\$250,000.00) to the construction of public restrooms in the urban core.
- B. Donation to City Park Fund. To maintain the goal for neighborhood park acreage at current ratios, the Project will contribute a contribution in lieu of parkland dedication using the formula established in the 2023 Parks, Recreation and Open Space Plan for at least 273 dwelling units or the number of dwelling units on the approved site plan, whichever is higher.

Proposed PUD Benefits: Detailed Staff Analysis – Staff finds the proposed PUD does not meet the standards of approval set forth in Section 5.29.11.F, in particular (1) a beneficial effect for the City proportional to the flexibility sought in the district, (2) that the beneficial effect could not be achieved under any other zoning classification and not required by any existing standard, and (4) adequate justification for departures from approved plans has been provided.

- A. On beneficial effects that could not be achieved under any other zoning classification (Standard 5.29.11.F.2), the fundamental benefit of the PUD district is increased density over the current zoning designation. This could be achieved by rezoning the site to one of several existing designations. As part of our initial review of the project, staff compared the current zoning designation to four other districts as well as the proposed PUD district: R4E (Multiple-Family Dwelling), C1A/R (Campus Business Residential), D1 (Downtown Core, and South University Character), and D2 (Downtown Interface, and South University Character). All four example zoning districts significantly increase the density of the site over the current R4C designation, demonstrating the beneficial effect of increased density could be achieved under another zoning classification. Affordable housing and/or sustainability features could also be required in certain situations, such as exceeding the maximum height limit in the D1 or D2 districts.

Current, Existing and Proposed Zoning District Comparison						
	R4C	R4E	C1A/R	D1	D2	PUD
Lot Area	8,500 SF min	14,000 SF min	None	None	None	46,302 SF
Lot Area per Dwelling Unit	2,175 SF/unit min	580 SF/unit min	None	None	None	170 SF/unit
FAR	N/A (Estimated 100%)	N/A	300%	None (1)	None (2)	962%
Floor Area	N/A	N/A	138,906 SF	185,208 to 416,718 SF	92,604 to 185,208 SF	443,938 SF
Density	20 DU/acre max	75 DU/acre max	N/A	N/A	N/A	272 DU/acre
Dwelling Units	21 units	79 units	Estimated 100 to 200 units	Estimated 100 to 300 units	Estimated 50 to 200 units	272 units
Height	30 Ft max 39 Ft with exception(3)	None	None	150 Ft max 195 Ft with exception (3)	60 Ft max 78 Ft with exception (3)	212 Ft
(1) Prior to December 24, 2023, was 400% normal and up to 900% with premiums. (2) Prior to December 24, 2023, was 200% normal and up to 400% with premiums. (3) Sustainable or affordable developments are permitted to increase height limit by 30%.						

B. On beneficial effects in general (Standard 5.29.11.F.1), the proposed PUD does offer several features that could warrant approval, but the benefits are not proportional to the request.

The proposed PUD district seeks ten times the dwelling unit density as is permitted in the underlying R4C district for the beneficial effect of providing 15% of those dwelling units as affordable housing, alongside LEED Gold certification.

However, until recently the City rewarded developments with 20% of the proposed floor area as affordable housing with a little less than double the normal density, and those with 30% of the proposed floor area as affordable housing were given a little more than double the normal density¹. Developments achieving LEED Gold certification were, until

¹ The normal 400% FAR of the D1 district was increased to 700% and the normal 200% FAR of the D2 district was increased to 400%, a little less than or exactly double respectively, when 20% of all residential floor area was dedicated to affordable housing dwelling units with the former residential premium. The normal D1 FAR was increased to 900%, a little more than double, for 30% of the floor area was dedicated to affordable housing dwelling units.

recently, rewarded with around double the normal density².

Recognizing that achieving affordable housing and green building certification are examples of beneficial effects, providing a payment in lieu of 15% of dwelling units as affordable housing and LEED Gold certification does not warrant approval for ten times the density as the underlying zoning designation, especially when the 15% affordable units are required.

- C. Regarding adequate justification for departures from the Comprehensive Plan, staff understand assertions that some aspects of our Comprehensive Plan are out of date, particularly some sections of the Land Use Element. Staff also fully commit to achieving the overarching goals that are well articulated in the Comprehensive Plan, such as increasing density to expand our housing supply, realize more sustainable developments, and support affordable housing. We welcome projects that maximize or even increase density, consider reduced building setbacks, minimize or forgo off-street parking, and introduce mixed uses. However, details still matter.

Along with the overarching goals are fundamental principles expressed across all elements of the Comprehensive Plan for sensitivity to context and respecting and preserving residential neighborhoods. Most recommendations speak to achieving balance between important and essential goals such as expanding housing, more sustainable development, and reduced vehicle miles traveled with careful consideration for those already living, working, and making the City what it is and what we want it to be.

Upon full consideration of the petition, staff find the details fail to support the extent, scope and scale of the proposed development. Adequate justification to increase the density of the land ten times over the current designation has not been provided. Staff find instead that the most appropriate zoning designation for the site is D2 Downtown Interface base and South University Character overlay. This alternative fulfills the critical balance in meeting the overarching Plan goals while applying sound planning principles for a natural progression between downtown and residential neighborhoods. A D2 zone would maintain the desired context for this vicinity of the City. After careful consideration, staff cannot support the petition as presented.

SITE PLAN PETITION:

The proposed building is a multi-level, multi-dimensioned tower atop a two-story base. It measures 17 stories and 212 feet in height for most of its footprint, reduced to 12 stories and 144 feet at its southern end. The two-story base generally covers the entire site except for the southern 20 feet and provides resident amenity spaces, drop-off and parking, and some apartment units with access directly to Church Street. The upper tower floor plan has three wide sections, at the northern, middle, and southern portions, with two narrower sections in between. The main building entrance is located at the north end, at the corner of Church and Willard streets, for the 273 apartments. A driveway on Willard Street accesses 52 vehicle parking spaces on the ground floor and mezzanine level, as well as 70 Class B bicycle parking spaces. A second driveway on Church Street provides access for solid waste and recycling service and a second means of vehicular circulation for move in/out days. A dedicated, basement-level room

Figure 3: Church Street elevation of proposed development

² The normal 400% FAR of the D1 district was increased to 550% and the normal 200% FAR of the D2 district was increased to 350% with the former Green Building Premium for LEED Gold certification.

provides 402 Class A bicycle parking spaces.





Figure 4: Proposed level 2 floor plan. Base includes green shading (depicting open space on top of base). Tower includes only purple (amenity space) and yellow shading (apartment units). Red dashed line illustrates site boundary.

711 Church Street Development Details	
Lot Area	46,302 square feet
FAR	962%
Floor Area	445,456 square feet
Dwelling Units	273
Building Height	212 feet
Setbacks (from lot line to building base)	1-foot Church Street 1-foot Willard Street 1-foot east side 24 feet south side
Open Space	10,054 square feet – 21 %
Parking – Vehicles	52 spaces (inc. 6 EV chargers)
Parking – Bicycles	402 Class A 90 Class B 6 Class C
Streetscape Plan	16-foot minimum up to 22 feet between curb and building face along Church St. 8 street trees. 11 on-street parking spaces (metered). 8-ft walk zone, 8-ft paved amenity zone. 13-foot minimum up to 23 feet between curb and building face along Willard St. 2 street trees. 8-ft walk zone, 6-ft paved amenity zone.
Landscape Plan	6 trees in Church St “front yard” Continuous evergreen hedge along south side Vegetated green screen on east base facade
Stormwater Management	As required

CITIZEN PARTICIPATION:

A citizens participation meeting was held on March 17, 2023. There were approximately 1,785 notices mailed out to all residents within 1,000 feet of the development area. Around 24 persons attended. The applicant’s report of the meeting can be found on the Stream system at stream.a2gov.org for plan number REZ23-0007 or SP23-0014, file name: 711-Church-St-CPM Report_v1.pdf

STAFF COMMENTS:

Engineering Review – Comments on proposed site plan v3 include: bicycle parking outside of the building should be relocated from the amenity zone within the public right-of-way to open areas on the site outside of the public right-of-way; to accommodate the required 26-foot fire access lane the road must be widened by moving the Church Street east curb further east; clarification and responses regarding sanitary sewer mitigation calculations are requested. Revised plans have been submitted and are under review.

Sustainability Review – Comments include: The Office of Sustainability & Innovations (OSI) finds incongruencies with the carbon neutrality goals outlined in the A2 Zero Plan. OSI

encourages full project alignment with A2 Zero. Full building electrification including no on-site gas hookups and capping any existing gas lines is recommended. Further, OSI will not support the project if it does not meet net zero energy performance standards regardless of the certification standard used. Revised plans have been submitted and are under review.

Planning –

Regarding the PUD Zoning District benefits, two items in particular need further discussion. First, the City is not in a position to monitor workforce housing units. The applicant must create a plan to ensure any workforce housing units remain available as intended for the life of the building, or consider withdrawing the workforce housing units and instead increasing the number of affordable dwelling units for low income households by at least 6 units.

Second, downtown public restroom project is a pilot project for a limited period. Its future is not certain. A certain benefit of this PUD district would be providing and maintaining public restrooms on this site whether a separate structure from the building or within the building in an accessible location.

Finally, depending on the findings made by the City Planning Commission following the public hearing for this project, revisions and clarifications to the Supplemental Regulations may be necessary.

- Sustainability requirements may need to be revised to meet expectations of the Office of Sustainability & Innovations for net zero energy performance standards.
- Affordable housing requirements may need to be revised from minimum 15% of the floor area dedicated to affordable housing dwelling units to another percentage. A further increase may be necessary to offset the workforce housing units.
- Clarification on some sustainability requirements is needed, such as renewable energy kilowatt hours.
- Clarification on the urban amenity contribution may be necessary.

Regarding the Site Plan, revisions to the site plan identified by other reviewers are required. Revised plans have been submitted and are under review.

Prepared by Alexis DiLeo, City Planner

Reviewed by Brett Lenart, Planning Manager and Hank Kelley, Deputy Planning Manager

Attachments: Zoning Map
 Aerial Map
 January 30, 2024 Draft Supplemental Regulations
 January 29, 2024 Draft Development Agreement
 V4 Abbreviated Site Plan
 Applicant Master Plan Conformance and PUD Justification
 Applicant 711 Church Street – Zoning Comparison

c: Developer LV Collective, 2340 Guadalupe St, Austin, Texas 78705 – Chris Johnson,
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Project Files REZ23-0007 and SP23-0014