

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of September 4, 2019**

**SUBJECT: The Vic Village South Site Plan for City Council Approval  
1100 South University Avenue  
Project No. SP19-009**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Vic Village South Site Plan and Development Agreement, subject to combining the lots prior to issuance of any permits.

### **STAFF RECOMMENDATION**

Staff recommends that the site plan be **approved**, because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare.

### **LOCATION**

This site is located on the north side of South University Avenue between the East University Avenue pedestrian mall and Church Street, including 1100 through 1122 South University Avenue. It is in the Downtown Development Authority district and Ward 1.

### **DESCRIPTION OF PETITION**

The petitioner seeks site plan approval to construct a new 13-story, 206,834-square foot mixed-use building (189,457 sf residential, 17,377 commercial) with two floors of underground parking, on seven lots on the south side of South University Avenue between the East University and Church Street.

Existing Conditions – The subject site is seven adjacent lots having a combined lot area of 23,862 square feet (0.54 acre), zoned D1 (Downtown Core base district) and South University character overlay district, and Primary street frontage designation. The site also has frontage on East University and Church Street. The assembled site contains adjoining two-story buildings that house various retail businesses. All existing buildings will be demolished. There are no natural features on this site and one landmark tree within the East University Right of Way that will be removed.

Proposed Development – The proposed building is 150 feet tall and has 13 stories, plus two levels of underground parking, which also includes area for mechanical systems. Retail space is planned for the street level. Residential apartments are offered for the second floor and above. Building services and utilities are located at the rear (south) and will be accessed by a private alley along the south side of the site to Church Street. There will be four surface parking

spaces for loading and deliveries accessed from the alley. Solid waste and recycling will also be serviced in this area.

The proposed footprint is generally rectangular but with a cutout at the northeast corner to accommodate an existing building that is not part of the development. Passers-by will perceive the building as a two-story base supporting a slightly recessed, eleven-story tower and roof top mechanical and amenity area.

Area, height and placement, plus off-street parking data is provided in the comparison chart below. Other development details include:

- Parking – There will be 71 off-street parking spaces provided, 67 parking spaces will be located under the building and four spaces will be accessed via an alley from Church Street. The petitioner will enter into a contract for an additional 41 permits in the public parking system for the premium floor area included in the development.
- Apartment Units – 133 apartments are proposed including one bedroom (43 units), two-bedroom (35 units), three-bedroom (32 units) and four-bedroom units (23 units). No five or six-bedroom apartments are planned.
- Affordable Housing – This development is utilizing the affordable housing premium which permits for 3,000 square feet of floor area for every affordable unit with a minimum of 600 square feet per unit. Units must be guaranteed affordable for the life of the building. The developer is proposing 14 affordable housing units for a premium floor area increase of 39,800 square feet.
- Access – The site has frontage on three public streets: East University Avenue, South University Avenue and Church Street. Vehicular access to the underground parking will be from East University, while solid waste and deliveries will be accessed from Church Street. Bicycle parking will be accessed from a pedestrian walkway and vehicular delivery area through the back of the building in two rooms
- Storm Water Management – Storm water management for the 100-year storm volume is proposed underneath the building.
- Streetscape Improvements – The South University Streetscape Improvement Project is almost completed. The petitioner will be responsible for reinstalling any street improvements from the East University corner to Church Street with materials furnished by the Downtown Development Authority as part of this site plan development.
- Retail Spaces – At least two, and up to four, retail spaces are proposed, providing 17,377-square feet of total retail space.

**COMPARISION CHART**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/PERMITTED</b>
<b>Base Zoning</b>	<b>D1 (Downtown Core)</b>	<b>D1 (Downtown Core)</b>	<b>D1 (Downtown Core)</b>
Lot Area	23,862 sq ft	23,862 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	Approximately 200%	867% (206,834 sq ft)	400% MAX normal (66,248 sq ft MAX) Up to 900% MAX with premiums (up to 214,758 sq ft MAX)
Premiums		71,586 sq ft from residential use premium	Maximum 71,586 sq ft additional floor area
		39,800 sq ft from affordable housing premium based on 14 units provided at 3,000 sq ft per unit	Maximum 42,000 sq ft
<b>Character Overlay District</b>	<b>South University</b>	<b>South University</b>	<b>South University</b>
Streetwall Height	2 stories	2 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	Not Applicable	5 ft average	5 ft AVERAGE
Building Height	Approximately 2 stories, 20 feet	150 ft	150 feet MAX
Massing Articulation	Approximately 30 ft average	45 ft	45 ft MAX
Front Setback	0-5ft	0 ft	0 – 10 ft MAX
Rear Setback	0-20 ft rear	0 ft rear	None
<b>Building Frontages</b>	<b>Primary Street</b>	<b>Primary Street</b>	<b>Primary Street</b>
S. University Ave.	0 ft	0 ft	0 ft MIN, 1 ft MAX
E. University Ave.	0 ft	0 ft	0 ft MIN, 1 ft MAX
<b>Building Frontages</b>	<b>Secondary Street</b>	<b>Secondary Street</b>	<b>Secondary Street</b>
Church St.	14 ft	0 ft	0 ft MIN, 10 ft MAX
<b>Parking</b>	<b>Special Parking District</b>	<b>Special Parking District</b>	<b>Special Parking District</b>
Parking – Automobiles	Approx. 15	112 total: 71 underground parking spaces	112 spaces MIN

		Contract for 41 permits in public parking system	
Parking – Bicycles	None	104 Class A, 4 Class C	76 Class A, 2 Class C

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential/Commercial	D1 (Downtown Core) base, South University overlay
EAST	Commercial	D1 (Downtown Core) base, South University overlay
SOUTH	Residential/Commercial	D1 (Downtown Core) base, South University overlay
WEST	University of Michigan Central Campus	PL (Public Land)

### DESIGN REVIEW BOARD REVIEW

The petitioner presented The Vic Village South to the Design Review Board on March 13, 2019 and May 8, 2019.

At its first meeting, the Board discussed the details of the development and how the design team arrived at the proposed design. The Board’s discussion focused on streetwall massing and façade elements more than site context. The Board strongly encouraged a more prominent design at the northwest corner of the building given the prominent location. The overall tone of the first meeting was general agreement that the design was in keeping with the basic design guidelines but many improvements and refinements were suggested for design excellence.

At its second meeting, the Board expressed appreciation for the design team’s efforts to address its previous suggestions while noting the proposed development still could improve upon the entrance areas to the residential and retails areas. It was encouraged that the designers keep working to a more significant northwest corner design of the building. As a result of this discussion, the petitioner has inset and increased the height of the corner entrance from a single-story to two stories and added glass along the façade. They are also considering a raised art element above the entrance to make it a more notable building corner.

The Design Review Board’s minutes and recommendation letters, and the petitioner’s responses, are attached.

### CITIZEN PARTICIPATION MEETING

The petitioner held a meeting for interested citizens on May 6, 2019. Invitations were sent to all residents and property owners within 1,000 feet of the site. Three persons attended. The full report provided by the petitioner is attached. In general, the discussion at the meeting concerned describing the proposed development and clarifying questions.

## HISTORY

The site was rezoned as part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009.

Buildings on the site were constructed in the 1910's. Prior to the current 100+ year old commercial buildings, it's likely the lots contained single-family dwellings.

## SERVICE UNIT COMMENTS

Planning – Staff's comments regarding compliance with City codes and ordinances were addressed by the petitioner. Staff find the proposed development to meet zoning and off-street parking regulations and, as mentioned above.

A draft development agreement will be prepared for necessary improvements not addressed on the site plan such as contracts for permits in the public parking system and coordination and responsibilities for installing or repairing streetscape improvements adjacent to the site.

Downtown Development Authority – Staff have provided suggested language for the development agreement to address coordination and responsibilities for the streetscape improvements which will be delayed because of this project as well as on-street metered parking and parking permit contracts. The project will be removing one metered space from the public parking system along East University. The developer will be responsible for paying a meter removal fee of \$78,426.70. This fee must be paid prior to issuance of any Certificate of Occupancy for the building.

Parks – Staff suggested a park contribution of \$83,125.00 based on 133 proposed dwelling units for improvements to a downtown park.

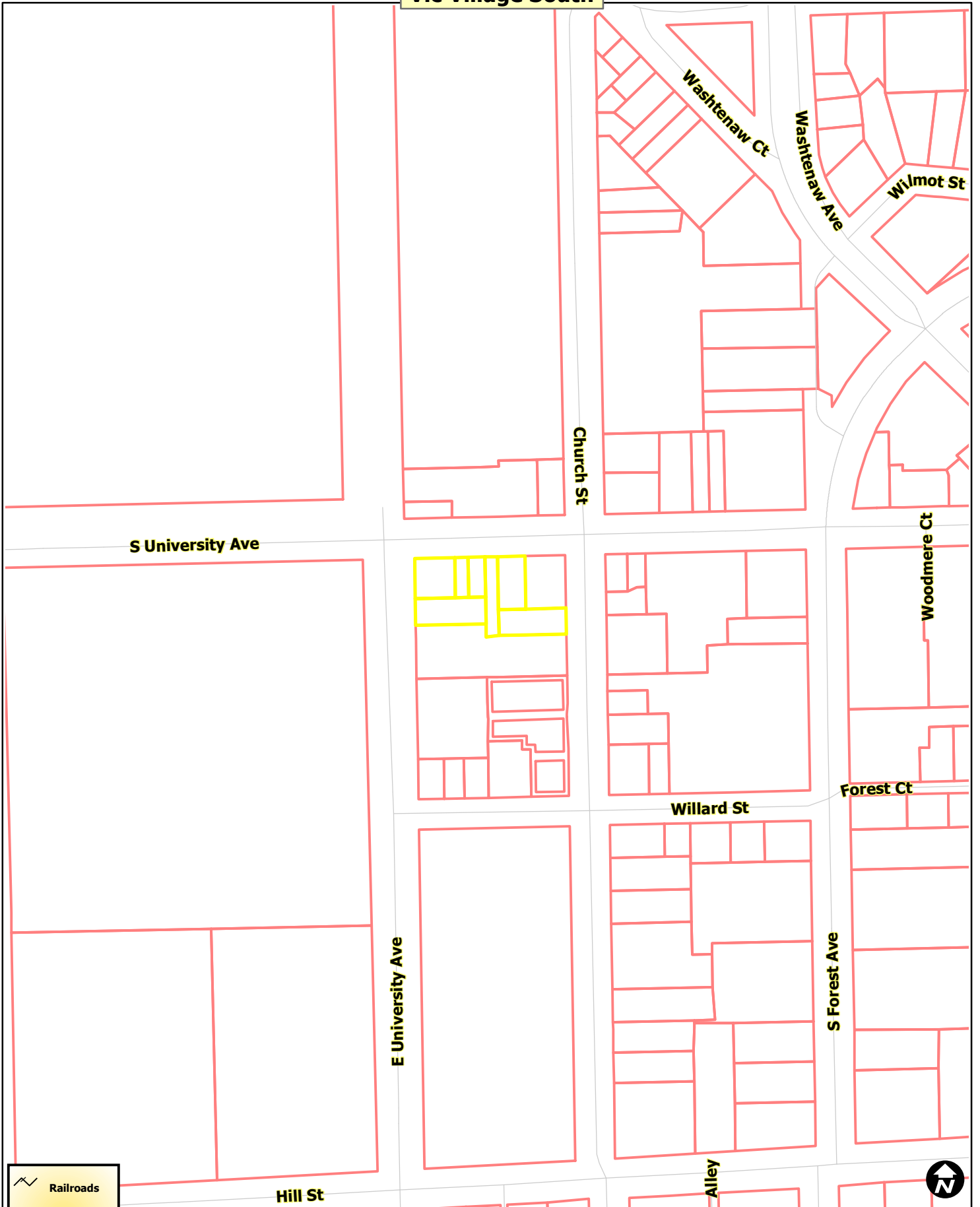
Prepared by Matt Kowalski  
Reviewed by Brett Lenart  
8/20/19




Attachments: Zoning Map  
Aerial Photo  
[Site Plan](#)  
[Elevations](#)  
[Design Review Board Minutes and Recommendations](#)  
[Citizen Participation Report](#)

c: Petitioner (South University-South, LLC [Sean Havera]) *by email*  
Petitioner's Agent (Midwestern Consulting, LLC [Tom Covert]) *by email*  
Systems Planning  
File – Project No. SP19-009



# Vic Village South



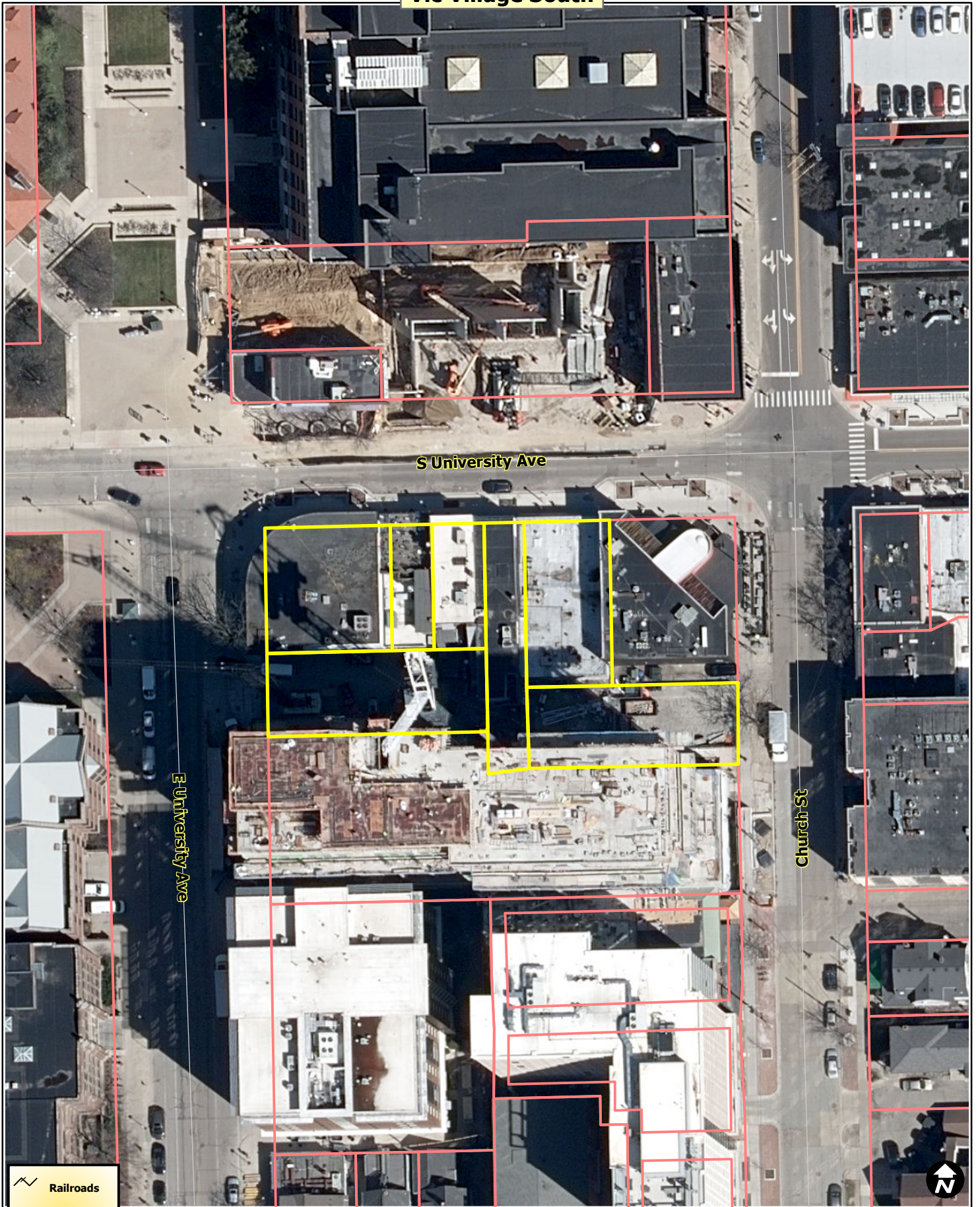
-  Railroads
-  Huron River
-  Tax Parcels




Map date: 3/27/2019  
Any aerial imagery is circa 2018 unless otherwise noted  
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