

A photograph of a workshop in progress. On the left, a man in a plaid shirt is gesturing while talking to another person. In the center, a large white text box contains the title and event information. On the right, a man in a maroon hoodie is looking at a display board. The room has a high ceiling with exposed wooden beams and a brick wall.

# HOUSING AND AFFORDABILITY IN ANN ARBOR

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WORKSHOPS FOR REDEVELOPING  
415 W WASHINGTON

CITY COUNCIL UPDATE JULY 6, 2020

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# WHAT IS PRE-ENTITLEMENT?

- Partnership between Ann Arbor Housing Commission as applicant, and City as reviewer/property owner
- Develop **community-driven priorities written into policy, prior to engaging a private developer**
- Includes an appropriate level of zoning and/or plan approval to facilitate a development consistent with the desired goals from the process completed to date
- Likely mechanisms include **Planned Unit Development and Concept Plan**, or another mechanism which balance articulating community desires and efficiency toward the realization of those goals with a future development partner
- **If we move forward with pre-entitlement, next steps include:**
  - Develop additional detailed recommendations regarding site configurations and building design
  - Develop Supplemental Regulations
  - Additional Planning Department and Planning Commission Review
  - A Minimum of two (2) additional citizen participating meetings
  - Two additional (2) City Council Meetings
  - Then engage potential developers

# RECENT DEVELOPMENT ATTEMPTS [SINCE 2007]

Allen Creek Plan: Option 1  
Art Park (2007)



Allen Creek Plan: Option 2  
Re-Use+Park (2007)



Allen Creek Plan: Option 3  
Park/Development (2007)



**Council Focuses on Development Issues**  
Caucus hears from public on City Place, 415 W. Washington

BY DAVE ASKINS

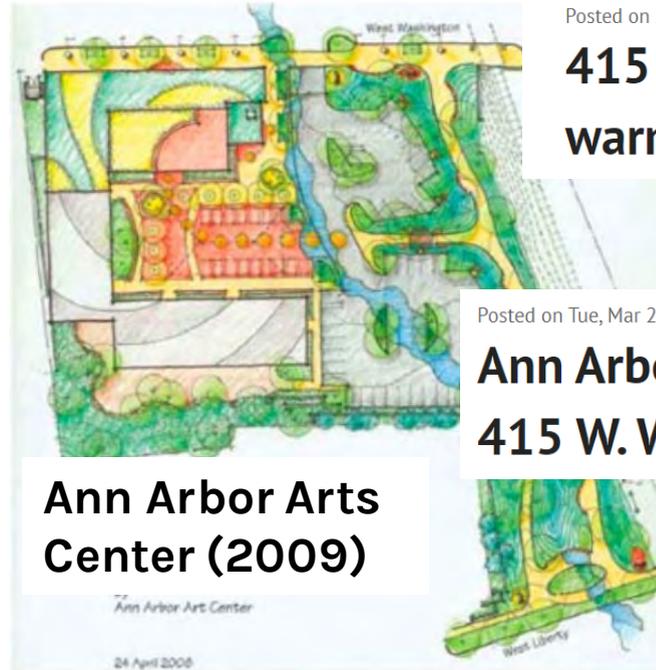
JANUARY 5, 2009 at 1 pm

Posted on Sun, Dec 11, 2011 : 6:38 a.m.

**415 W. Washington not a good site for 24-hour warming center, Ann Arbor officials say**

Posted on Tue, Mar 26, 2013 : 2:59 p.m.

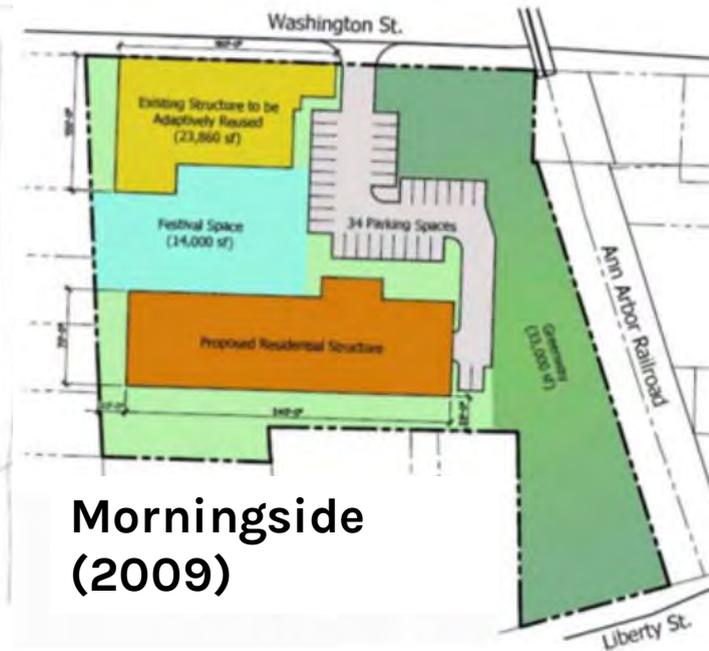
**Ann Arbor officials leaning toward demolishing 415 W. Washington building across from YMCA**



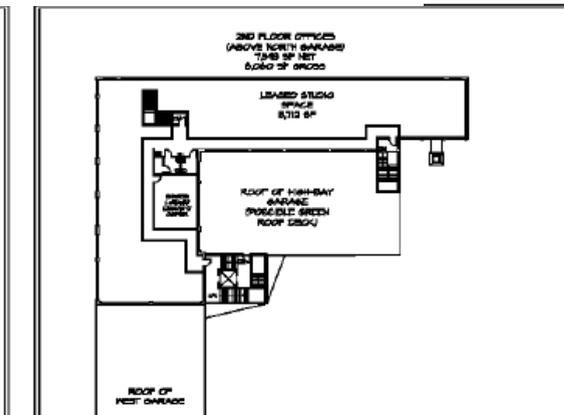
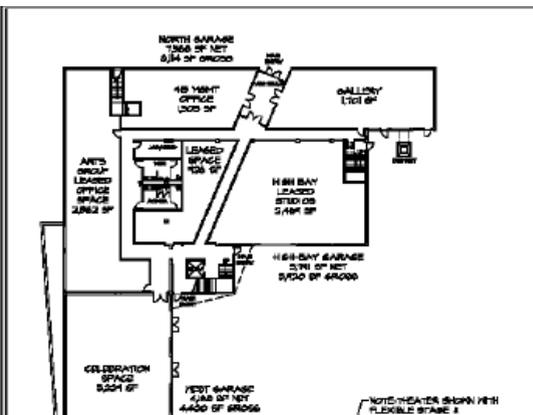
Ann Arbor Arts Center (2009)



Old West Side Design Group (2009)  
Arts Alliance (2011)



Morningside (2009)



**Ann Arbor considers selling 415 W. Washington property to fund greenway**

Updated Apr 03, 2019; Posted Jul 18, 2014

# TREELINE MASTER PLAN

ADOPTED BY CITY COUNCIL NOVEMBER 2017

## EXCERPTS FROM THE PLAN (PROJECT PURPOSE)

- **Address existing inadequacies in nonmotorized connections within the community and to the Huron River**
- Many opportunities to improve the Allen Creek floodplain area have been discussed in past:
  - (1) the future use of publicly owned properties at 721 North Main, 415 West Washington, and First + William Street Lot;
  - (2) improvements to the floodplain and stormwater management practices; and,
  - (3) expansion of public open spaces.
- The Treeline master planning process – as directed by City Council – **was to focus primarily on identifying the non-motorized connection across the project area**, while recognizing that The Treeline can provide a framework for additional improvements through parallel or future projects



## GUIDING PRINCIPLES

- Continuity
- Safety
- Accessibility
- Connectivity
- Sustainable
- Transformative

# SUCCESS CRITERIA (IN ORDER OF COMMUNITY PRIORITY, 2019)

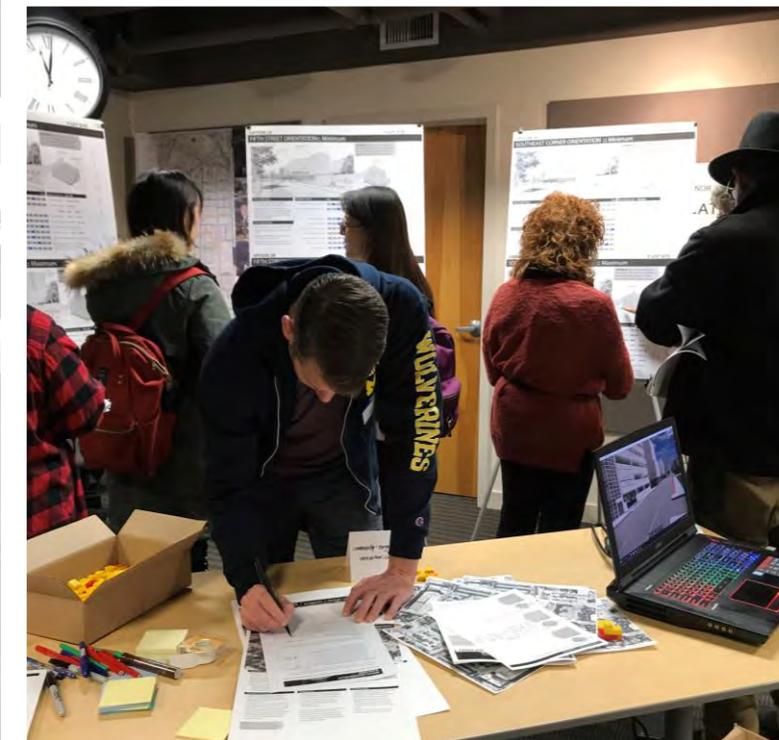
**+/-450 RESPONDENTS IN PERSON + ONLINE**

1. Remediate any potential environmental contaminations
2. Engage the Treeline Trail
3. Maximize affordable housing units for 60% AMI households on site
4. Preserve Chimney Swift Habitat
5. Provide additional uses
6. Fit in with existing adjacent building heights and scales



# INITIAL ENGAGEMENT [NOVEMBER 2019-FEBRUARY 2020]

- Workshops
  - 5 days, 20+ hours
  - 135 – 200 people
- Website
  - 1,385 unique users
- On-line survey
  - 302 unique responses
- Range of Ages
- Range of Incomes
- 89% Ann Arbor residents
- All 5 wards represented
- 90% self-reported moderate to good understanding of affordable housing





# CURRENT PREFERRED OPTION

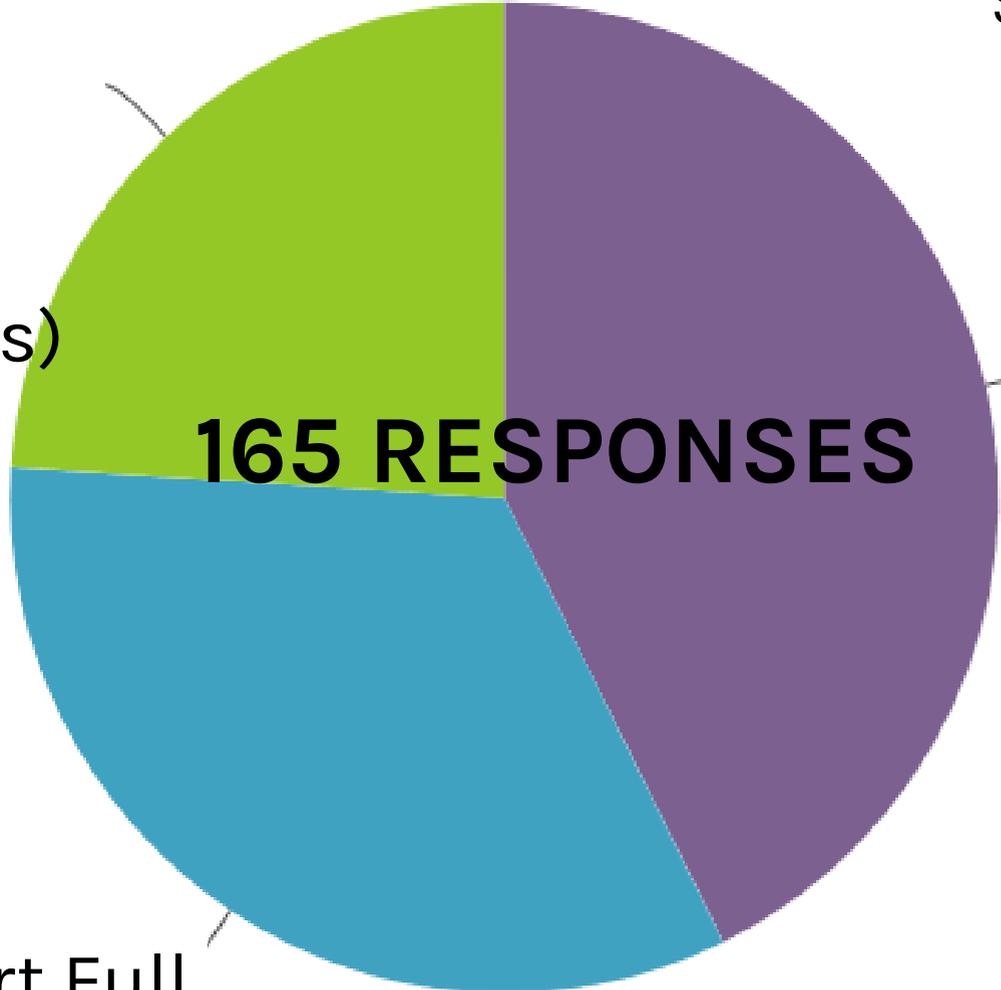


- Develops approximately 1.68 acres in the floodplain and preserves the entire floodway (approximately .89 acres) for open space and the Treeline Trail
- **Recommends PUD rezoning (based on D2 requirements)**
- Removes the approximately 150 existing at-grade paid parking spaces from site
- Demolishes all existing buildings but **preserves chimney for chimney swift**
- Provides approximately **175 residential units and approx. 1 parking space/unit**
- **Dedicates nearly 1/3 of the property to the Treeline Trail**
- **Prioritizes affordability and financial viability**
- **Utilizes brownfield redevelopment incentives to remediate adverse environmental impacts**
- **Reflects proposed building requirements for flood area design**

# ADDITIONAL ENGAGEMENT FEEDBACK SINCE 5/1

SURVEY

**24%** Support Stepped Building (40 responses)



**40%** Support Minimal Footprint (66 responses)

**36%** Support Full Build Out (59 responses)

**215**  
TOTAL NEW RESPONSES!

**+ 50 WEBSITE COMMENTS RECEIVED**  
(34 SUPPORT PREFERRED, 8 OPPOSE, 8 DIFFERENT IDEAS)



# THANK YOU!

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WORKSHOPS FOR REDEVELOPING  
415 W WASHINGTON

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