



415 W WASHINGTON

PRE-ENTITLEMENT
JULY 8, 2021 HISTORIC DISTRICT COMMISSION

AGENDA

TODAY'S GOALS

- 1 | Introduction/Context
- 2 | Where We Are Today
- 3 | Discussion

What's Next: Pre-PUD Submittal
Public Engagement (likely Fall 2021)





1 | CONTEXT

CITY COUNCIL RESOLUTION 19-138 (04/01/19) APPROVED

- Evaluate certain City-owned properties for their ability to **support affordable housing, including 415 W Washington**
 - The property is still under the purview of the City's Historic District Commission
 - The Commission issued a Notice to Proceed allowing the existing structure to be demolished however, any new construction will **require the review and approval of the Commission**
 - The site is an important component for **future construction of the Treeline Trail** in the adopted Master Plan
 - A significant portion of the site is within the **floodplain**
 - There is a chimney on site that acts as a nesting location for migrating **Chimney Swifts**

CITY COUNCIL RESOLUTION 19-1497 (08/19/19) APPROVED

- Conduct **Public Engagement**
- Develop **Potential Building Concepts** and evaluate **Feasibility** of the Property
- Conduct a short series of creative public engagement opportunities to seek **community and stakeholder feedback** on the design concepts of the site
- Seek to reach a **broad and equitable spectrum of the community**

CITY COUNCIL RESOLUTION 20-0500 (4/20/20) POSTPONED

- Staff was requested to conduct **additional public engagement and neighborhood meeting** prior to this item returning to city council that the resolution be **postponed until 7/6/2020**

CITY COUNCIL RESOLUTION 20-0500 (07/06/20) APPROVED

- Recommend Development Entitlements to the City Council for 415 W. Washington to Support the Development of Affordable Housing in the City



WHAT IS PRE-ENTITLEMENT?

- Partnership between Ann Arbor Housing Commission as applicant, and City as reviewer/property owner
- Develop **community-driven priorities for a site 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 (PUD) and Concept Plan**, or another mechanism which balance articulating community desires and efficiency toward the realization of those goals with a future development partner
- **As we move forward pre-entitlement, next steps include:**
 - Develop additional detailed recommendations regarding site configurations and building massing
 - Develop Supplemental Regulations
 - Additional Planning Department and Planning Commission Review
 - A Minimum of one (1) additional citizen participating meeting
 - Two additional (2) City Council Meetings
 - Then engage potential developers

PROJECT CHALLENGES

415 W WASHINGTON HAS MULTIPLE SITE CHALLENGES THAT **MAKE REDEVELOPMENT CHALLENGING, INCLUDING:**

- Brownfield contamination and clean up
- Floodway and Floodplain
- Old West Side Historic District
- Preservation of the chimney for the Chimney Swift
- Preservation of land for the Treeline Trail
- Financial challenges/restrictions for affordable housing funding





2 | WHERE WE ARE TODAY

CURRENT PREFERRED DEVELOPMENT FRAMEWORK



CURRENT PREFERRED OPTION



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale

- Develop approximately 1.68 acres in the floodplain and preserve the entire floodway (approximately .89 acres) for open space and the Treeline Trail
- **PUD rezoning (based on D2 requirements)**
- Remove the approximately 150 existing at-grade paid parking spaces from site
- Demolish all existing buildings but **preserve chimney for chimney swift**
- Provide approximately **175 residential units and approx. 1 parking space/unit**
- **Dedicate nearly 1/3 of the property to the Treeline Trail**
- **Prioritize affordability and financial viability**
- **Utilize brownfield redevelopment incentives to remediate adverse environmental impacts**
- **Reflect proposed building requirements for flood area design**

CURRENT PREFERRED OPTION



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LOOKING SOUTH [CURRENT PREFERRED OPTION]



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WASHINGTON LOOKING SOUTH-EAST



LOOKING EAST [CURRENT PREFERRED OPTION]



EXISTING

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3RD STREET LOOKING EAST [CURRENT PREFERRED OPTION]



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3 | DISCUSSION

GENERAL PRE-ENTITLEMENT PROJECT SCHEDULE + NEXT STEPS

TASKS	DATES
HDC Meeting	July 8, 2021
Citizen Participation Cards Mailed	Aug
Citizen Participation Meeting	Sept-Oct
Rezoning and Area Plan Pre-Submission Meeting	Nov
Submit Application	Nov
All comments successfully addressed	Dec
HDC, Planning Commission Meeting	Jan, 2022
City Council - First Reading	Feb
City Council - Second Reading	Mar



THANK YOU!

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