



Legislation Details (With Text)

**File #:** 20-0501      **Version:** 1      **Name:** 4/20/20 - Pre-Entitlement 350 S Fifth (former Y Lot)  
**Type:** Resolution      **Status:** Passed  
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**Title:** Resolution to Direct the City Administrator, Ann Arbor Housing Commission, and Planning Commission to Create Proposed Application Materials, Review and Recommend Development Entitlements to the City Council for 350 S. Fifth Avenue (former Y-Lot) to Support the Development of Affordable Housing in the City

**Sponsors:**

**Indexes:**

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**Attachments:** 1. Housing and Affordability ylot 415 OPTIONS summary-S.pdf

Date	Ver.	Action By	Action	Result
4/20/2020	1	City Council	Approved	Pass

Resolution to Direct the City Administrator, Ann Arbor Housing Commission, and Planning Commission to Create Proposed Application Materials, Review and Recommend Development Entitlements to the City Council for 350 S. Fifth Avenue (former Y-Lot) to Support the Development of Affordable Housing in the City

On April 1, 2019, Ann Arbor City Council adopted Resolution R-19-138 which directed the City Administrator and Ann Arbor Housing Commission to provide analysis on the feasibility of City-owned properties as potential locations for Affordable Housing, including 350 S. Fifth (the "Site"). On August 19, 2019, the City Council approved a contract with SmithGroup, Inc. to conduct public engagement, develop potential building concepts, and perform evaluation of the feasibility of these concepts for the Site.

350 S. Fifth (the former Y Lot) is a strong candidate for affordable housing:

- The site is in the D1 Zoning District currently, which provides for a adequate density of development to maximize affordable housing.
- Development of the site has the potential to enhance and/or expand the operations of the Blake Transit Center immediately north, while providing exceptional transit access to future residents.
- The potential for Downtown Development Authority support, based on the project's location.

Based on the feasibility of development and feedback from the community, it is recommended that this site progress to pre-entitlement phase. This phase would occur through partnership with the Ann Arbor Housing Commission as applicant, and City as reviewer/property owner, to pre-entitle the property by seeking an appropriate level of zoning and/or plan approval to facilitate the selection and realization of a development consistent with the desired goals from the evaluation of the site conducted to date.

It is recommended that such entitlement be conducted through a Planned Unit Development and Concept Plan, or another mechanism which will successfully seek the balance of articulating community desire and efficiency toward the realization of those goals with a future development partner.

Prepared by: Brett Lenart, Planning Manager

Reviewed by: Derek Delacourt, Community Services Area Administrator  
Jennifer Hall, Executive Director, Ann Arbor Housing Commission

Approved by: Tom Crawford, Interim City Administrator

Whereas, City Council has directed staff to coordinate and analyze development options for 350 S Fifth Avenue (former Y Lot) with the goal of maximizing affordable housing;

Whereas, The City has actively developed concepts, analyzed them for feasibility, shared extensively with the public, and refined concepts consistent with the goals articulated through the community engagement process;

Whereas, This analysis has concluded with the recommendation that 350 S. Fifth (former Y Lot) be pursued for redevelopment to include affordable housing;

Whereas, To achieve the goals set forth in Resolution R-19-138 the City can take steps to entitle or approve development of certain attributes with the goal of expediting, or providing advancement of desired development concepts at the time a private development partner is solicited and/or selected; and

Whereas, The Ann Arbor Housing Commission will lead development of proposed plan for the purpose of entitlement, including seeking financial support from the Downtown Development Authority for the work;

RESOLVED, That the Ann Arbor Housing Commission is directed to develop plans and applications to the City for the redevelopment of 350 S. Fifth (former Y Lot) that further the proposed concepts generated through the recent community engagement process;

RESOLVED, That the City Council hereby directs the City Administrator to authorize the Housing Commission to petition the City for the rezoning of 350 S. Fifth, and to provide appropriate staff support of this effort;

RESOLVED, That the and Planning Commission provide feedback and recommend proposed zoning, plans, or other mechanisms to define and facilitate the realization of the redevelopment of 350 S. Fifth (former Y Lot);

RESOLVED, That these recommendations shall incorporate development standards that generally reflect that of the D1 Downtown Core Zoning District;

RESOLVED, That these recommendations be presented to the City Council by March 19, 2021; and

RESOLVED, That the Administrator, be authorized to take necessary administrative actions to implement this resolution including but not limited to providing written authorization for the Housing Commission to file applications regarding the development of 350 S. Fifth.