



Legislation Text

File #: 19-2091, **Version:** 1

Resolution to Approve 616 East Washington Planned Project Site Plan and Development Agreement, at 616 East Washington Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Attached is a resolution to approve 616 East Washington Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 255,216 square foot apartment building on .65 acres.

Petition Summary:

- The Site Plan proposes a 19-story building consisting of 255,216 square feet, 127 structured parking spaces, 240 dwelling units, 5,250 square feet of retail space, and improved pedestrian amenities along East Washington Street and in the immediate vicinity. In order for the petitioner to receive an additional 200% of floor area (as a requirement of the Premium section of the Unified Development Code), 19 permanent affordable dwelling units will be provided including 13 units for individuals earning 80% or less of Area Median Income and 6 units for individuals earning 60% or less of Area Median Income.
- A development agreement has been prepared to address a park contribution, shared utilities, LEED Silver verification, electric vehicle charging stations, and easements for utilities, access, and solid waste.

The City Planning Commission, at its meeting of October 1, 2019, recommended approval of this request.

Attachments: Proposed Resolution
10/1/19 Planning Staff Report
10/1/19 Planning Commission Minutes
2/13/19 Citizen Participation Report (linked from staff report)
1/16/19 Design Review Board Summary (linked from staff report)
11/29/19 Draft Development Agreement

Prepared By: Jeff Kahan, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, H & K Campus Properties has requested planned project site plan approval in order to develop the 616 East Washington Planned Project Site Plan;

Whereas, A development agreement has been prepared to address various easements, park contribution, LEED Silver verification, and electric vehicle charging stations;

Whereas, The Ann Arbor City Planning Commission, on October 1, 2019, recommended approval of the planned project petition which allowed the maximum building height to exceed the 180 foot height

limitation by 28 feet and portions the front (E. Washington Street) setback to exceed the maximum 1 foot setback requirements;

Whereas, The developer attempted to address Planning Commission recommendations by providing six of the affordable housing units for individuals with incomes of up to 60% of Area Median Income and to provide additional solar panels on the roof of the building as well as provide solar panels on the roof of 212 S. State Street;

Whereas, The development would comply with the established D1 zoning pursuant to the requirements of the Unified Development Code subject to planned project approval to allow a height of 208 feet (which exceeds the 180 foot maximum height limitation) and allow a portion of the E. Washington Street setback to be up to 45.5 feet (which exceeds the 1 foot maximum front setback limitation), and with all applicable local, state, or federal laws, ordinances, standards, and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in the Unified Development Code; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated November 26, 2019;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney;

RESOLVED, That City Council approve a Planned Project Modification to allow an increase in the height of the proposed building to 208 feet (28 feet above the requirement) and to allow a portion of the maximum front setback to increase to 45.5 feet (from 1 foot) based on a commitment to construct a building that meets LEED Silver requirements; and

RESOLVED, That City Council approve the 616 East Washington Planned Project Site Plan dated October 18, 2019, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.