

WELCOME!

HOUSING + AFFORDABILITY IN ANN ARBOR

The meeting will begin soon.



SMITHGROUP

TECHNOLOGY OVERVIEW THINGS TO KNOW

- Attendee video cameras are disabled in the Main Room but are active in the site-specific break-out rooms.
- All attendees are muted (instructions to unmute will be covered).
- This meeting will include a Main Room presentation and break-out room conversations.
- Please use the chat function if you have any questions/comments in the Main Room.
- You can leave and rejoin the meeting at any time.
- Opportunities for questions and discussion will be provided in the site-specific break-out rooms. The chat function is also available in the break-out rooms.

HOUSING + AFFORDABILITY IN ANN ARBOR



A community discussion regarding the redevelopment of publicly-owned parcels in downtown Ann Arbor

THURSDAY
OCT 1, 2020
6:00 – 8:00 PM

MONDAY
NOV 9, 2020
6:00 – 8:00 PM

THURSDAY
DEC 10, 2020
6:00 – 8:00 PM

AGENDA

WELCOME!

6:00 – 6:20 PM

- Introduction
- How to use the Engagement Platform
- Project Overview
- Site Context & Development Options

BREAK-OUT ROOMS

6:20 – 7:40 PM

- Recap Presentations every 20 min

WRAP-UP

7:40 – 8:00 PM

- Closing thoughts

CORE TEAM



JENNIFER HALL
Executive Director
Ann Arbor
Housing Commission



DEREK DELACOURT
Community Services
Area Administrator



BRETT LENART
Planning Manager



SUSAN POLLAY
Executive Director
Ann Arbor DDA



TERESA GILLOTTI
Director
Washtenaw Community
& Economic Development



CONSULTANT TEAM



MICHAEL JOHNSON
Planning + Design Team



DAN KINKEAD
Planning + Design Team



ALEX HUFF
Planning + Design Team



JOHN QUAINÉ
Planning + Design Team



MARC NORMAN
Planning + Design Team



DIGITAL MEETING NORMS


- Please raise your hand (on camera or in zoom) to be recognized to talk; there will be one speaker at a time
- Please try to move to a quiet area and silence any background sounds when speaking and mute when not speaking
- Speak loud and clear so everyone can hear you
- Everyone will be provided a chance to speak before a repeat speaker
- Be respectful of other ideas and perspectives - no finger pointing
- Try to distinguish between I know (facts) and I think (opinions)
- Inappropriate written and/or verbal comment or language, including personal attacks and accusations, will result in the attendee being removed from the meeting

HOW TO USE THE ENGAGEMENT PLATFORM

Please join the “**Main Room**” to view the initial presentation. Once complete, you can join any “**virtual room**” to view site specific content and join a discussion.

Virtual Rooms

The Main Room



721 N. Main

121 E. Catherine

353 S. Main

309 S. Ashley

LOWER LEFT

Housing + Affordability Virtual Public Engagement (October se...

Alex Huff SmithGroup

Join Video for The Main Room

Help

Welcome

Virtual Engagement Opportunities

Presentation

Take the survey

Watch this video

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IN ANN ARBOR

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Hide Sidebar

Admin Controls

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HOUSING + AFFORDABILITY
IN ANN ARBOR

VIRTUAL PUBLIC ENGAGEMENT



SMITHGROUP

POTENTIAL REDEVELOPMENT SITES

THE FOLLOWING CITY-OWNED LOTS HAVE BEEN IDENTIFIED
FOR THEIR POTENTIAL AS FUTURE AFFORDABLE HOUSING
DEVELOPMENT SITES IN AND AROUND DOWNTOWN

All people who live, work and/or spend significant time
in Ann Arbor are invited to attend these online virtual
engagement sessions. Participants are invited to virtually
attend one or more sessions. Each session will afford the
opportunity to provide feedback on all four sites.

The city is currently in the conceptual design phase. The
graphics and information provided are intended to spur
discussion and feedback from the community.

SCHEDULE

 SURVEY OPENS

Monday, September 28, 2020

www.surveymonkey.com/s/5805923

Affordability-Community-Survey-Fa

 Live Chat

7

smithgroup.com

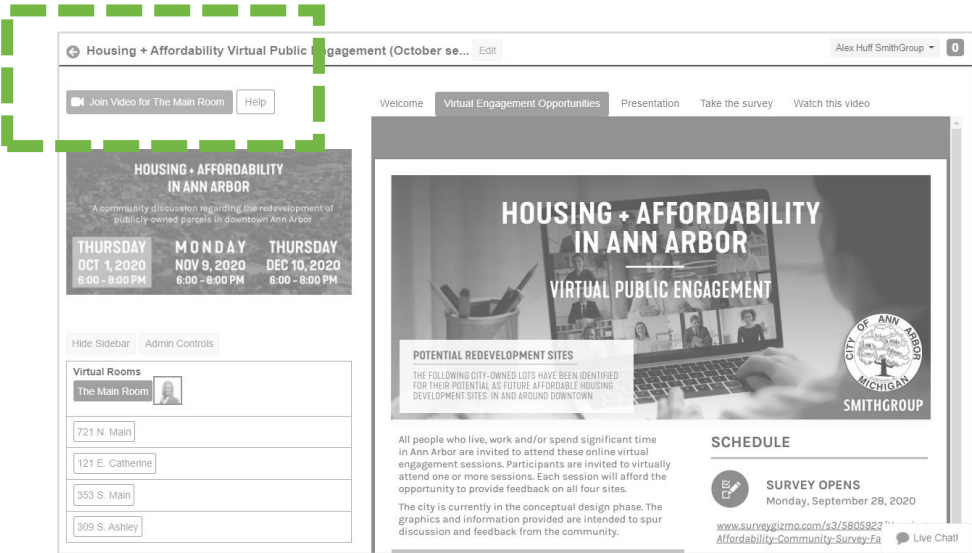
SMITHGROUP

HOW TO USE THE ENGAGEMENT PLATFORM

Click “**Join Video**” to join the Virtual Room’s Zoom audio/video
Remember to leave the Zoom before trying to enter a different Zoom room



UPPER LEFT



HOW TO USE THE ENGAGEMENT PLATFORM

Use the **tabs** along the top in any virtual room to navigate additional content

- Welcome
- Virtual Engagement Opportunities
- Presentation
- Take the survey
- Watch this video



UPPER RIGHT



HOW TO USE THE ENGAGEMENT PLATFORM

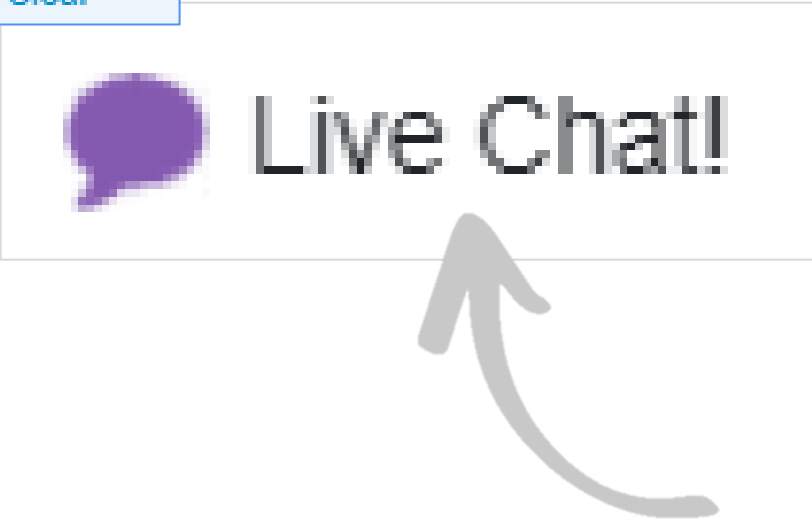
Click “**Live Chat**” to ask a general question

Live Chat for this Event

Housing + Affordability Virtual Public Engagement (October session)

OK

Clear



LOWER RIGHT



DOWNTOWN AFFORDABLE HOUSING SITES

■ WINTER-SPRING 2019 (Complete)

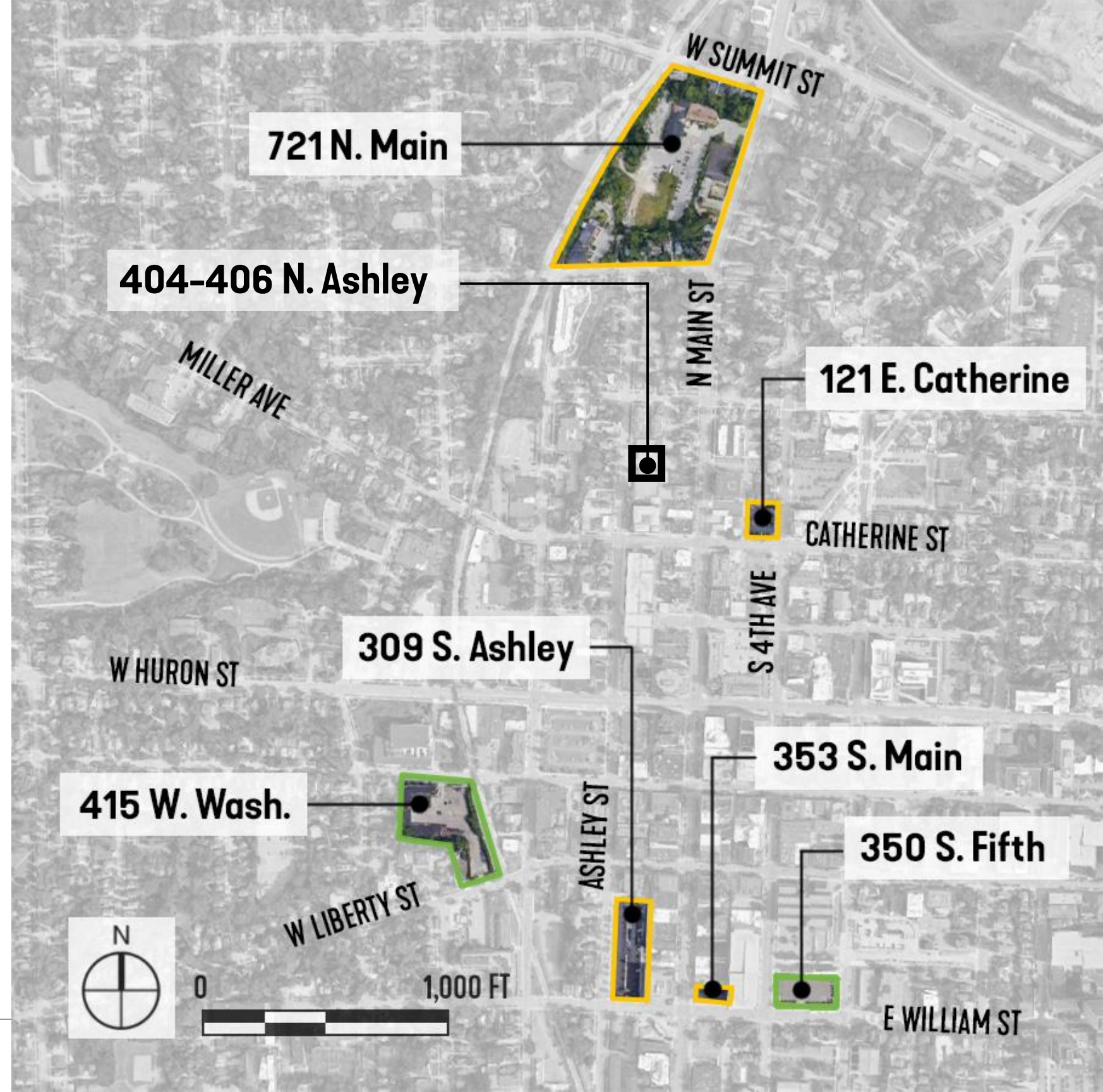
1. 350 S. Fifth (Former Y Lot)
2. 415 W. Wash

■ FALL 2020 (Active)

3. 121 E. Catherine (4th & Catherine)
4. 353 S. Main (Main & William)
5. 721 N. Main
6. 309 S. Ashley (Kline's Lot)

■ FUTURE

7. 404-406 N. Ashley



FALL 2020 PUBLIC ENGAGEMENT

- **ONLINE SURVEY**
 - Will remain open for 11 weeks
- **LIVE VIRTUAL SESSIONS**
 - Today!
 - Monday, November 9th
 - Thursday, December 10th
- **REPORT OUT**
 - Tentatively planned for December 2020

HOUSING + AFFORDABILITY IN ANN ARBOR
VIRTUAL PUBLIC ENGAGEMENT

POTENTIAL REDEVELOPMENT SITES
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Please visit the website for more information:
www.community-engagement-annarbor.com

SCHEDULE

SURVEY OPENS
Monday, September 28, 2020
www.surveygizmo.com/s3/5805923/Housing-Affordability-Community-Survey-Fall-2020

VIRTUAL ENGAGEMENT SESSIONS
Thursday, October 1, 2020
Time: 6:00 - 8:00 PM
Monday, November 9, 2020
Time: 6:00 - 8:00 PM
Thursday, December 10, 2020
Time: 6:00 - 8:00 PM

SURVEY CLOSSES
Monday, December 14, 2020

FINAL REPORT OUT
December 2020
Date and time to be determined

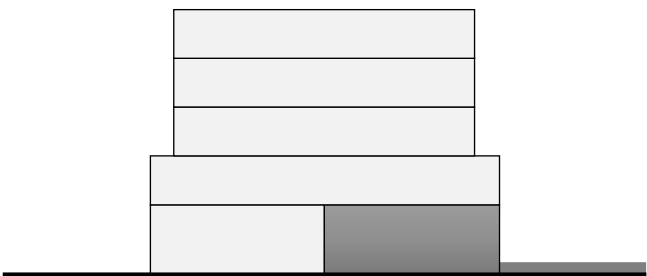
FULL DETAILS ON THE WEBSITE

Map labels: 721 N. Main, 121 E. Catherine, 309 S. Ashley, 353 S. Main, W SUMMIT ST, N MAIN ST, CATHERINE ST, S 4TH AVE, W HURON ST, ASHLEY ST, E WILLIAM ST, W LIBERTY ST, MILLER AVE.

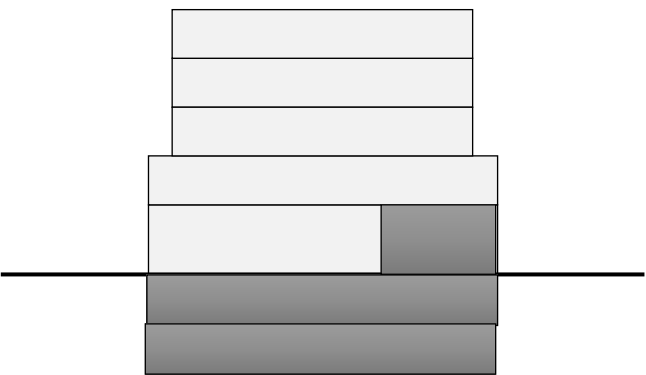
PARKING CONSIDERATIONS FOR EACH SITE

- There are different ways of handling parking

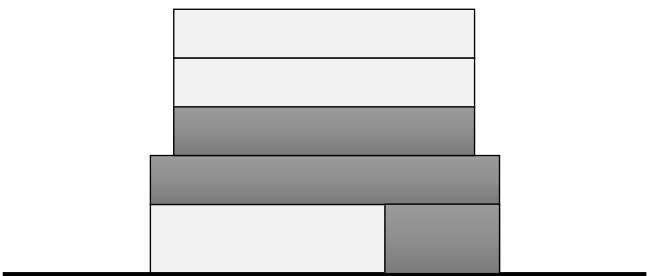
ON-SITE, AT GRADE / SURFACE



ON-SITE, BELOW GRADE



ON-SITE, ABOVE GRADE



OFF-SITE



 Parking

*Hypothetical Building Sections



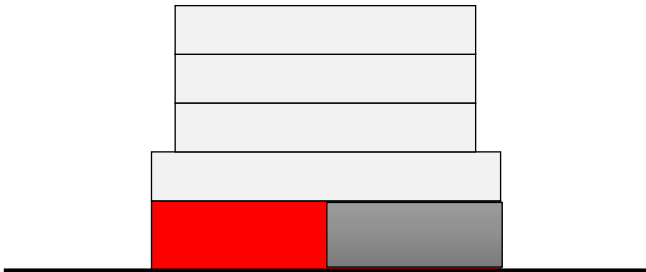
GROUND FLOOR STRATEGIES FOR EACH SITE

- There are different ways of treating the ground floor

COMMERCIAL



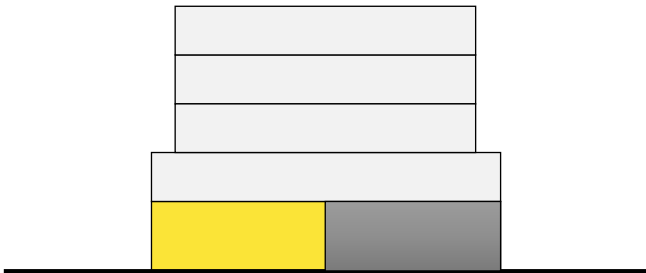
COMMERCIAL + PARKING






PARKING



RESIDENTIAL + PARKING



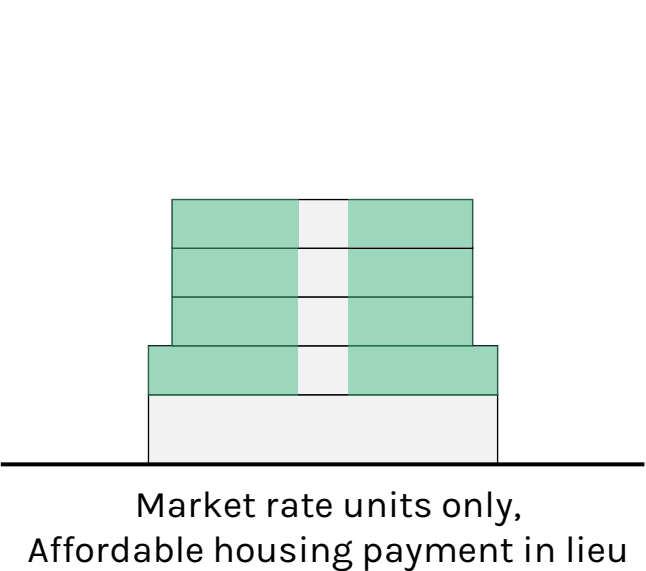
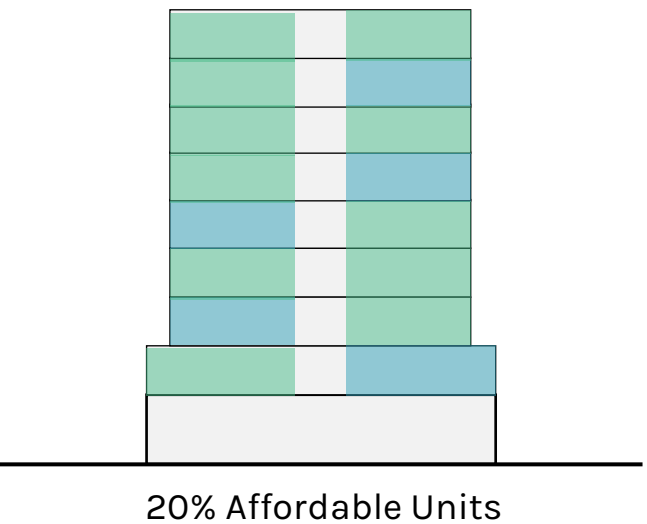
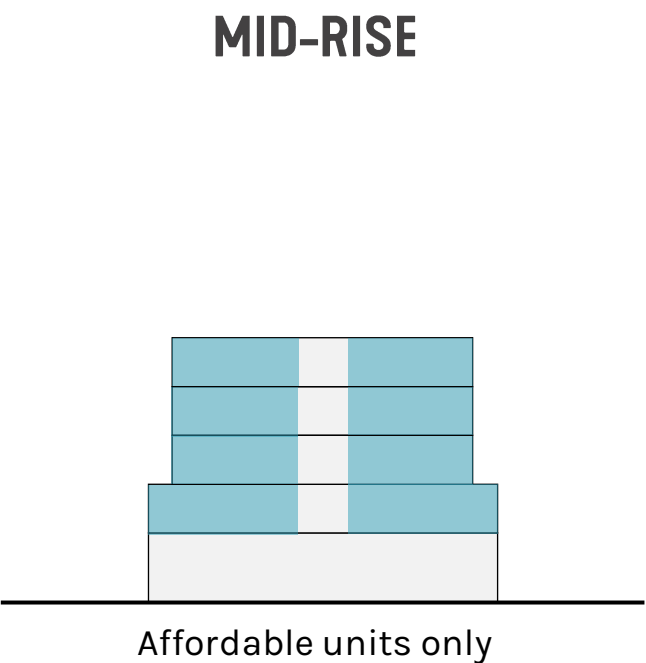
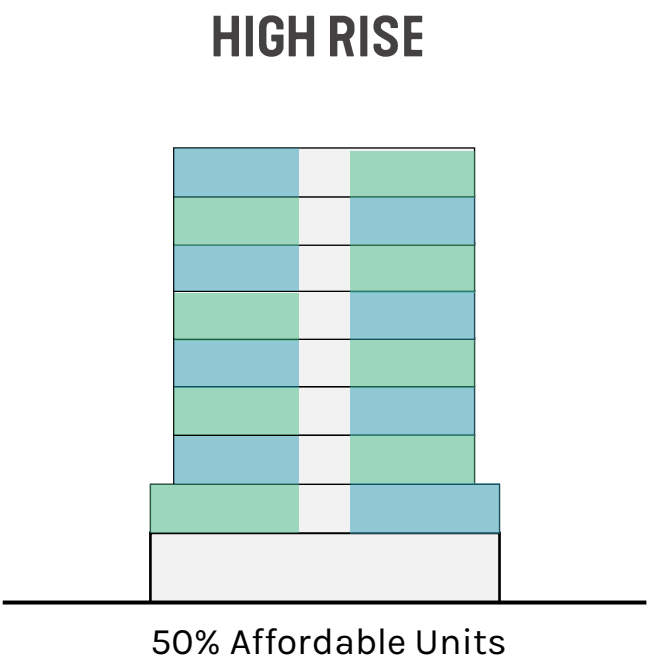
-  Parking
-  Commercial
-  Residential

*Hypothetical Building Sections



BUILDING HEIGHT & AFFORDABILITY CONSIDERATIONS FOR EACH SITE

- Building height and density has an effect on the amount of affordable units possible.
- The highest density options allow for more affordability with less city subsidy.
- The medium density options reduces the amount of affordable units and requires more subsidy.



*Hypothetical Building Sections



HOW TALL IS THAT?

- **Tower Plaza** 267' (26 stories)
- **University Towers** 205' (18 stories)
- **616 E. Washington** 180' (19 stories)
- **1 N. Main** 148' (10 stories)
- **First National** 132' (10 stories)
- **Ashley Terrace** 131' (10 stories)
- **Ashley Mews** 122' (9 stories)
- **4th & William Parking** 74' (7 stories)



	Low-rise	Mid-rise	High-rise
Construction type	Typically wood	Wood on concrete or steel podium	Concrete or steel
# of Floors	1-3 stories	4-7 stories	Unlimited by IBC, dictated by zoning, usually 12 + stories





121 E. CATHERINE

FOURTH & CATHERINE PARKING LOT

121 E CATHERINE

EXISTING CONDITIONS & CONTEXT

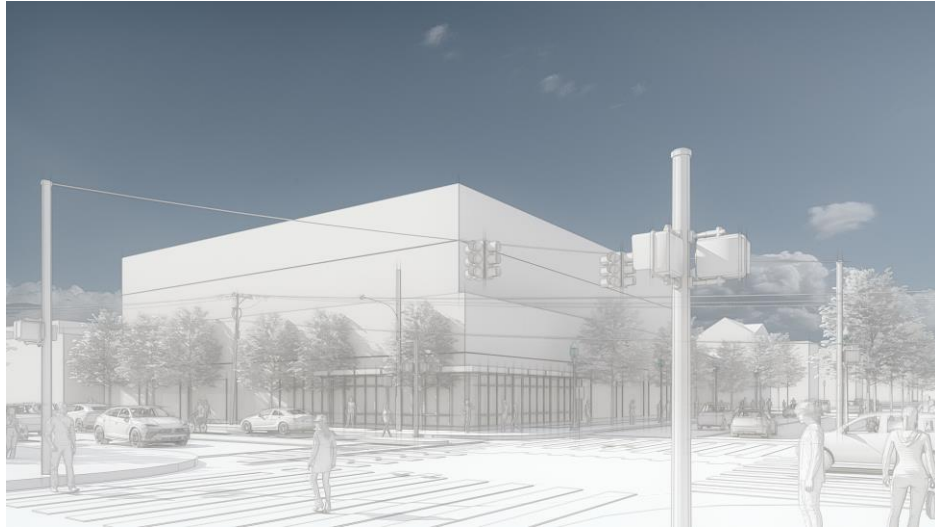
ZONING REQUIREMENTS

- Zoning District: D2 (Medium Density)
- Character Overlay District: Kerrytown
- Lot Area: 16,368 SF
- Floor Area Ratio (FAR): 200% or 400% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 60' or 69' w/ Planned Project Affordable Housing Premium
- Streetwall: 3 stories (max.) or 2 stories (min.)



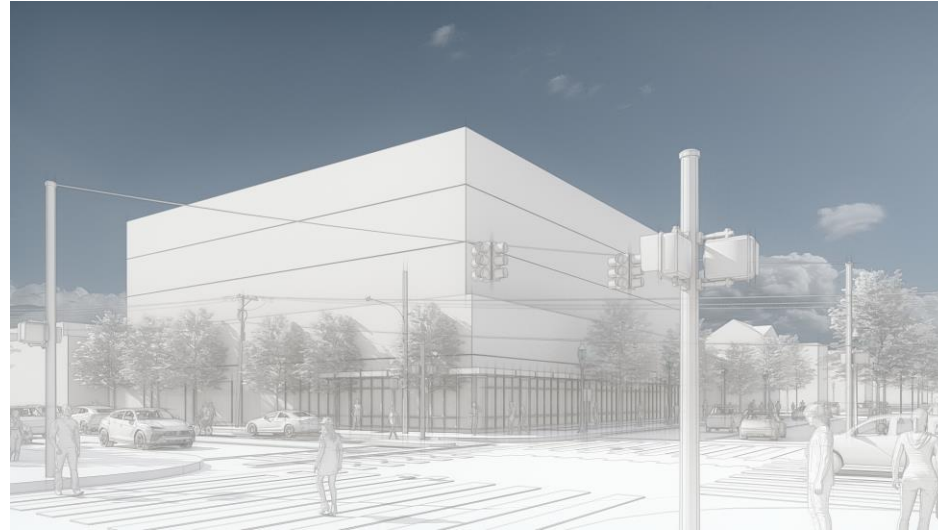
121 E CATHERINE

MASSING OPTIONS



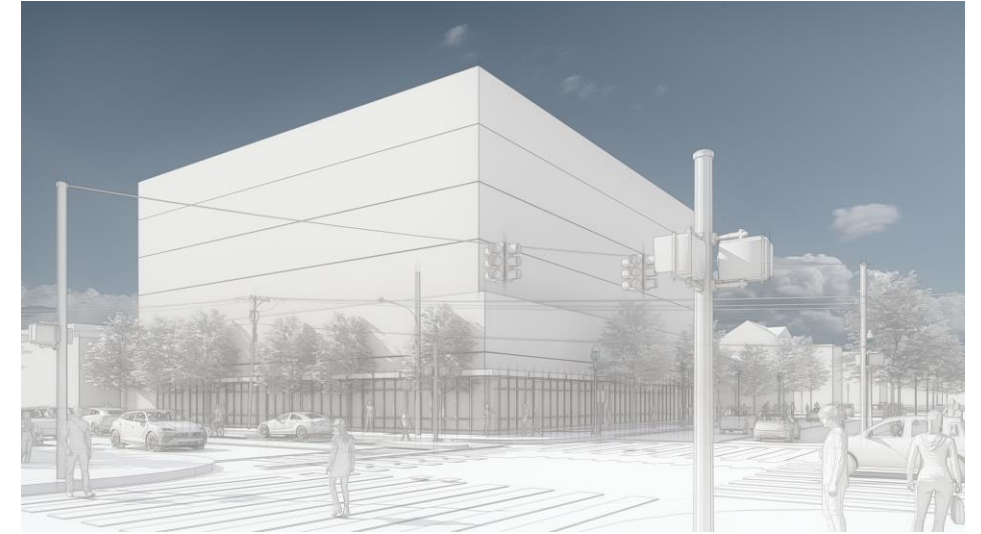
OPTION 1: 4-STORY

- +/- 50-60 units
- FAR: 239%



OPTION 2: 5-STORY

- +/- 70-80 units
- FAR: 309%



OPTION 3: 6-STORY

- +/- 85-95 units
- FAR: 400%

*All options can accommodate an active ground floor and/or on-site parking

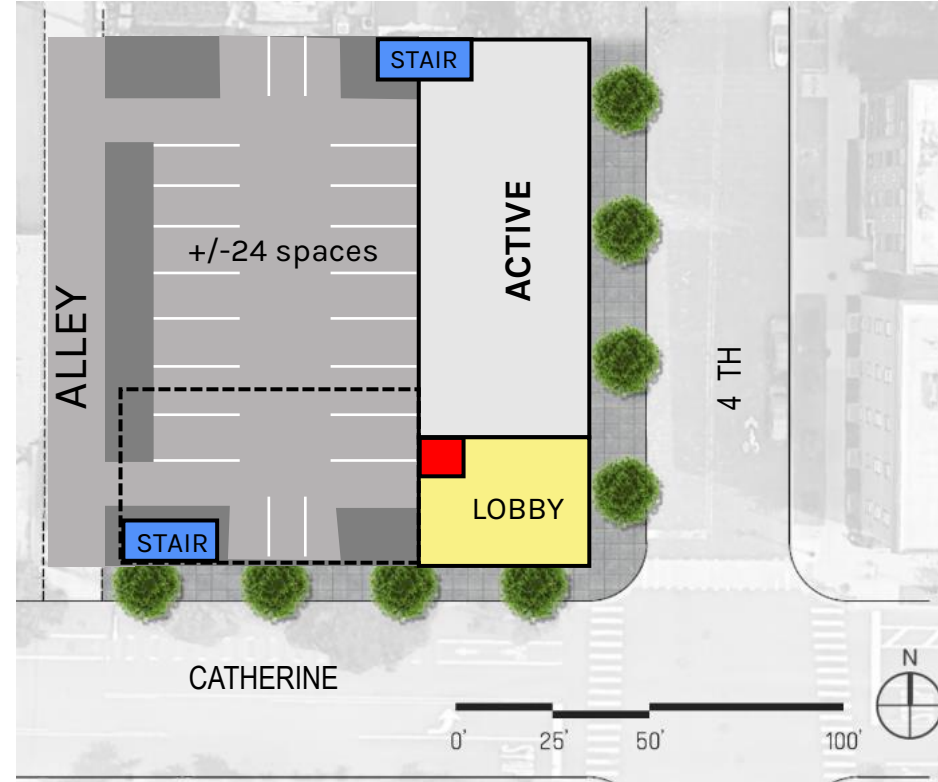
121 E CATHERINE

PARKING OPTIONS



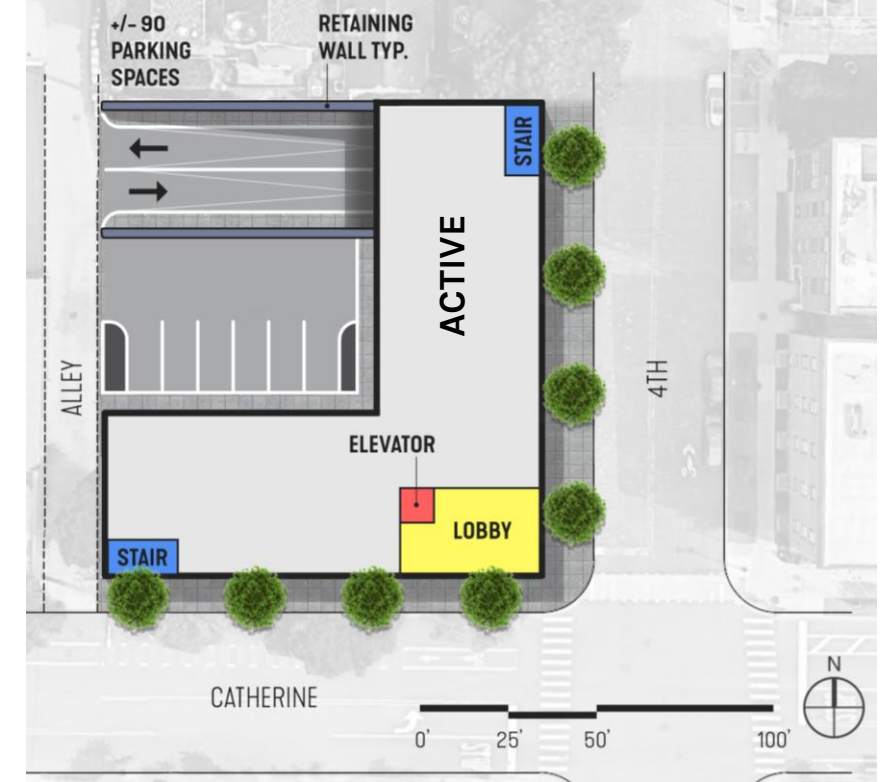
OPTION 1:

- Commercial/retail: No
- Maximizes surface parking (~40 spaces)



OPTION 2:

- Commercial/retail: Partial
- Retains some surface parking (~ 24 spaces)



OPTION 3: 6-STORY

- Commercial/retail: Yes
- Assumes underground parking (~90 spaces, parking alone ~\$8 Million)



353 S. MAIN

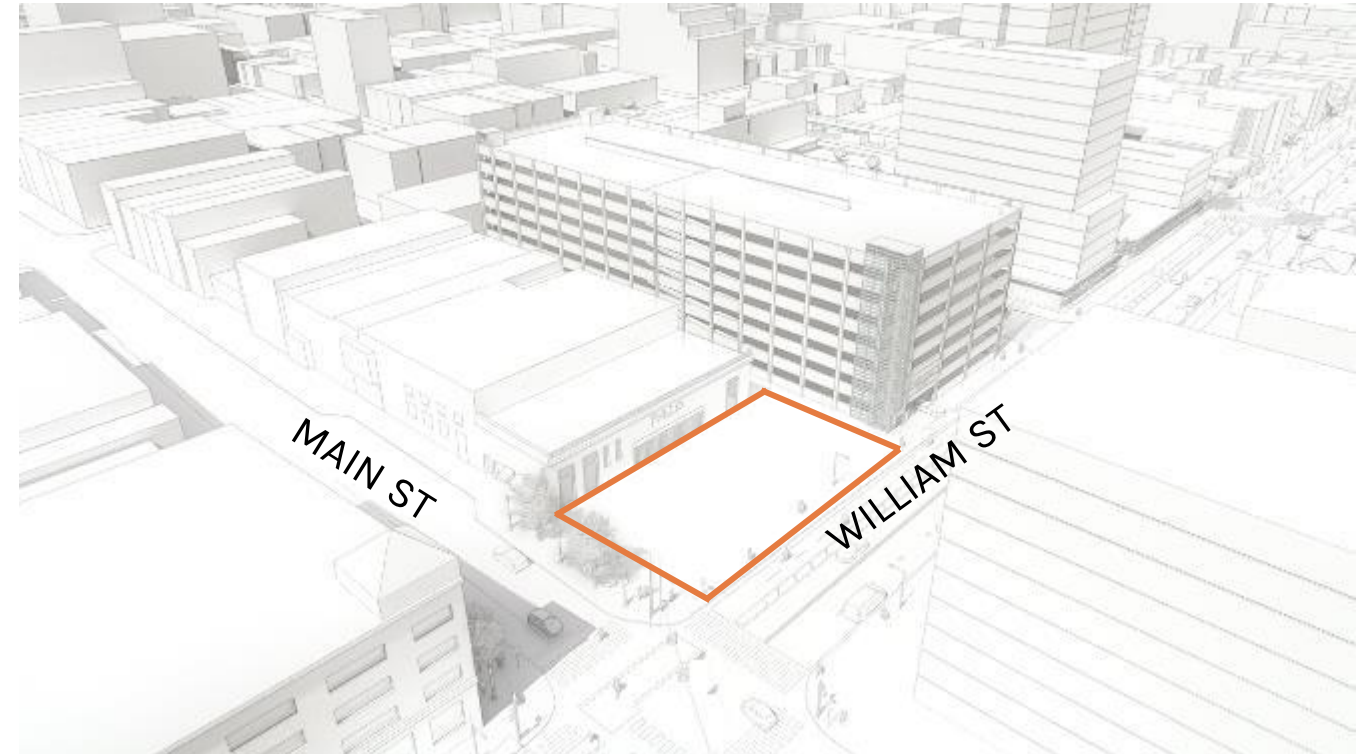
MAIN & WILLIAM PARKING LOT

353 S MAIN

EXISTING CONDITIONS & CONTEXT

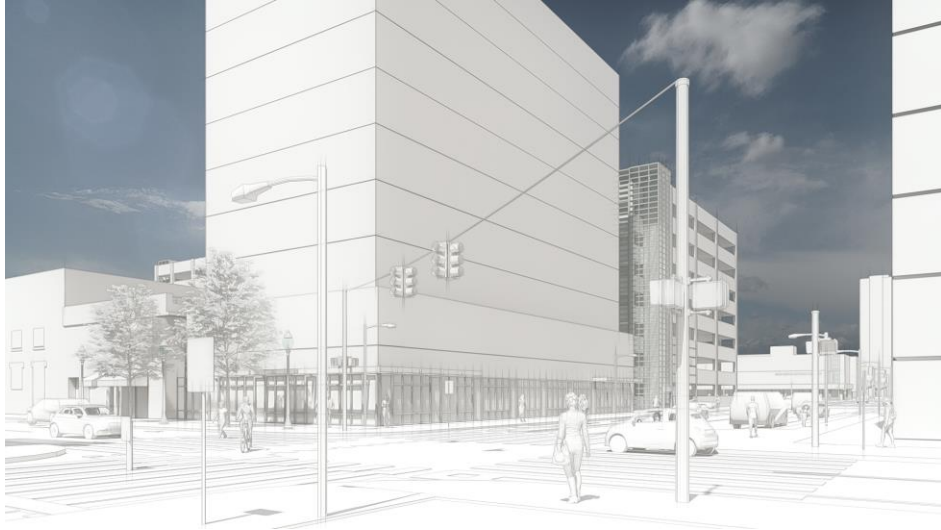
ZONING REQUIREMENTS

- Zoning District: D1 (High Density)
- Character Overlay District: Main St
- Lot Area: 7,068 SF
- Max. FAR: 700% or 900% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 180'
- Streetwall: 4 stories (max.) or 2 stories (min.) w/ 5' offset @ top of streetwall



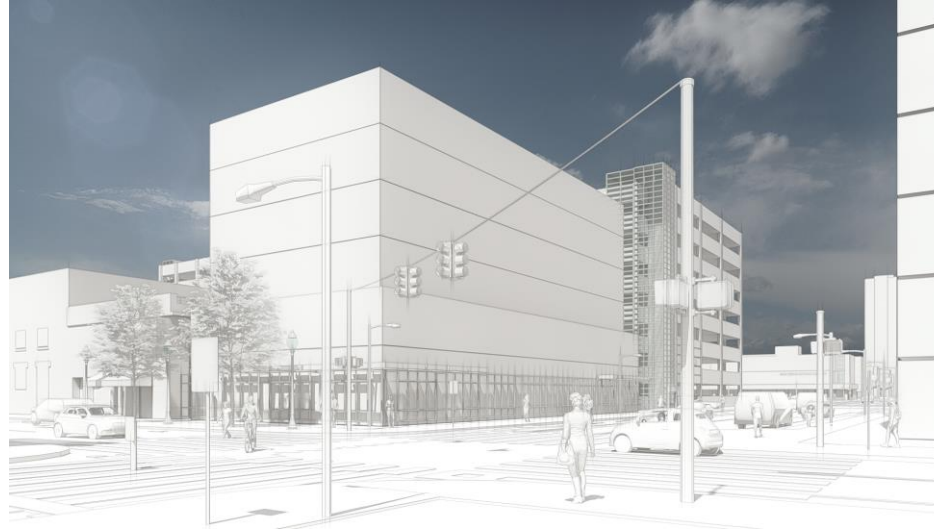
353 S MAIN

MASSING OPTIONS



OPTION 1: 10-STORY

- Steel frame, concrete podium
- +/- 90 units
- FAR: ~900%



OPTION 2: 6-STORY

- Stick-built, concrete podium
- +/- 50 units
- FAR: ~550%

*Both options provide for an active ground floor on Main & William and off-site parking

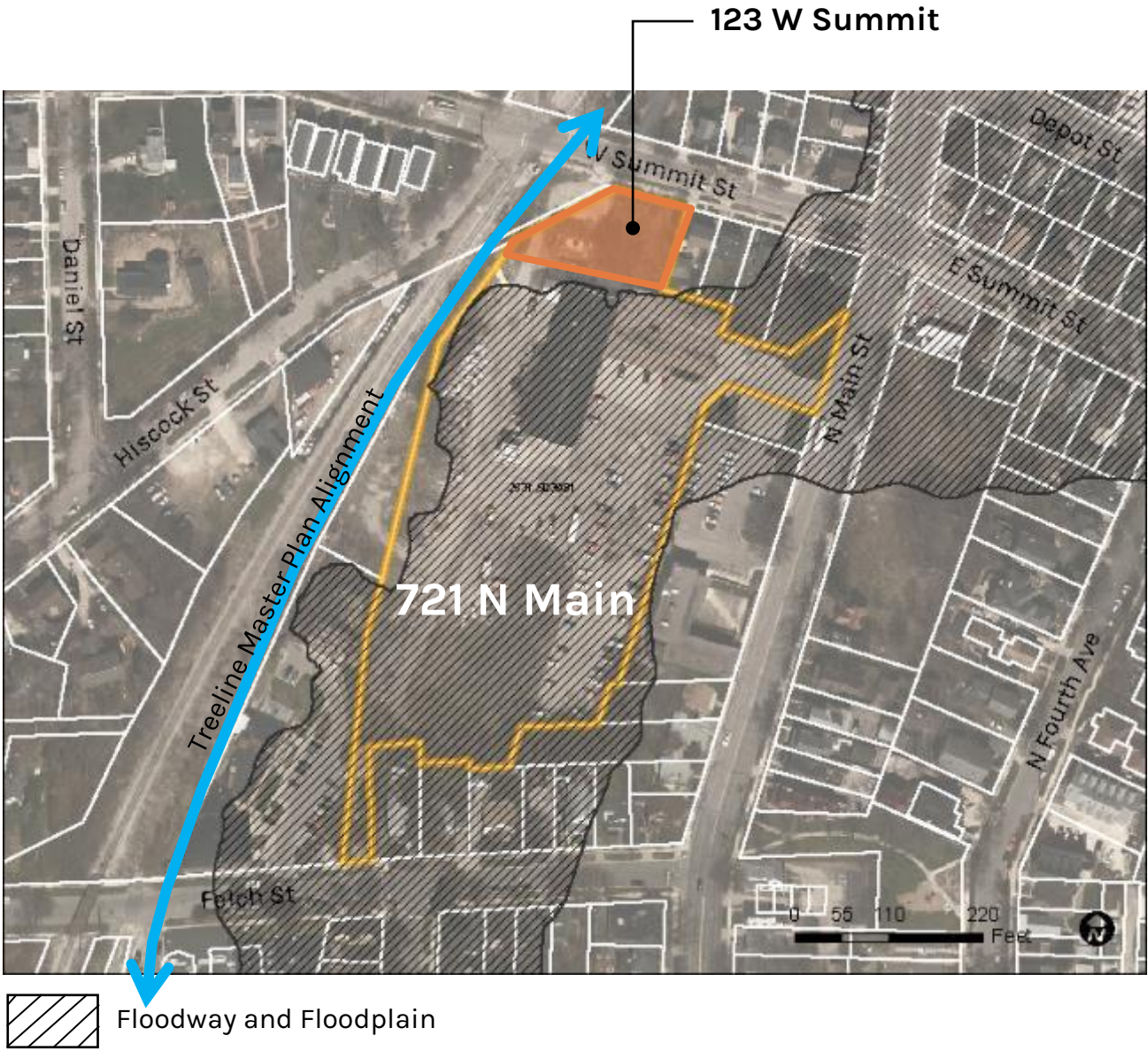





721 N. MAIN

NOW KNOWN AS 123 W. SUMMIT

123 W SUMMIT

CONTEXT



-  Floodway and Floodplain
-  721 North Main
-  Potential Developable Parcel



123 W SUMMIT

EXISTING CONDITIONS & CONTEXT

ZONING REQUIREMENTS

- Existing Zoning District: PL
- Total Lot Area: 229,185 SF
- Proposed Zoning District: C1
- New Lot Area: 14,520 SF
- FAR: 100%
- Max. Building Height: 35' (3 stories)



123 W SUMMIT

MASSING OPTIONS



OPTION 1: APARTMENTS

- 3 stories, 35'
- # of Units: 14



OPTION 2: APARTMENTS

- 3 stories, 35'
- # of Units: 19



OPTION 3: TOWNHOMES

- 2 stories, 25'
- # of Units: 7

*All options provide for walk-up units along Summit and on-site surface parking



309 S. ASHLEY
ASHLEY & WILLIAM PARKING LOT

309 S ASHLEY

EXISTING CONDITIONS & CONTEXT

ZONING REQUIREMENTS

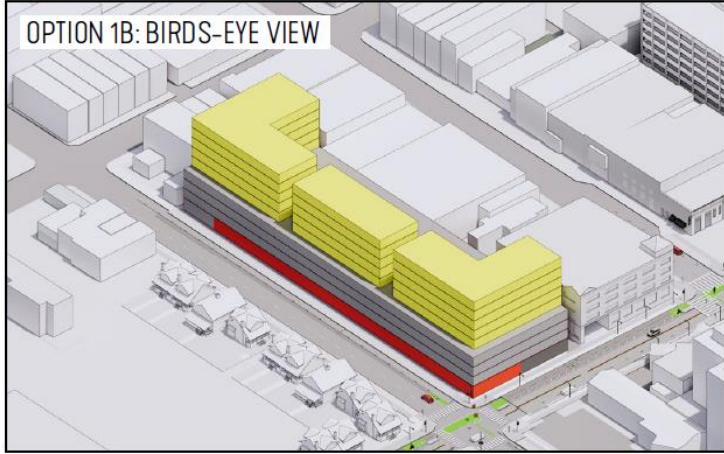
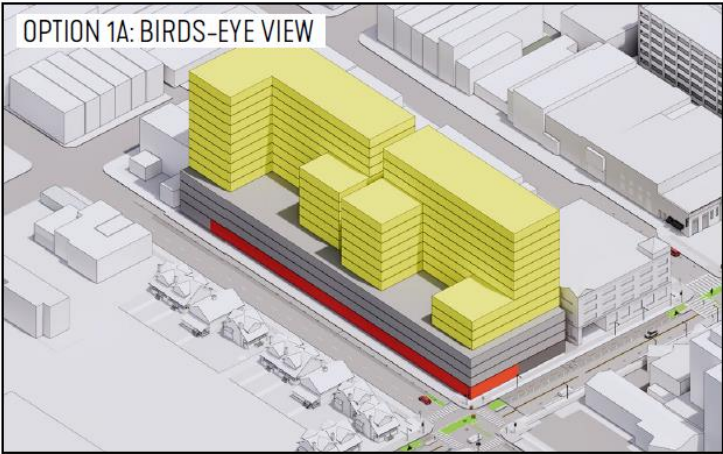
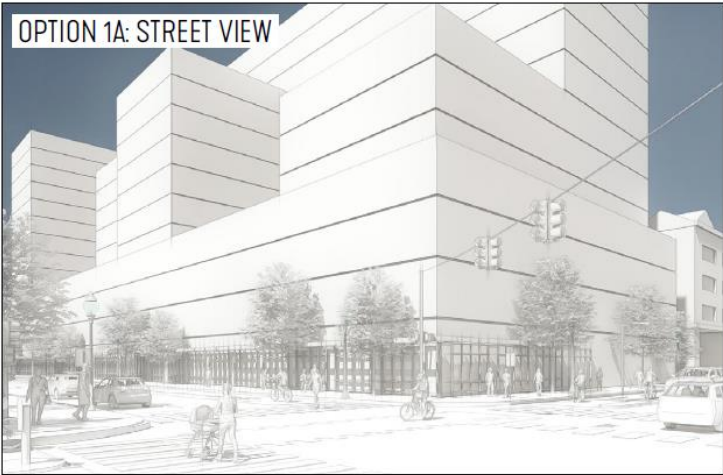
- Zoning District: D1 (High Density)
- Character Overlay District: Main St
- Lot Area: 53,750 SF
- FAR: 700% or 900% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 180'
- Streetwall: 4 stories (max.) or 2 stories (min.)



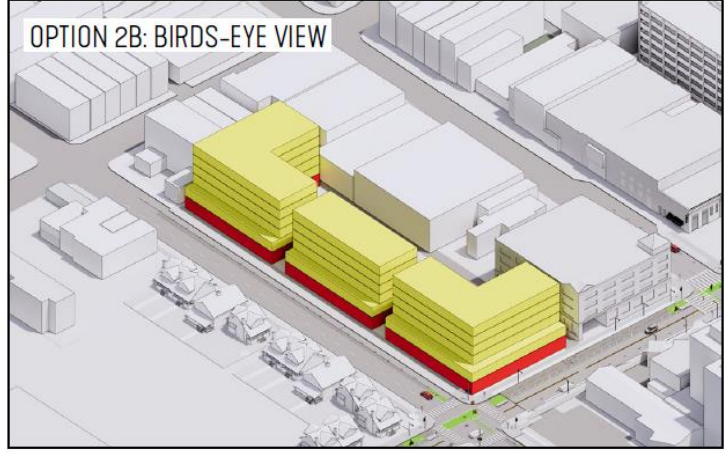
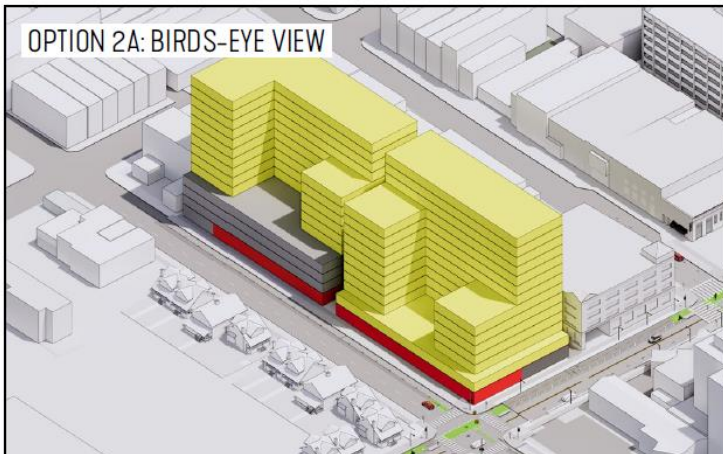
309 S ASHLEY

MASSING OPTIONS

OPTION 1: KEY DOWNTOWN PARKING SITE



OPTION 2: NOT A KEY DOWNTOWN PARKING SITE



Join Video for The Main Room

Help

Welcome

Virtual Engagement Opportunities

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www.surveygizmo.com/s3/5805923/Affordability-Community-Survey-Fa

Live Chat!

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THANK YOU
for joining us this evening!



SMITHGROUP