

WELCOME!

HOUSING + AFFORDABILITY IN ANN ARBOR

The Main Room presentation
will begin at 6:05 PM.



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!

6:05 – 6:40 PM

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

BREAK-OUT ROOMS

6:40 – 7:40 PM

- Recap Presentations every 15 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

- **SmithGroup:** Conceptual Design + Community Engagement
- **Ideas and Actions:** Financial Analysis
- **Bowen National Research:** Housing Study
- **Nelson\Nygaard:** Parking Study

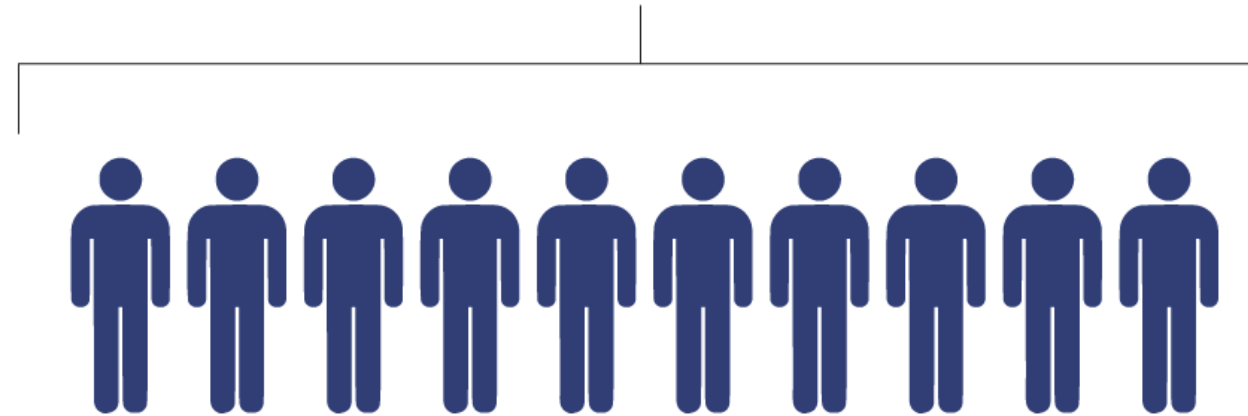
**Previous studies also included land use & zoning studies and financial analysis*



Housing* is considered “affordable” when it **costs no more than 30% of a household’s gross income.**

*Housing costs = rent + utilities or mortgage + taxes + utilities.

For every 3 people
who live and work in Ann Arbor...



...10 people live elsewhere and have to
commute into the city to work.

Average Apartment Costs



\$1,148/month








\$1,750/month



In Ann Arbor, the median family income is

\$101,500/year

But half of the families in Ann Arbor
don't earn that much money.

HOUSEHOLD SIZE	1 	2 	3 	4 	5 
60% AREA MEDIAN INCOME	\$42,660	\$48,720	\$54,840	\$60,900	\$65,820
AFFORDABLE MONTHLY HOUSING COSTS	\$1,067	\$1,218	\$1,371	\$1,523	\$1,646

HUD places the Area Median Income into the 100% AMI 4 person household slot, and all other incomes are a formula based off that number.

Who is impacted by housing unaffordability?

Many people that you interact with daily can't afford to live in Ann Arbor because of housing costs.



Healthcare worker
\$27,360 - \$46,240



Firefighter
\$46,944



Social Worker
\$46,579



Preschool Teacher
\$28,166



Maintenance Worker
\$36,077



Retail Worker
\$23,482



Chef
\$24,326



Delivery Driver
\$29,549

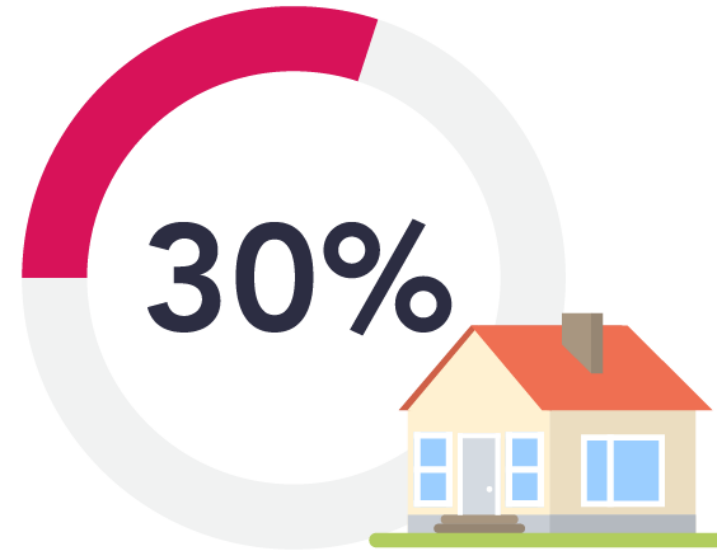


Security Guard
\$27,437



Real Estate Agent
\$46,829

Essential workers don't earn enough money to live in Ann Arbor.



Housing* is considered "affordable" when it costs no more than 30% of a household's gross income.

One Bedroom Apartment

\$45,920

\$1,148/Month

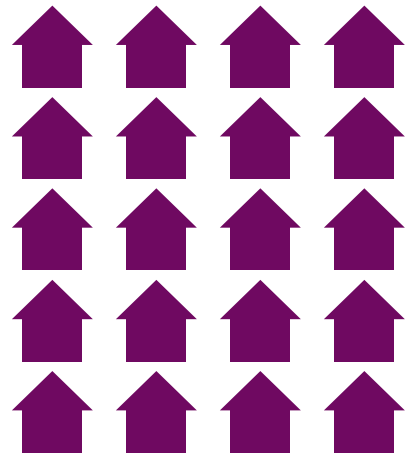
Two Bedroom Apartment

\$70,000

\$1,750/Month

this is the **minimum annual salary** required to afford rent in Ann Arbor.

*Housing costs = rent + utilities or mortgage + taxes + utilities. Median annual salaries, according to the Bureau of Labor Statistics; Average rent figures from RentJungle.com, for August 2020.



**2,800 UNITS
OVER 20 YEARS**

County report specifically recommended 140 units per year for 20 years in the City of Ann Arbor for a total of 2,800 units for 60% AMI households or less.



**FUNDING FOR OVER
1,500 UNITS**

The millage that recently passed is estimated to provide enough funding for 1,500+ new affordable housing units.

DOWNTOWN AFFORDABLE HOUSING SITES

■ WINTER-SPRING 2020 (Complete)

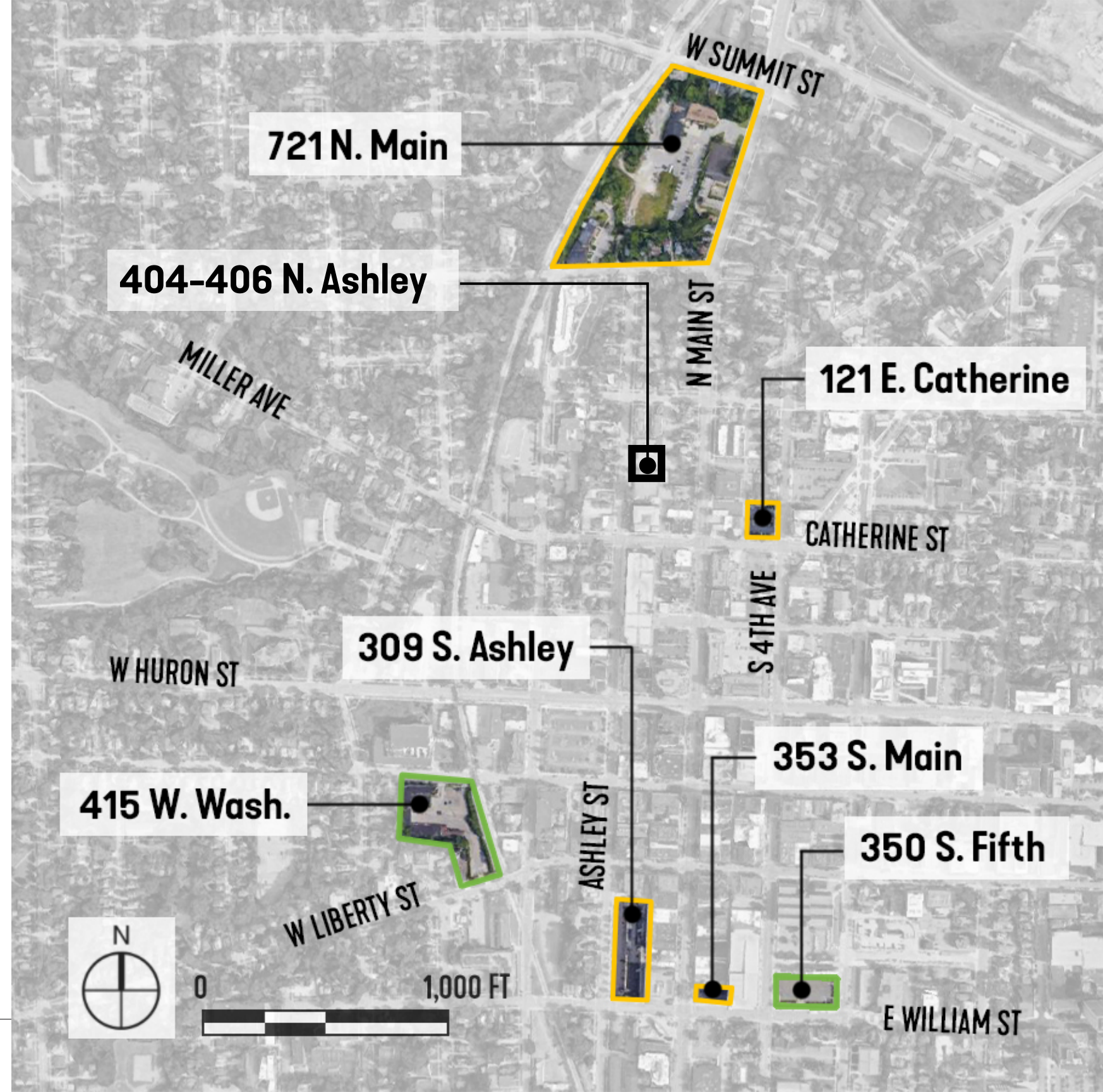
1. 350 S. Fifth (Former Y Lot)
2. 415 W. Wash

■ 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 until December 14th

■ LIVE VIRTUAL SESSIONS

- Thursday, October 1st
- Today!
- Thursday, December 10th

■ REPORT OUT

- Tentatively planned for December 2020/January 2021

HOUSING + AFFORDABILITY IN ANN ARBOR
VIRTUAL PUBLIC ENGAGEMENT

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.

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

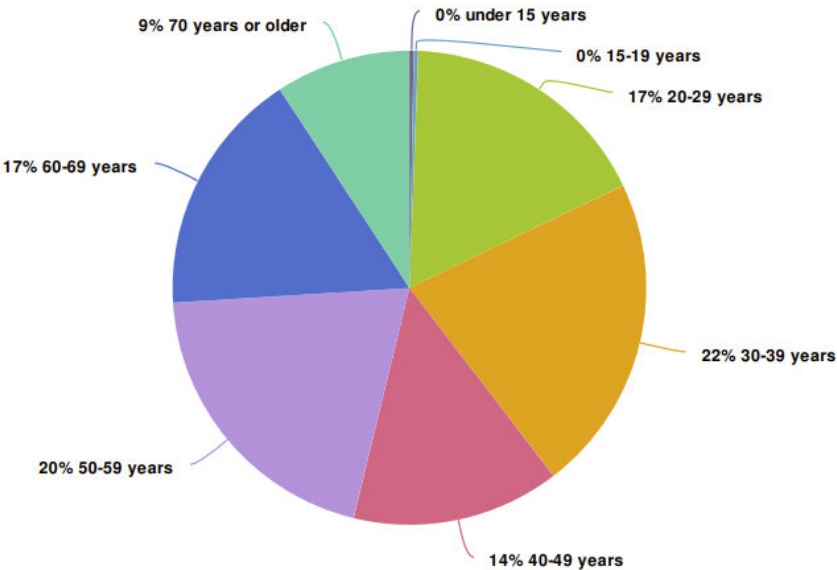
FINAL REPORT OUT
December 2020
Date and time to be determined

FULL DETAILS ON THE WEBSITE

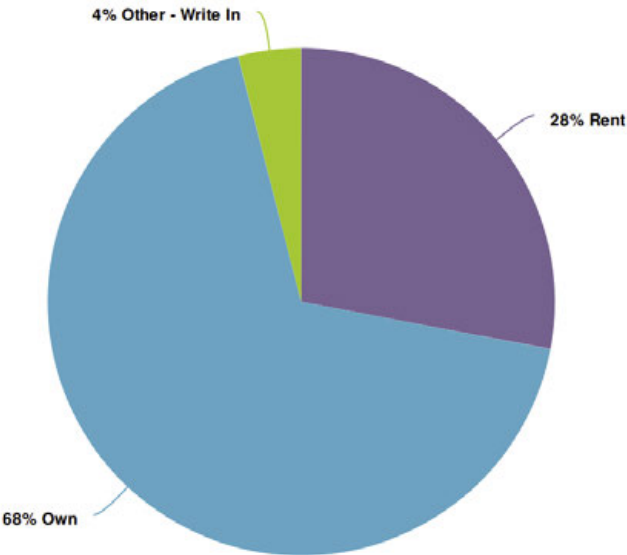
Map labels: 721 N. Main, 121 E. Catherine, 309 S. Ashley, 353 S. Main, W SUMMIT ST, N MAIN ST, MILLER AVE, W HURON ST, W LIBERTY ST, ASHLEY ST, S 4TH AVE, CATHERINE ST, E WILLIAM ST.

SURVEY DEMOGRAPHICS

AGE



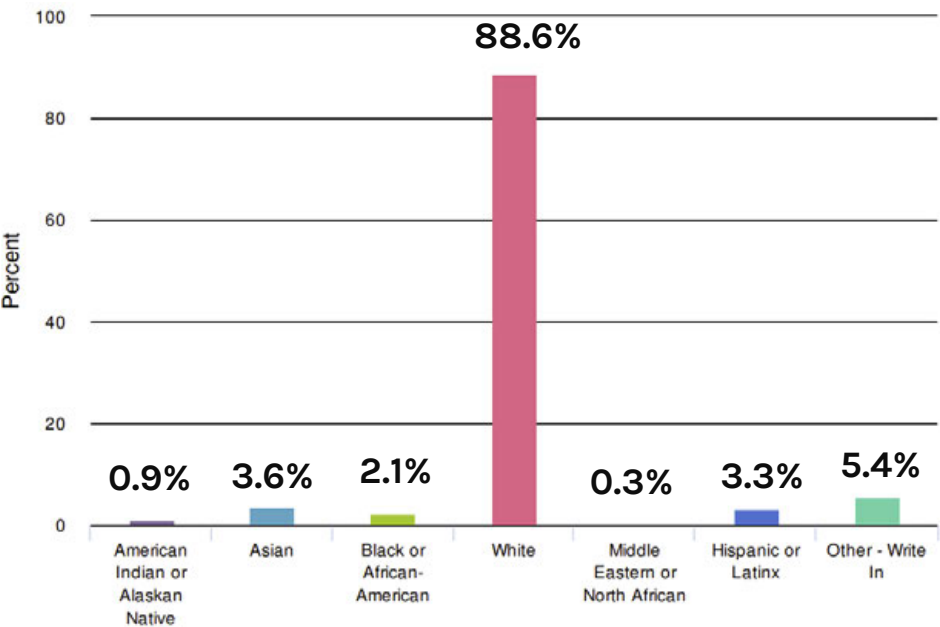
RENTER VS. OWNER



RESPONDENTS

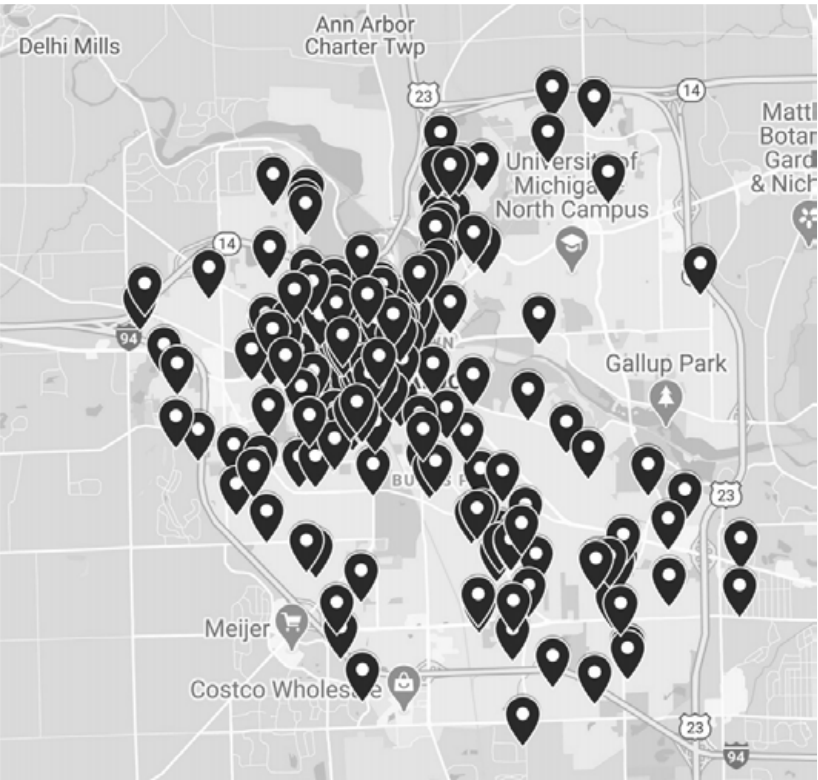
414

RACE & ETHNICITY



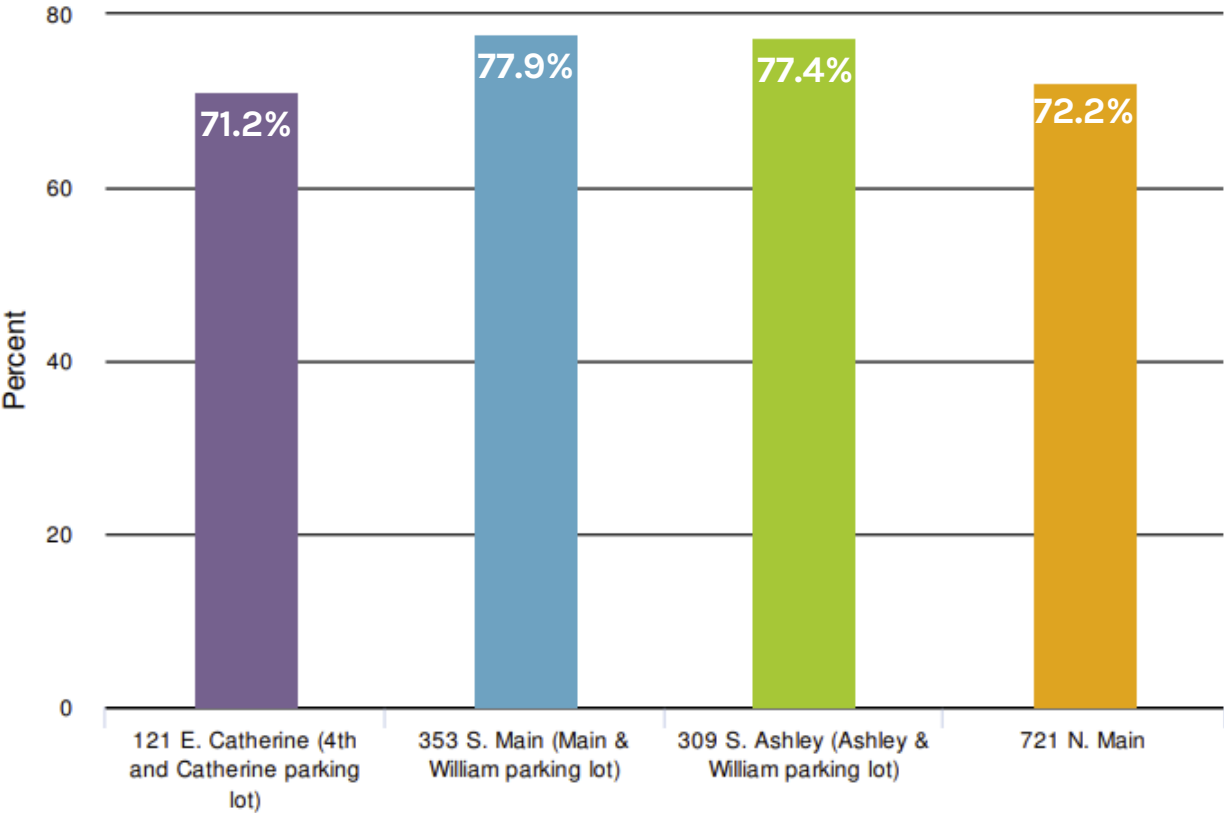
RESPONDENTS WHO LIVE IN ANN ARBOR

84%



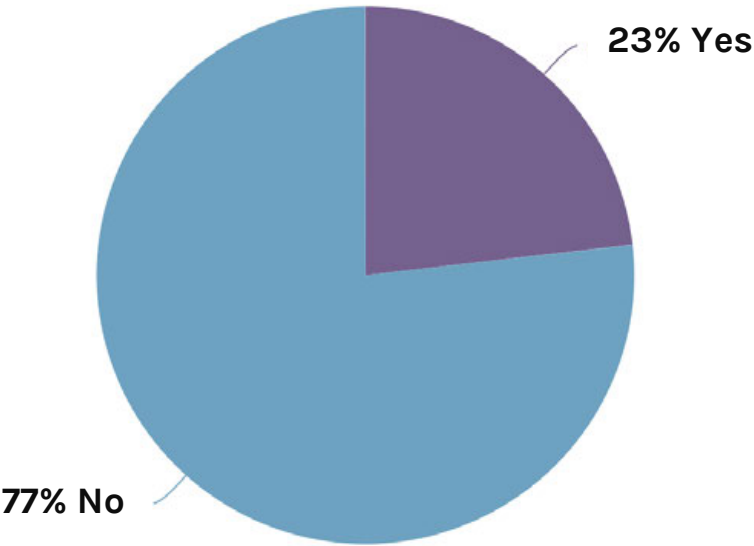
ENGAGEMENT & PARTICIPATION

WHAT SITES ARE PEOPLE INTERESTED IN?



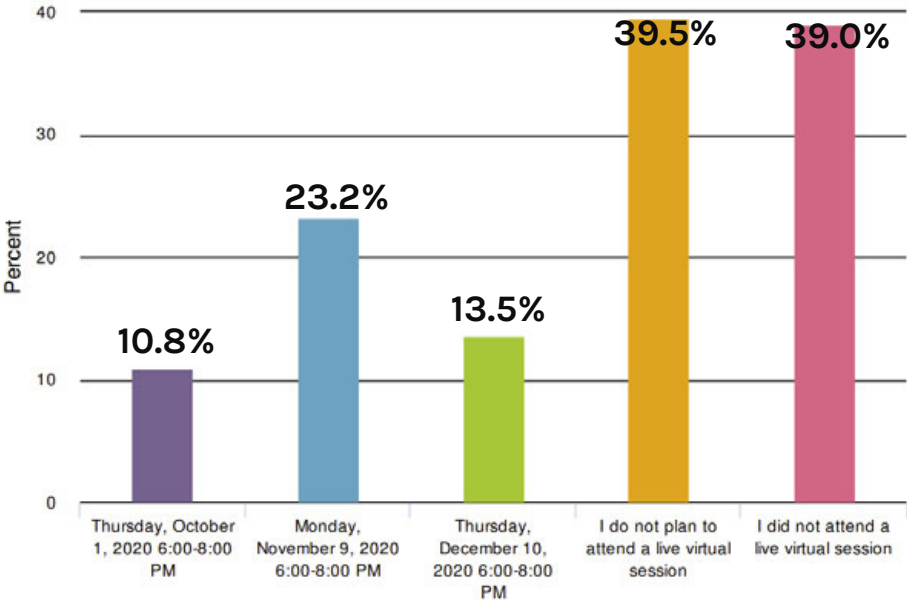
PREVIOUS ENGAGEMENT 415 W WASH AND FORMER Y LOT

3. Did you participate in any of the previous housing and affordability surveys and/or in-person meetings for redeveloping 415 W. Washington Street and 350 S. Fifth Avenue over the last year?



LIVE ENGAGEMENT PARTICIPATION

4. Are you planning on or did you participate in one or more of the live virtual engagement sessions on these four sites? Click here to RSVP: <https://www.community-engagement-annarbor.com/>



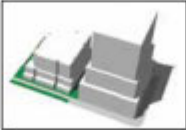


DESIGN GUIDELINES AND CHARACTER DISTRICTS

Using the Design Guidelines

The Design Guidelines are part of a system of tools, including zoning and historic design guidelines, that help shape downtown development. The downtown zoning districts, D1 and D2, establish the general use and basic area, height and placement standards for development, while design guidelines provide more detailed criteria to shape project design. Design guidelines complement and build upon the zoning requirements. Where any conflict may exist between zoning requirements and the design guidelines, the zoning requirements will prevail.

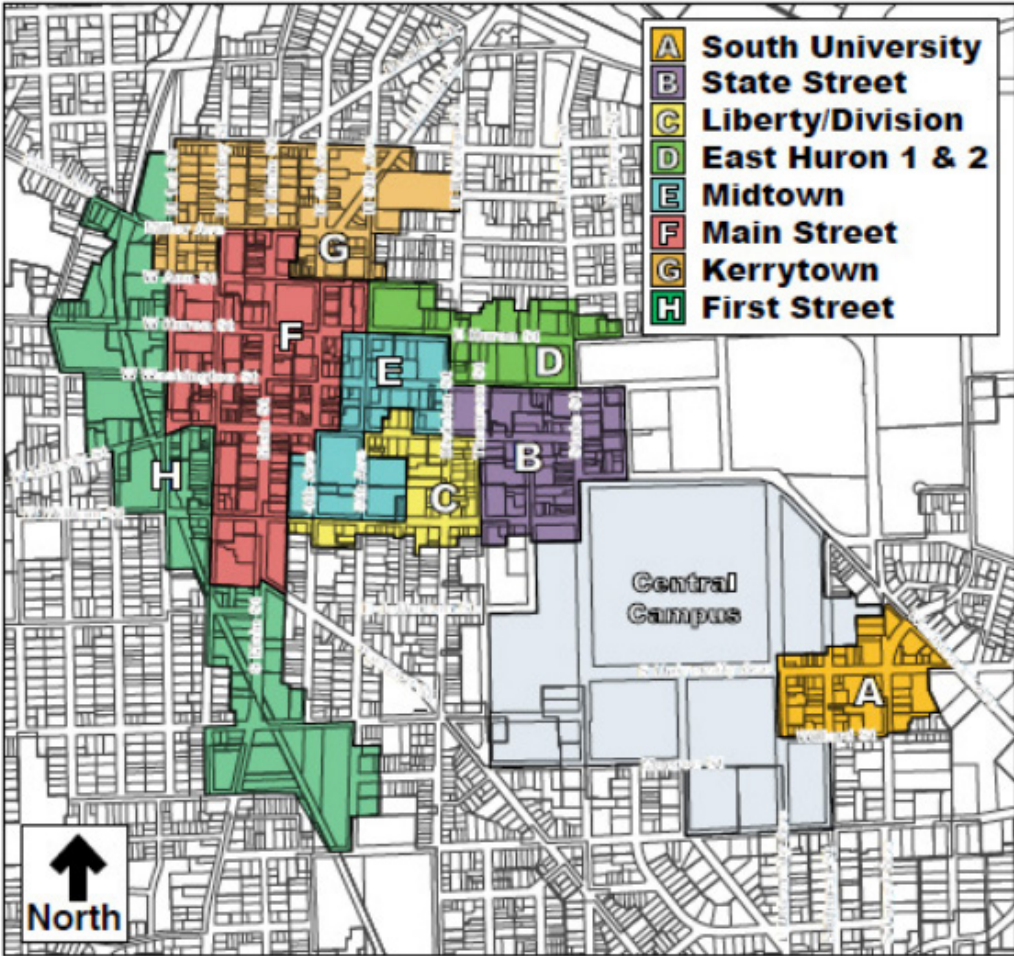
In historic districts, development must also comply with the city's historic preservation ordinance and historic district design guidelines. In those areas not within a designated historic district, development is encouraged to comply with the intent of the Downtown Ann Arbor Design Guidelines.

When considering a project in the downtown, property owners, developers and architects shall refer to the downtown design guidelines and design review process. Projects will be reviewed by a Design Review Board, whose members shall comment on the appropriateness of the proposed design in relation to the Design Guidelines. Such review is mandatory as part of the city's normal site plan review process; compliance with the Review Board's recommendations is voluntary, but encouraged.

	Applies To	Addresses
Zoning 	All properties and projects in downtown Ann Arbor must comply with zoning standards	<ul style="list-style-type: none">• Use• Height• Floor Area• Setbacks• Basic Massing• Required Parking
Historic District Design Guidelines 	Properties and projects in downtown Ann Arbor that are within a designated historic district must comply with the Historic District Design Guidelines	<ul style="list-style-type: none">• Site Design• Building Articulation• Street Level Design• Parking Design• Windows• Maintenance of Historic Materials• Replacement of Historic Building Elements• Rehabilitation of Historic Structures
Downtown Design Guidelines 	Properties and projects in downtown Ann Arbor that are not within a designated historic district are encouraged to comply with the Downtown Ann Arbor Design Guidelines.	<ul style="list-style-type: none">• Site Design• Building Articulation• Street Level Design• Parking Design• Windows• Materials

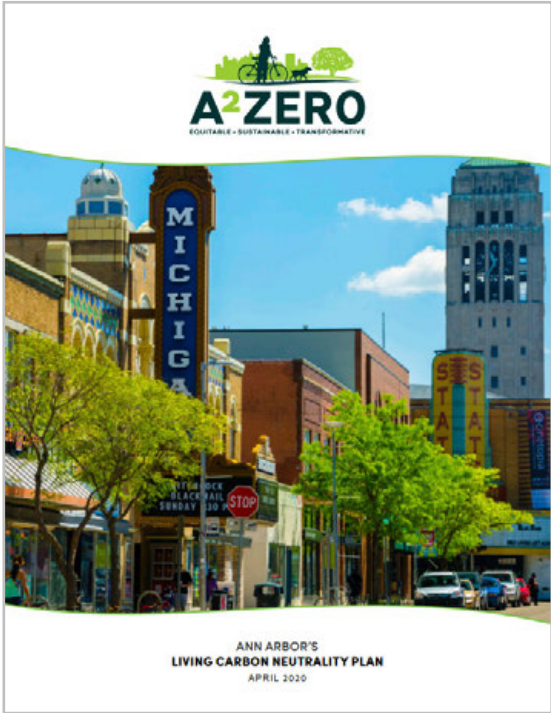
Chapter 2: Design Guidelines for Character Districts

The zoning regulations for downtown Ann Arbor define a series of Character Overlay Zoning Districts to reflect the diversity of historical and built environments within the downtown. This chapter describes these character districts and their existing features.



SUSTAINABILITY GOALS

- By 2030, every affordable housing site in the City is net zero energy.



STRATEGY 3: Significantly Improve the Energy Efficiency in our Homes, Businesses, Schools, Places of Worship, Recreational Sites, and Government Facilities

7. TRANSITION AFFORDABLE HOUSING SITES TO NET ZERO ENERGY

Through a deep and collaborative partnership, the Office of Sustainability and Innovations and the Ann Arbor Housing Commission have been working to transition all existing and new affordable housing sites to net zero energy. These systems are also being designed to handle electric vehicle charging and battery storage.

Vision for Net Zero Energy Affordable Housing

Every affordable housing site in the City is net zero energy by 2030. Savings accrued through the program are directly invested in more programming for Housing Commission tenants and into more affordable housing sites.

Party Responsible for Implementation

- Office of Sustainability and Innovations, in partnership with Ann Arbor Housing Commission

Equity Impacts

Ann Arbor Housing Commission funding that would have assisted in paying energy bills can be redirected to help meet Ann Arbor's annual affordable housing goals.

Collaborators / Project Co-Designers

- UM Battery Lab
- Energy Contractors
- U.S. Housing and Urban Development
- DTE Energy

Indicators of Success / Goals

By 2030, every affordable housing site in the City is net zero energy.

Assumptions

- The Office of Sustainability and Innovations continues to provide \$200,000 to support energy efficiency improvements and renewable energy at Housing Commission sites through 2021
- Starting in 2022 through 2025, the Office of Sustainability and Innovations provides \$100,000 in direct support to the Housing Commission
- Fundraising is conducted to finance the rest of the energy improvements

Target Demographic

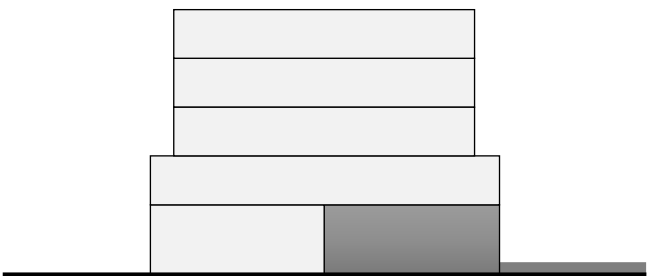
Those currently residing in affordable housing and those in need of affordable housing



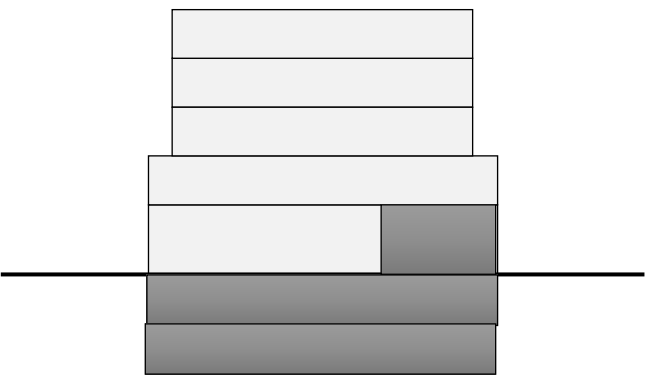
PARKING CONSIDERATIONS FOR EACH SITE

- There are different ways of handling parking

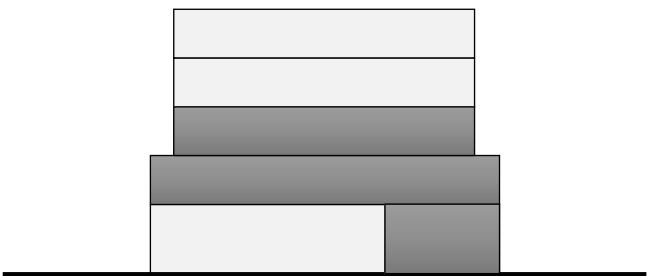
ON-SITE, AT GRADE / SURFACE



ON-SITE, BELOW GRADE



ON-SITE, ABOVE GRADE



OFF-SITE



 Parking

*Hypothetical Building Sections



EXISTING PARKING CONDITIONS

PARKING WITHIN ¼-MILE OF THE SITE

Facility	Existing Parking	Off-Street	On-Street
309 S Ashley (Kline)	143	3,533	427
353 S Main	24	2,781	473
121 E. Catherine (4th & Catherine)	49	5,268	607

Table shows the on-street and off-street supply within a ¼-mile catchment of the sites.

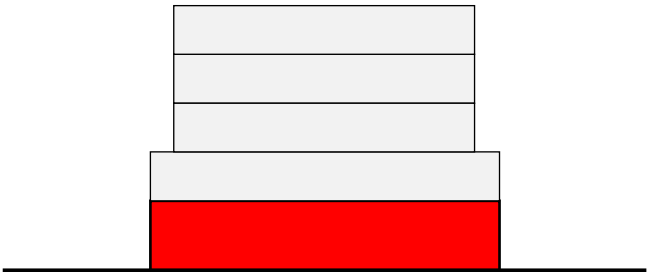
NON-DDA / PART-TIME PARKING FACILITIES IN THE DOWNTOWN

Non-DDA Facility	Type	Capacity
County Administration Building	Lot	46
Washtenaw County Courthouse	Lot	62
City Hall	Lot	33
350 S. Fifth (Former Y Lot)	Lot	86
Fingerle Lumber	Lot	69
Depot Street Lot	Lot	39
Broadway Bridge Lot	Lot	18
Community High Lot	Lot	88

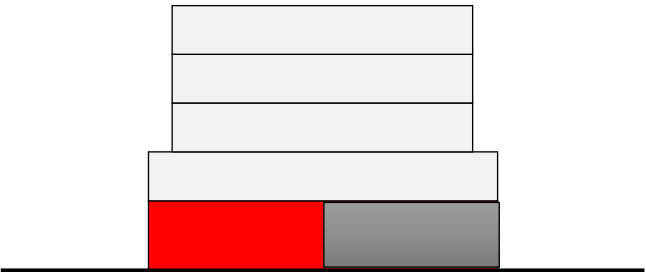
GROUND FLOOR STRATEGIES FOR EACH SITE

- There are different ways of treating the ground floor

COMMERCIAL



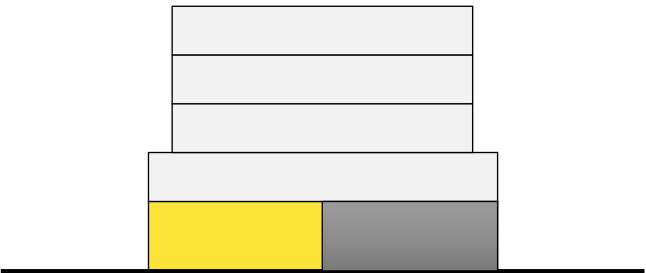
COMMERCIAL + PARKING






PARKING



RESIDENTIAL + PARKING



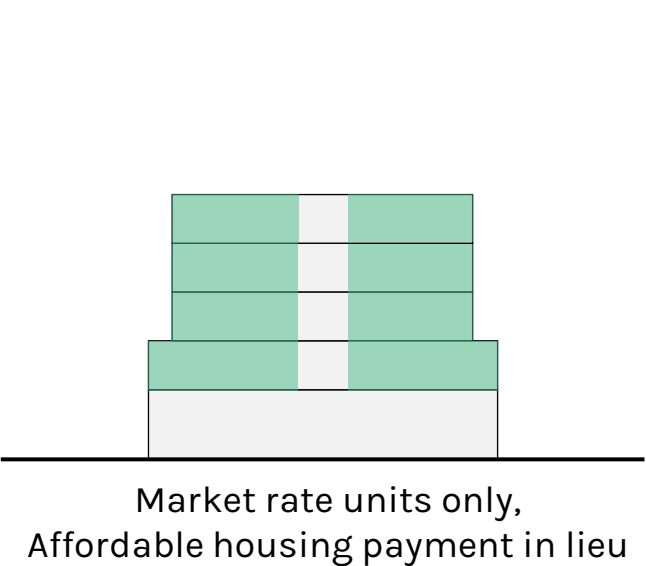
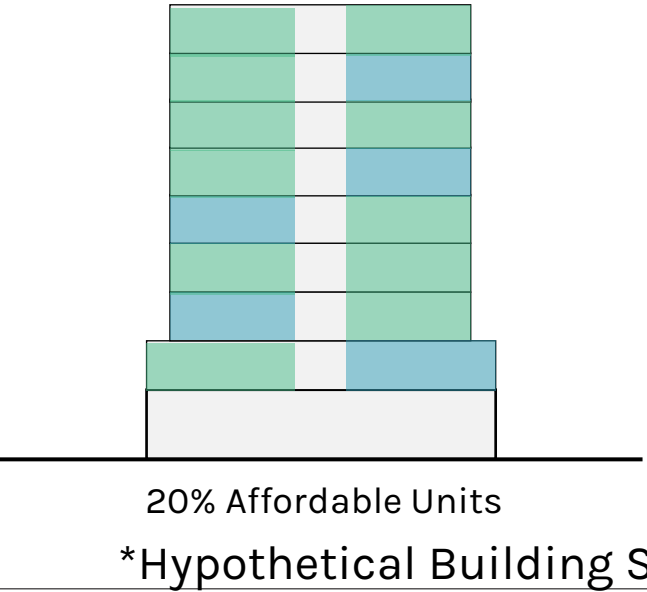
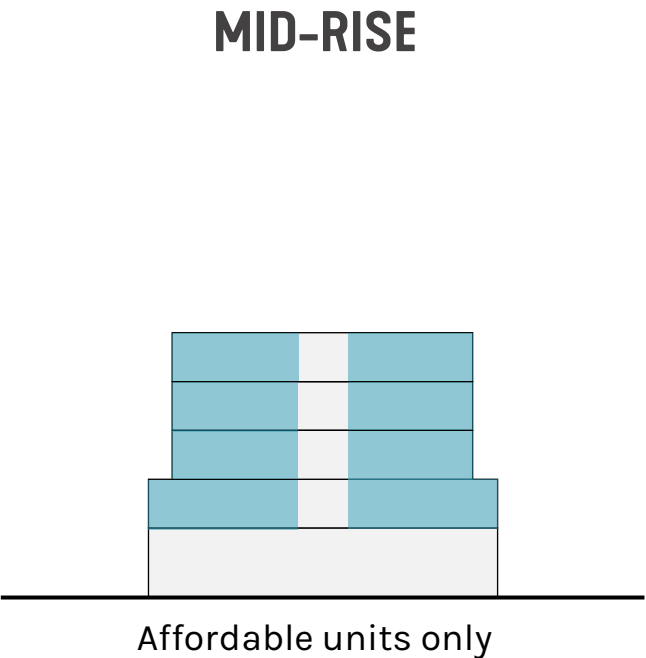
-  Parking
-  Commercial
-  Residential

*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.



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

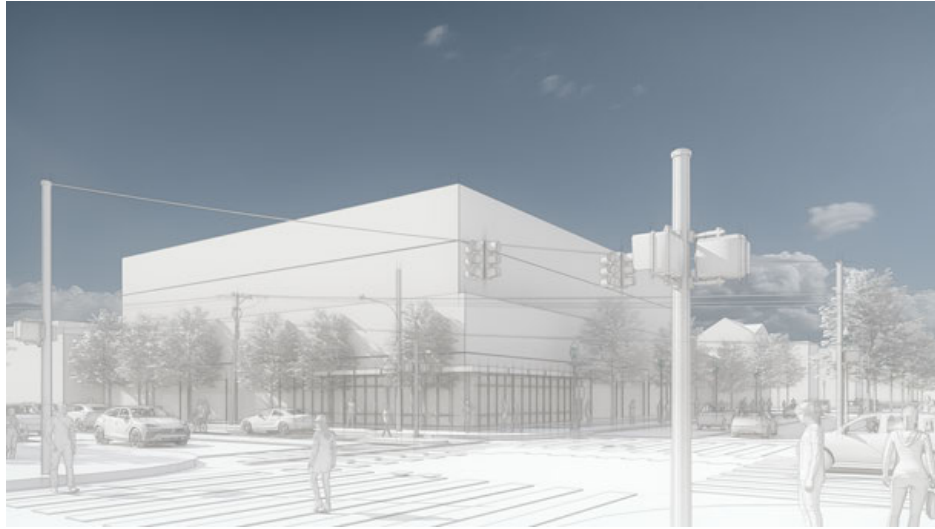
ZONING REQUIREMENTS

- 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.)



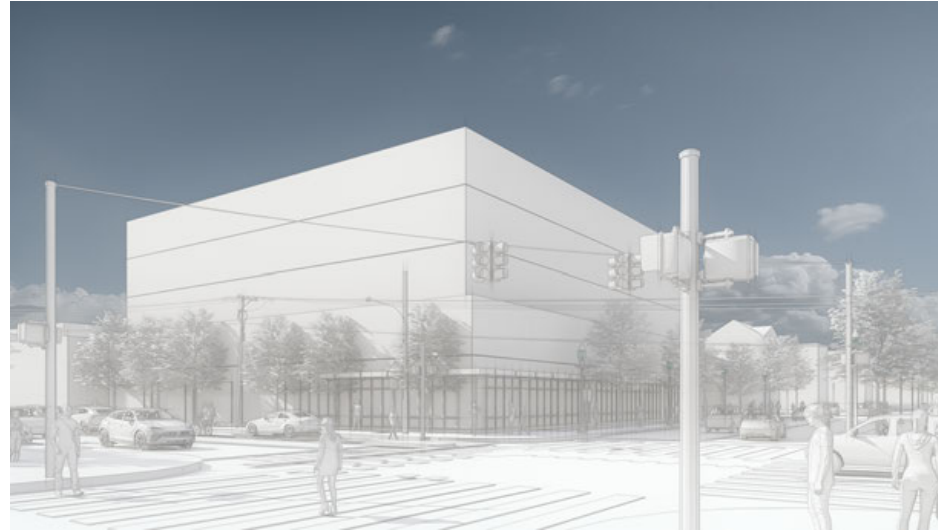
121 E CATHERINE

MASSING OPTIONS



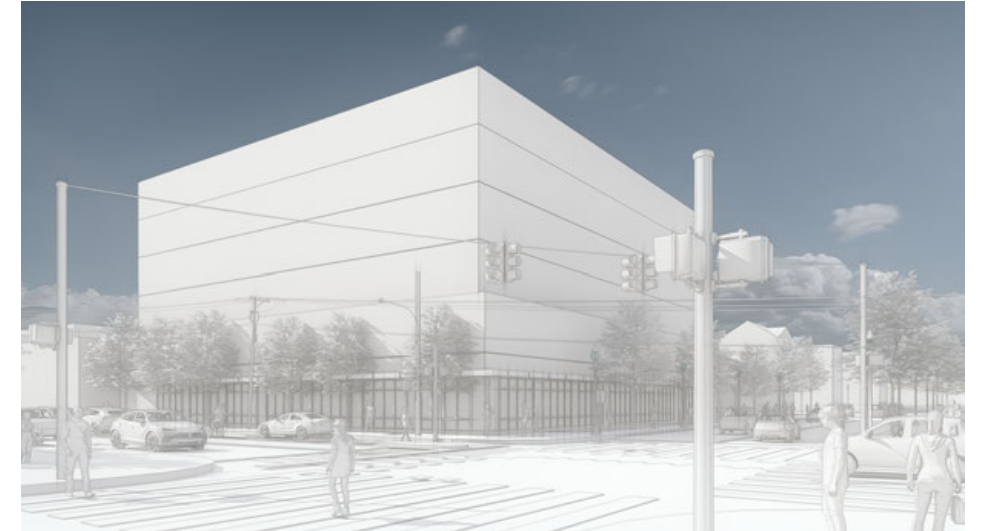
OPTION 1: 4-STORY

- +/- 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

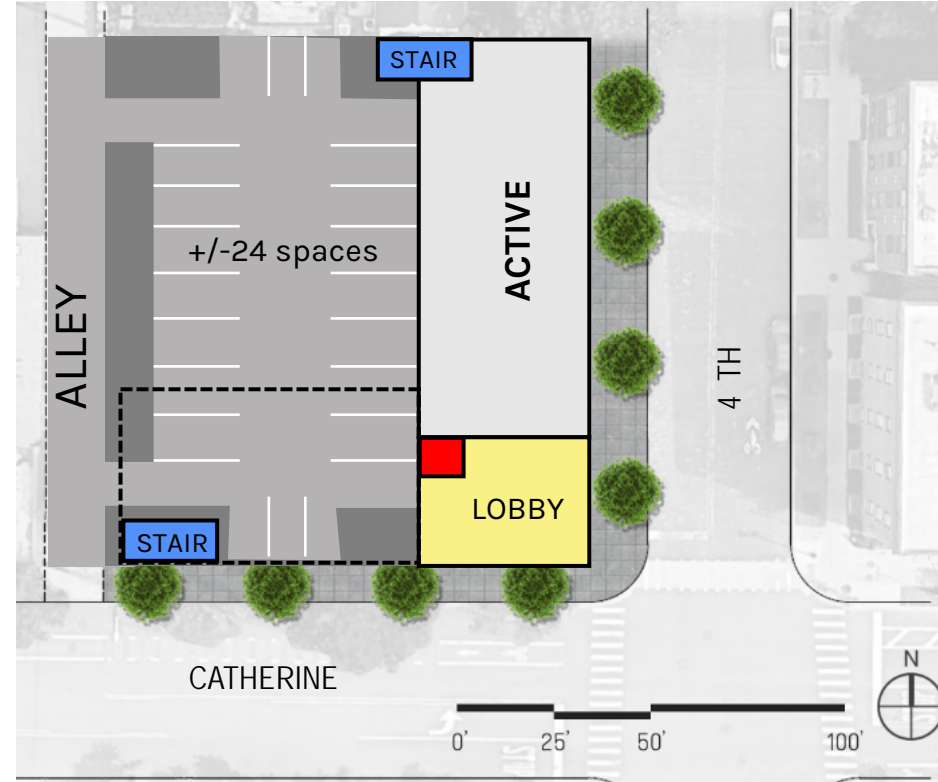
121 E CATHERINE

PARKING OPTIONS



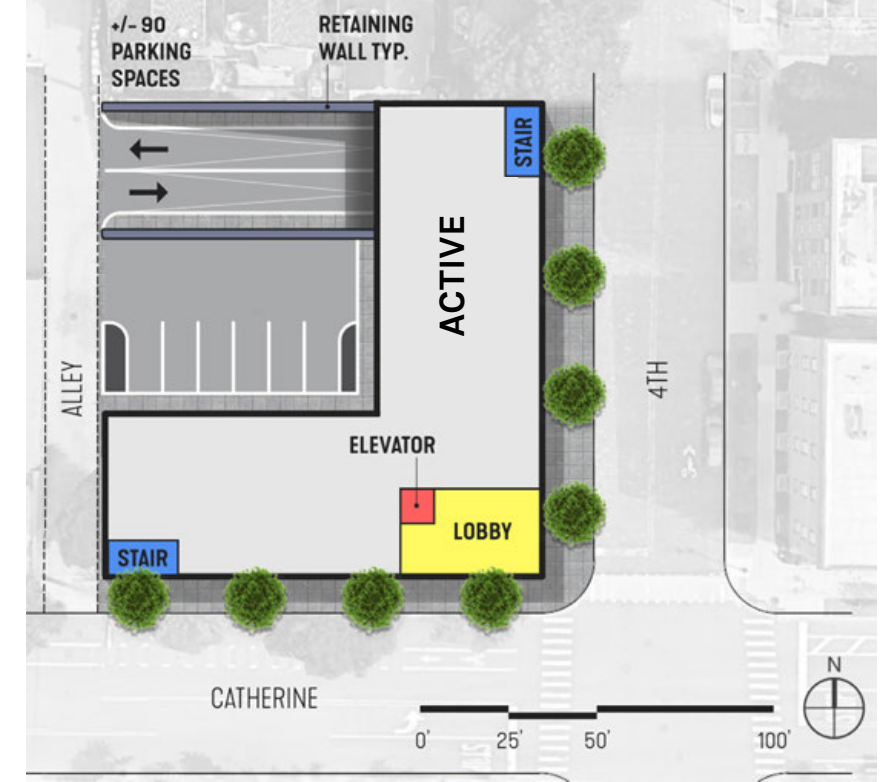
OPTION 1:

- 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

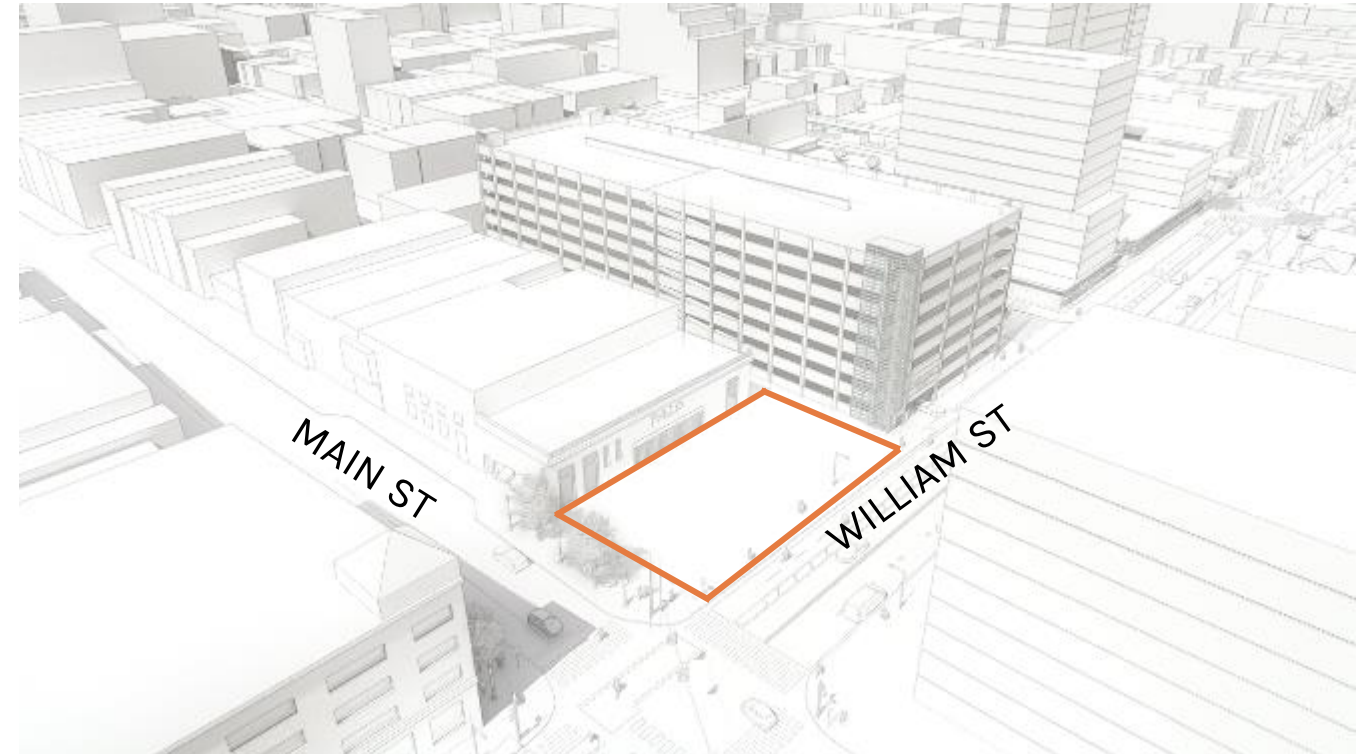
MAIN & WILLIAM PARKING LOT

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



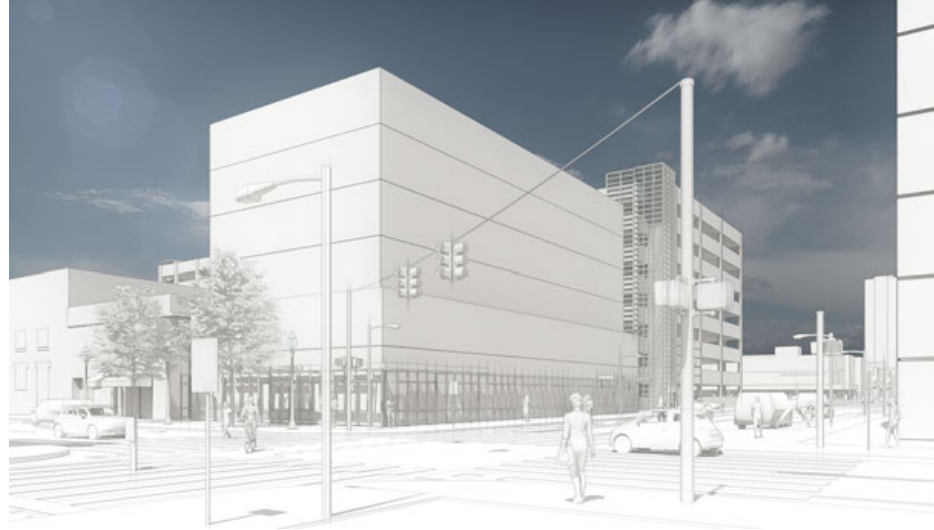
353 S MAIN

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



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

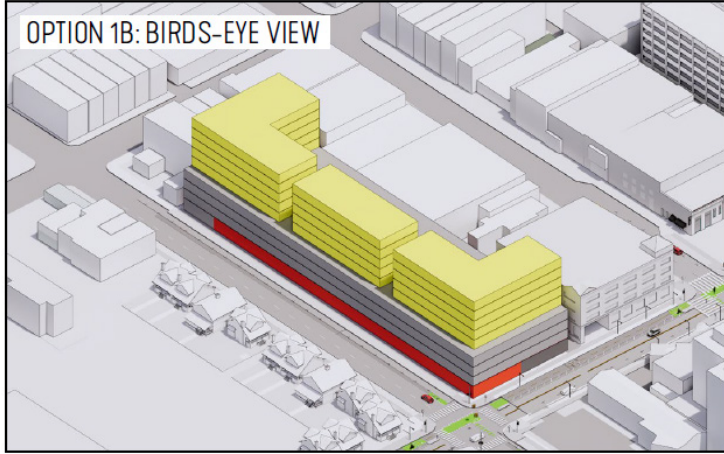
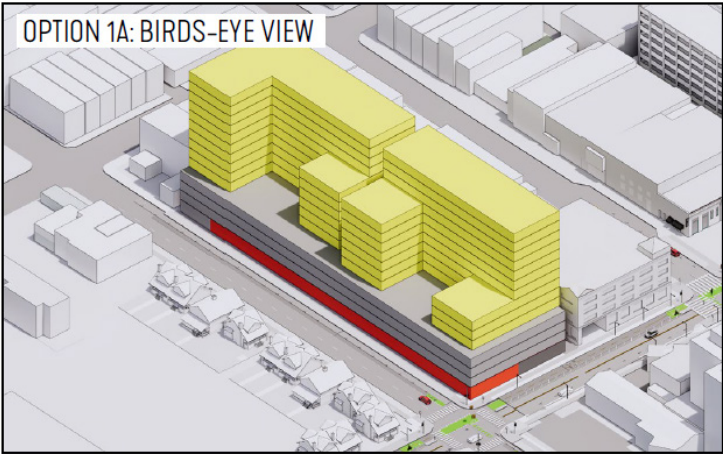
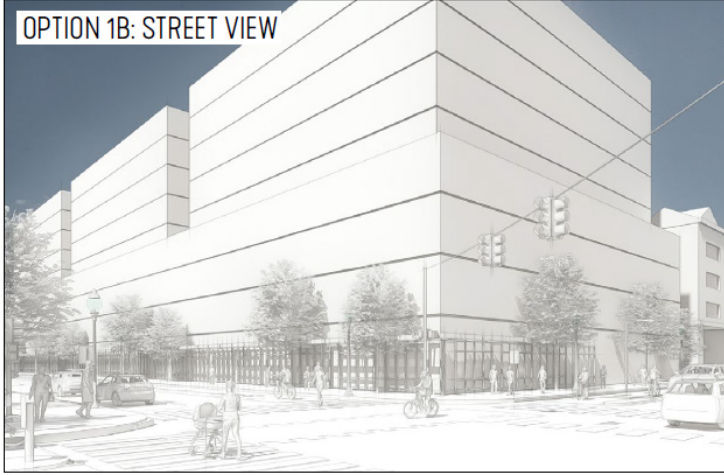
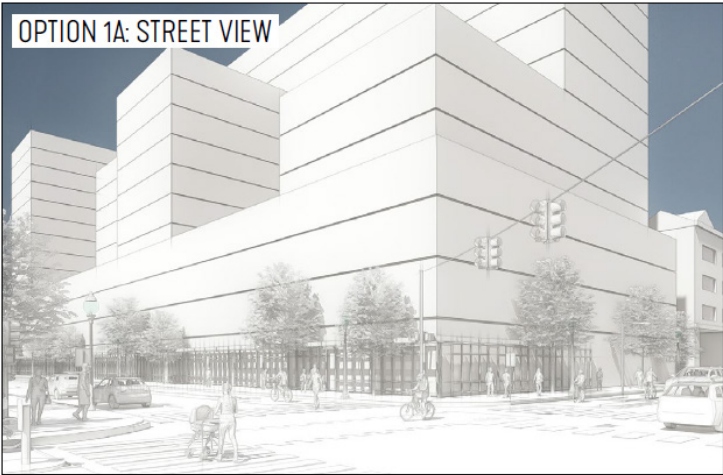
- Zoning District: D1 (High Density)
- Character Overlay District: Main St
- Lot Area: 53,750 SF
- FAR: 700% or 900% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 180'
- Streetwall: 4 stories (max.) or 2 stories (min.)



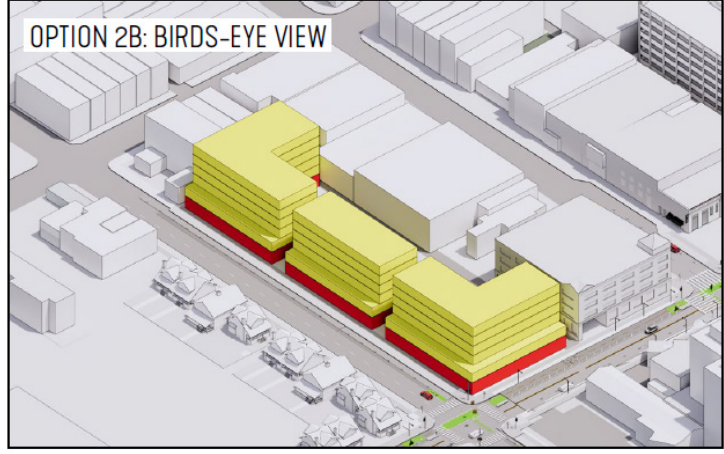
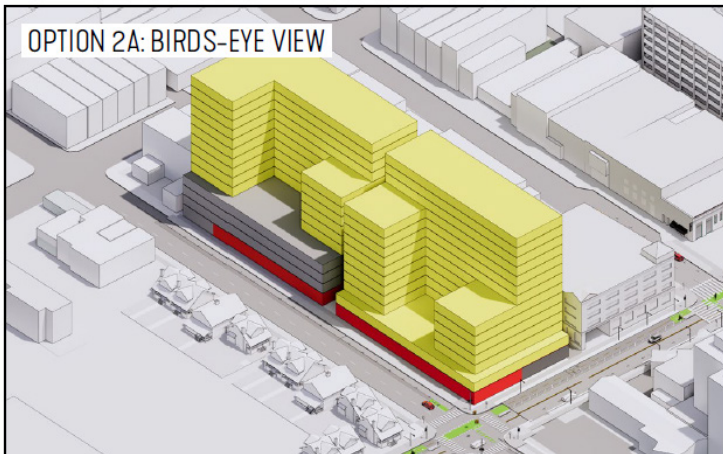
309 S ASHLEY

MASSING OPTIONS

OPTION 1: KEY DOWNTOWN PARKING SITE



OPTION 2: NOT A KEY DOWNTOWN PARKING SITE



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

Join Video for The Main Room

Help

Welcome

Virtual Engagement Opportunities

Presentation

Take the survey

Watch this video

HOUSING + AFFORDABILITY IN ANN ARBOR

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

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6:00 - 8:00 PM

MONDAY
NOV 9, 2020
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THURSDAY
DEC 10, 2020
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Hide Sidebar

Admin Controls

Virtual Rooms

The Main Room



721 N. Main

121 E. Catherine

353 S. Main

309 S. Ashley

HOUSING + AFFORDABILITY IN ANN ARBOR

VIRTUAL PUBLIC ENGAGEMENT

POTENTIAL REDEVELOPMENT SITES

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



SMITHGROUP

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


Live Chat!

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

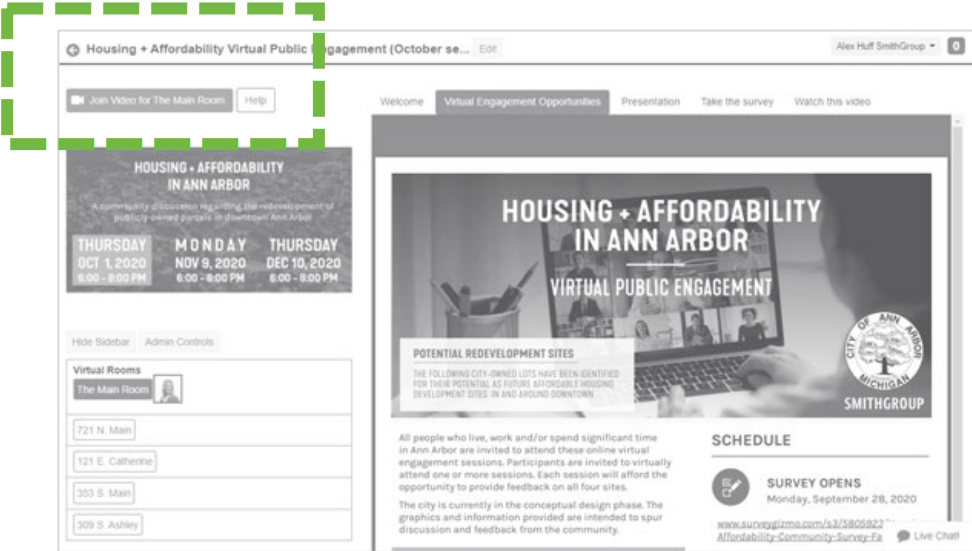


HOW TO USE THE ENGAGEMENT PLATFORM

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



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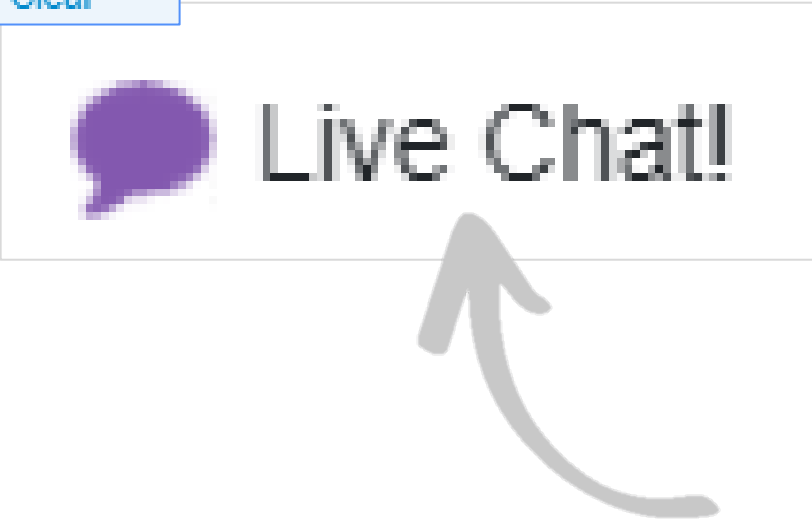
Click “**Live Chat**” to ask a general question

Live Chat for this Event

Housing + Affordability Virtual Public Engagement (October session)

OK

Clear



LOWER RIGHT



www.community-engagement-annarbor.com

THANK YOU
for joining us this evening!



SMITHGROUP