



# Design Review Board Submission

February 21, 2018

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## Vicinity Map





Site Context Map

- 309 N. Ashley Street Site
- 410 First Condos
- 110 Miller Ave.
- Ann Ashley Parking Structure
- DUO Security Inc.
- Ashley Terrace  
Ann Arbor News/ Flagstar
- Residence Inn/ Greyline
- One North Main
- 121 Kingsley West Condos
- 414 N. Main



West Park



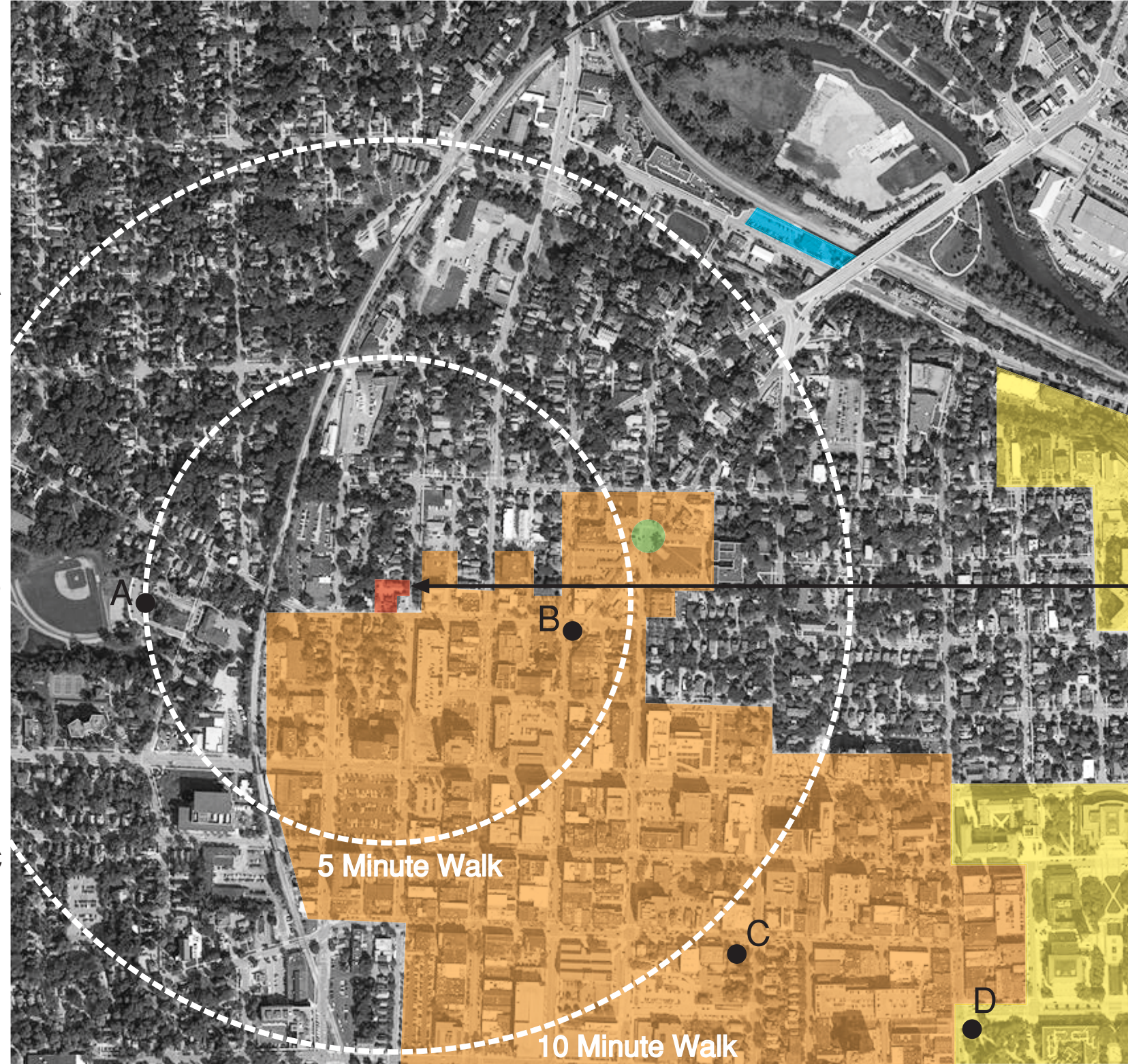
Sculpture Plaza



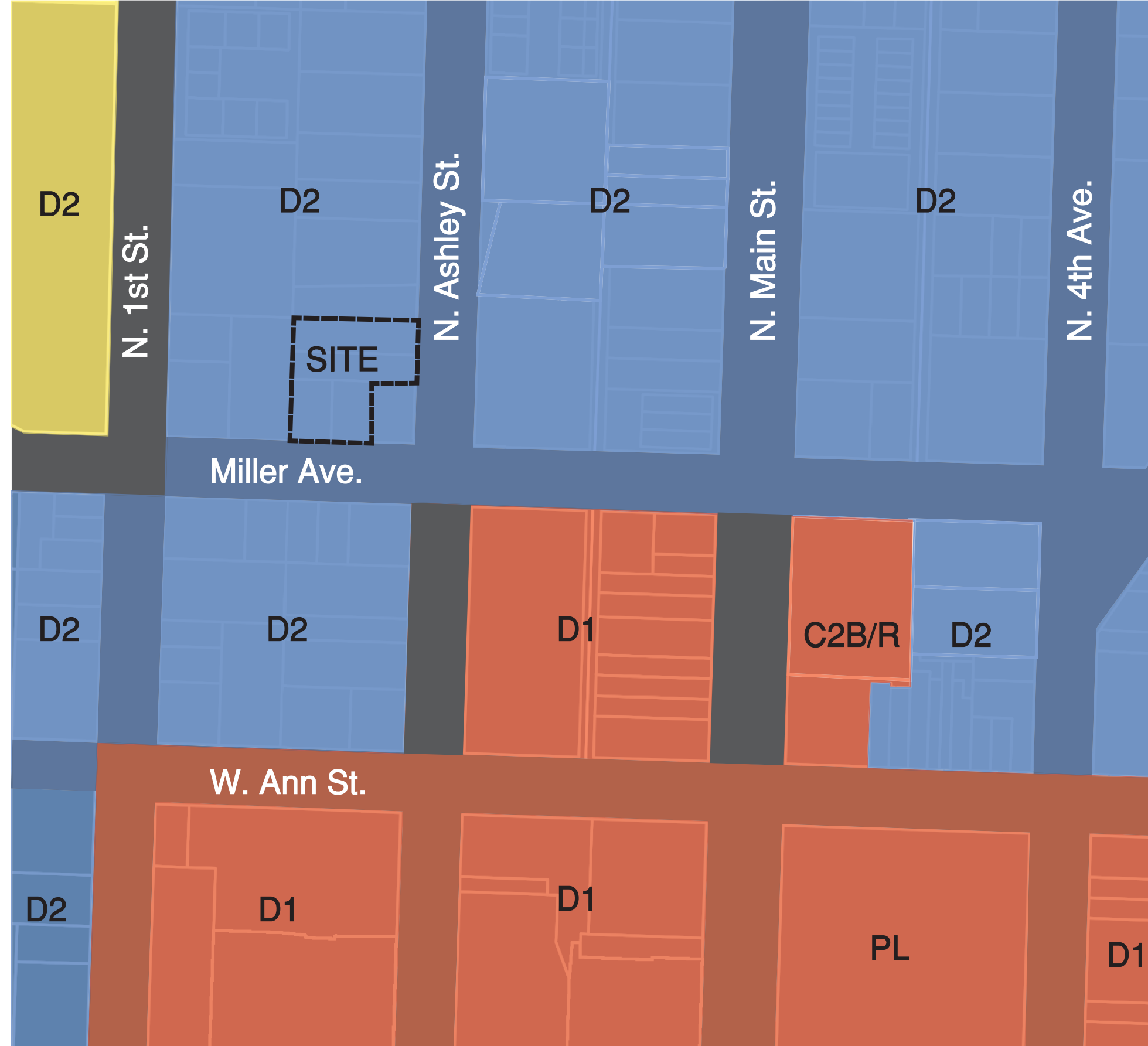
Liberty Plaza







Univeristy of Michigan Diag



- Neighborhood Context Map
- 309 N Ashley Street Site
  - Commercial Businesses
  - University Property
  - Farmers Market/ Kerrytown
  - Amtrak Station



-  Character District
-  Kerrytown District
-  Main Street
-  First Street



Vacant commercial business on the Northwest corner of North Ashley Street and Miller Avenue



Adjacent residential property to the west of the project site.



Adjacent residential properties to the north of the project site.



Adjacent residential properties to the south of the project site.



Ann Ashley Parking Structure off of North Ashley Street, kitty-corner from site.



Ashley Terrace & DUO Security Inc. off of North Ashley Street south of the site.





Zingerman's Greyline and Residence Inn by Marriott on the Northeast corner of North Ashley Street and West Huron Street.



110 Miller on the Northeast corner of North Ashley Street and Miller Avenue across the street from the site.



220 North First Apartments on the Southeast corner of  
North First Street and Miller Avenue





First-Miller office building on the Northwest corner of North First Street and Miller Avenue



Phoenix W.E.S.T. located on the Southwest corner of North First Street and West Ann Street



Kingsley Parkside Condominiums located on Southeast corner of North First Street and West Kingsley Street



121 Kingsley West Condominiums on the Southeast corner of North Ashley Street and West Kingsley Street



410 First Condominiums located on Southeast corner of North First Street and West Kingsley Street







Kingsley Condos located on the north corner of North 1st Street and West Kingsley Street (under construction)

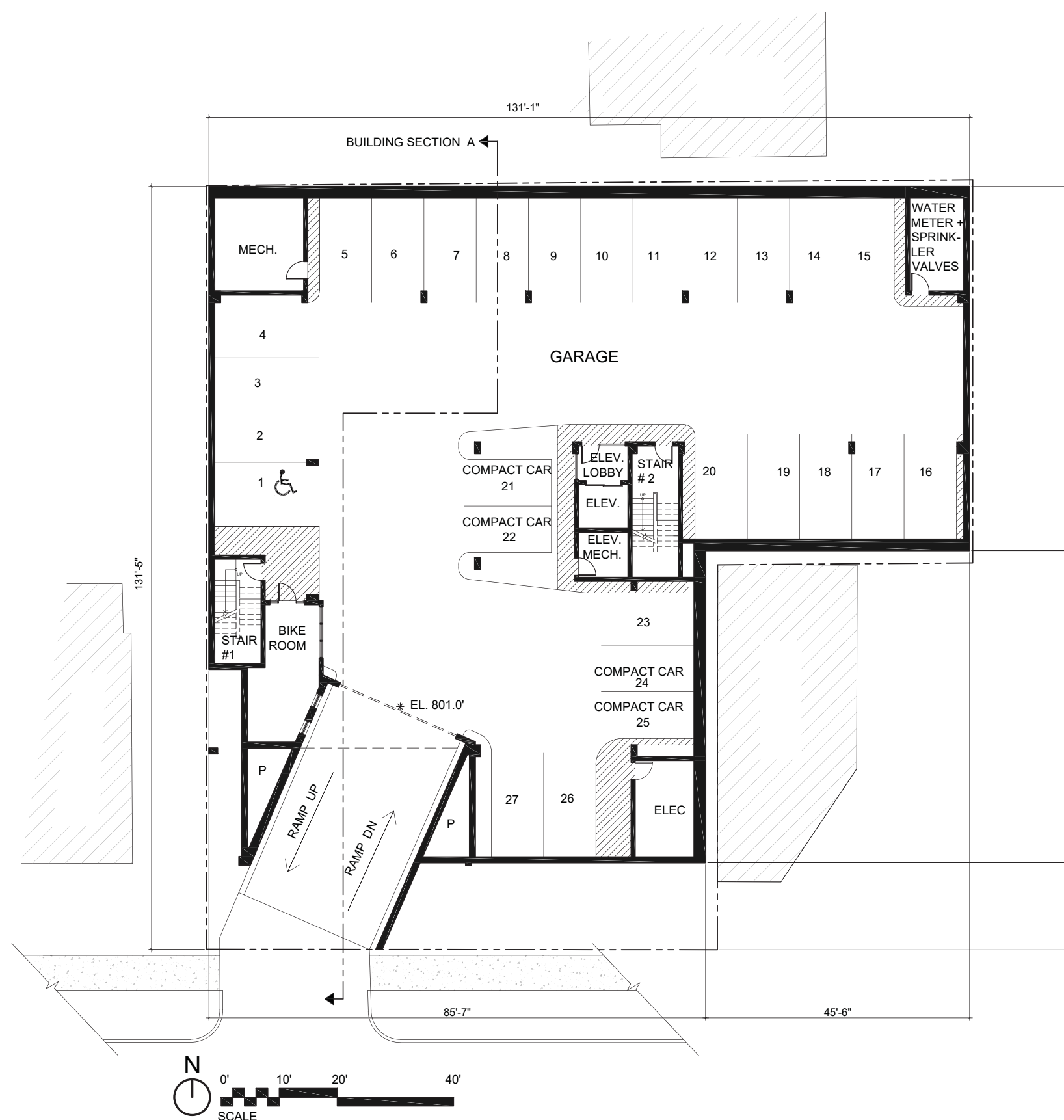
309 N. Ashley Street				
Existing Zoning		D2		
Character Area		Kerrytown		
Max Building Ht. by zoning		60'-0"		Proposed : 59'-0"
Required Setbacks		Front:15'-0"	Side: 0'	Rear: 0'
Proposed		15'-0"	ranging from 0' to 14'-11"	ranging from 0' to 12'-2"
Site		Area		
Parcel #1	Parcel ID #	Address		
	09-09-29-150-003	210 Miller Ave.	2,893.02 Sf	0.0664 Ac
Parcel #2	09-09-29-150-004	206 Miller Ave.	2,909.22 Sf	0.0667 Ac
Parcel #3	09-09-29-150-006	307 Ashley St.	3,960.00 Sf	0.0909 Ac
Parcel #4	09-09-29-150-007	309 Ashley St.	4,752.00 Sf	0.109 Ac
Total			<b>14,514.24 Sf</b>	<b>0.33 Ac</b>
Base FAR		200% Max	29,028.48 Sf	
Premium FAR		200% Max	29,028.48 Sf	
Total max FAR		400% Max	<b>58,056.96 Sf</b>	
			<b>FAR</b>	
Proposed Res in base FAR			29,028.48 Sf	200.00%
Proposed commercial FAR			0.00 Sf	0.00%
<b>Proposed total FAR</b>			<b>40,499.80 Sf</b>	<b>279.03%</b>
<b>Premiums:</b>	Residential @ 1:0.75 *	150%	21,771.36 Sf <b>Max</b>	<b>21,771.36 Sf</b>
			<b>Total Max FAR using only res. premium</b>	<b>50,799.84 Sf</b>
				<b>350.00%</b>
Actual project premium FAR from residential uses		79.03%	11,471.32 Sf	
Base FAR is exempt from any required parking but parking must be provided for premium area at a rate of 1 space per 1000 Sf.				
Require Parking:		Provided		
Vehicular Parking	19 spaces	Vehicle Parking spaces provided:	36 spaces	
Bike Parking	14 Spaces ( Class A)	Bike Parking spaces provided:	16 spaces	Class A
	0 Spaces ( Class C)	Optional	25 spaces	Class B
* 0.75 Sf premium area for each 1Sf of base FAR used for "Residential" uses. solar panels, electric generators, etc.) to the average grade.				



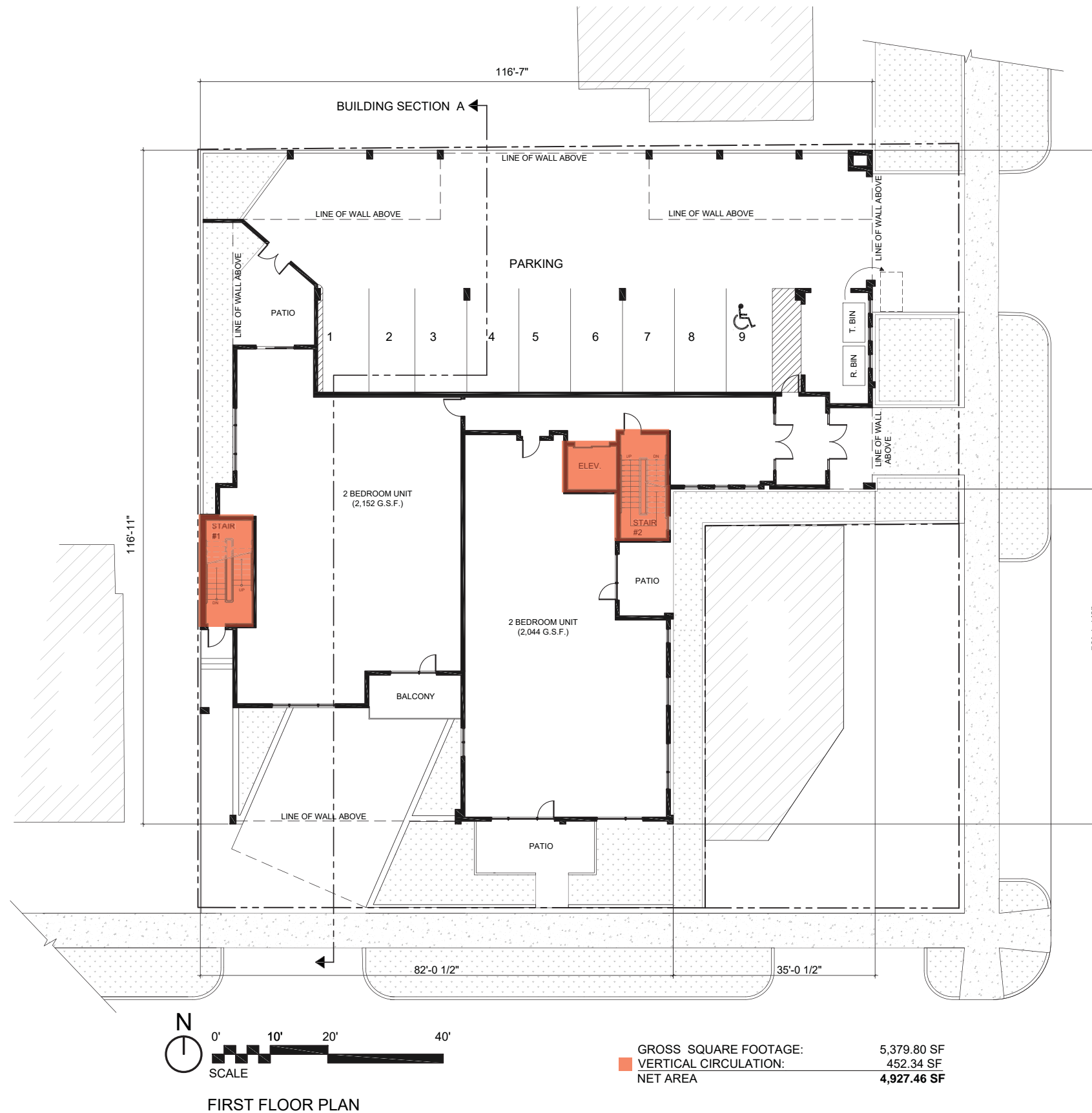
Zoning Map



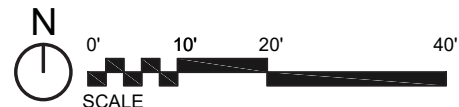
Existing Site



BASEMENT FLOOR PLAN

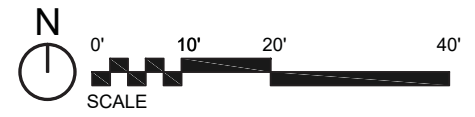


FIRST FLOOR PLAN



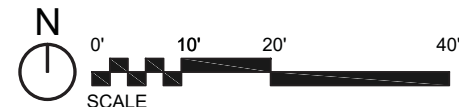
GROSS SQUARE FOOTAGE:	9,946.34 SF
VERTICAL CIRCULATION:	452.34 SF
NET AREA:	<b>9,494.00 SF</b>

SECOND FLOOR PLAN



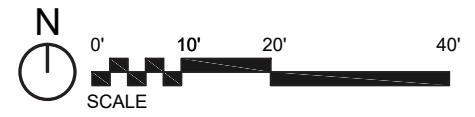
GROSS SQUARE FOOTAGE:	9,946.34 SF
VERTICAL CIRCULATION:	452.34 SF
NET AREA:	<b>9,494.00 SF</b>

THIRD FLOOR PLAN



GROSS SQUARE FOOTAGE:	9,327.47 SF
VERTICAL CIRCULATION:	452.34 SF
NET AREA:	<b>8,875.13 SF</b>

FOURTH FLOOR PLAN



GROSS SQUARE FOOTAGE:	8,161.55 SF
VERTICAL CIRCULATION:	452.34 SF
NET AREA:	7,709.21 SF

FIFTH FLOOR PLAN





EAST ELEVATION



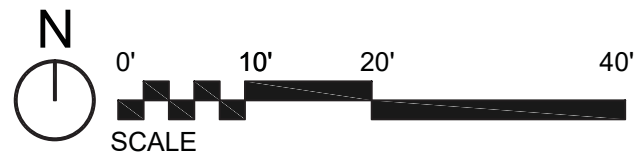
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



BUILDING SECTION A

