

ARBOR SOUTH

MARCH 12, 2024



THE VISION



THE TEAM

Development Team:



Design Team:



CRAWFORD HOYING

BRIDGE PARK



BRIDGE PARK



FORE!FEST



THE DUBLIN MARKET





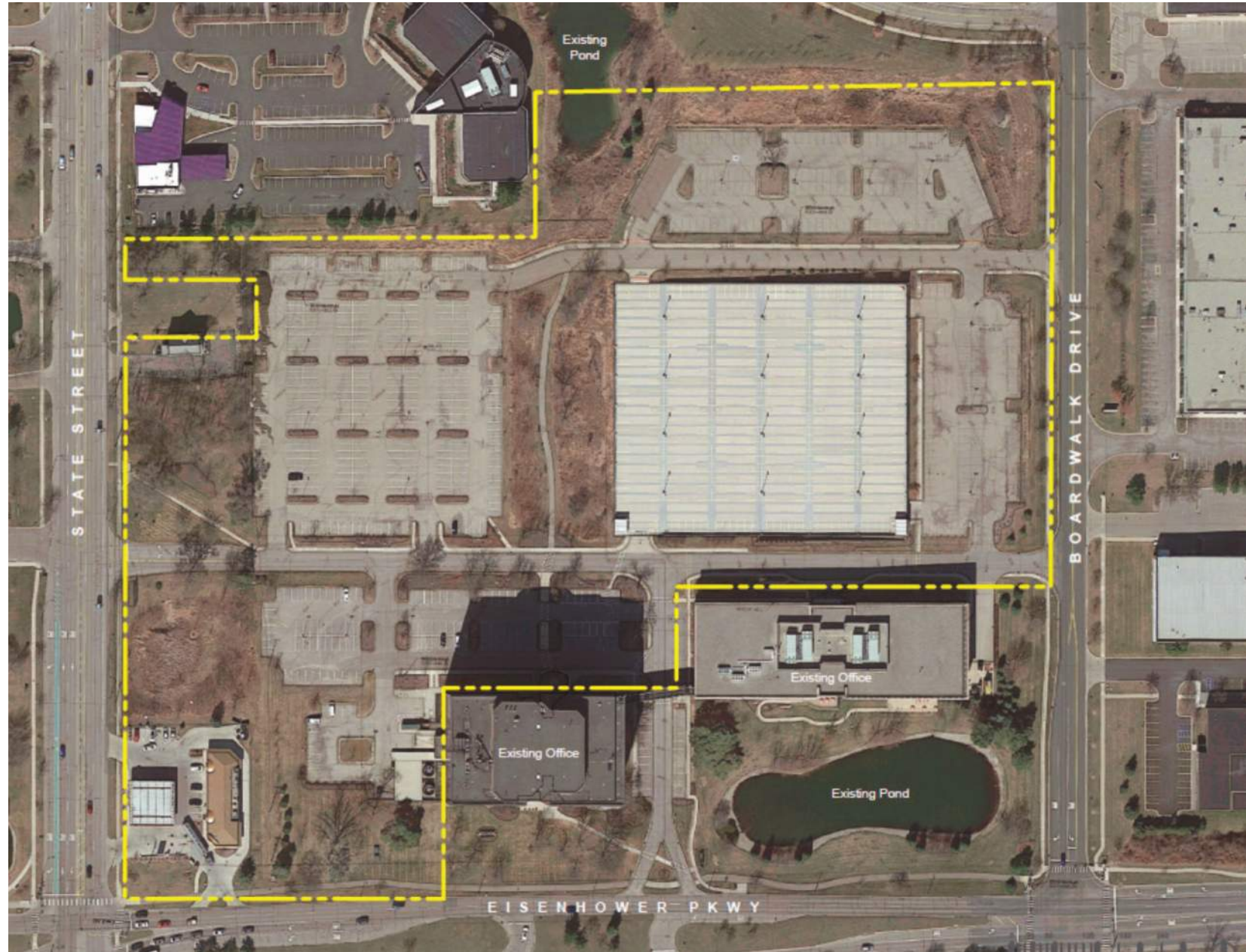
PROJECT OVERVIEW

CONTEXT MAP



EXISTING SITE

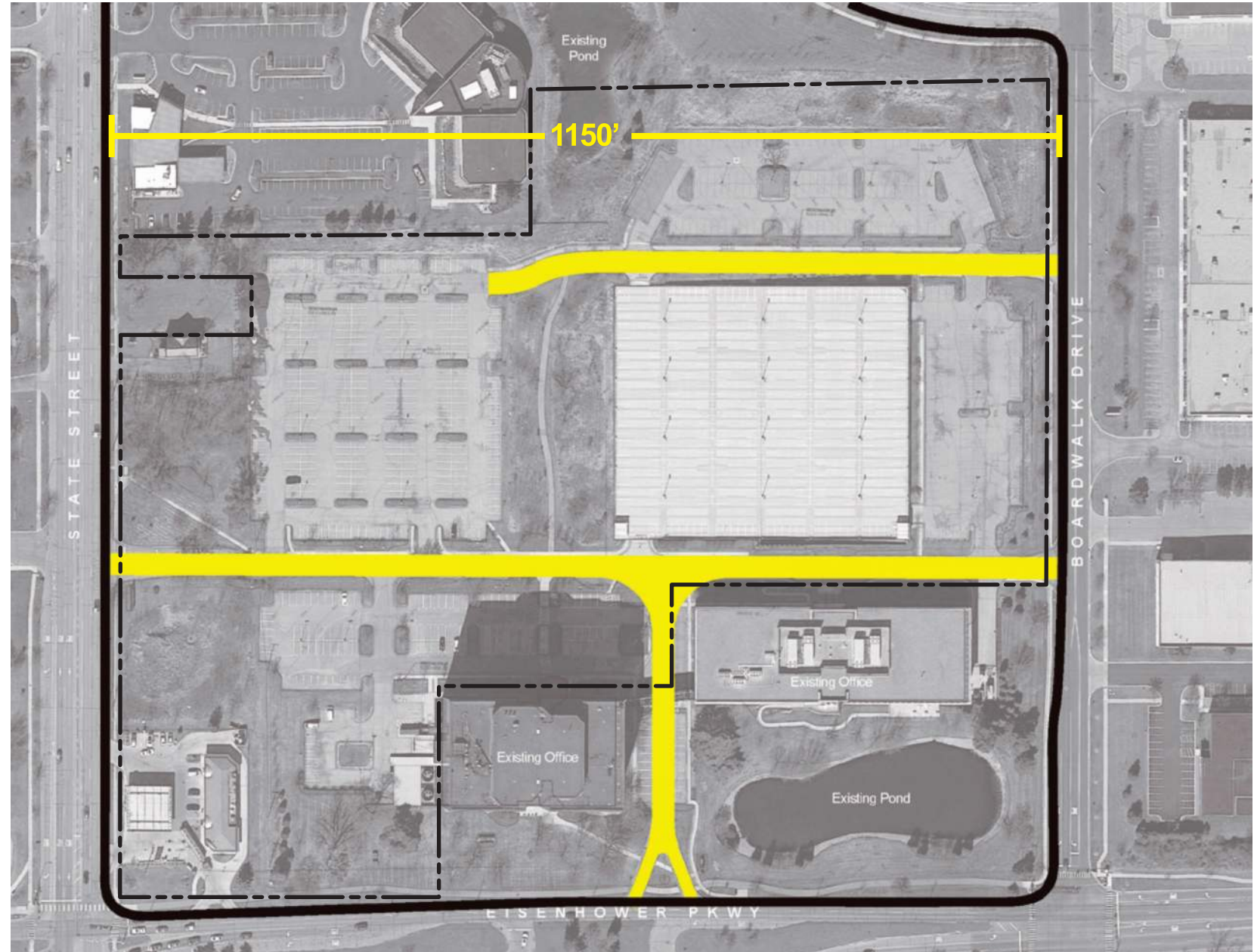
- › Iconic 777/789 Office Building
- › Gas Station – South State
- › Res/Office Building – South State
- › Parking Structure
- › Surface Parking
- › Utilities and Easements
- › Storm Water Ponds
- › 30+ of Elevation Change from NW to SE



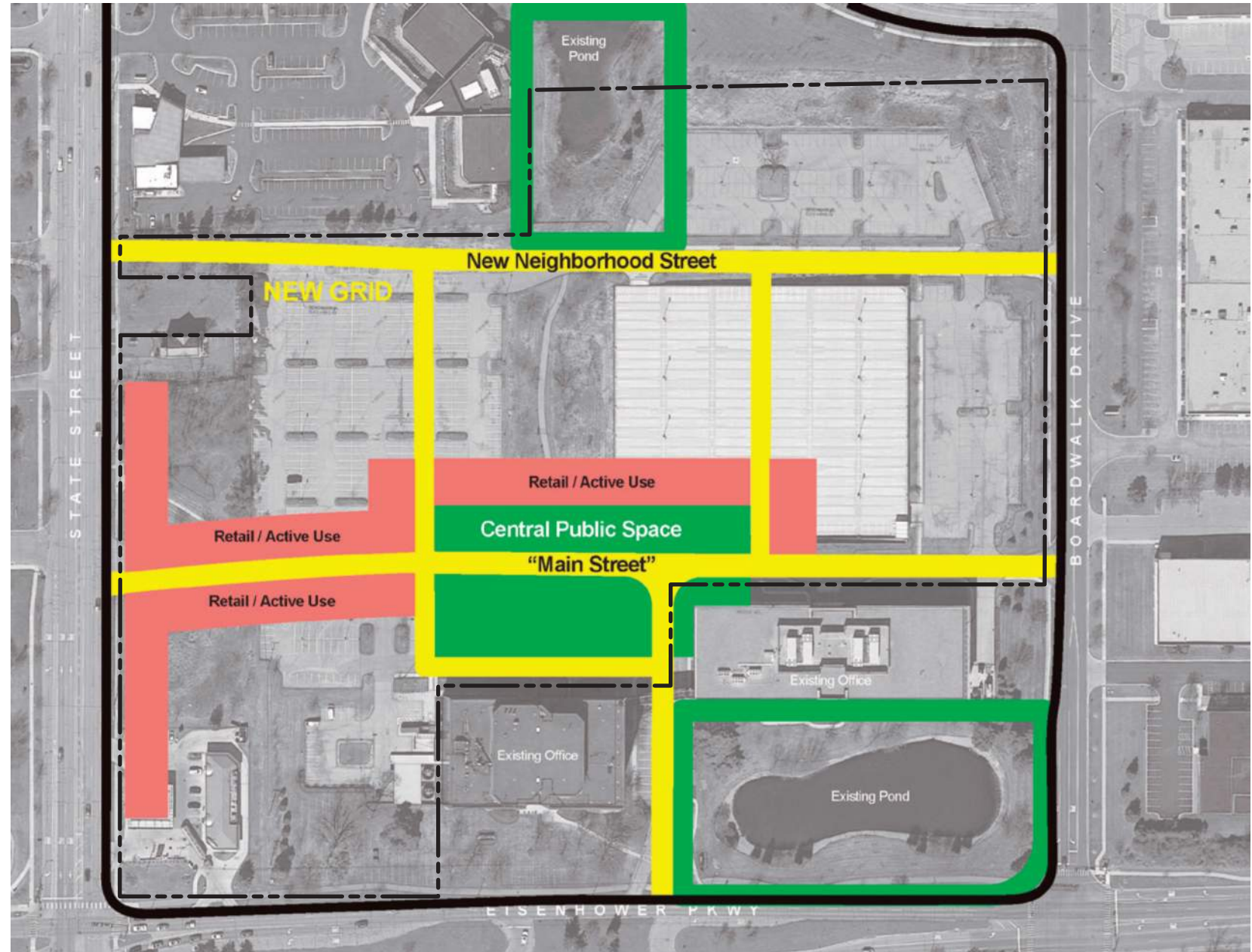
DESIGN PROCESS



EXISTING “GRID”

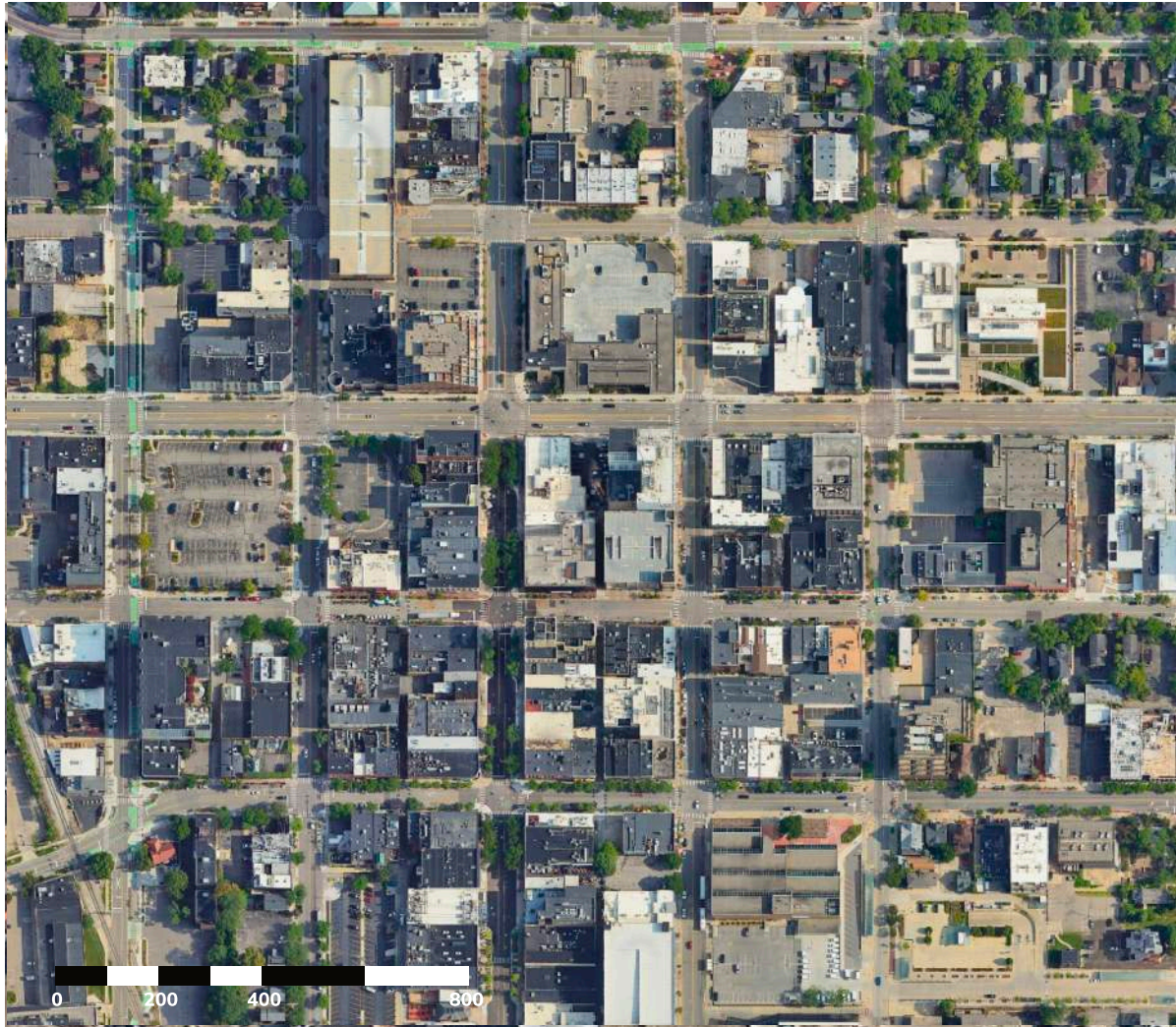


DEVELOPMENT FRAMEWORK

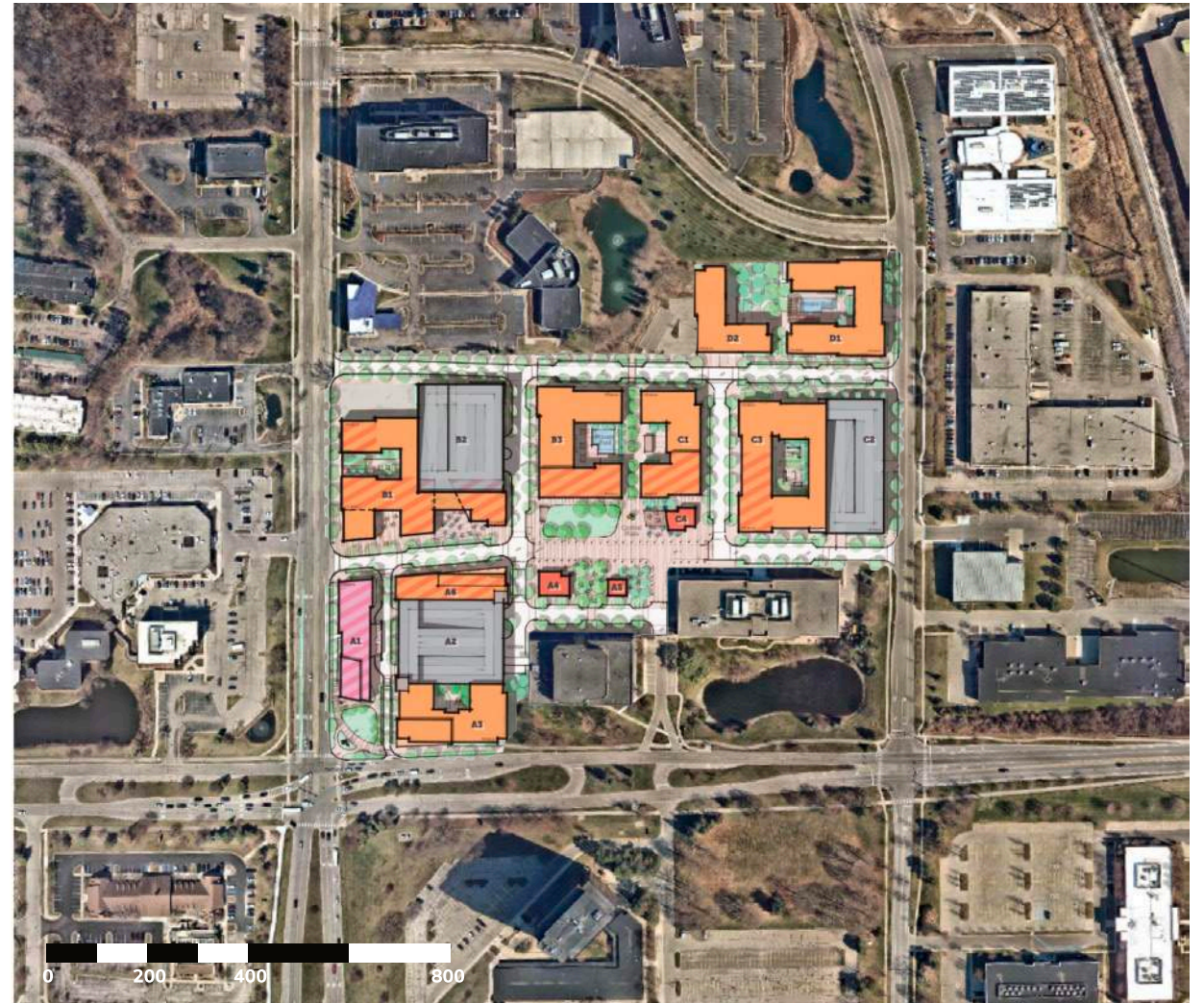


GRID COMPARISON

Downtown Ann Arbor



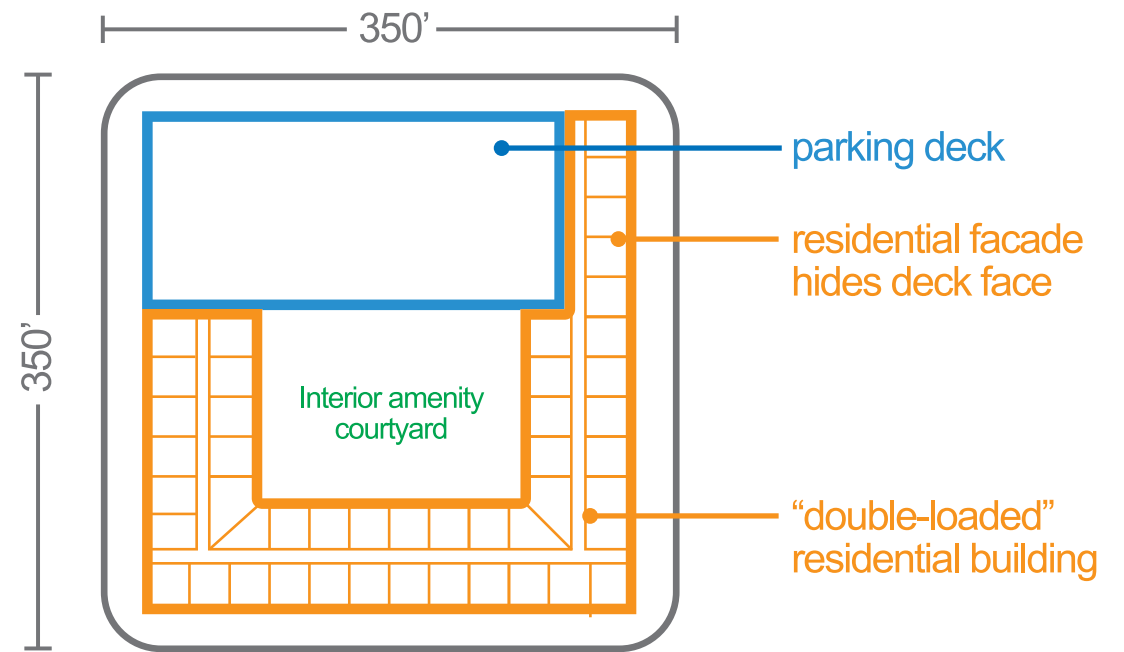
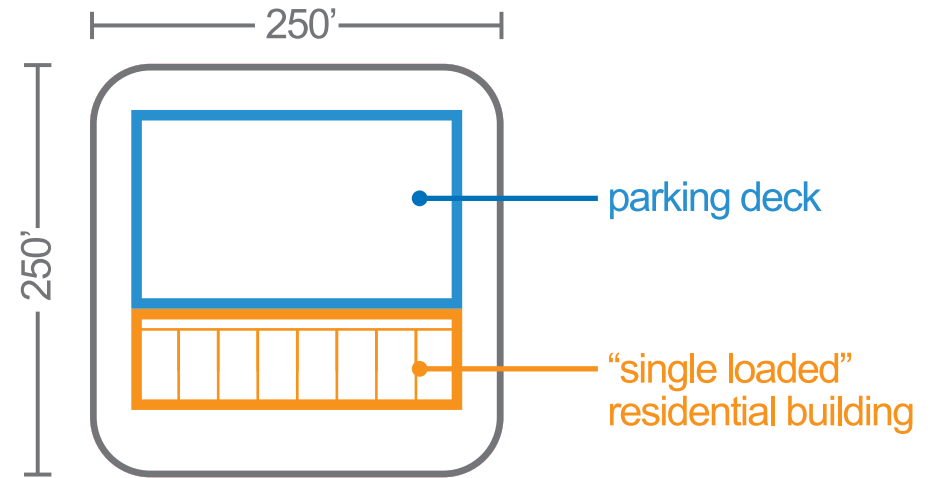
Arbor South Site



TC-1 CONFORMANCE

Currently working through:

- > block size regulations (250' max per TC-1)
- > % building frontage regulations
- > retail frontage regulations







MASTER PLAN

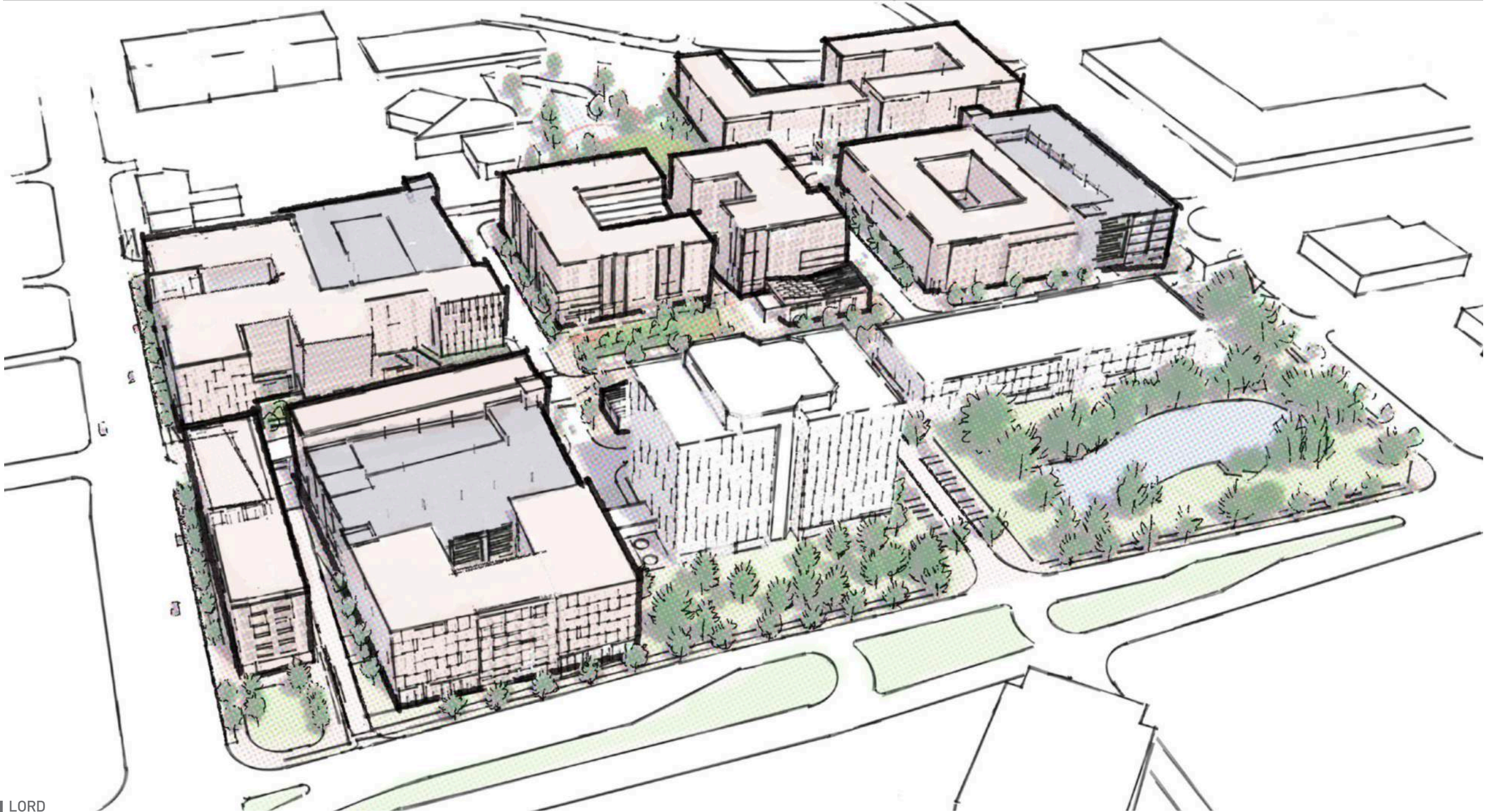
-  Hotel
-  Multifamily
-  Standalone Retail
-  Ground Floor Retail / Active Use
-  Structured Parking



3D MASSING

-  Hotel
-  Multifamily
-  Retail
-  Structured Parking





SUSTAINABILITY

Climate and Energy



Sustainable Energy



Energy Conservation



Sustainable Buildings

Community



Engaged Community



Diverse Housing



Human Services



Safe Community



Active Living



Economic Vitality

Land Use and Access



Transportation Options



Sustainable Systems



Integrated Land Use

Resource Management



Clean Air and Water



Healthy Ecosystems



Responsible Resource Use



Local Food

SustainA²ble

Cultivating our people, place and potential

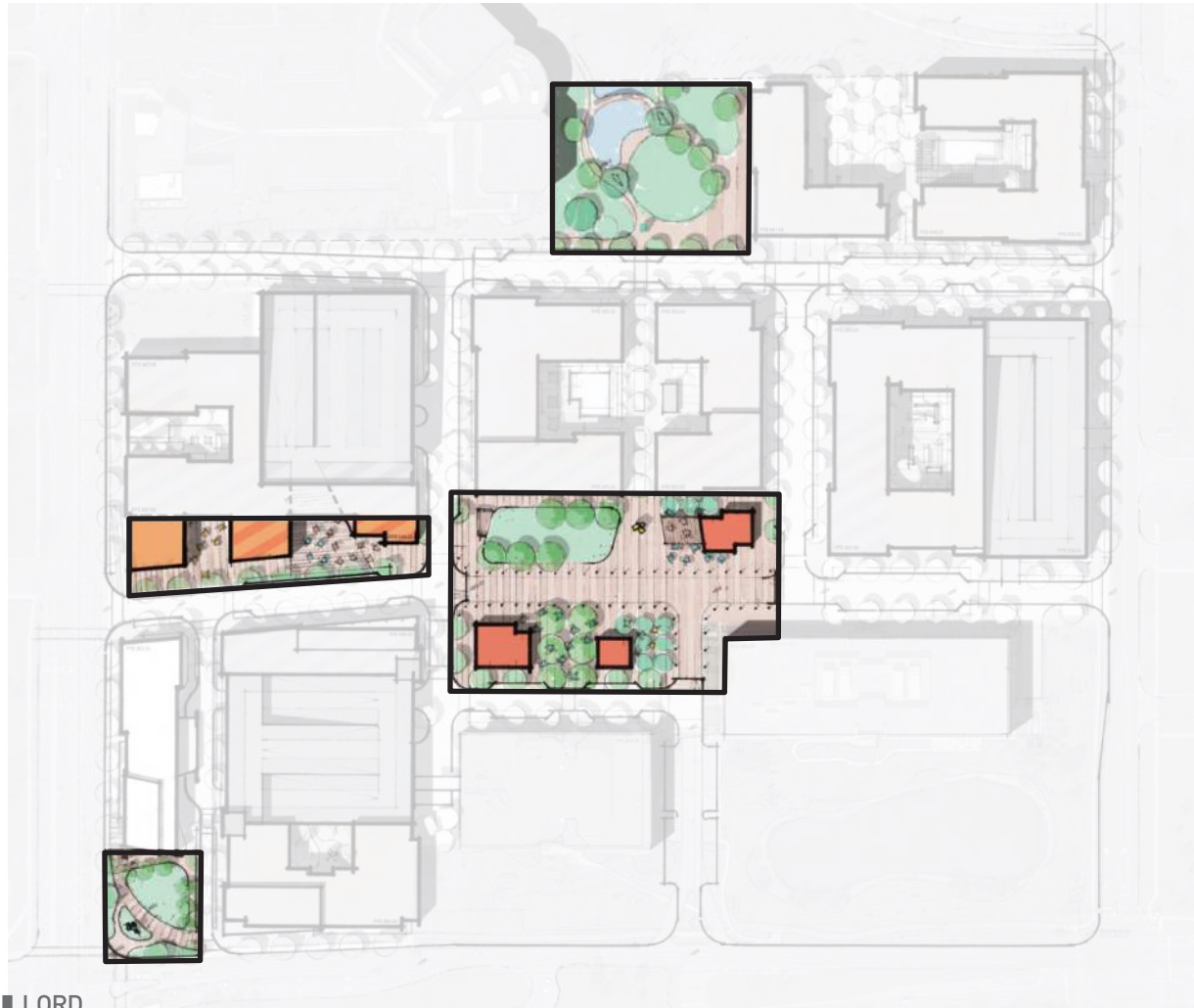


PLACEMAKING & DESTINATION

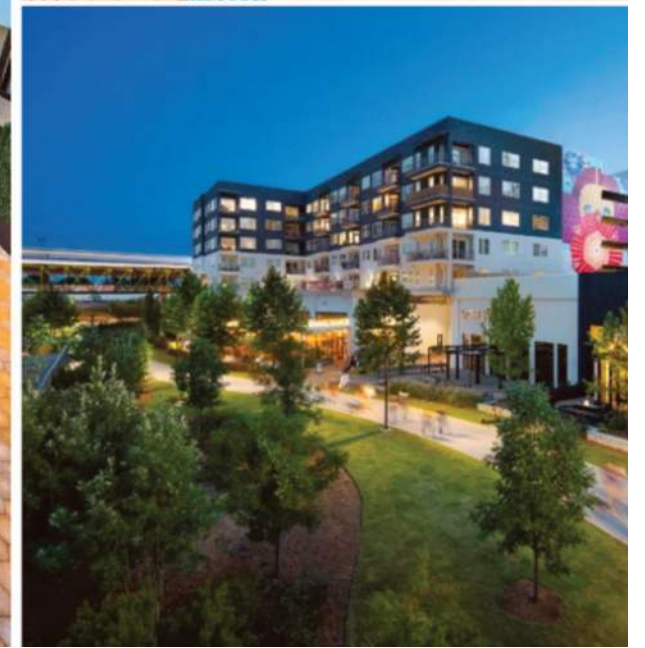
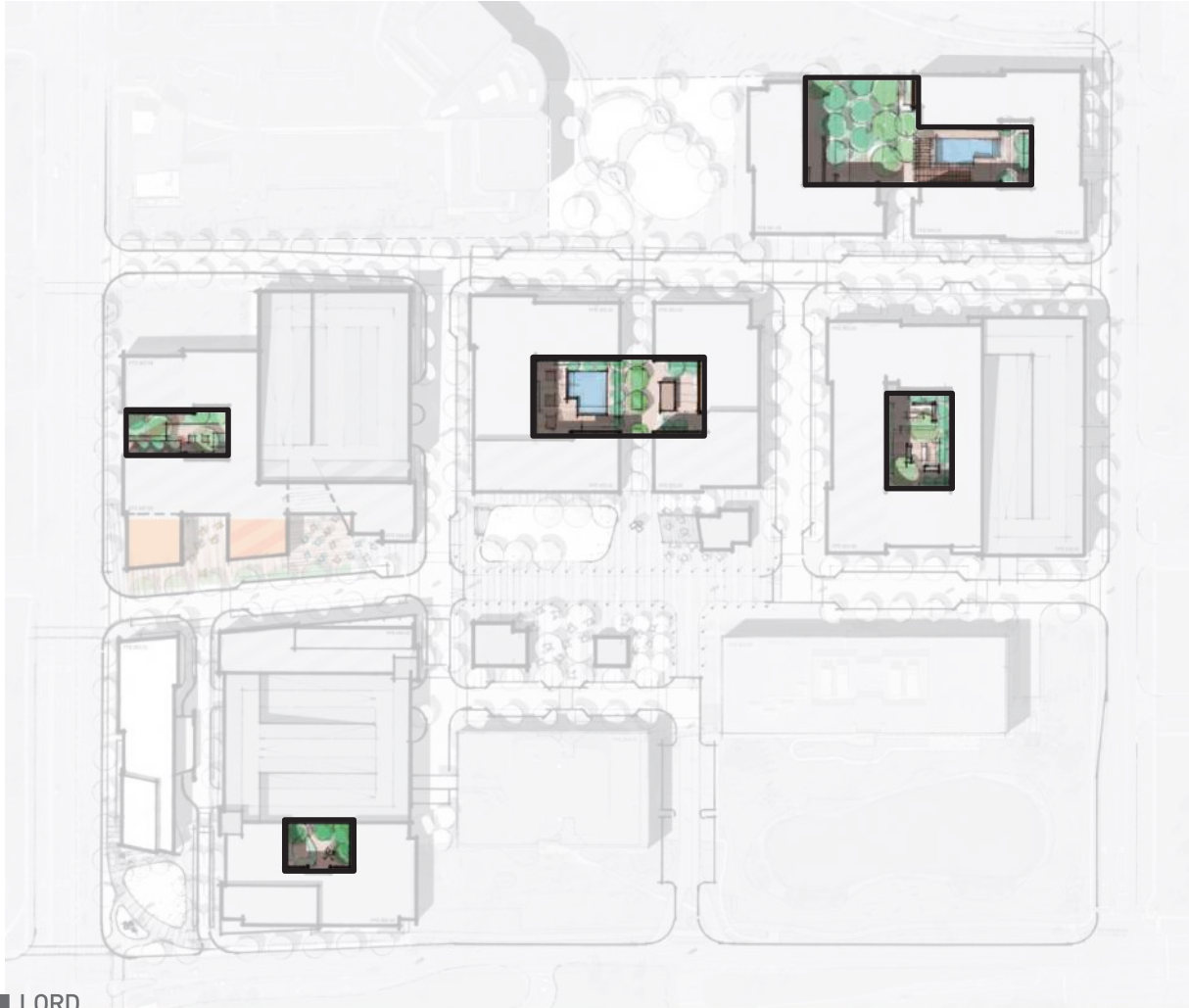




PUBLIC HUBS/ SPACES



OUTDOOR AMENITIES



INTERIOR AMENITIES



ARCHITECTURAL CHARACTER



TRANSPORTATION & MOBILITY



MULTI-MODAL APPROACH
w/ UNIVERSAL DESIGN AND ACCESS

PEDESTRIAN SCALE AND
CONNECTIONS - PEDESTRIAN
FRIENDLY SCALE AND ELEMENTS

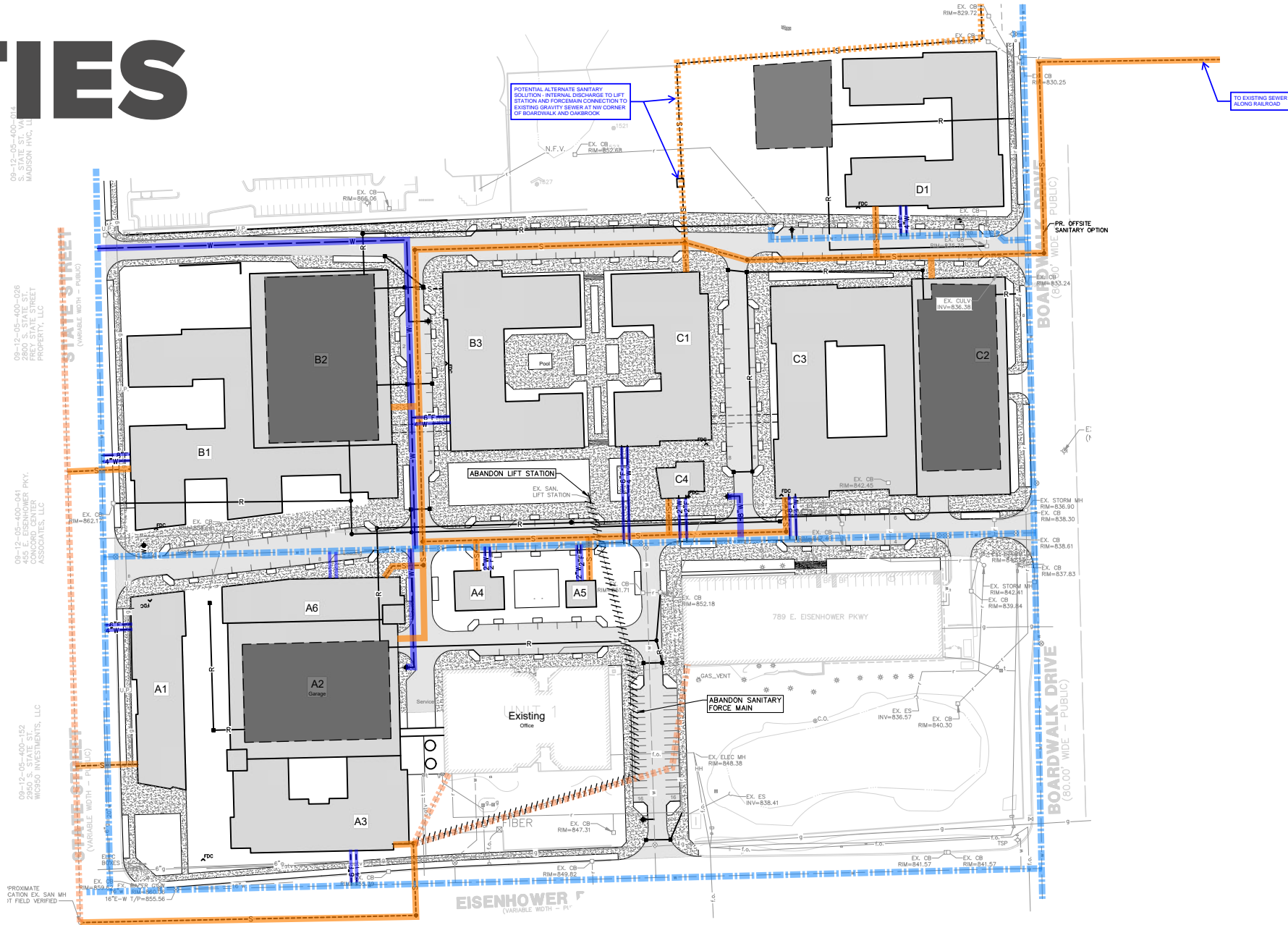
PUBLIC TRANSIT ACCESS &
INTEGRATION

BICYCLE / CYCLIST FRIENDLY

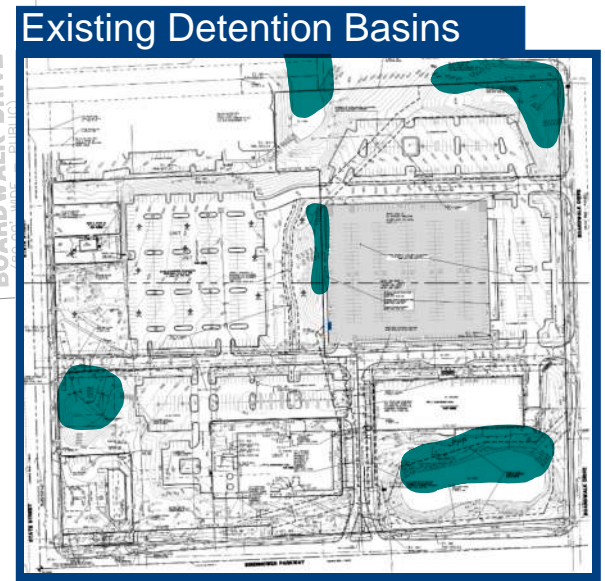
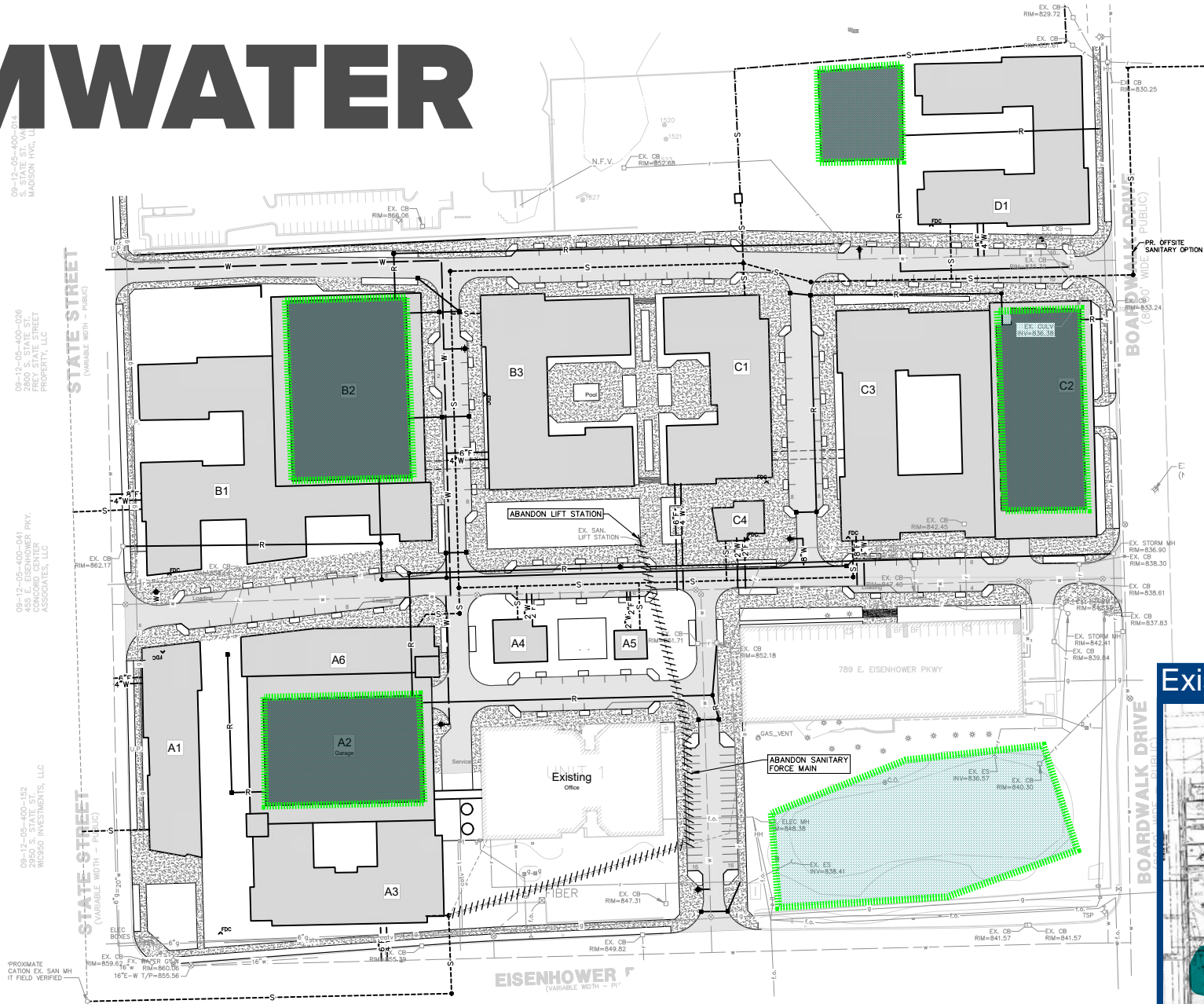
MIXED USE TO PROMOTE LIVE,
WORK, PLAY w/o VEHICLE NEEDED

PROXIMITY TO WORK HUBS;
LEARNING HUBS; RETAIL HUBS

UTILITIES



STORMWATER



Infiltration Testing In Process

QUESTIONS? THANK YOU.

