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November 26, 2013

City of Ann Arbor Planning Commission
Subject: 425 S Main Street, Ann Arbor, MI
File: 2013208

Dear Planning Commission Members:

Regarding potential modifications to the current D1 Zoning of **425 S Main Street**, the land owner (KRG Investments) has asked our firm to review the proposed memorandum to the Planning Commission for discussion on December 3, 2013.

After reviewing the two potential options listed in the memorandum regarding 425 S Main, **we offer a third option** that we believe will reduce the massing and height of future development on the site, and therefore create a more transitional massing near the adjacent residential, **but still preserve reasonable property development rights for our client.**

Similar to Option 2 in the memorandum, we suggested the entire parcel should remain D1 Zoning, but change the maximum height for this specific site to 122' and add a tower diagonal maximum of 50% of the maximum diagonal dimension of the site. This 122' limitation would **match the height of the Ashley Mews**, and create a uniform maximum building height at the southern gateway to Ann Arbor on northbound Main Street. The non-tower portion building would step down to minimize impact on neighbors. We do not feel that the **shadow setback** requirement is needed if you include the maximum tower diagonal limitation.

We will stand prepared to present this option in a short PowerPoint presentation during the planning commission meeting at 7:00PM on December 3, 2013.

The 10 slides show existing conditions around 425 S Main with potential building massing as colored transparent forms with height limits marked on the masses. For reference, we have also dropped a 122' tall version of Zargon West into the model at the corner of Main and William to show how a 122' tower would fit in.

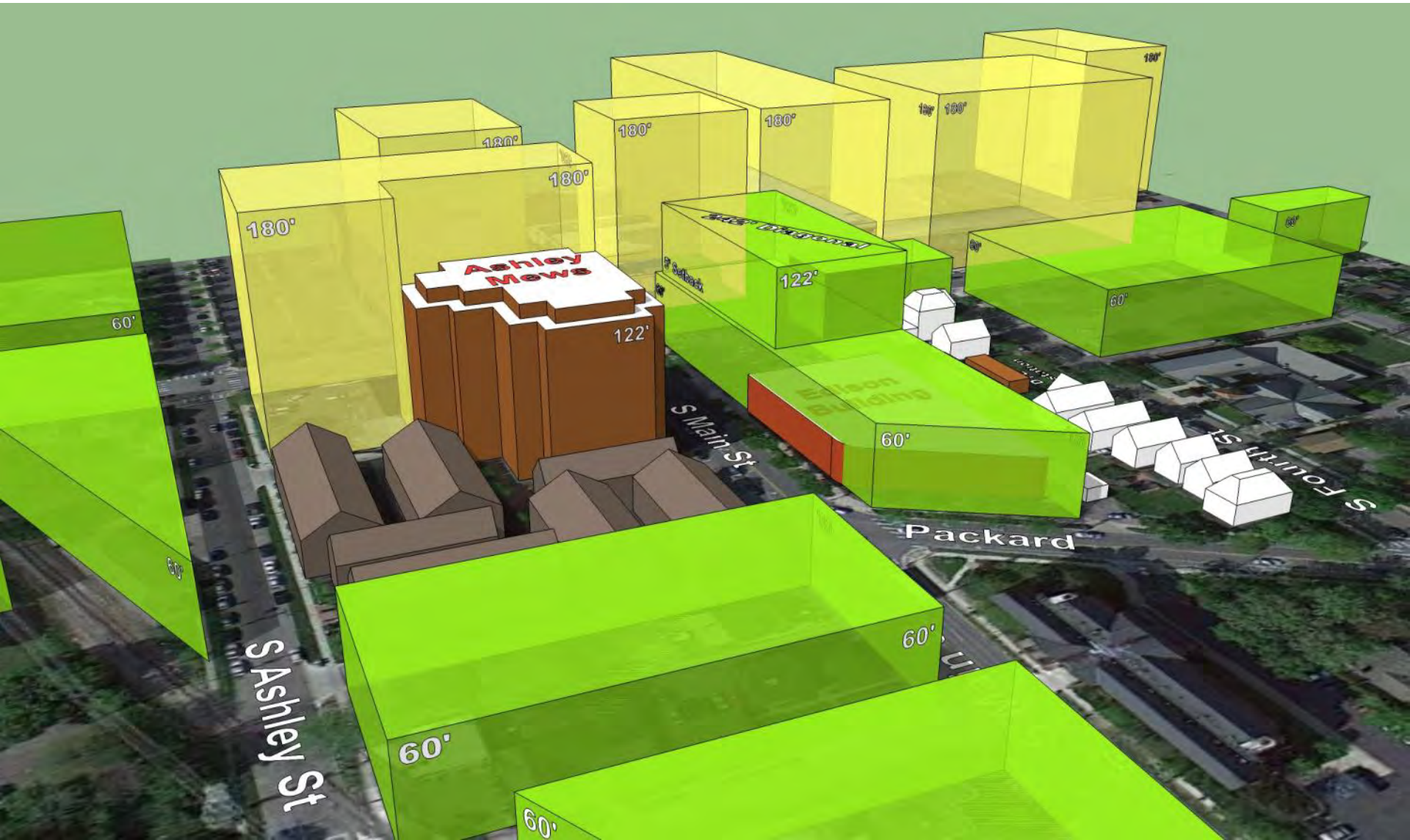
The 122' maximum tower height is essentially half-way between the 60' D2 limitation and the 180' D1 limitation north of William and west of Main Street, so we feel it will establish the desired buffering effect between downtown and nearby neighborhoods. Additionally, the 122' tower height will match the height of Ashley Mews and will allow for the creation an **iconic gateway to the Main Street District.**

Sincerely,

Scott R. Bonney AIA, Neumann/Smith Architecture
Associate/ Design Director
LEED AP BD+C



Aerial View Looking Northeast: Existing



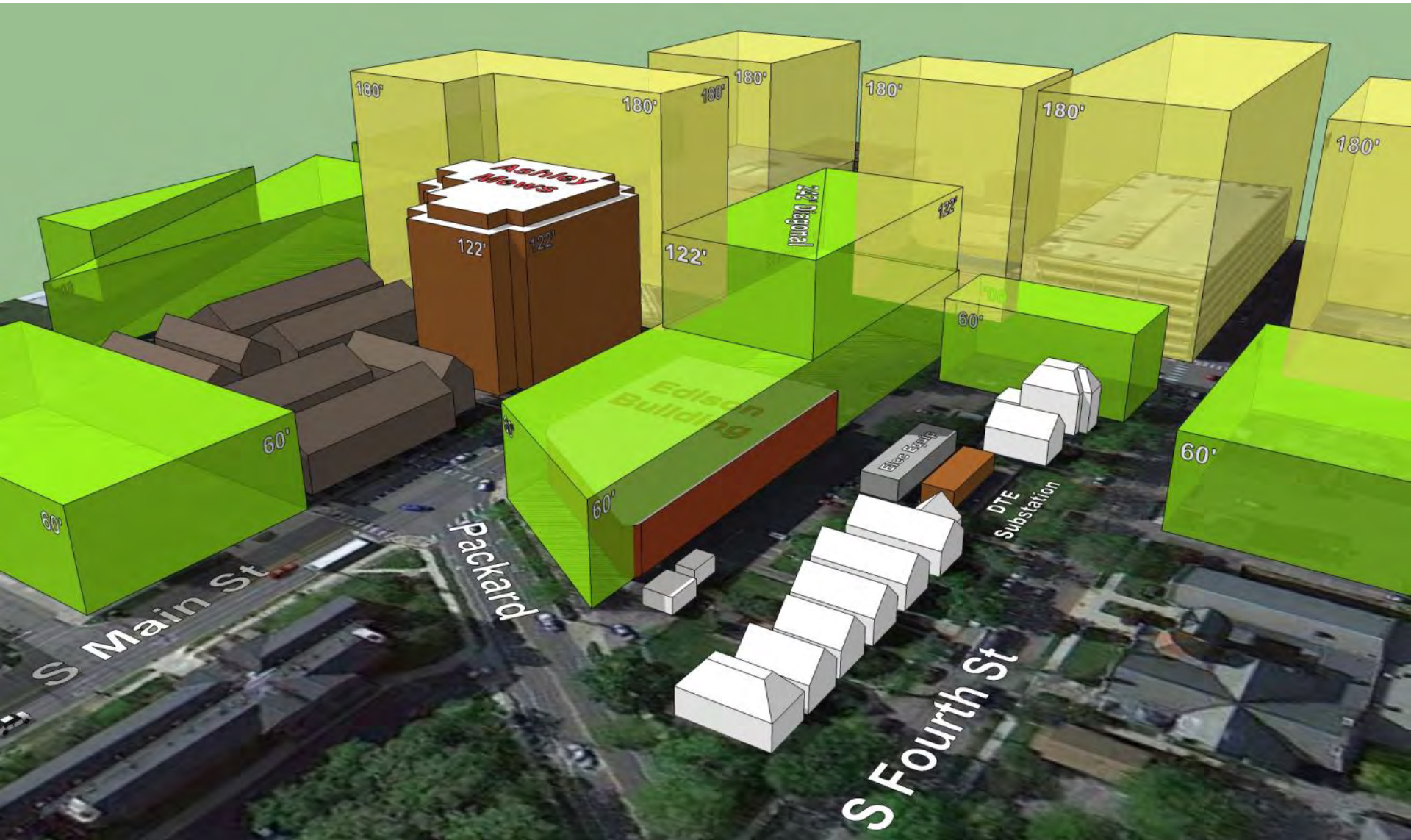
Aerial View Looking Northeast: D1 Zoning with 122' Tower Height with Maximum 242' Diagonal Dimension



Aerial View Looking Northeast: Showing 122' High Tower for Reference



Aerial View Looking Northwest: Existing



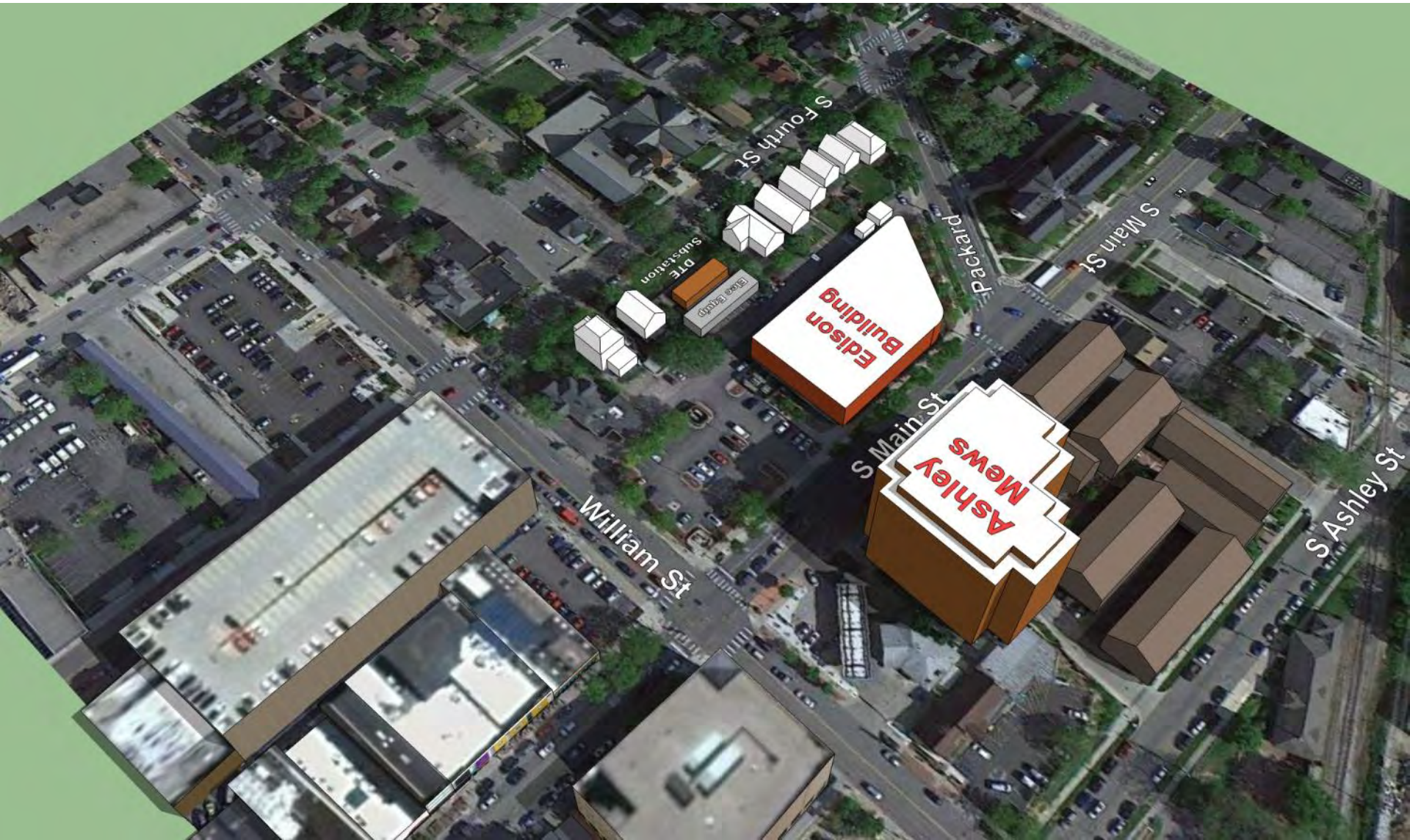
Aerial View Looking Northwest: D1 Zoning with 122' Tower Height with Maximum 242' Diagonal Dimension



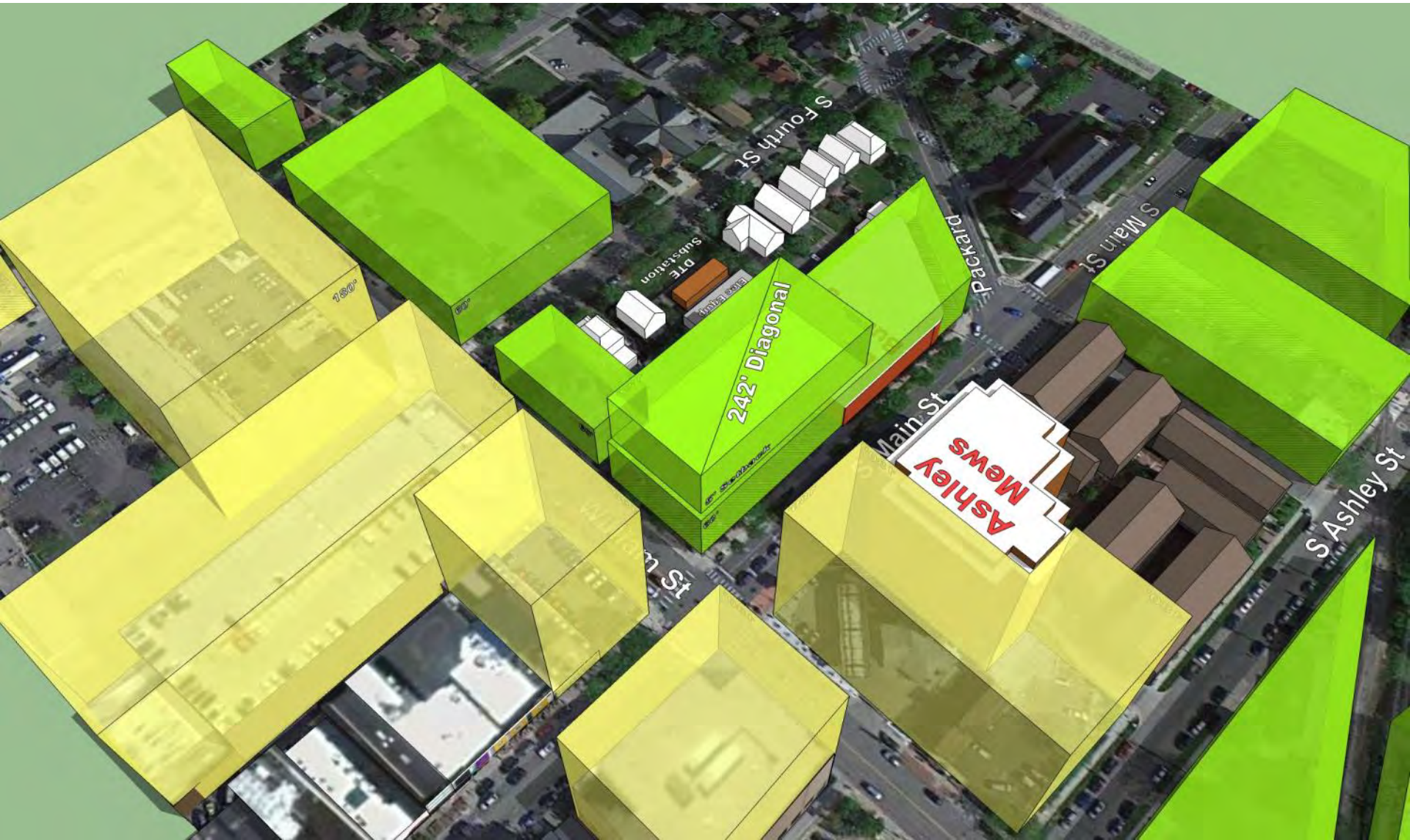
Aerial View Looking NW: Showing 122' High Tower for Reference



View Looking Northeast: Showing 122' High Tower for Reference



Aerial View Looking Southeast: Existing



Aerial View Looking Southeast: D1 Zoning with 122' Tower Height with Maximum 242' Diagonal Dimension



Aerial View Looking SE: Showing 122' High Tower for Reference