

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 1, 2016**

**SUBJECT: 603 East Huron Street Site Plan for City Council Approval  
Project No. SP15-055**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 603 East Huron Street Site Plan and Development Agreement, subject to combining the lots prior to issuance of any permits.

**STAFF RECOMMENDATION**

Staff recommends that the site plan and development agreement be **approved**, because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare.

**LOCATION**

This site is located on the north side of East Huron Street between Division and State, and is in the Downtown Development Authority district.

**DESCRIPTION OF PETITION**

The petitioner seeks approval to construct a 12-story, 133,000-square foot residential building with underground and surface parking on a site that currently contains a surface parking lot.

Existing Conditions – The subject site has 25,833 square feet (0.6 acre) and is zoned D1 (Downtown Core base district) and East Huron 1 character overlay district, and has a Primary street frontage designation. There are no natural features on this site.

Proposed Development – A 12-story, 133,000-square foot residential building with underground and surface parking is proposed. Residential use floor area premium is included in the proposed development.

The building has a two-story base, including a two-story streetwall across the entire lot width, and a 10-story cross-shaped tower. A west-side setback of 10 feet is provided for the majority of the base and the tower, allowing zero-setback window walls on the adjacent Sloan Plaza building to remain and enabling window walls to be provided on the proposed building. The south and north legs of the cross are in line with the front and rear walls of the base. The tower is also set back from the east lot line, the base has a zero setback.

In the petitioner’s words, “the project is intended to be a bold, clean and modern architectural expression that related to Ann Arbor’s urban fabric through proportion, materials, and street-level experience. The building is defined by a clearly delineated 2-story base along East Huron wrapped in metal and lpe wood, and infilled with brick veneer and painted steel accents. The symmetrical form is punctuated by the central volume that defines the building entry and culminates in a multi-story rooftop feature element. The upper level building mass steps back from East Huron to help reduce the building mass at the pedestrian level.”

A two-level underground parking garage for 85 cars is incorporated into the building. Vehicle access is only available through the existing driveway of The Graduate Ann Arbor (former Campus Inn) to North State Street. Twenty-three surface parking spaces are also proposed at the rear of the building but these are intended for use by the adjacent hotel. A dedicated 54-space Class A bike room featuring two types of racks is proposed at the rear of the building with direct exterior access.

The site was granted a 10-foot variance to allow a 5-foot wide conflicting land use buffer in 1972 when it was part of the site plan for Campus Inn. Variances run in perpetuity with the land. The existing 5-foot buffer abutting the residential neighborhood to the north will be supplemented with 8 additional trees and a new wall.

Storm water management for the 100-year storm volume of the site will be provided in underground storage tanks.

Four public transit routes serve this block of East Huron Street. The estimated construction cost is \$13,000,000.00.

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Parking (structure)	R4C (Multiple-Family Dwelling)
EAST	Mixed-use	D1 (Downtown Core) base, East Huron 1 overlay
SOUTH	Parking (surface)	D1 base, East Huron 2 overlay
WEST	Mixed-use	D1 base, East Huron 1 overlay

**COMPARISION CHART**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/PERMITTED</b>
<b>Base Zoning</b>	<b>D1 (Downtown Core)</b>	<b>D1 (Downtown Core)</b>	<b>D1 (Downtown Core)</b>
Lot Area	25,833 sq ft	25,833 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	None	515% (132,939 sq ft)	400% MAX normal (103,332 sq ft MAX) Up to 700% MAX with premiums (up to 180,831 sq ft MAX)
Premiums		29,608 sq ft additional floor area from residential use	Up to 77,499 sq ft additional floor area
<b>Character Overlay District</b>	<b>East Huron 1</b>	<b>East Huron 1</b>	<b>East Huron 1</b>
Streetwall Height		2 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall		None	None
Building Height		120 ft	120 feet MAX
Diagonal		130 ft	130 feet MAX
Massing Articulation		Not applicable	None
Side, Rear Setbacks		30 ft, and entirely within 150 ft of Huron lot line	30 ft MIN for base; tower must be within 150 ft MAX of Huron lot line; side – none.
<b>Building Frontages</b>	<b>Primary Street</b>	<b>Primary Street</b>	<b>Primary Street</b>
West Huron Street		0 ft	0 ft MIN, 1 ft MAX
<b>Parking</b>	<b>Special Parking District</b>	<b>Special Parking District</b>	<b>Special Parking District</b>
Parking – Automobiles	73 spaces	108 (85 in garage, 23 surface)	30 spaces MIN (for premium floor area)
Parking – Bicycles	None	54 Class A	54 Class A spaces MIN

**DESIGN REVIEW BOARD REVIEW**

The petitioner presented the 603 East Huron project to the Design Review Board on November 18, 2015 and December 16, 2015. The first meeting focused on the context of the development and its massing. The second meeting addressed building materials and details, as well as refinements made to the design based on the first meeting’s discussion. Overall, the Board felt the proposed design achieved the goals of the Downtown Design Guidelines.

The Design Review Board reports and the petitioner’s response are attached.

## **CITIZEN PARTICIPATION MEETING**

The petitioner held a meeting for interested citizens on December 16, 2015. Invitations were sent to all residents and property owners within 1,000 feet of the site as well as all subscribers to the GovDelivery planning update service. The full report provided by the petitioner is attached. In general, the discussion at the meeting concerned describing the proposed development and clarifying questions.

## **HISTORY**

The site was rezoned as part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009. The East Huron 1 and 2 character overlay districts were amended in 2015, including reducing the maximum height and introducing a maximum diagonal standard.

## **PLANNING BACKGROUND**

The Downtown Plan is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, and providing a viable economy, a “green” and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the Plan (page 22) as well as encouraging a diversity of new downtown housing opportunities and expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood, continuing to seek a range of age groups and income levels in the downtown (page 24).

## **SERVICE UNIT COMMENTS**

Engineering – Several construction details must be addressed or clarified on the plan as noted below. Satisfactorily addressing these issues will not cause any changes to the proposed building placement or design. The Planning Commission may recommend approval of the site plan but the petition should not be scheduled for City Council action until the necessary details have been corrected and confirmed.

- Clarification if a temporary license agreement will be needed from MDOT due to the temporary earth retention system within the public right-of-way for construction purposes.
- Removal of the redundant fire service lead from the plans.
- Addition of a new fire hydrant on N. State St.
- Relocation of the fire department connection to the building.
- Correction of the sanitary sewer mitigation calculations, including inclusion of the underground parking spaces.

Parks – Staff requested a park contribution of \$76,800.00 based on the proposed 124 dwelling units for improvements to nearby parks such as the Farmers Market. The petitioner is still considering their response.



Prepared by Alexis DiLeo  
Reviewed by Ben Carlisle  
2/26/16

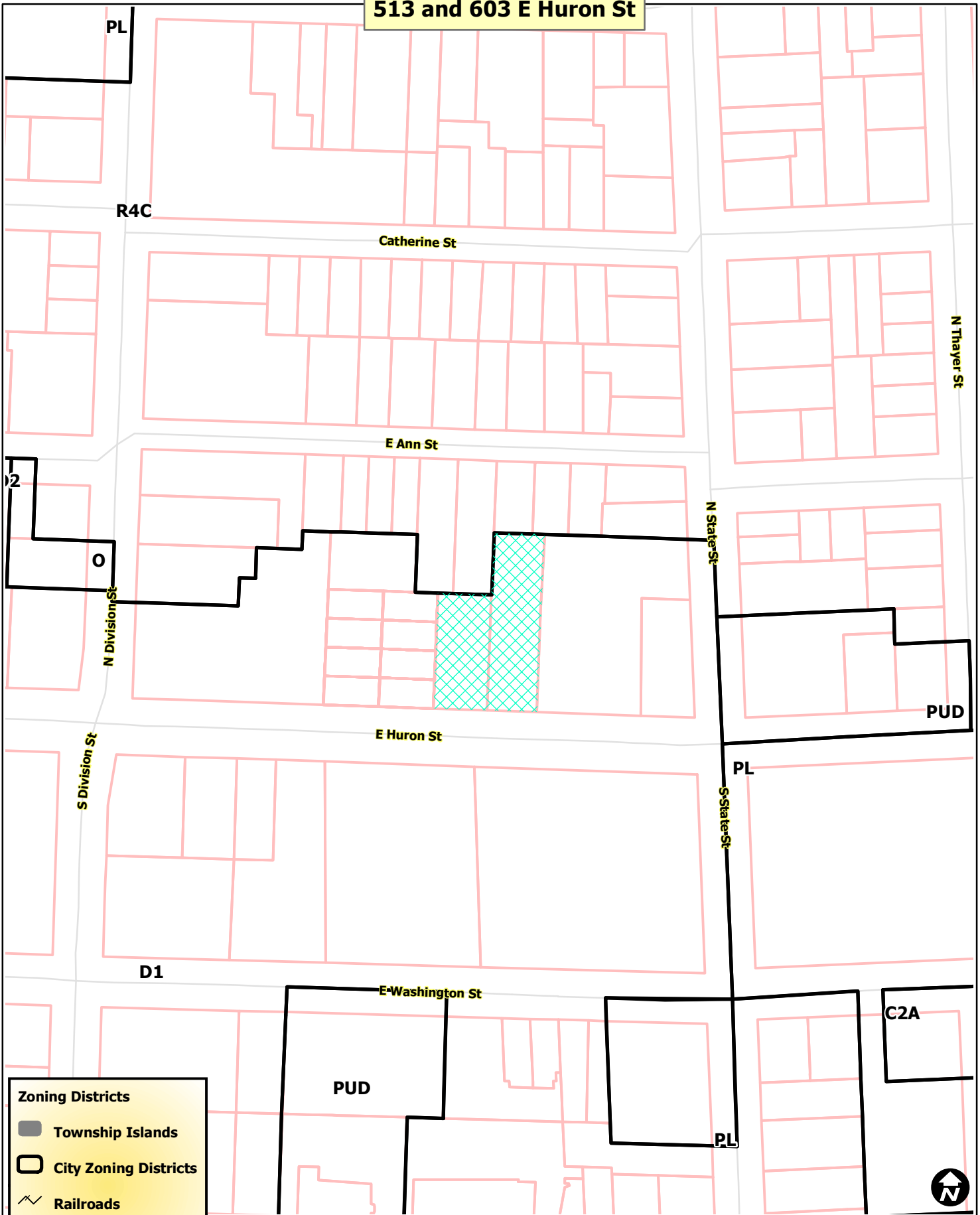
Attachments: Zoning Map  
Aerial Photo  
Site Plan  
Elevations  
Design Review Board Reports  
Petitioner's Response to DRB Report  
Citizen Participation Report  
2/26/2016 Draft Development Agreement

c: Petitioner: CORE ANN ARBOR, LLC  
2234 West North Avenue  
Chicago, IL 60647  
Attn: Joshua Sacks

Petitioner's Agent: Myefski Architects, Inc.  
630 Davis Street, Suite 500  
Evanston, IL 60201  
Attn: John Myefski

Systems Planning  
Project No. SP15-055

**513 and 603 E Huron St**



**Zoning Districts**

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Parcels
-  Huron River






Map date 10/26/2015  
 Any aerial imagery is circa 2012  
 unless otherwise noted  
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# 513 and 603 E Huron St



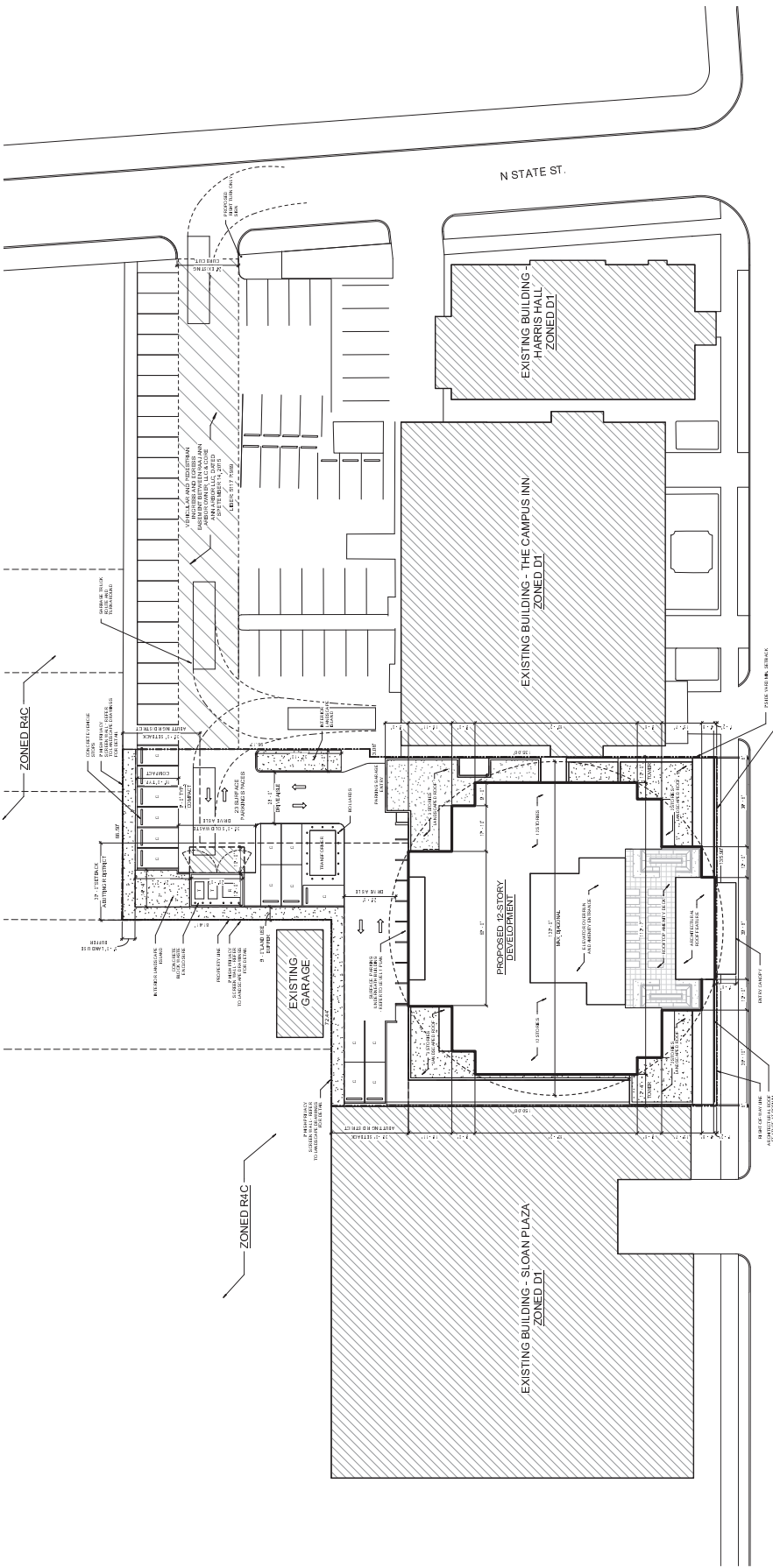
-  Railroads
-  Parcels
-  Huron River



Map date 10/26/2015  
Any aerial imagery is circa 2012  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)







1 SITE PLAN  
 SP04 SCALE: 1"=20'-0"

NO.	DATE	DESCRIPTION
1	02/01/2016	PRELIMINARY CONSTRUCTION

<b>DRAWN BY</b>	Author
<b>CHECKED BY</b>	Checker
<b>PROJECT ARCH</b>	Approver

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

803 E HURON

513 & 603 E HURON  
 ANN ARBOR, MI



<b>JOB NO</b>	15028
<b>DATE</b>	02.01.2016
<b>STEP</b>	SP04

<p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MYEFKI ARCHITECTS. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF MYEFKI ARCHITECTS IS STRICTLY PROHIBITED. MYEFKI ARCHITECTS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO MYEFKI ARCHITECTS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. MYEFKI ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO MYEFKI ARCHITECTS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. MYEFKI ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.</p>						
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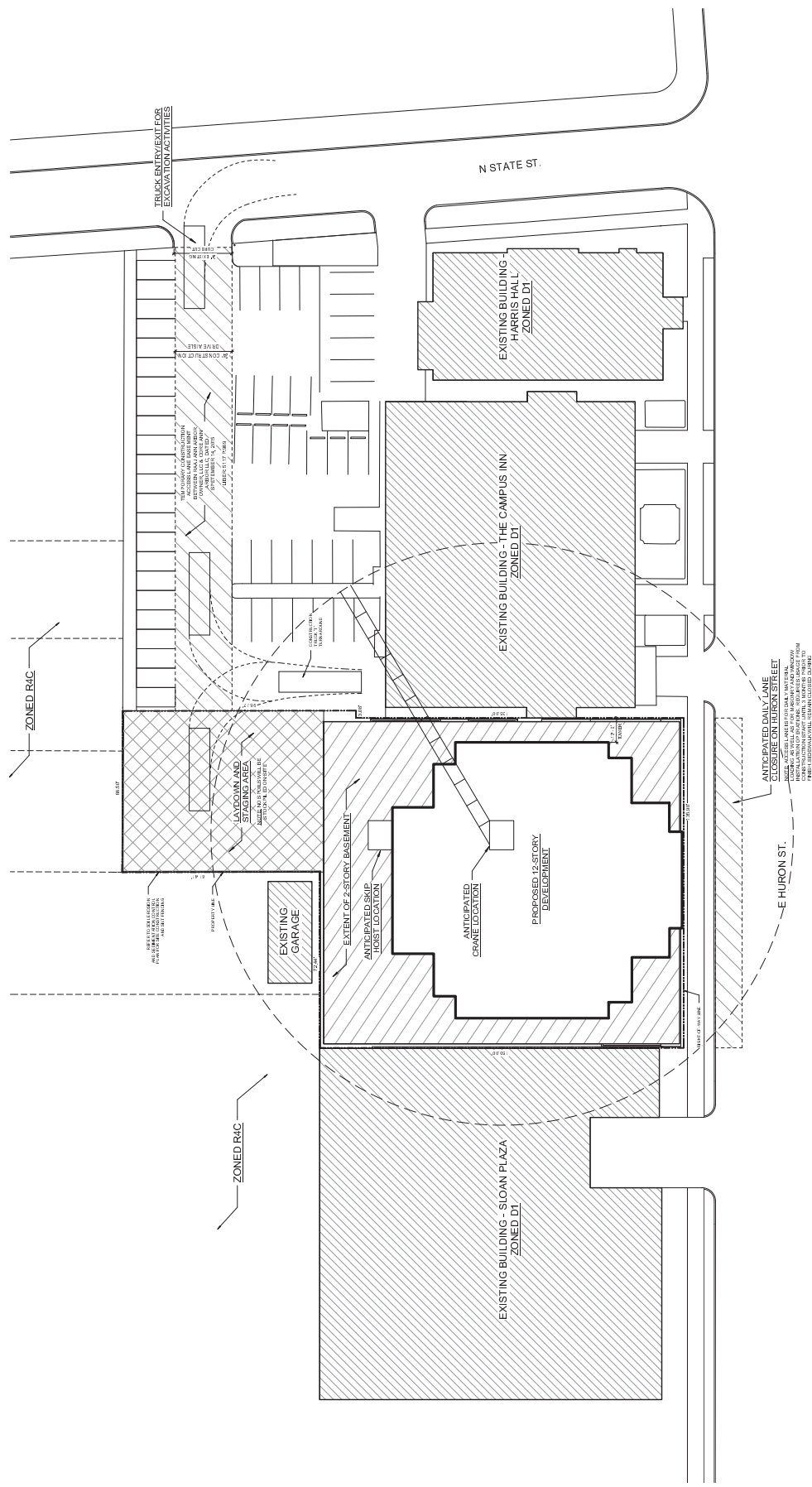
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

803 E HURON

513 & 603 E HURON  
ANN ARBOR, MI



	JOB NO 15028
	DATE 02.01.2016
CONSTRUCTION STAGING PLAN	<b>SP05</b>













## **ANN ARBOR DESIGN REVIEW BOARD**

### **Meeting Report**

**MEETING DATE:** November 18, 2015

**PROJECT:** New Development at 603 East Huron  
Project No. DR15-006

**ADDRESS:** 513 and 603 East Huron Street

#### **SUMMARY:**

The Board agreed the development was consistent with the applicable guidelines for site planning. The design team will return to the next meeting to continue discussing the development, specifically the building elements and materials.

#### **REPORT:**

Boardmembers Burns (Chair), Mitchell, Kinley, Perkins, and Gibb-Randall were in attendance. Staff included Alexis DiLeo.

John Myefski, Eric Grimm and Tom Harrington introduced themselves as the design team and described the proposed development at 603 East Huron Street. It is a new 12-story, 131,000-square foot residential building is designed for a 25,832-square foot site on the north side of East Huron Street, between Division and North State streets. The site is currently used for surface parking for the adjacent Campus Inn hotel at 615 East Huron.

The design team noted they had been working with a group of 6 to 8 neighbors on all aspects of the proposed development. They were seeking comments from the Board on the massing and scale of the project at this time, and would return to the Board next month to focus on building elements and materials. In between, the team would work to continue refining the design.

The team also described how the proposed design has evolved since it was submitted (and differs from the drawings in the packet). The tower cantilever has been changed to comply with the Zoning Ordinance requirements for streetwall setbacks.

The Board engaged in a collegial discussion with the design team about the details of the development and how the team arrived at the proposed design.

Dick Mitchell particularly liked the way the tower extends to the ground with columns and feels well rooted.

Geoff Perkins especially liked the way the tower corners were wrapped with windows.

Several Boardmembers commented about the proposed ipe wood being very warm, inviting and an excellent choice for this location and design.

Shannan Gibb-Randall asked about the proposed planters and noted they were an opportunity for stormwater management. She also said the nearby, off-site oak tree was a legacy tree that should be treated carefully.

Tamara Burns said the revised design was a great improvement to the development's massing and addressed almost every single one of her concerns. She asked about a possible three-story base. The design team noted that adjacent buildings Sloan Plaza and Campus Inn both have strong two-story base lines.

### **AUDIENCE COMMENTS:**

Hugh Sonk, 505 East Huron Street, said he wished every development team worked with neighbors like the team worked with the residents of Sloan Plaza. He referred to their attitude and work as phenomenal.

Elliot Greenberg, 505 East Huron Street, indicated the proposed development would impact his windows and terrace.

Susan Wineberg, 712 East Ann Street, asked about the tentative name for the project, The Calvin. She felt it does not have any relation to the history of city or its founders.

Chris Crockett, 506 East Kingsley Street, said it was a pleasure to work with the design team and feels the proposed development is a beautiful and creative solution.

Cy Mufano, 505 East Huron Street, stated he lived on the east side of the fourth floor. He underscored the comments of others, describing how the design team listened to his concerns. He greatly appreciated how deeply they listened and understood.

Ray Detter, 120 North Division and DDA Citizen Advisory Council, hoped the project set the pattern for others to follow in regards to working with neighbors and proposing good designs. He wants to see other developers also come back to the Design Review Board for further discussion, not just one review.

Doug Kelbaugh, 223 East Ann Street, echoed previous commenters. It was a pleasure to work with John Myefski and CORE. He felt it was not the best urban design but the portico was a good way to mitigate the height, bulk and streetwall presence. He would prefer the building be pushed back (north).

# ANN ARBOR DESIGN REVIEW BOARD

## Meeting Report

# DRAFT

**MEETING DATE:** November 18, 2015

**PROJECT:** New Development at 603 East Huron  
Project No. DR15-006

**ADDRESS:** 513 and 603 East Huron Street

### SUMMARY:

The discussion of this project was a continuation from the Board's November 18, 2015, which focused on the site planning and context. The Board agreed the development was consistent with the applicable guidelines for building massing and building elements.

### REPORT:

Boardmembers Burns (Chair), Cooper, Mitchell, Fontaine, Kinley, Perkins, and Gibb-Randall were in attendance. Staff included Alexis DiLeo.

John Myefski, Josh Sacks, and Eric Grimm introduced themselves as the design team. Myefski gave an overview of changes made since November 18, 2015 and where the proposed design is today.

The Board engaged in a collegial discussion with the design team asking clarifying questions and making comments about the design. Such comments included:

- Consider dropping several planting zone levels when selecting plants for the planter beds on the upper terraces. Being raised above the ground, these areas function as colder climates than in-ground planting beds.
- Note that construction methods greatly impact the viability of plant species.
- This block has an opportunity to be a premiere residential street, like Park Avenue in New York City, with a continuous streetwall.
- This design may benefit from "cuff links," something that adds a pop of color or another unexpected element.

The Board unanimously agreed they were pleased with the design, including the final product as well as the process employed to arrive at this point. They particularly complimented the team on incorporating their previous comments into the current design.

**AUDIENCE COMMENTS:**

Hugh Sonk, 505 East Huron Street, said there was no better model for the design review process.

Ray Detter, 120 North Division and DDA Citizen Advisory Council, agreed this project was an example of how to use the guidelines.

Cy Mufano, 505 East Huron Street, repeated his belief that he has never before felt he has been heard by a developer.

Ethel Potts, 1016 Elder Boulevard, said the Zoning Ordinance needs to require front setbacks and front yards.

Prepared by Alexis DiLeo, City Planner  
February 22, 2015

January 4<sup>th</sup>, 2016

Re: 603 E Huron  
City File No. DR15-006  
Response to Design Review Board Staff Report Dated 11.18.2015

Dear Alexis,

In response to your comments for the above referenced project dated November 18<sup>th</sup>, 2015, we offer the following clarifications and corrections in addition to the provided plans:

*2. The proposed building's tower cantilevers over its base. This creates a negative offset at the top of the streetwall which does not meet the zoning regulations. The tower must be revised have at least same setback as the base (an offset of none) or a positive offset.*

Response: The overall building design has been revised as submitted on our December 1<sup>st</sup>, 2015 Design Review Board submittal. The tower design has been revised so as to have the same setback as the base (an offset of none).

Please note that the petition team has made a series of adjustments to the building and landscape design as a result of input from our two Design Review Board meetings. At this time the official DRB meeting minutes have not been made available from our November 18<sup>th</sup> and December 16<sup>th</sup> DRB meetings from which we could respond directly to all comments.

Please contact us if additional information is required.

Respectfully Submitted,  
**MYEFSKI ARCHITECTS, INC.**



Josh Sacks, RA, NCARB, LEED AP  
Project Manager

## CITIZEN PARTICIPATION ORDINANCE

REPORT OF NEIGHBORHOOD MEETING  
603 E HURON, ANN ARBOR, MI

**DATE:** Wednesday, December 16, 2015  
**LOCATION:** Michigan League, Michigan Room, 911 N University Ave, Ann Arbor, MI  
**TIME:** 7-9pm  
**POSTCARDS SENT:** 1,840  
**ATTENDANCE:** 15  
**MEETING LED BY:** John Myefski, Myefski Architects  
Josh Sacks, Myefski Architects  
Taylor Mentzer, Myefski Architects  
Eric Grimm, Core Spaces

During and after a PowerPoint presentation, led by John Myefski, attendees were encouraged to ask questions and give comments regarding the project. Below is a summary of all questions and comments.

### QUESTIONS

#### **1. Are these condos or apartments?**

This development is comprised entirely of apartments for rent. There are no units for sale in this project.

#### **2. Previous designs showed the tower as more of a circle. This doesn't look like a circle.**

Due to the 130' max width of any portion of the building, we have drawn a circle as a bounding area. Earlier designs showed the bounding area more pronounced giving it the look of a circle. The bounding area is now less pronounced, but the building still fits within the 130' max width.

#### **3. Will there be fencing along the property line that abuts the residential yards?**

Yes, there will be a fence to provide a shield from headlights. This fence serve to protect the privacy of the neighbors.

#### **4. Are there any balconies?**

There are balconies on the South and North façades of the building located along the center axis. There is also an open amenity deck on the roof.

#### **5. Are the windows operable on the West facade?**

Per code, the windows must be operable for ventilation. The bottom portion of each window hinges outward limiting the maximum each window can be opened.

#### **6. How many units will there be?**

There will be 125 units.

#### **7. How many beds, so if every bedroom in every unit is occupied, what is the total?**

Full occupancy is estimated at approximately 300 people, or 300 beds.

#### **8. How many parking spaces are you providing?**

The development includes approximately 120 spaces.

#### **9. That won't be enough parking spaces if there are that many people, right?**

The City requires zero (0) parking spaces due to a desire for transit-oriented development. This encourages the use of public transportation, bikes, and pedestrian activity which reduces the overall use of fossil fuels and promotes a greener way of living.



**10. Will there be Zip Car spaces?**

Zip Car spaces area possibility that we are open to.

**11. Is there evidence of any pollution on the site?**

There is no evidence of pollution on the site as confirmed by a soil test.

**12. What is the average rent per unit?**

The rent is based on calculations involving area, finishes, and materials on the interior, as well as the exterior and other factors. These numbers will be calculated when the design and details evolve a bit more.

**13. What is brick veneer?**

Brick veneer is not structural nor is it glued on. Brick veneer is installed the way traditional masonry is installed. It is much thinner than typical brick, but gives the same aesthetic appearance.

**14. What will be the intended and/or predicted demographic?**

Following Fair Housing Act guidelines the development is intended for anyone looking to rent in downtown Ann Arbor. Due to the high population of young adults attending the University of Michigan, it is a good assumption that the demographic will include many graduate students and/or young professionals in the area.

**15. Will this be rented by the unit or bed?**

It has not yet been determined if the development's units will be rented by unit or by bed. Further calculations, in conjunction with a study, will identify that makes the most sense for the market.

**16. Do you have a streetscape drawing that shows what it would look like if you are looking down Huron Street with the Foundry Loft in the distance?**

Not currently, however we will work to prepare a view of how the street facades will look next to each other. We selected materials that will complement the surrounding buildings yet differentiate our building from others.

**17. There is no left turn onto northbound State Street. With your building taking up one of the drive lanes to enter that parking lot to the Campus Inn (The Graduate), how will this affect the traffic of that intersection?**

We are working with a Traffic Engineer who is conducting a traffic study analyzing the traffic impacts of the development. Most likely, this will not affect the area in the long term.

**18. Will there be retail or commercial space in your building at all?**

There is no plan for retail or commercial space, however if that changes we anticipate a commercial tenant in the professional services industry such as an architect or lawyer in order to minimize the number of guests coming and going. Related to food service, we are working out a plan with The Graduate which will have a restaurant offering room service to residents of our project.

**19. How long will the construction process be?**

We anticipate construction to run 14-15 months, most likely with a Spring/Early Summer 2016 start.

**20. Will the construction of your building interfere with current radio and TV signals?**

There is no evidence of interference. Sloan Plaza has not noticed any changes with the addition of Foundry Lofts. In the case of interference, a repeater is placed on top of the elevator shaft, but only if it is necessary.





**Comments:**

I just want to underscore the fact that Myefski/Core has been very active in listening to our comments. I want to express as a resident that I greatly appreciate how great it has been to work with them.

Sometimes windows on an adjacent building actually reflect natural light back into your space when you wouldn't normally get the type of light. It's a benefit that I didn't expect.

If you do decide on a retail business I would like to suggest something high-end like a wine store, a patisserie, or a flower shop. These are the kinds of businesses that solidify the community.

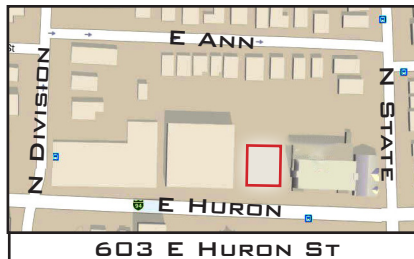
[High-end businesses] don't have adequate parking – if I go to a flower shop, I'm likely going to drive and need a space to park that is close.

Generally Zip Car only likes to have their spaces in places that are easy to find. I'm afraid that the parking lot back here might be too hard to find.

## NOTICE OF CITIZEN PARTICIPATION MEETING: 603 E HURON ST.

### CITIZEN PARTICIPATION MEETING

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on **January 25th, 2016**. A citizen participation meeting will give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then be incorporated into a report for the City Planning Commission.



### PROJECT DESCRIPTION

New construction is planned for the site at 603 East Huron. The 12-story development is a mix of apartments and townhomes.

### MEETING LOGISTICS

**Date:** Wednesday, December 16th, 2015

**Time:** 7:00 pm - 9:00 pm

**Place:** **Michigan League: Michigan Room, 911 N University Ave, Ann Arbor MI 48109**

The Michigan Room is on the 2nd floor to the left as you exit the elevator or walk up the stairs. The **main entrance on N University Ave is fully accessible**. In addition to street parking, a parking structure is located on Fletcher St just east of the League.

### QUESTIONS OR COMMENTS

Questions or comments may be directed to Taylor Mentzer at [tmentzer@myefski.com](mailto:tmentzer@myefski.com) or during business hours at 847.440.8294

*Persons with disabilities are encouraged to participate. Meeting location is fully accessible. Questions regarding accessibility are to be directed to Taylor Mentzer whose contact information is above.*

MYEFSKI ARCHITECTS  
630 DAVIS ST. 5TH FLOOR  
EVANSTON, IL 60201



## PROPOSED PROJECT | SITE PLAN REVIEW

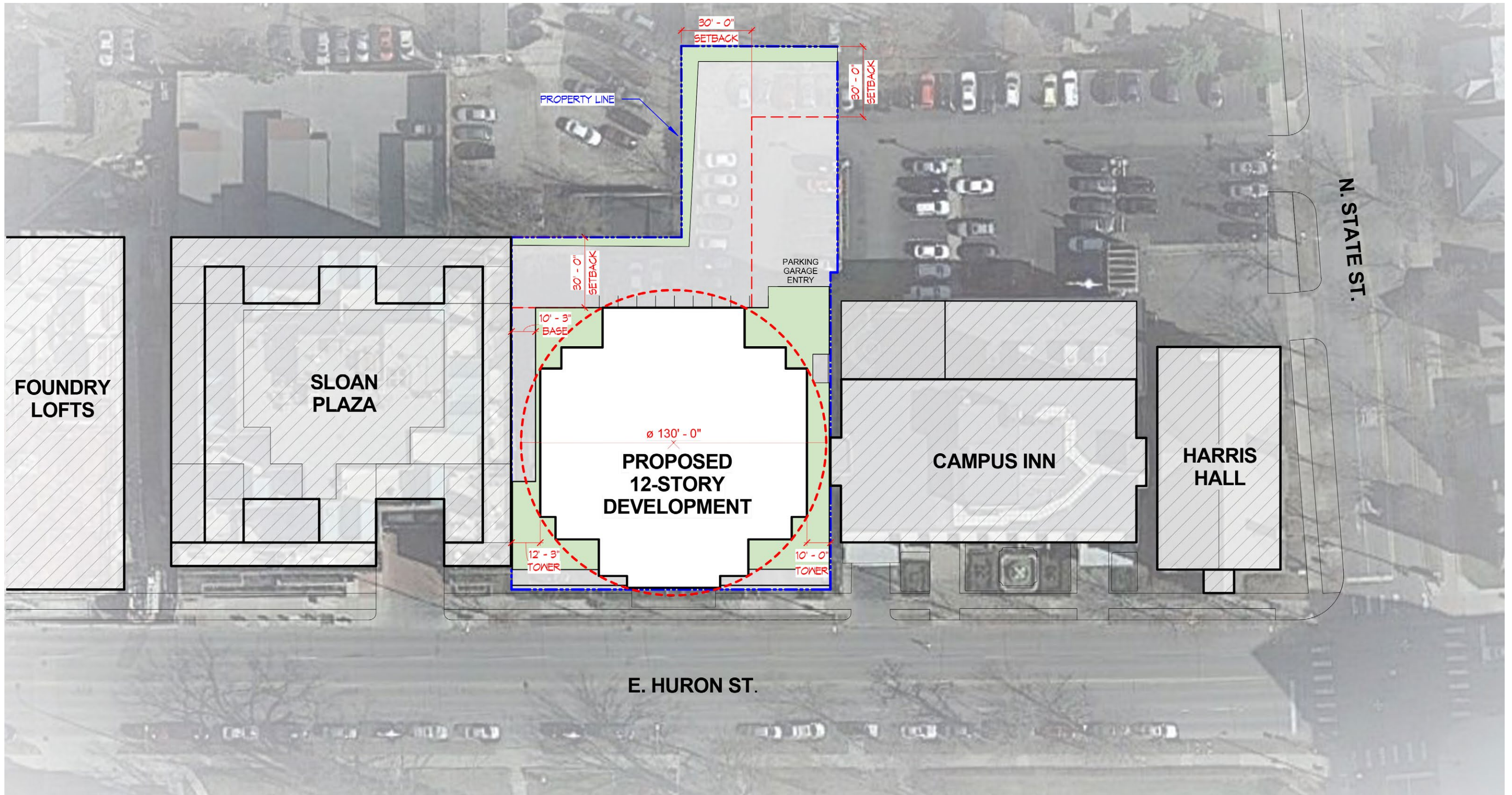
In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for **603 E Huron Street** will be submitted to the City of Ann Arbor's Planning Department. Details about the citizen participation meeting, designed for you to learn about this project, are described on the opposite side of this card.

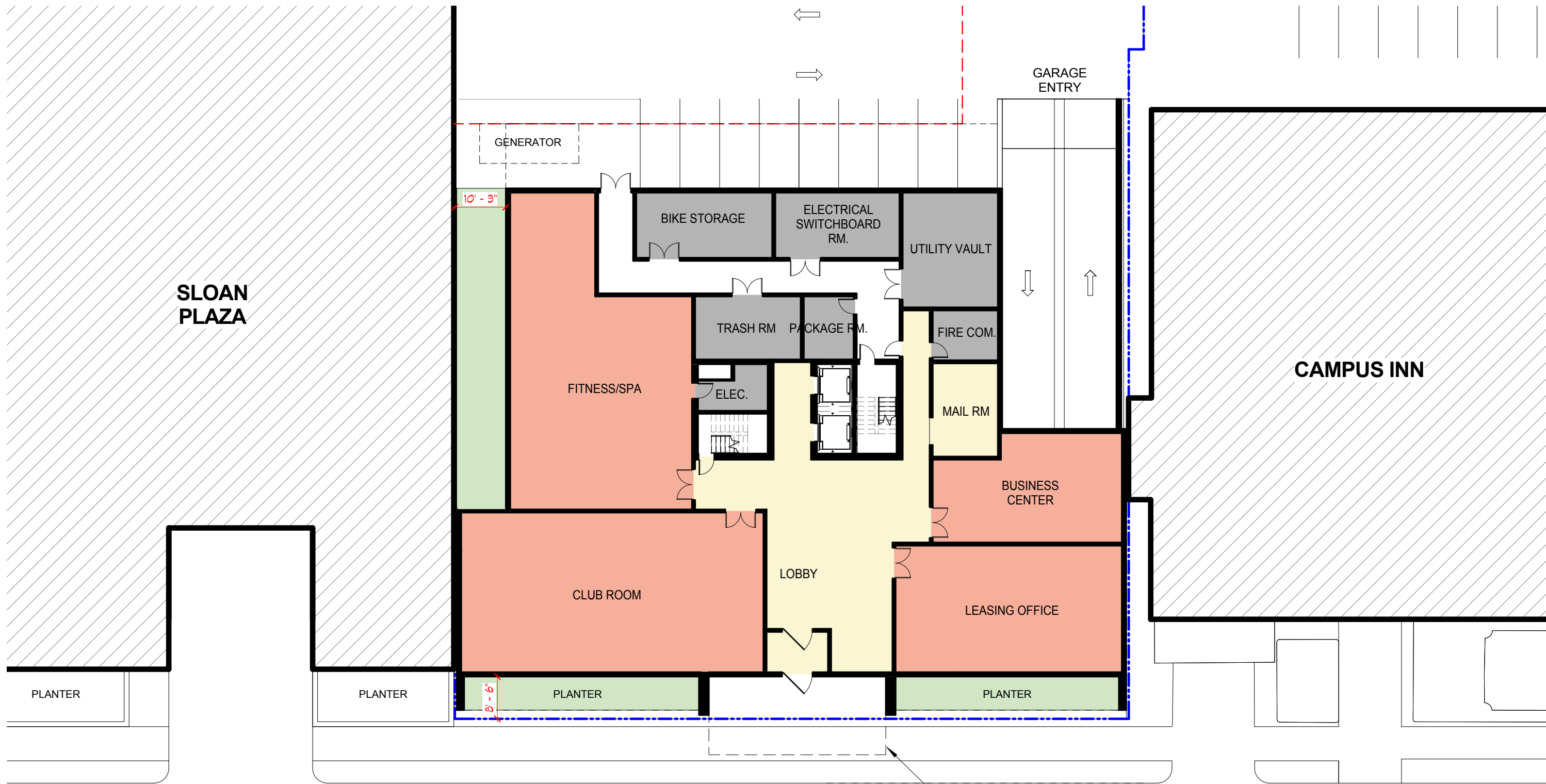


Visit [www.a2gov.org/participation](http://www.a2gov.org/participation) for more information about citizen participation in Ann Arbor.

NAME	EMAIL ADDRESS	POSTAL ADDRESS
Jose Uribe	jose.n.uribe@gmail	505 E. Huron apt. 509
CY HUFANO	ch286@comcast.net	
Chris Crockett	christinecrockett8@gmail.com	506 E. Kingsley St. 48104
Mary & Max Wusgerhof	mmwusgerhof@gmail.com	Sloan
Norman / ilene Tyler / Tyler	_____	_____
Fran Wright		455 Willdale Dr 05
Bob McEnough	r.j. greenough@ATT.net	2923 Burlington St Apt 48105
RAY DETTEN	RDETTEN@UMICH.EDU.	170 N. DIVISION
Steve & Betty Palms	epalms@gmail.com	505 E. Huron St #406 A2 48104
	spalms@millercanfield.com	
Hugh SONK	NDHugh@aam.c yahoo.com	505 E Huron #403 Ann Arbor mi 48104
Josan Wineberg	swines@umich.edu	81712 E. Ann '04
Lars Bjorn	lbjorn@umich.edu	712 E. Ann 48104







E. HURON ST.

ENTRY CANOPY ABOVE





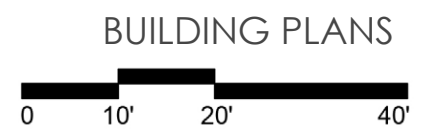
LEVEL 2 PLAN



LEVEL 3 PLAN

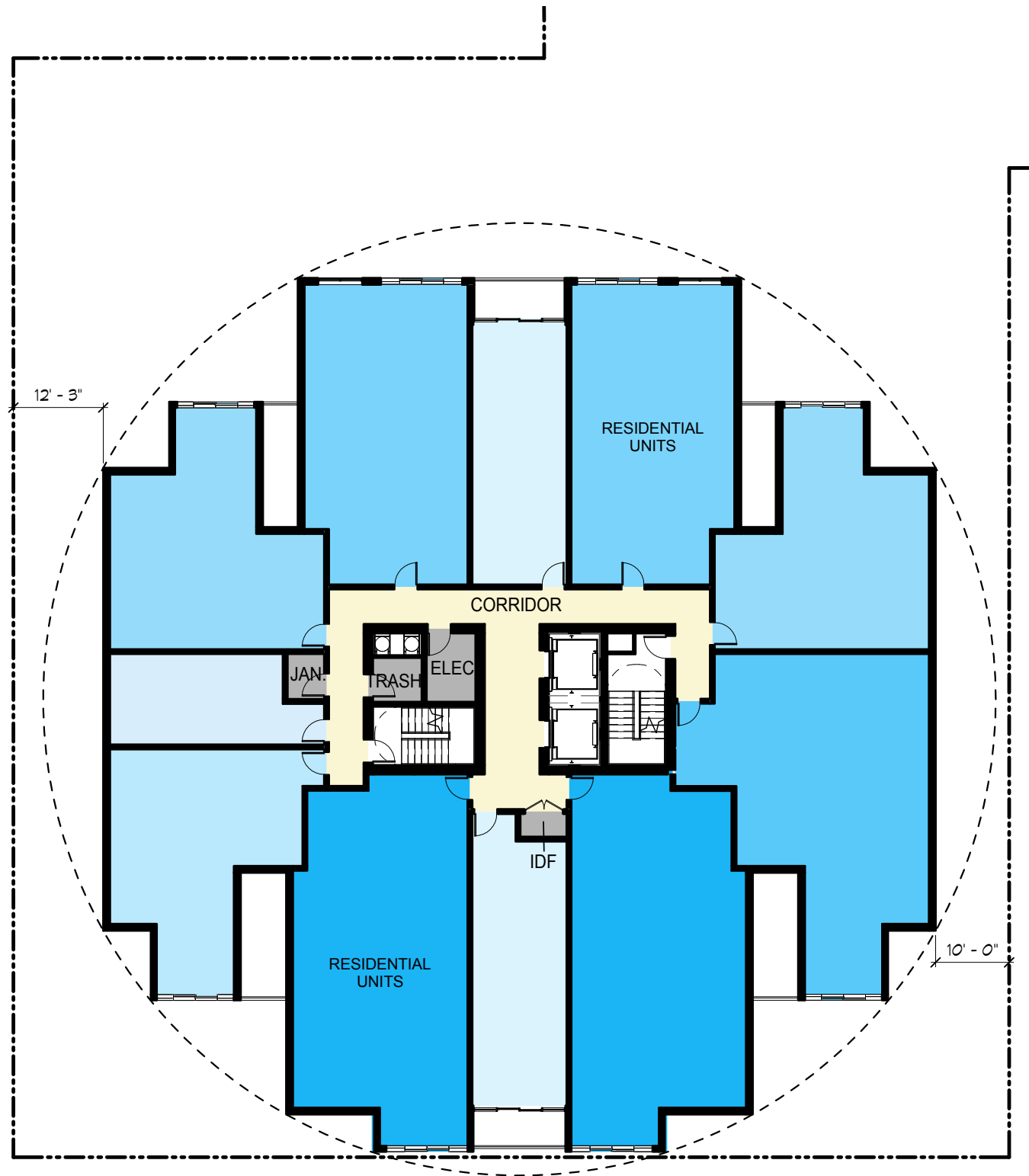


513 & 603 E. HURON ST  
ANN ARBOR

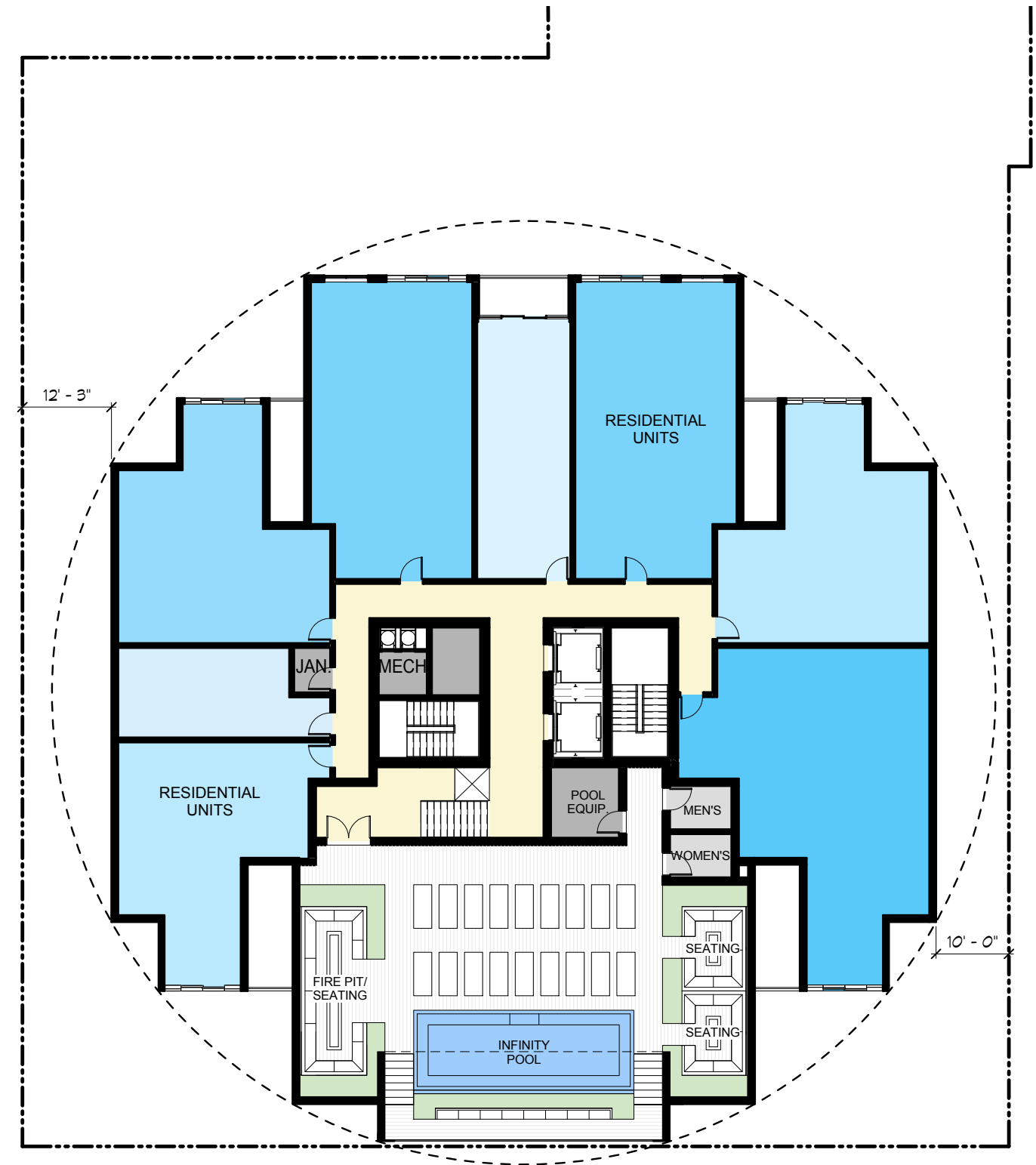


DRB APPLICATION  
12.02.2015



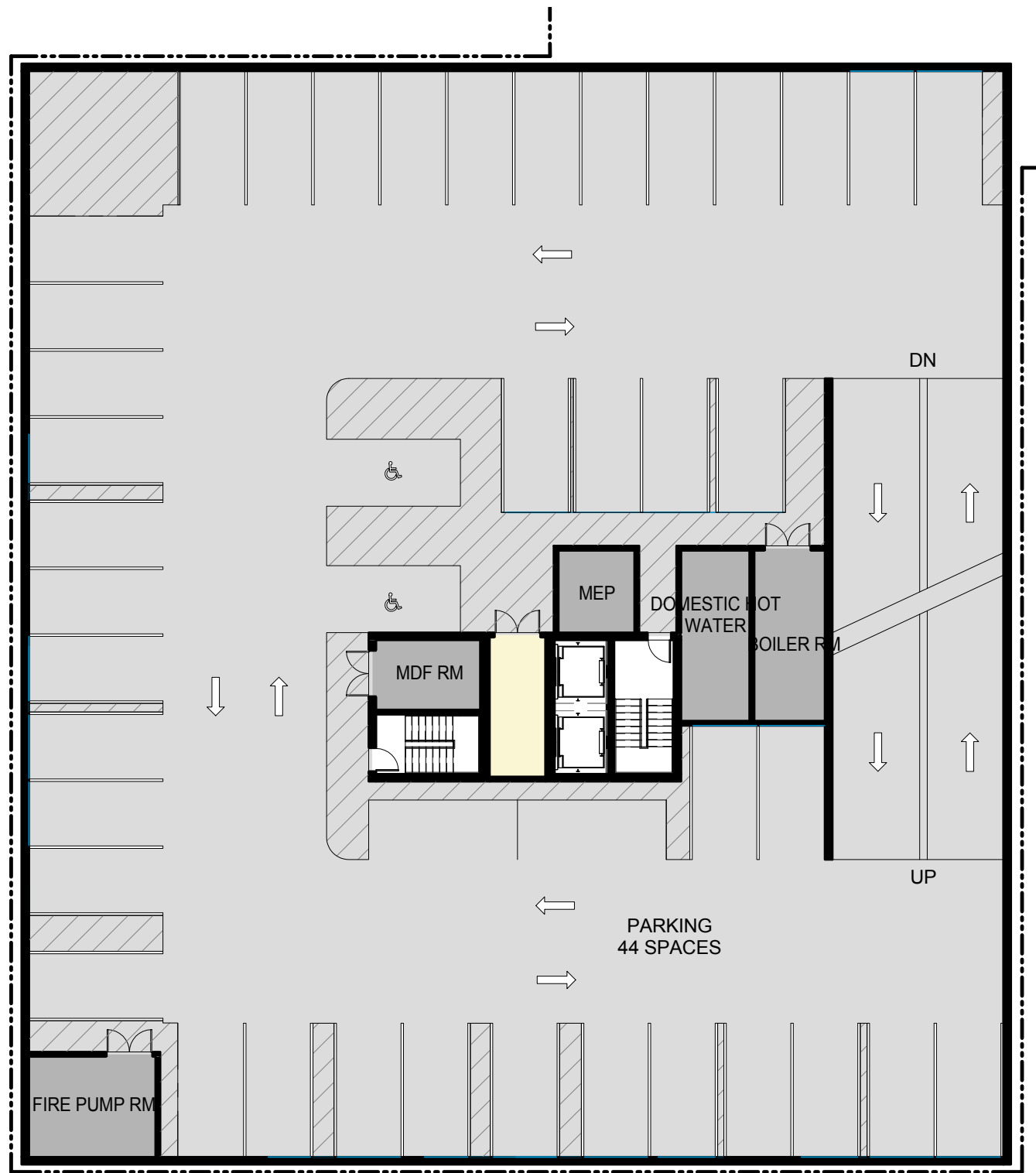


TYPICAL TOWER PLAN



ROOF DECK PLAN

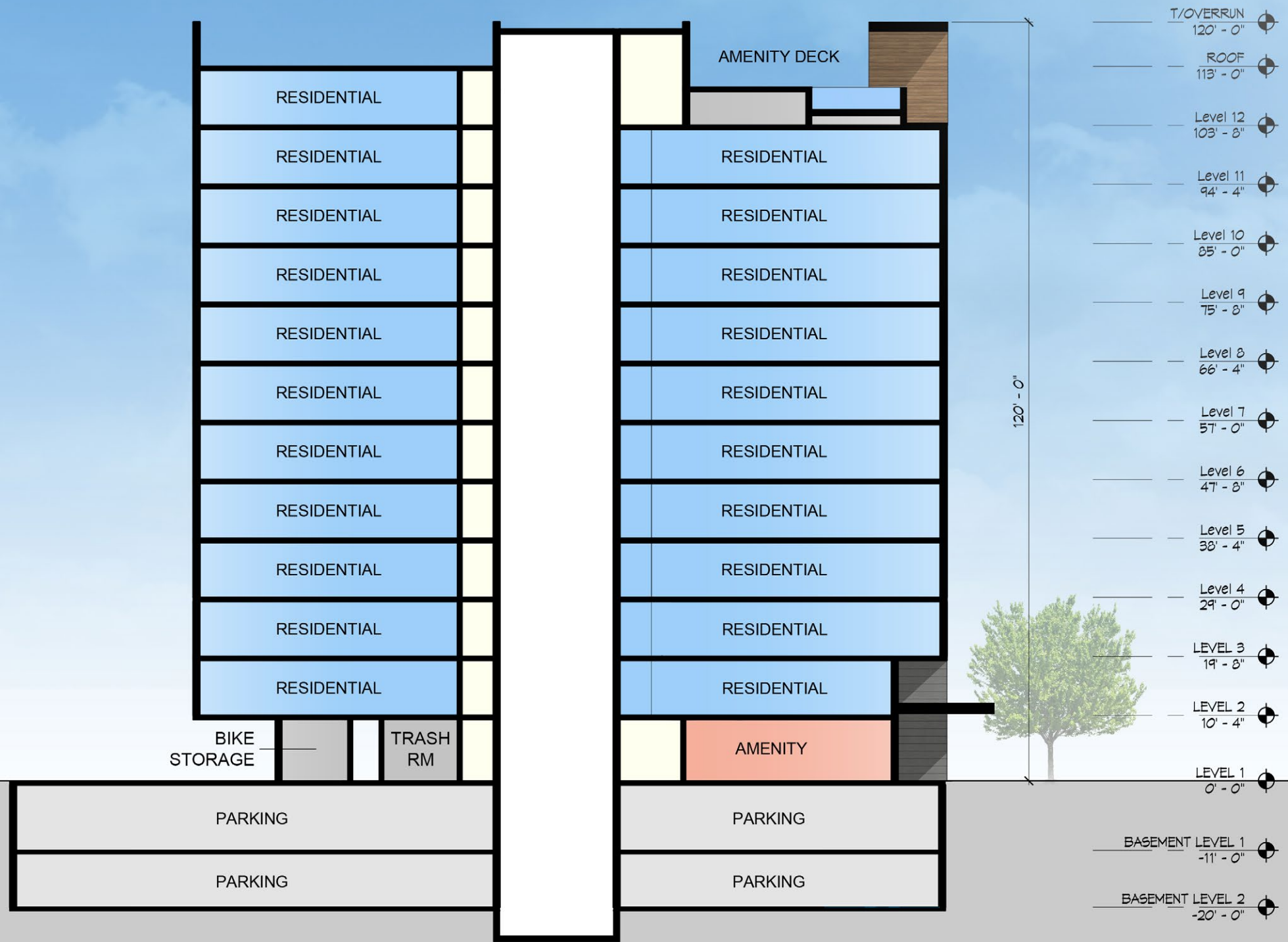




BASEMENT LEVEL 1 PLAN



BASEMENT LEVEL 2 PLAN







513 & 603 E. HURON ST  
ANN ARBOR

VIEW FROM EAST HURON

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12.02.2015







513 & 603 E. HURON ST  
ANN ARBOR

VIEW FROM EAST HURON

DRB APPLICATION  
12.02.2015







513 & 603 E. HURON ST  
ANN ARBOR

VIEW FROM NORTH

DRB APPLICATION  
12.02.2015





- ⊕ T/OVERRUN  
120' - 0"
- ⊕ ROOF  
113' - 0"
- ⊕ Level 12  
103' - 8"
- ⊕ Level 11  
94' - 4"
- ⊕ Level 10  
85' - 0"
- ⊕ Level 9  
75' - 8"
- ⊕ Level 8  
66' - 4"
- ⊕ Level 7  
57' - 0"
- ⊕ Level 6  
47' - 8"
- ⊕ Level 5  
38' - 4"
- ⊕ Level 4  
29' - 0"
- ⊕ LEVEL 3  
19' - 8"
- ⊕ LEVEL 2  
10' - 4"
- ⊕ LEVEL 1  
0' - 0"



- GLASS RAILING
- BRICK VENEER
- GRAY METAL PANEL
- PAINTED STEEL



513 & 603 E. HURON ST  
ANN ARBOR

SOUTH ELEVATION

DRB APPLICATION  
12.02.2015





- T/OVERRUN  
120' - 0"
- ROOF  
113' - 0"
- Level 12  
103' - 8"
- Level 11  
94' - 4"
- Level 10  
85' - 0"
- Level 9  
75' - 8"
- Level 8  
66' - 4"
- Level 7  
57' - 0"
- Level 6  
47' - 8"
- Level 5  
38' - 4"
- Level 4  
29' - 0"
- LEVEL 3  
19' - 8"
- LEVEL 2  
10' - 4"
- LEVEL 1  
0' - 0"



GLASS RAILING  
BRICK VENEER  
GRAY METAL PANEL



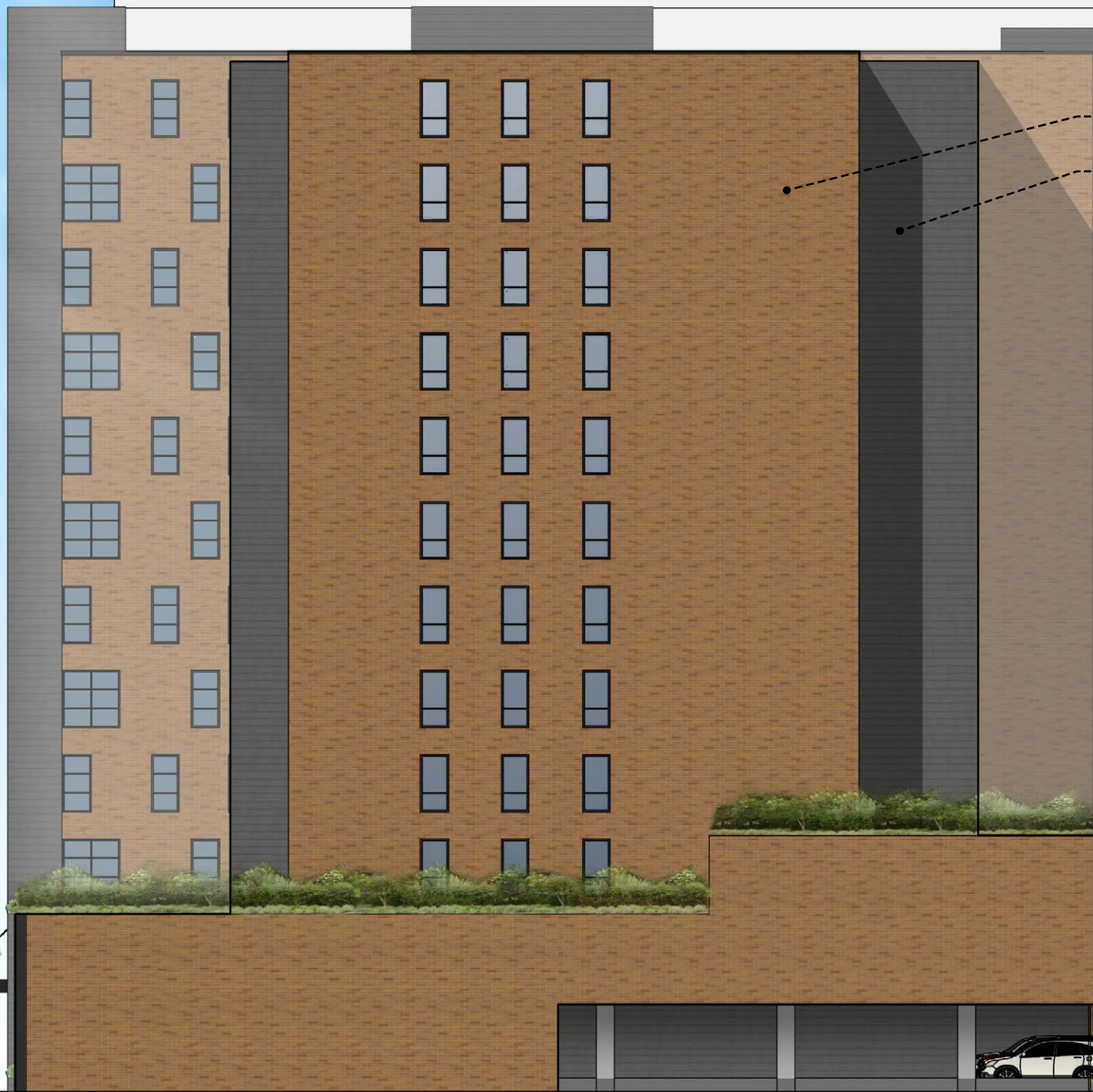
513 & 603 E. HURON ST  
ANN ARBOR

NORTH ELEVATION  
0 8' 16' 32'  
DRB APPLICATION  
12.02.2015





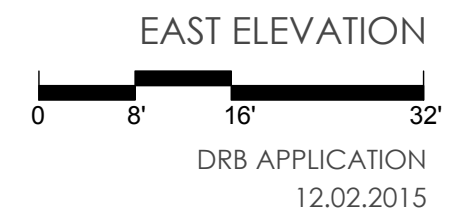
- ⊕ T/OVERRUN  
120' - 0"
- ⊕ ROOF  
113' - 0"
- ⊕ Level 12  
103' - 8"
- ⊕ Level 11  
94' - 4"
- ⊕ Level 10  
85' - 0"
- ⊕ Level 9  
75' - 8"
- ⊕ Level 8  
66' - 4"
- ⊕ Level 7  
57' - 0"
- ⊕ Level 6  
47' - 8"
- ⊕ Level 5  
38' - 4"
- ⊕ Level 4  
29' - 0"
- ⊕ LEVEL 3  
19' - 8"
- ⊕ LEVEL 2  
10' - 4"
- ⊕ LEVEL 1  
0' - 0"



BRICK VENEER  
GRAY METAL PANEL



513 & 603 E. HURON ST  
ANN ARBOR



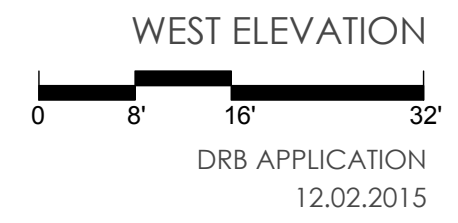


BRICK VENEER  
GRAY METAL PANEL

- T/OVERRUN 120' - 0"
- ROOF 113' - 0"
- Level 12 103' - 8"
- Level 11 94' - 4"
- Level 10 85' - 0"
- Level 9 75' - 8"
- Level 8 66' - 4"
- Level 7 57' - 0"
- Level 6 47' - 8"
- Level 5 38' - 4"
- Level 4 29' - 0"
- LEVEL 3 19' - 8"
- LEVEL 2 10' - 4"
- LEVEL 1 0' - 0"



513 & 603 E. HURON ST  
ANN ARBOR

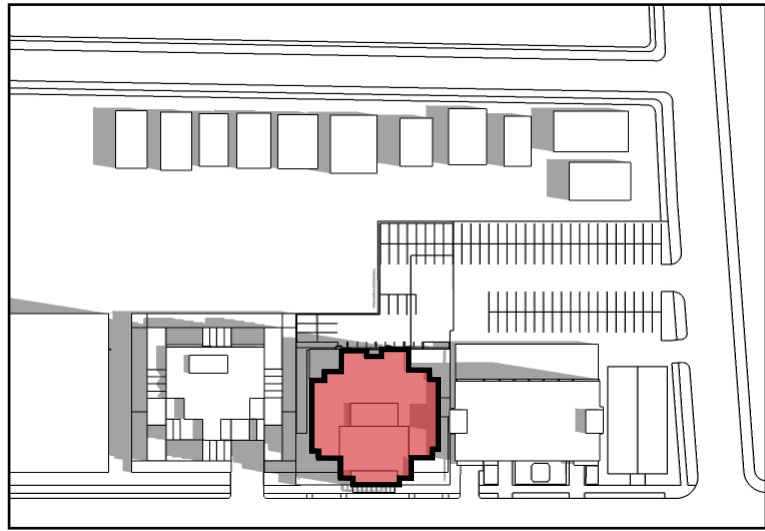




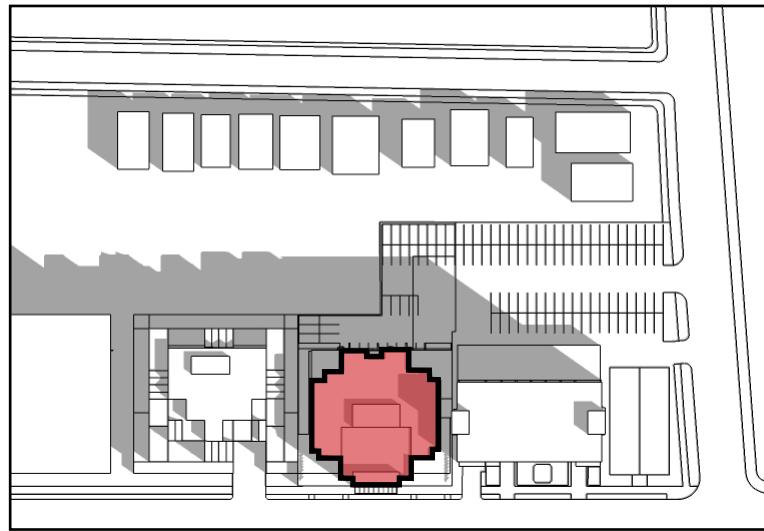
JUNE

MARCH/SEPTEMBER

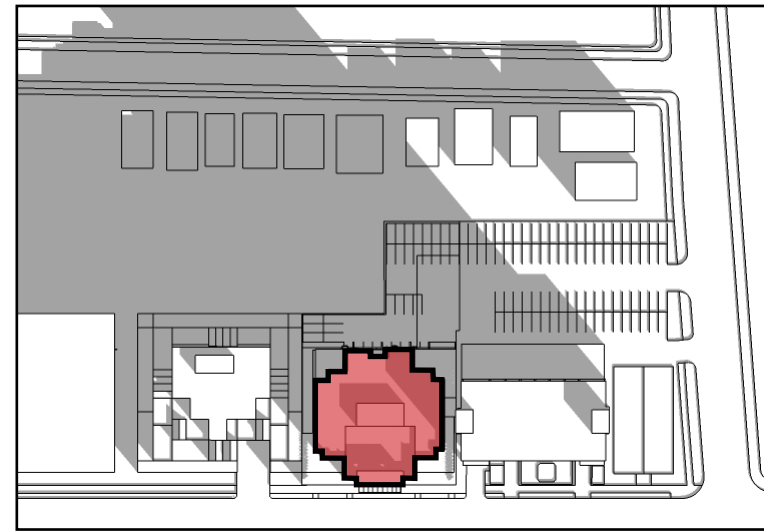
DECEMBER



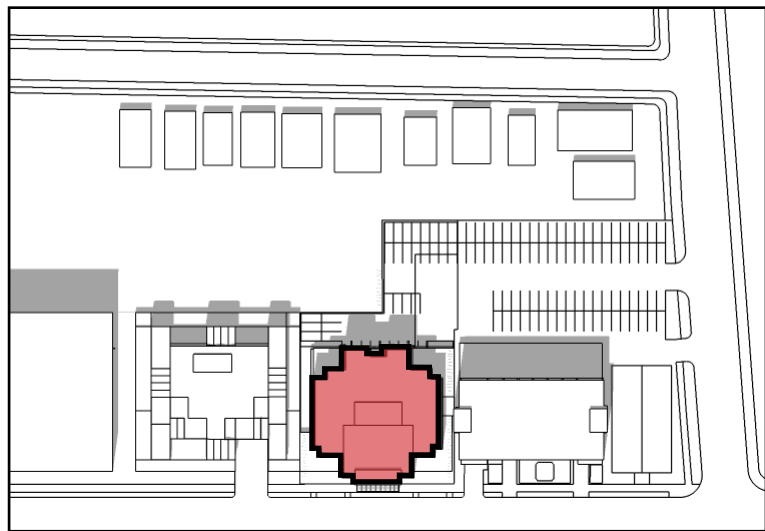
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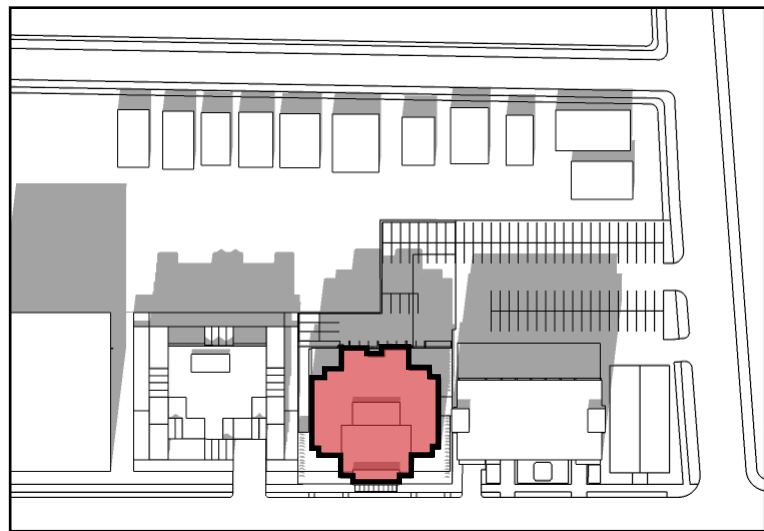
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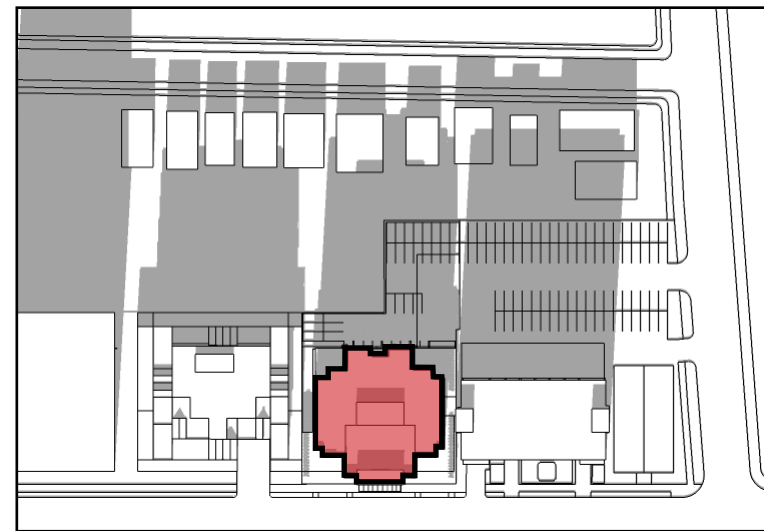
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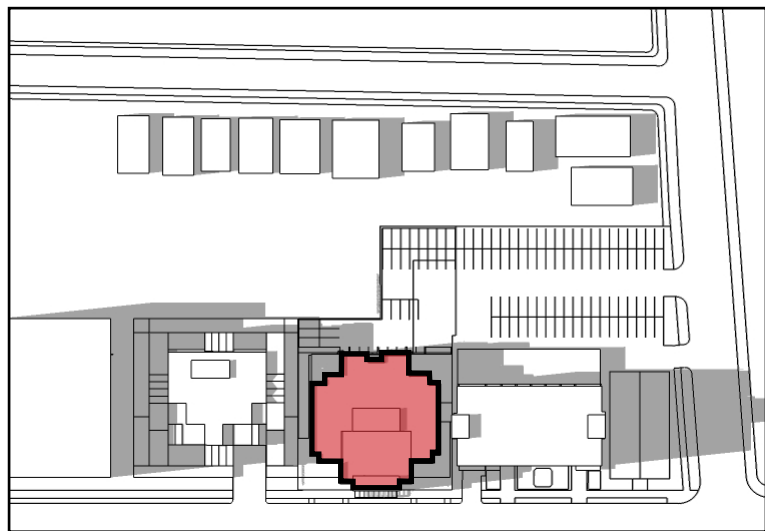
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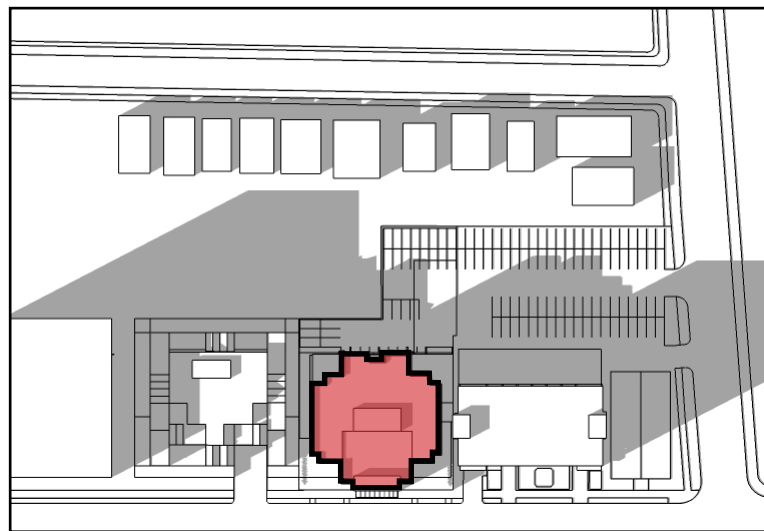
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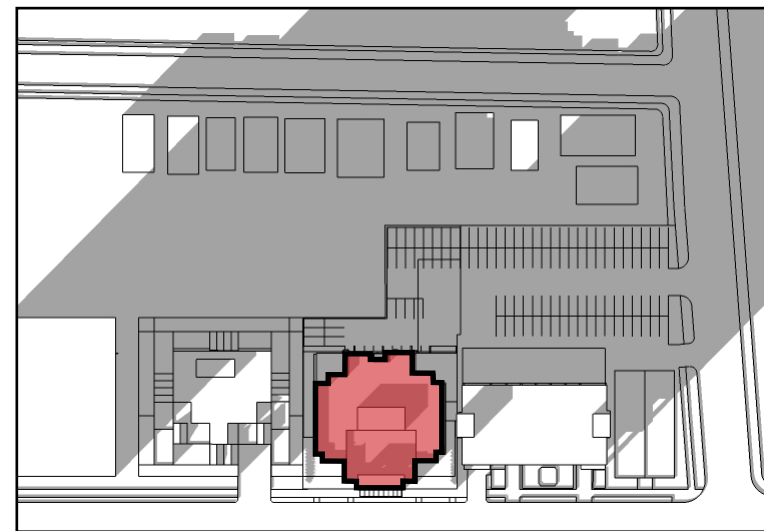
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3 PM



3 PM



3 PM



513 & 603 E. HURON ST  
ANN ARBOR

SHADOW STUDIES



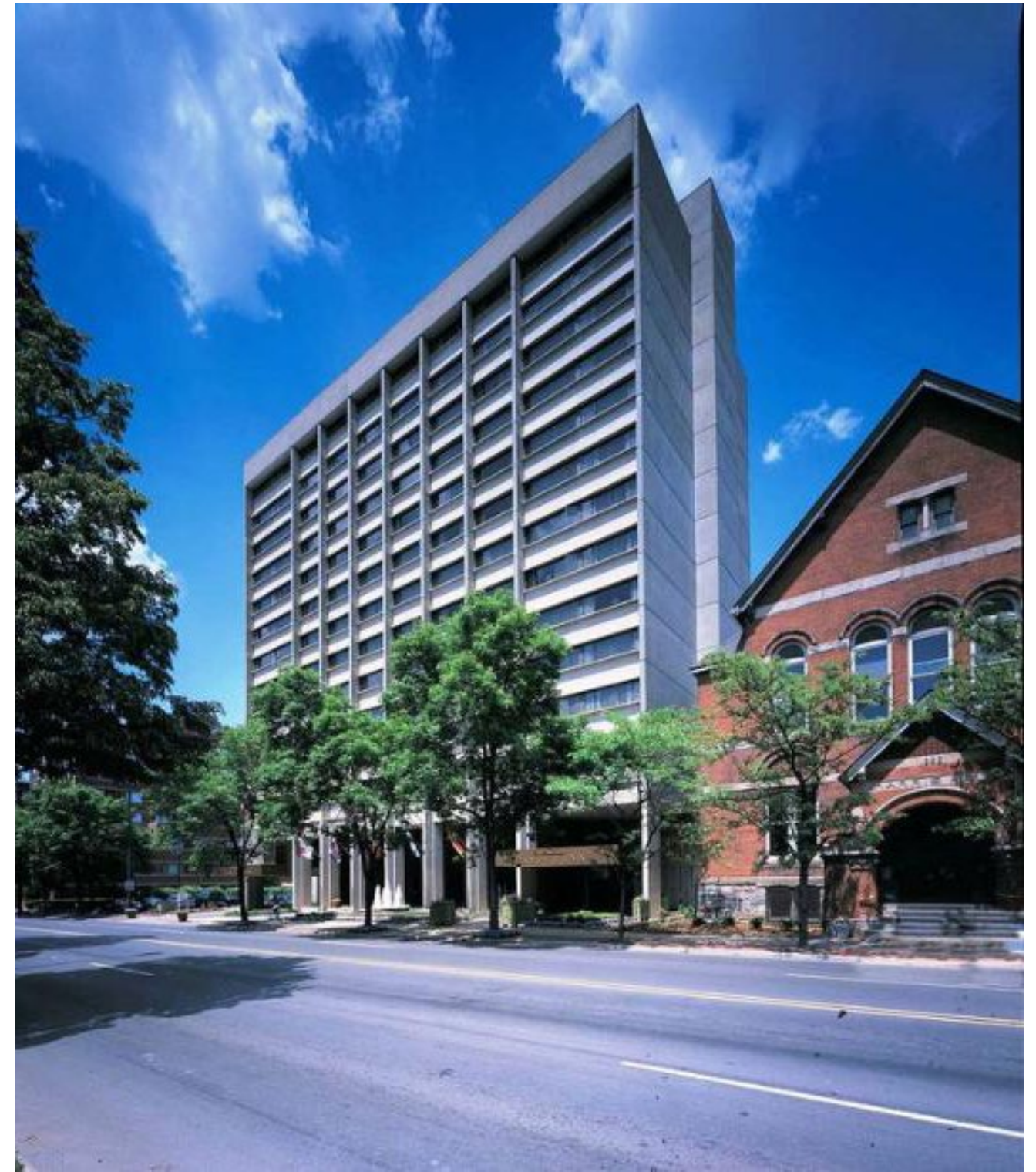
DRB APPLICATION  
12.02.2015







SLOAN PLAZA (WEST OF SITE)



CAMPUS INN (EAST OF SITE)



513 & 603 E. HURON ST  
ANN ARBOR

SITE CONTEXT

DRB APPLICATION  
12.02.2015







FOUNDRY LOFTS (WEST OF SLOAN PLAZA)



HARRIS HALL (EAST OF CAMPUS INN)



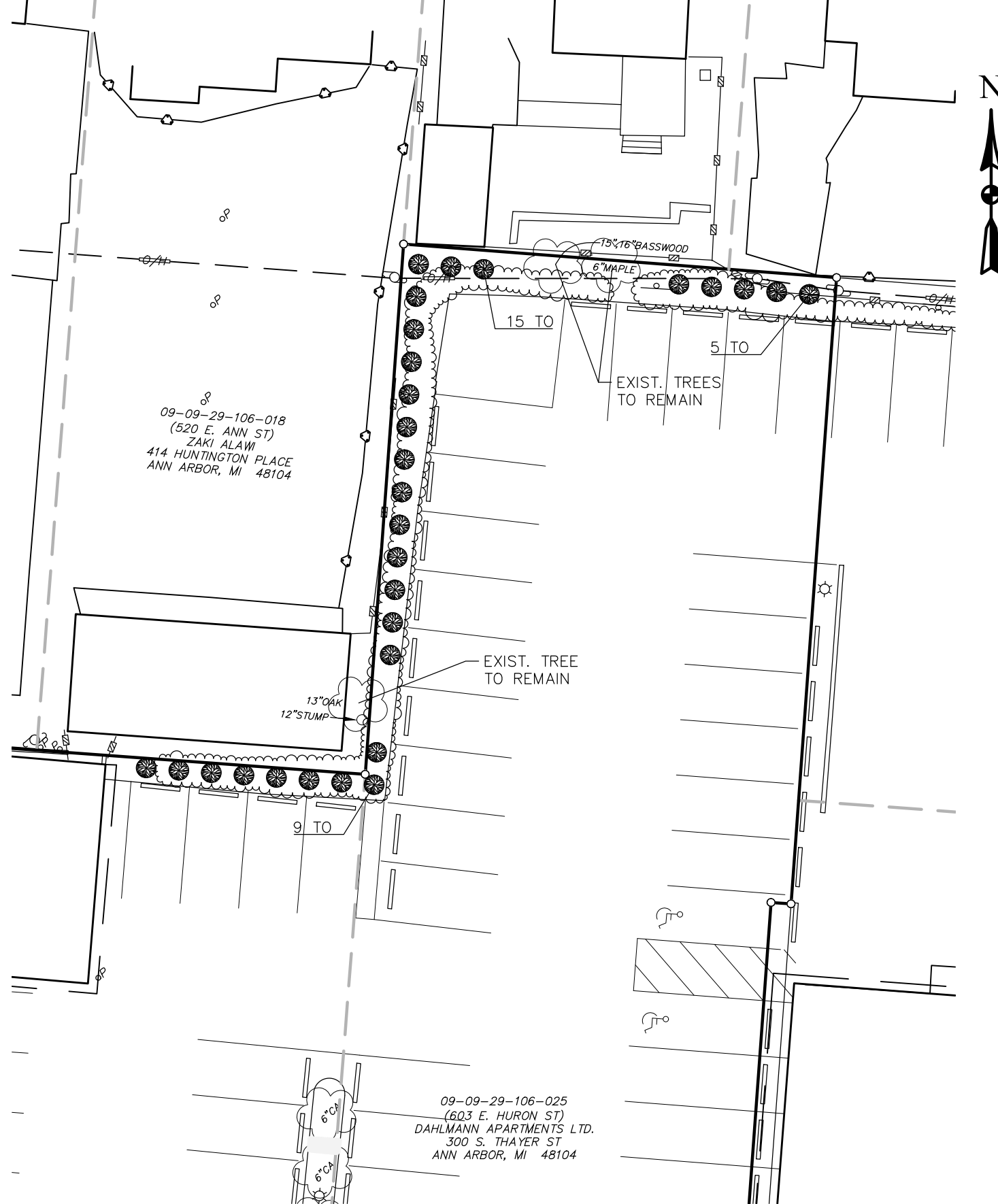
513 & 603 E. HURON ST  
ANN ARBOR

SITE CONTEXT

DRB APPLICATION  
12.02.2015

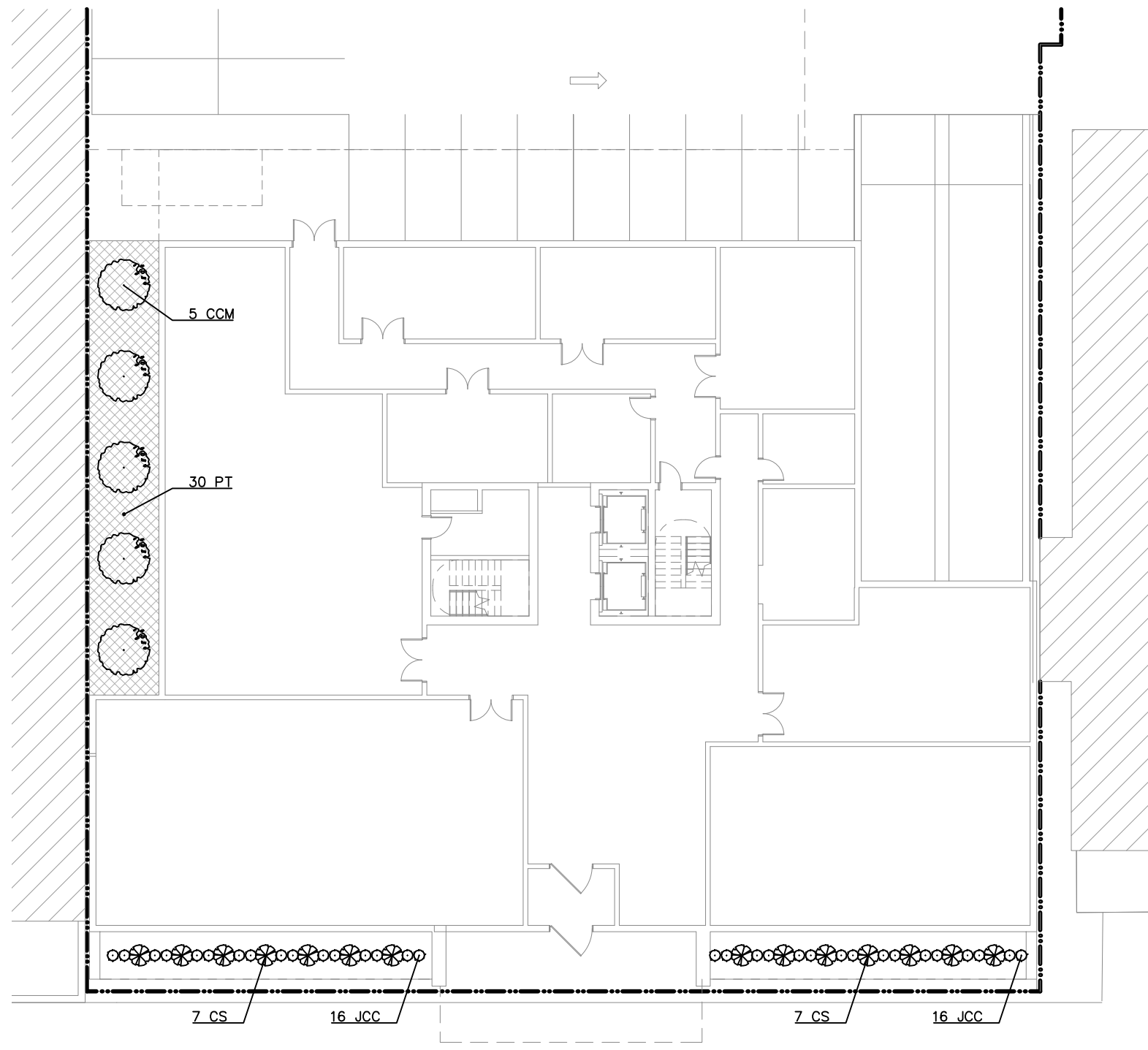




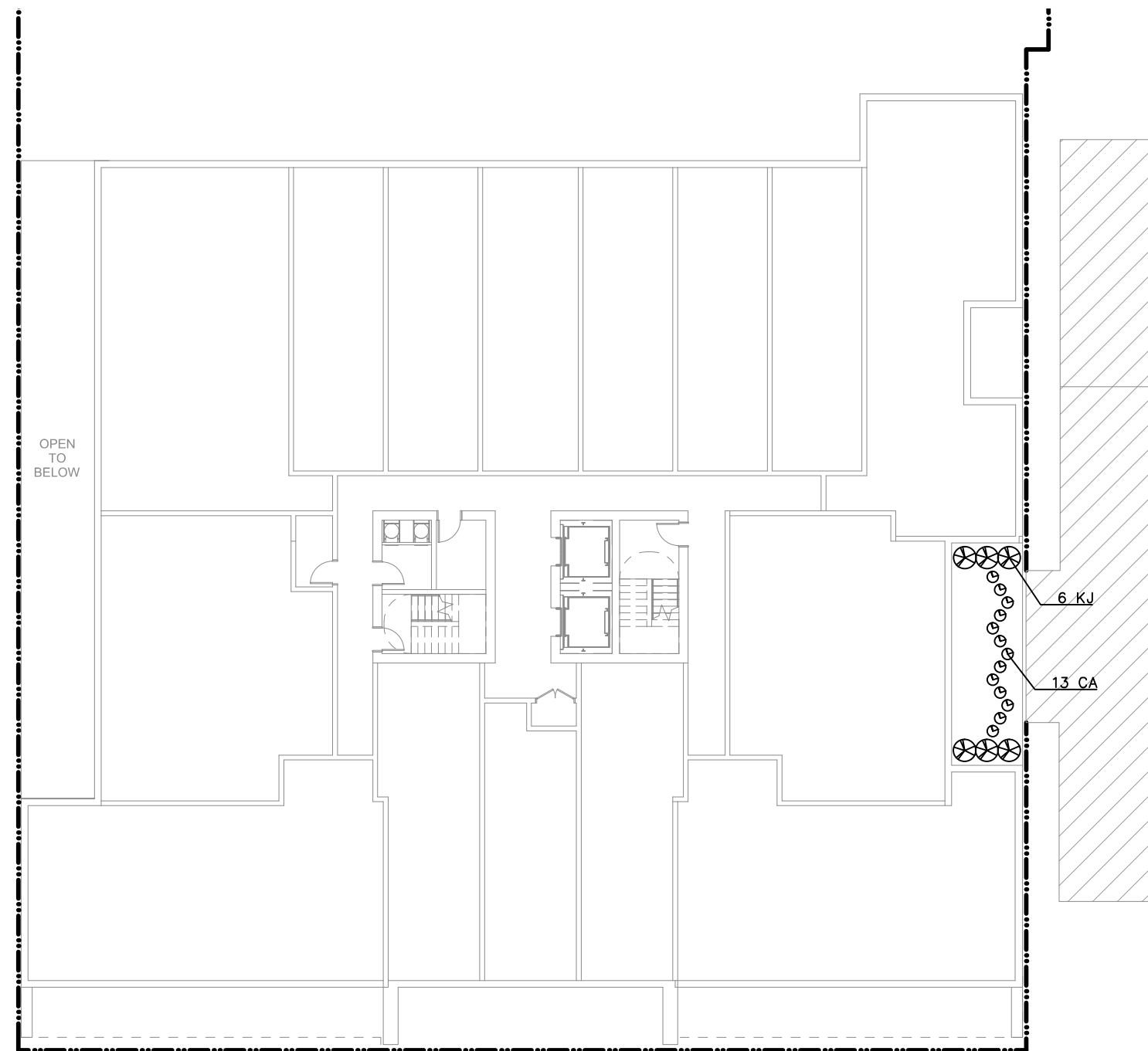


## PLANT LIST

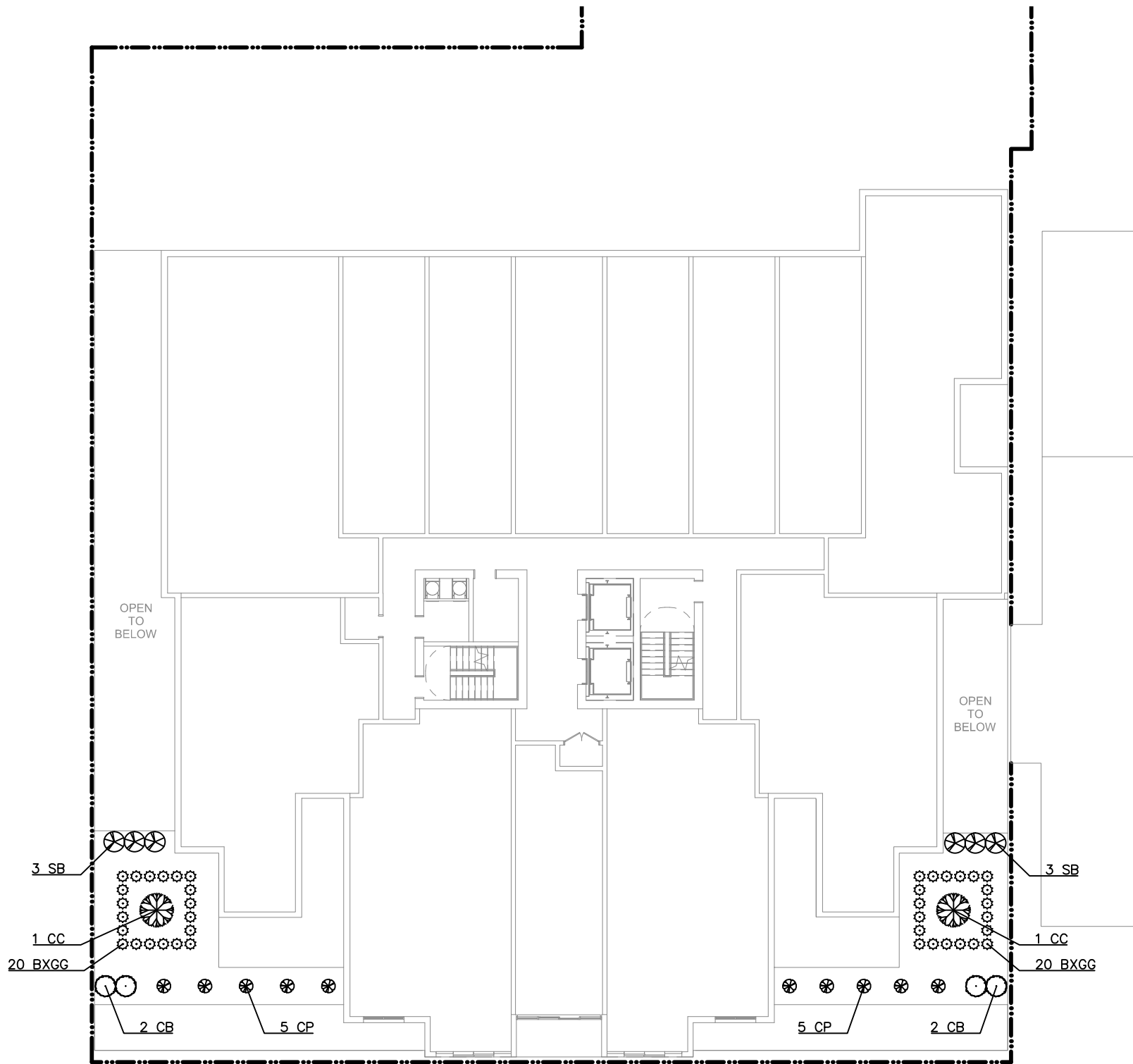
KEY	QTY	SPECIES	SIZE	SPECS
BXGG	53	Buxus 'Green Gem'	18-24" ht	B&B or Pot
		Green Gem Boxwood		
CA	13	Clethra ainifolia 'Ruby Spice'	24-30" ht	Cont
		Summersweet 'Ruby Spice'		
CB	4	Carpinus betulis 'Fastigiata'	2.5" cal	B&B
		Columnar European Hornbeam		
CC	2	Crataegus 'Crusader'	1.75" cal	B&B
		Thornless Hawthorn		
CCM	5	Cercis canadensis 'Merlot'	5-6'	B&B
		Redbud 'Merlot'		
CP	10	Chamaecyparis pisifera 'Filifera Aurea Nana'	#5	Cont
		Threadleaf Falsecypress		
CS	14	Cornus sericea 'Kelsey'	24-30" ht	Cont
		Dwarf Redtwig		
JCC	32	Juniperus Calgary Carpet	#5	Cont
		Calgary Carpet Juniper		
JBP	2	Juniper chinensis 'Blue Point'	5'-6'	B&B
		Blue Point Upright Juniper		
KJ	6	Kerria japonica 'Pleniflora'	24-30" ht	Cont
		Double Japanese Kerria		
LL	16	Liriope muscari	#1	Cont
		Lilyturf Blue		
PA	7	Pennisetum alopecuroides 'Hameln'	#2	Cont
		Dwarf Fountain Grass		
PT	30	Pachysandra terminalis 'Green Carpet'	48 ct	Flat
		Pachysandra		
PV	24	Panicum virgatum 'Shenandoah'	#1	Cont
		Red Switch Grass		
SB	6	Spiraea x bumalda 'Goldflame'	#5	Cont
		Goldflame spiraea		
TO	37	Thuja occidentalis 'Nigra'	5' ht.	B&B
		Dark Green Arborvitae		



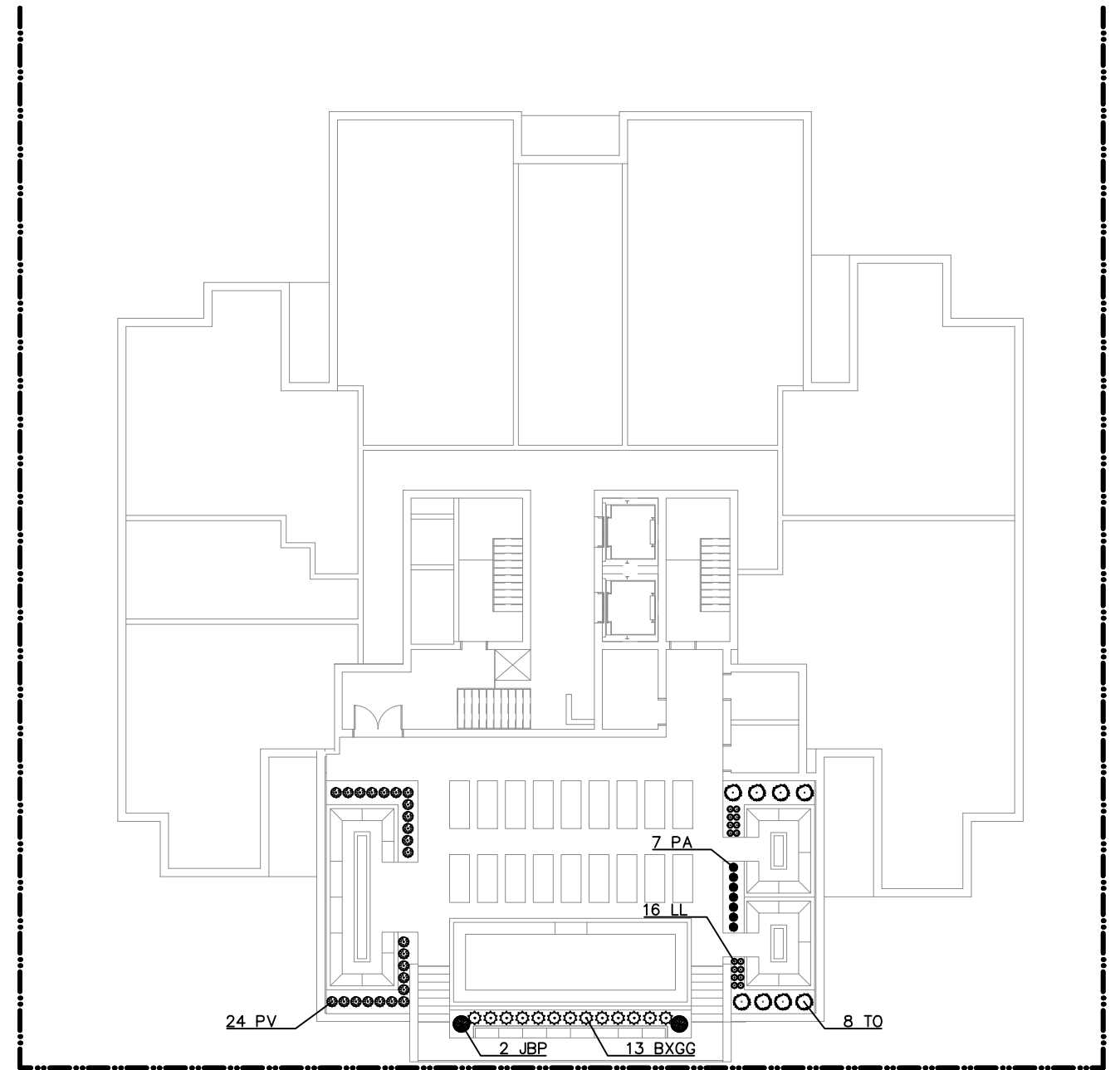
LEVEL 1



LEVEL 2



LEVEL 3



ROOF AMENITY DECK

### 603 EAST HURON STREET DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and \_\_\_\_\_, a \_\_\_\_\_, with principal address at \_\_\_\_\_, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, described below and site planned as 603 East Huron Street, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as 603 East Huron Street, and desires site plan and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETOR will install these improvements prior to any permits being issued.

#### THE PROPRIETOR(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for *construction of public water and sanitary sewer mains, public and private storm water management systems, sidewalks and streetlights* ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur



within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the improvements, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-7) To install all water mains, storm sewers, sanitary sewers and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits.

(P-11) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-12) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-16) For the benefit of the residents of the PROPRIETOR'S development, to make a park contribution of \$76,800.00 to the CITY Parks and Recreation Services Unit prior to the issuance of certificates of occupancy for improvements to *the Farmers Market*.

(P-17) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

(P-20) To construct, repair and/or adequately maintain on-site storm water management system. If the PROPRIETOR fails to construct, repair and/or maintain the private storm water

management system, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR if the PROPRIETOR does not complete the work within the time set forth in the notice.

(P-22) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-27) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, PROPRIETOR shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-28) To submit signed and sealed drawings to the CITY reflecting the building elevations, setbacks, aesthetics, and materials approved by City Council and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be submitted to the Design Review Board for approval.

(P-29) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-32) Prior to application for and issuance of certificates of occupancy, to disconnect \_\_\_ footing drains, which is based upon the uses currently existing on the Property and those currently contemplated by the Site Plan in accordance with the Guidelines for Completion of Footing Drain Disconnections, Table A, and adopted by City Council, August 18, 2003 and revised November 30, 2005 (the "Guidelines"), or to provide an alternative method of mitigation that results in an equivalent amount of sanitary flow removal, in accordance with the Guidelines. In the event the actual intensity of uses contemplated by the Site Plan are either increased or decreased, City and PROPRIETOR agree to adjust the number of footing drains to be disconnected, or the amount of alternative mitigation to be provided, in accordance with the Guidelines. PROPRIETOR may be allowed to obtain partial certificates of occupancy for the development prior to the completion of all of the required footing drain disconnects on a prorated basis at the Discretion of the CITY Public Services Area.

(P – \_\_\_) As part of the application for the first building permit, to provide documentation from an independent, qualified professional that verifies the building has been designed to achieve a minimum of two points under the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Energy & Atmosphere Credit No. 1, based on the most recent version in effect at the date of this agreement. Compliance with this requirement shall be verified and documented by the independent, qualified professional using an industry standard software energy modeling tool (EQUEST or equivalent).

(P-35) PROPRIETOR is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of PROPRIETOR has (have) legal authority and capacity to enter into this agreement for PROPRIETOR.

(P-36) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved development agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-37) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-38) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

#### **THE CITY HEREBY AGREES:**

(C-1) In consideration of the above undertakings, to approve the *603 East Huron Street Site Plan*

(C-2) To use the park contribution described above for improvements to the *Farmers Market*.

(C-4) To provide timely and reasonable CITY inspections as may be required during construction.

(C-5) To record this agreement with the Washtenaw County Register of Deeds.

(C-6) Other items as needed.

#### **GENERAL TERMS**

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

*legal description(s) to be inserted here*

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

Witnesses:

\_\_\_\_\_

\_\_\_\_\_

CITY OF ANN ARBOR, MICHIGAN  
301 East Huron Street  
Ann Arbor, Michigan 48107

By: \_\_\_\_\_  
Christopher Taylor, Mayor

By: \_\_\_\_\_  
Jacqueline Beaudry, City Clerk

Approved as to Substance:

\_\_\_\_\_  
Steven D. Powers, City Administrator



County of Washtenaw, State of Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:  
Ann Arbor Planning & Development Services  
Post Office Box 8647  
Ann Arbor, Michigan 48107  
(734) 794-6265