




City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES-PLANNING DIVISION
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Ann Arbor Design Review Board Application

Section 1: General I	
Project Name:	Elroy's Place
Project Location and/or Address:	321 North Main Ann Arbor, MI 48104
Base Zoning District, Character Overlay District, and Building Frontage Designation:	Zoning District = D2 Character Overlay District = Kerrytown Building Frontage Designation = Main Street
Type of Site Plan Petition (check):	<input type="radio"/> Site Plan for City Council approval <input type="radio"/> Site Plan for Planning Commission approval <input type="radio"/> PUD Site Plan <input type="radio"/> Planned Project Site Plan <input type="radio"/> Administrative Amendment with facade change
Developer:	Atlantes, LLC 440 South Main Ann Arbor, MI 48104
Property Owner:	Moving on Main, LLC
Property Owner's Signature:	 <hr/> Peter Woolf, Moving on Main LLC
Developer's interest in property if not owner:	Purchase and Development

	Robert Darvas Associates InSite Design Washtenaw Engineer Clark Trombley Randers A3C Christman Constructors
Contact Person (name, phone number and email of one person):	Erik Majcher, S.E., P.E. Atlantes, LLC 440 South Main Street Ann Arbor, MI 48104 734-761-8713 emajcher@robertdarvas.com

Section 2: Project Details

Project Specifics:	<p>Site size (sq. ft.): 8,197 Square Feet</p> <p>Total floor area (sq.ft.): Approximately 31,000 Square Feet</p> <p>Number of stories: <u>5</u></p> <p>Building Height (ft.):60'-0"</p> <p>Ground floor uses: Retail / Spa</p> <p>Upper floor uses: Business, Exercise, Residential</p> <p>Number dwelling units: Twelve to Sixteen</p> <p>Number off-street parking spaces: 15 automobile + 4 motorcycle</p> <p>Open space (sq. ft.): 1,886 Square Feet (23%)</p>
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See attached sheets for additional information.

3

2

1

Elroy's Place

321 North Main
Ann Arbor, MI 48104

Design Review Board Submission
August 23, 2017

Atlantes, LLC
440 South Main Street
Ann Arbor, MI 48104

emajcher@robertdarvas.com

Elroy's Place

321 North Main
Ann Arbor, MI 48104

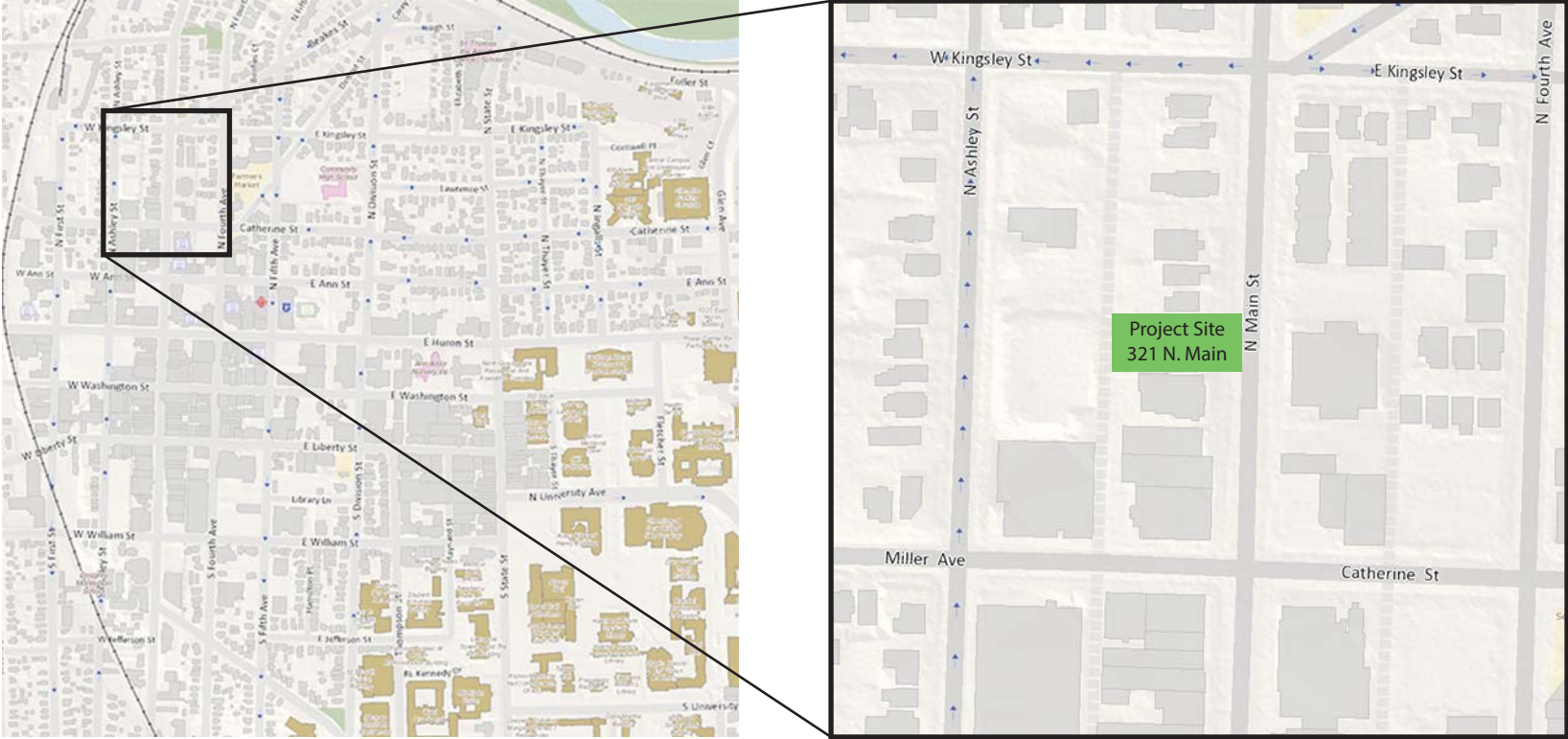


Current Site

Design Concept (2a)

The design of the massing and facade of the building is intended to be a contemporary contextual building that incorporates parts of the eclectic nature of the Kerrytown District. Within and behind the façade is the intent to design towards 2030 and focus on using high quality, durable materials as part of a highly insulated envelope with an efficient geothermal heating and cooling system supported with an energy producing photovoltaic system on the roof.

The base of the building will use a full depth brick masonry with repetitive, inset punched openings, similar to the industrial buildings developed at the beginning of the 20th century that are prominent around Ann Arbor, mixed in with larger, more contemporary and modern voids and setbacks in the facade. Cast stone or limestone lintels and sills will highlight the windows and doors. A modern storefront will highlight the first and second floors along Main Street. The upper floors will set back at various elevations to provide balconies for the upper floors, where the façade will switch to a lighter weight system, currently conceived as an architectural/commercial grade fiber cement rain screen. Certain areas of the building will be highlighted with a steel trellis framing system that will provide support to balconies, canopies and shading devices that will also support a vertical landscape.



Location Map

Development Program (2b)

The program for the building is designed as a flexible mixed use building, with retail, office and residential uses, although the tenants for the majority of the building are already known. The tenants for the first two floors are taking advantage of the growth in the personal fitness and well-being markets and will be a complimentary mix of uses including spa, yoga, personal fitness and similar uses. The third floor will be an open office space for Robert Darvas Associates. The fourth floor will be individual office spaces with the flexibility to be transitioned to one bedroom and efficiency apartments. The top floor is planned as four to five market rate residential units.



Larger Commercial/Office



Larger Commercial/Office



Small Commercial/Office



Multi Family Residential



Residential Style Office Buildings



Residential

Site Context (3a)

The project is located in the Kerrytown Character District, one block away from the Main Street District. The project is located in the middle of the block between East Kingsley and Catherine/Miller on the west side of Miller. This area is a transition zone between the denser D1 zoning district downtown and the residential areas outside of the DDA districts.

The immediately adjacent area has seen two new residential developments in the recent years including the condominiums at 408-418 North Main and Kingsley West. In addition there is a mix of small commercial uses, medium to larger office buildings, and residential houses, some converted to office uses. The broader area includes a vibrant mix of restaurants, shops, markets and entertainment venues with mixed residential types.



East Elevation



South Elevation



West Elevation



North Elevation

Inspiration and Theme (3b)

The project is the first stage of a multi-stage plan for growing the company I have had the privilege and responsibility of managing for the past several years. Robert Darvas Associates has been a local structural engineering firm with a reputation for excellence in designing buildings for over sixty years. The business was started out of the house that Bob Darvas lived in when he moved to Ann Arbor to take a teaching position at the University of Michigan, and has been our home since its beginning. We have reached a point where the office doesn't meet the needs of our growing business and the time to build a new space is upon us. As part of our growth plan I have been working through the prerequisites necessary to be successful in designing and developing a new building for our business.

With that in mind I began a search for a potential site to develop as a place for our company and the other businesses in our buildings to move to. After a lengthy search, the opportunity to purchase and develop the property at 321 North Main developed. As I studied the potential for the site and imagined taking off on the plan I have been developing, the imagery of a rocket launching was irrefutable. And in a lot of ways my plan is like the design of a multi-stage rocket. The first stage of a rocket propels the rocket from its stationary position, and is designed efficiently and simply to accomplish this task. This building is conceptualized in that manner; design a simple and efficient building that will provide the fuel to take off on this multi-stage plan.



Context Rendering



Virginia Creeper - Autumn



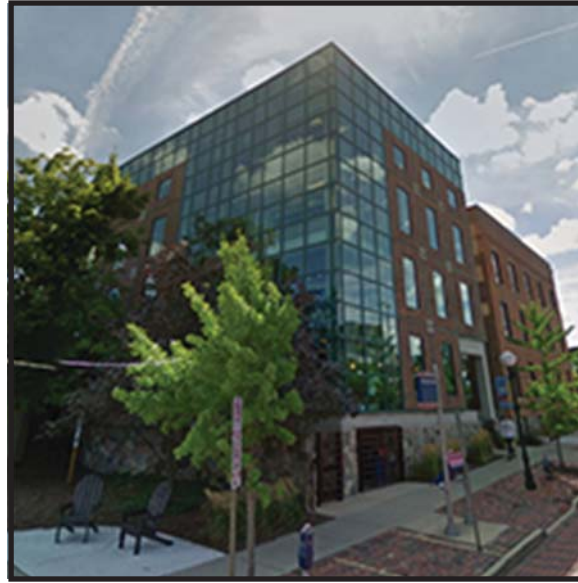
Context Rendering with Vertical Landscaping

Character District (3c)

Kerrytown is described as a transition area from commercial to residential uses, and this building includes a compatible mix of retail, office and residential uses. In addition, the building shape includes a mix of heights, setbacks, window sizes and other geometrical variances that blend with the variety of scales of buildings incorporated around the district. Materials used for this building are similar to other materials around the building, including the cream colored brick, similar to 301 North Main.

The size of the building is within the limits of the D1 zoning, and the massing takes into account the adjacent buildings as much as possible while adding density to the area.

The proposed building maintains green space between the buildings to allow for pedestrian passage from the alley to Main Street and vegetation on the east, south and west sides. The building is set back on Main Street outside of the critical root zone of the two street trees to preserve them. Steel trellises are envisioned at the building corners and on the facades to further break up the scale of the building and allow a vertical landscape to soften the harder surfaces and corners. The plant selection is intended to provide a dynamic to the building, with potential trumpet vines flowering during the summer and virginia creeper changing to a bright red in autumn.



Kerrytown Building Varieties



Alley View from the North West

Context and Site Planning (3d)

The Kerrytown district includes an eclectic group of buildings from the residential wood framed houses built around the turn of the century to various three to five story brick masonry buildings, with this block of Main Street having a mix of building scales, materials and uses, built at a variety of periods. This project considers that eclecticism, and is designed to emphasize that nature.

The ground level space takes into account the new zoning ordinance for D2 districts, including a fifteen foot first floor, at least 60% opening at the Main Street facade and a pedestrian friendly approach. The design will have two entries, one directly for the first floor retail space and one for the remainder of the building. Site features will include a mixture of concrete walks, benches and landscaping to blend with the adjacent properties, yet provide an easily accessible and vibrant retail space.

Special attention was paid to the alley, which is currently in a dilapidated state. Additional space will be set aside for greenery and vertical landscaping, along with several balconies on various floors. The developer is hoping to work with the DDA to reconstruct the alley as part of an example project as to what can be done to reclaim alleys in urban areas. Alleys are an excellent opportunity to create community spaces that are easily blocked off from traffic for pop-up festivals, musical events, and similar community events. The west facade of the building is designed to support more use of the alley space.

Even though space on site is limited, the design has paid special attention to maximize the ability to provide landscaping and natural systems to provide daylighting and ventilation to each floor of the building. Stormwater will be managed on site below grade and solar panels on the roof are planned to maximize building energy production.

The design of the first floor space is flexible and can change with time to accommodate anything from the planned spa, to art galleries, retail stores or a cafe/restaurant with some outdoor seating.

Buildings (3e)

The massing for the building was developed with respect to the design guidelines on all sides of the building with special attention paid to the views of the north and south facades as these facades will be prominent on a day to day basis for people travelling in and out of the city. As described earlier, additional attention was also paid to the west facade that faces the alley as the alley is seen as an excellent opportunity to create urban space for users of the building and block. The massing itself was developed around two key elements; minimizing the massing in comparison to the directly adjacent buildings, and providing natural ventilation and daylighting to the below grade parking area.



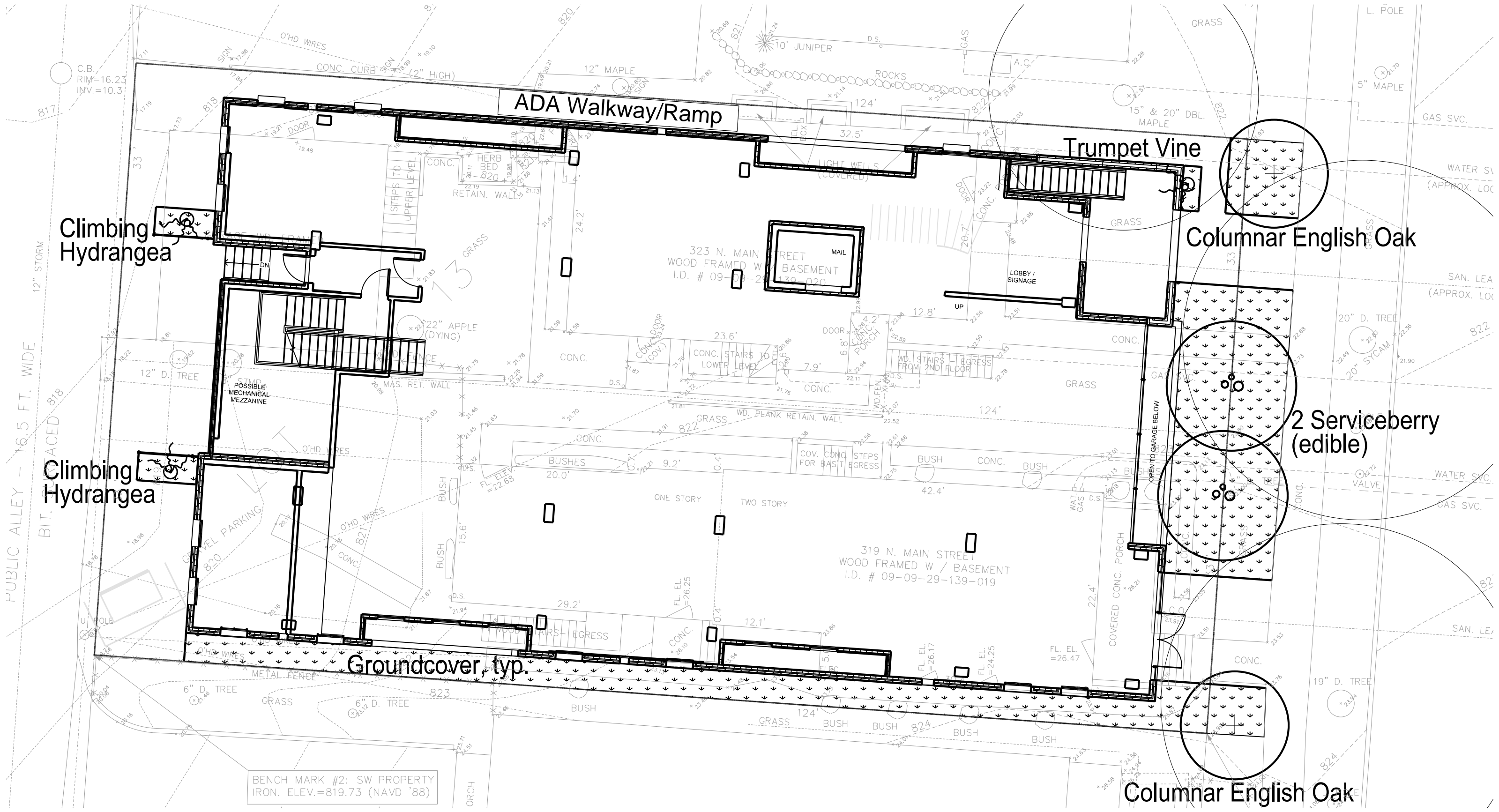
Birds Eye View

Building Elements (3f)

The design incorporates multiple elements that support the intent of the design guidelines. Those elements include:

1. Setback windows creating shadow lines.
2. Steel canopies and trellises that act as support for vertical landscaping.
3. Landscaping that will provide a dynamic effect to the building as the vegetation flowers and changes color throughout the seasons.
4. A variety of high quality, durable materials including brick, extensive glass on Main Street, copper cladding and fiber cement paneling.
5. Clearly defined entries for the first floor retail and remainder of the building.
6. Breaks and setbacks in the building facade.
7. Reuse of the previous building materials including brick and old growth wood.
8. Solar panels and a geothermal heating and cooling system.
9. Operable windows and access to nature throughout the building.
10. A naturally ventilated and daylight lower level parking garage.
11. Excess bicycle parking
12. Access around the building for pedestrian circulation.





ADA Walkway/Ramp

Trumpet Vine

Columnar English Oak

Climbing Hydrangea

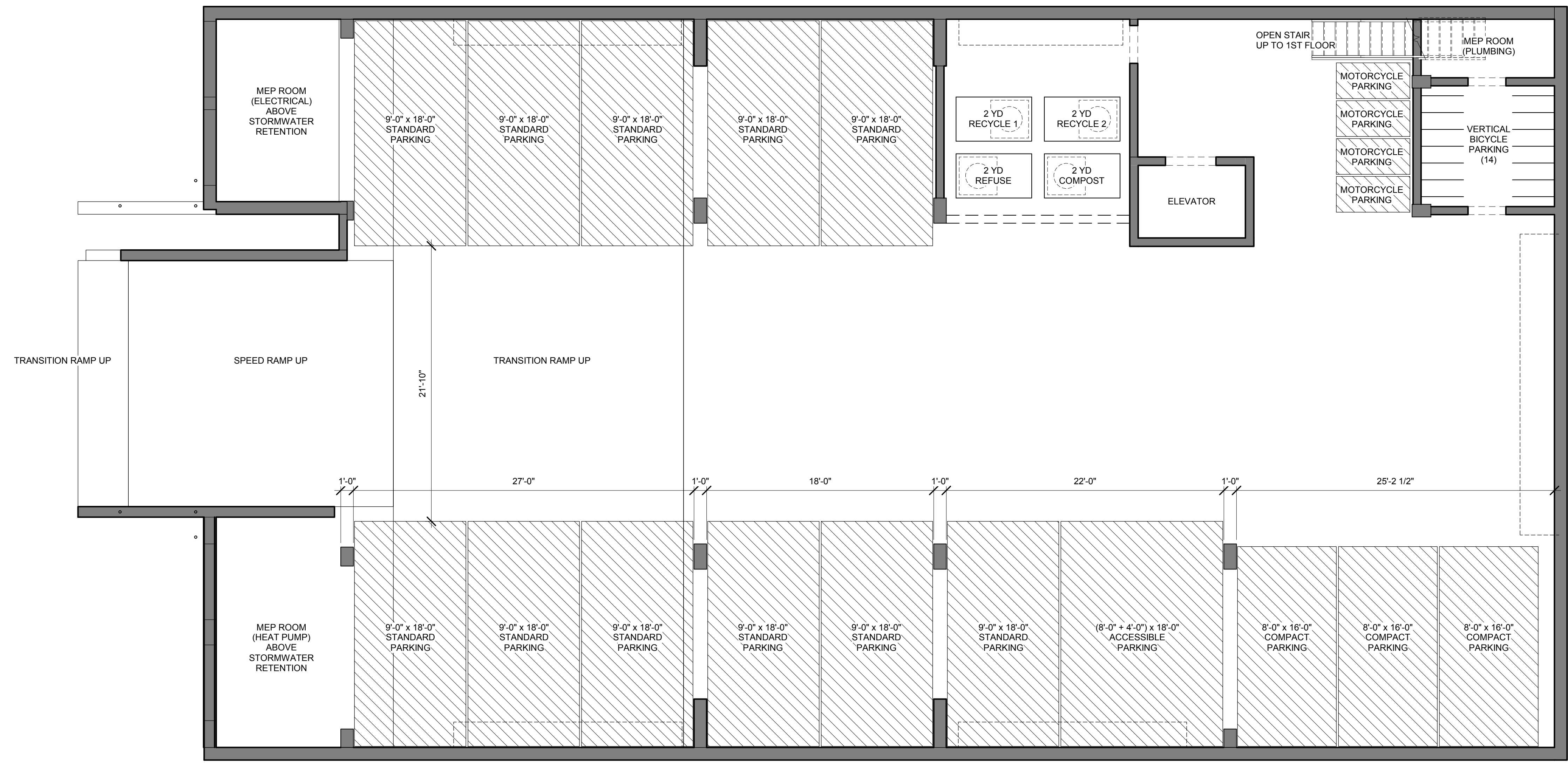
2 Serviceberry (edible)

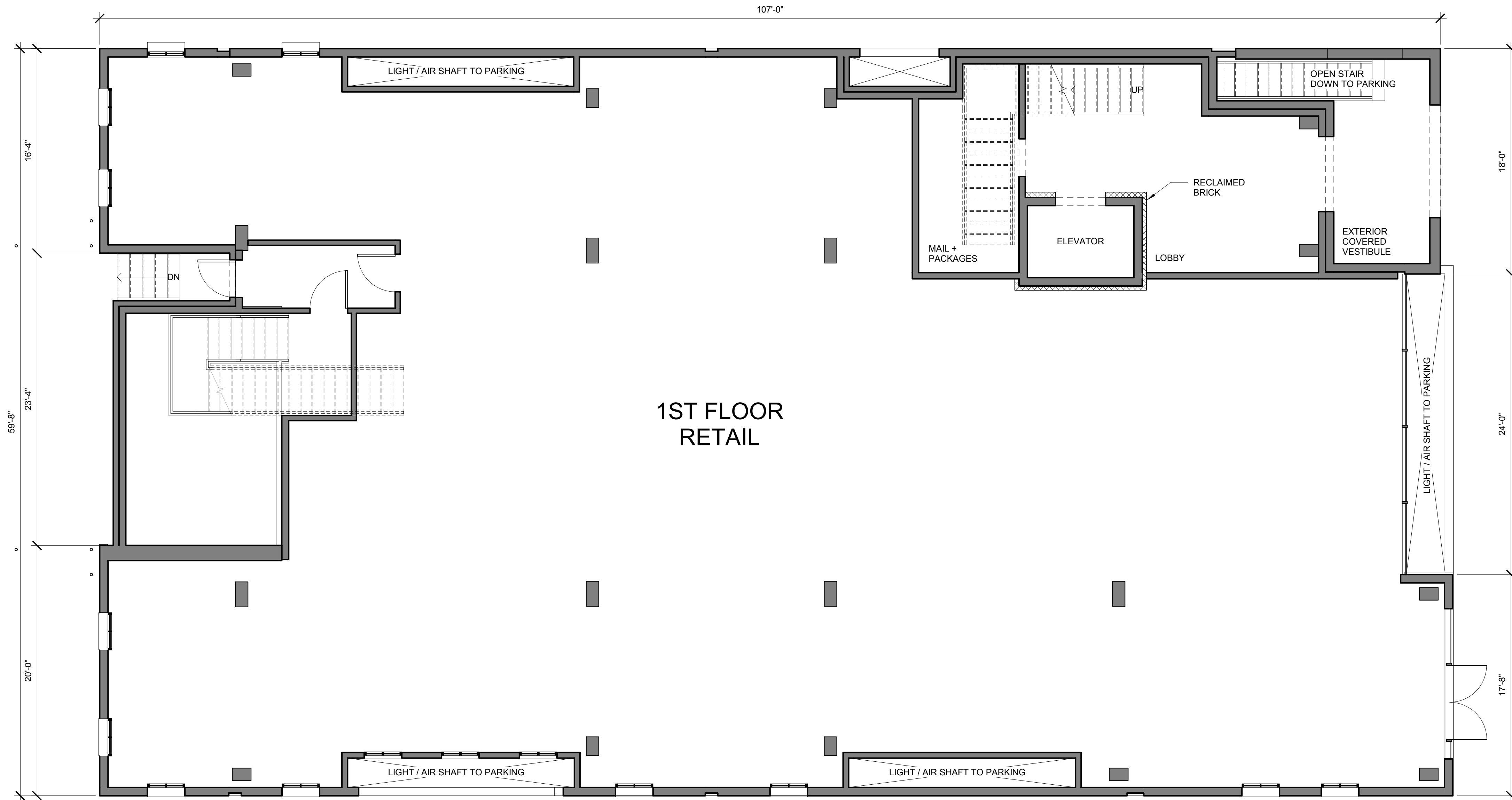
Climbing Hydrangea

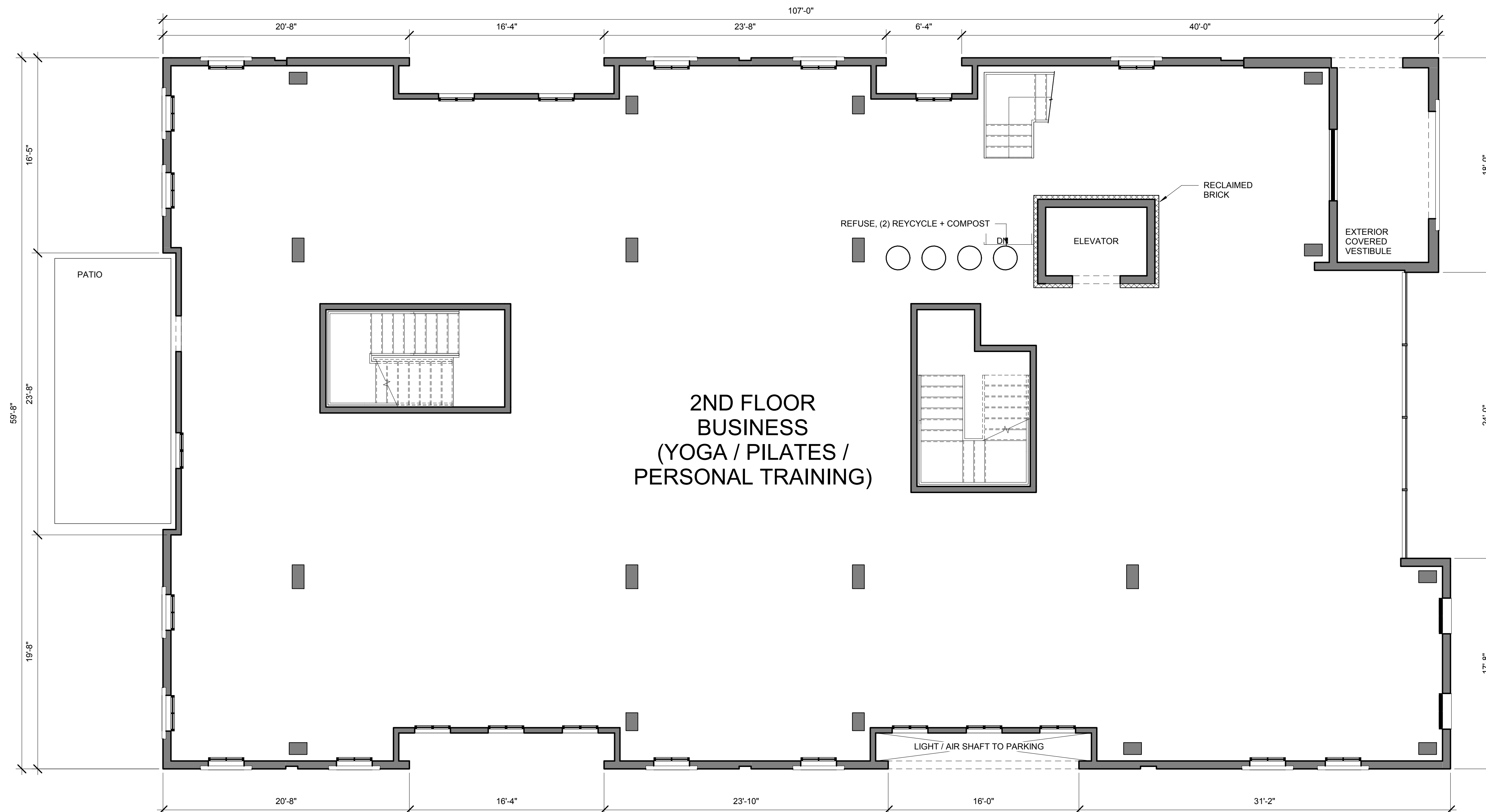
Groundcover, typ.

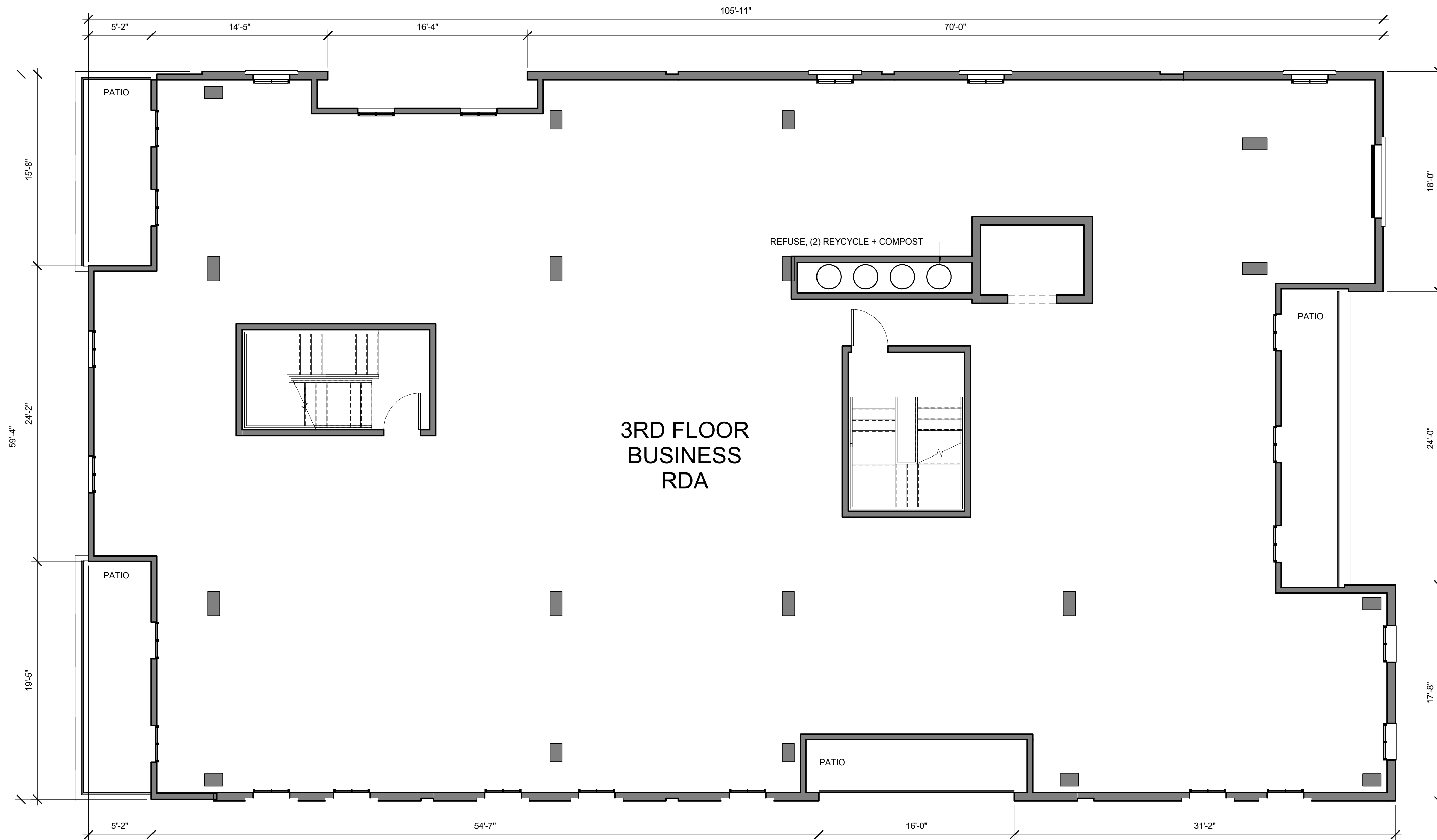
Columnar English Oak

BENCH MARK #2: SW PROPERTY
IRON. ELEV.=819.73 (NAVD '88)

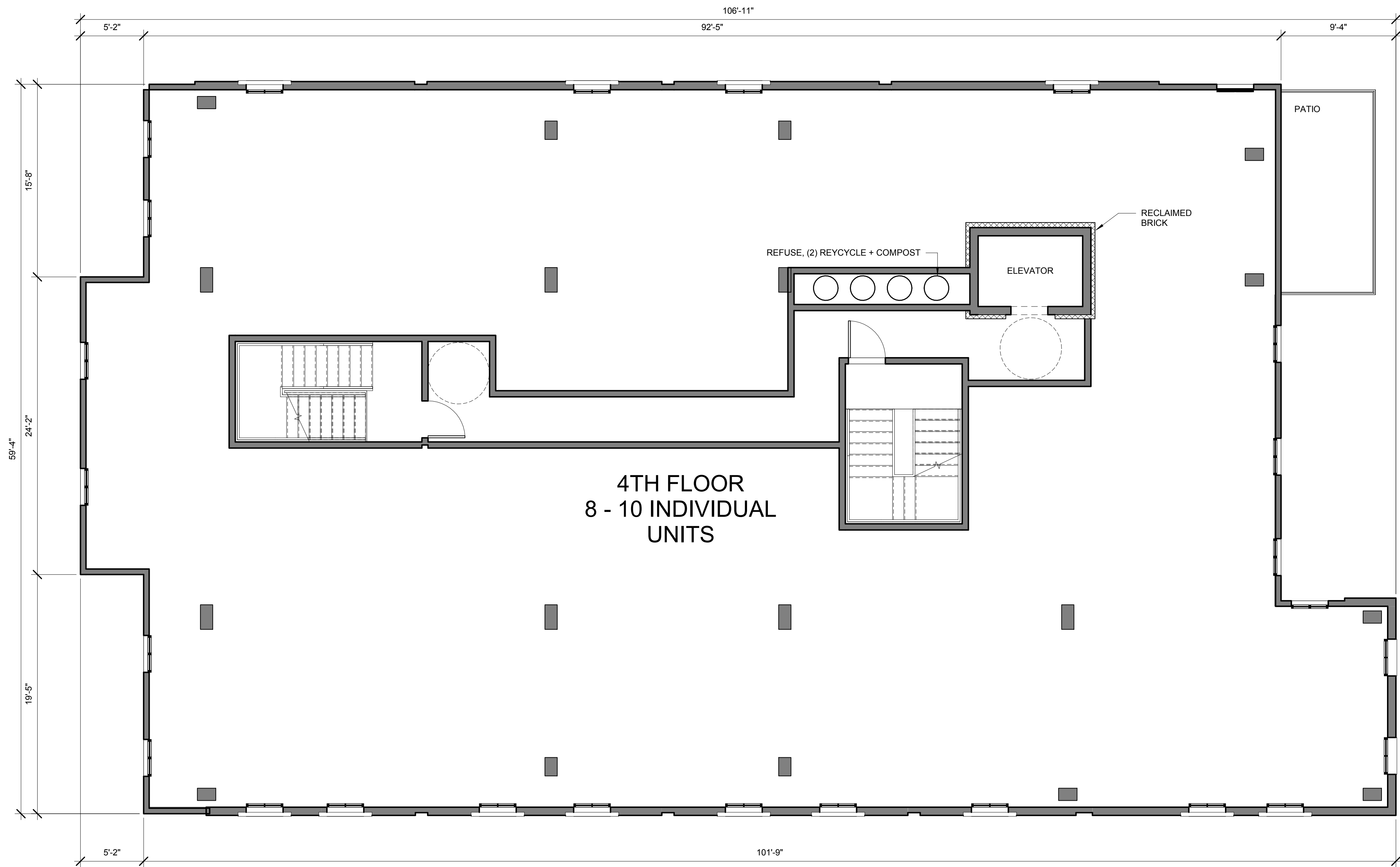


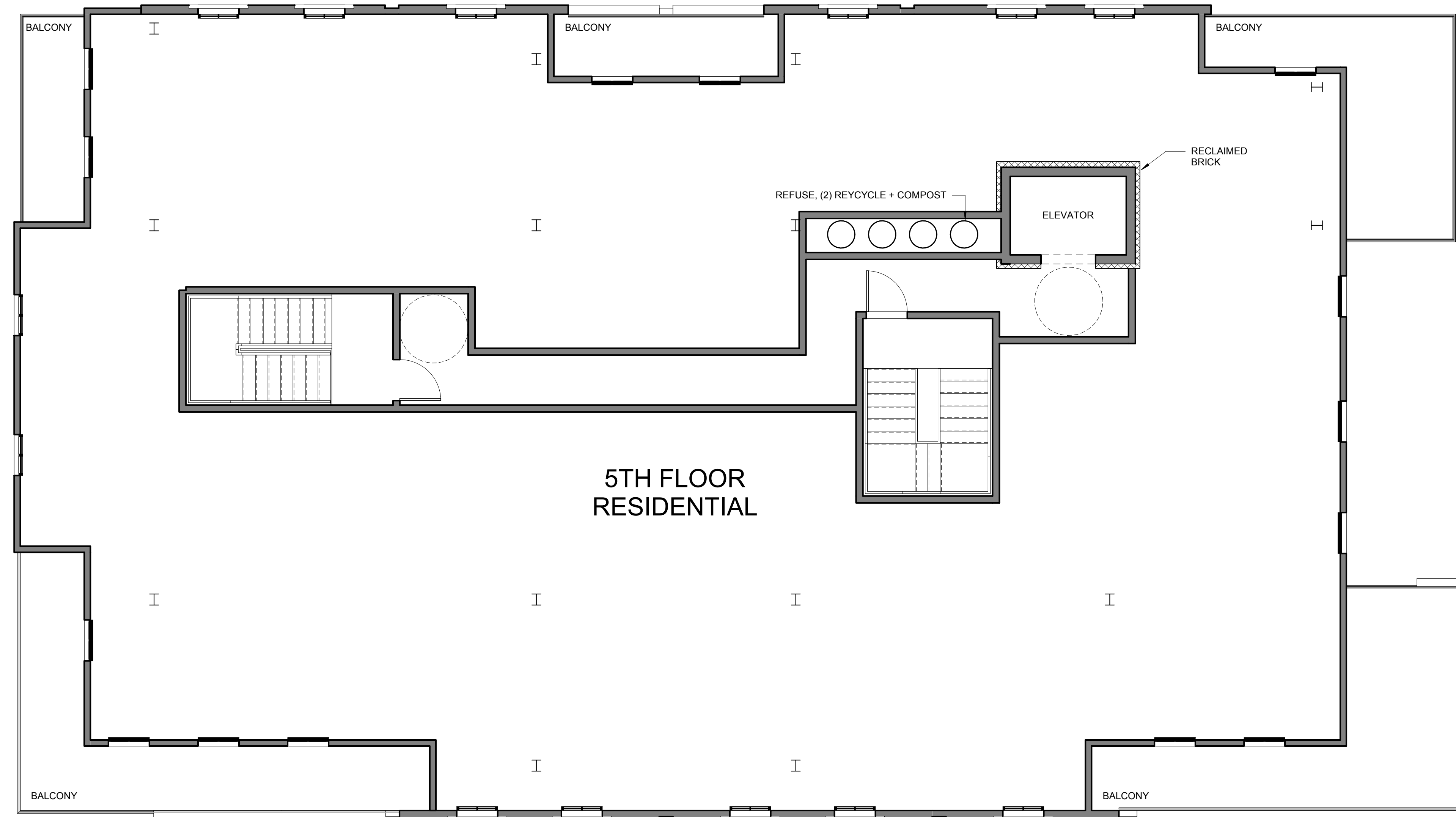




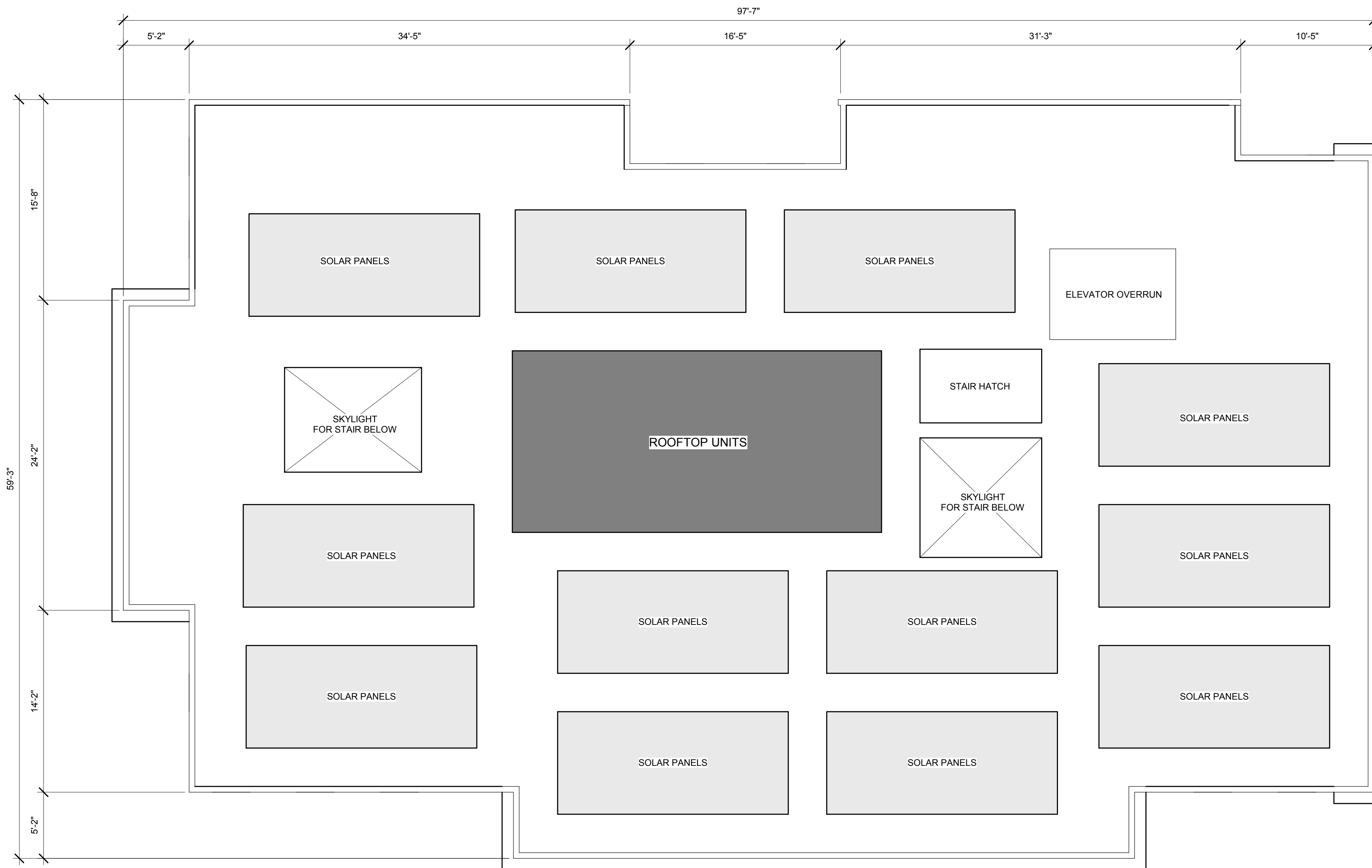


3RD FLOOR
BUSINESS
RDA





5TH FLOOR
RESIDENTIAL





Elroy's Place
Design Review Board

ISSUE DATE
08/22/17
DWG. NAME
East Elevation
DWG. NO.
201



Elroy's Place
Design Review Board

ISSUE DATE
08/22/17

DWG. NAME
South Elevation

DWG. NO.
202



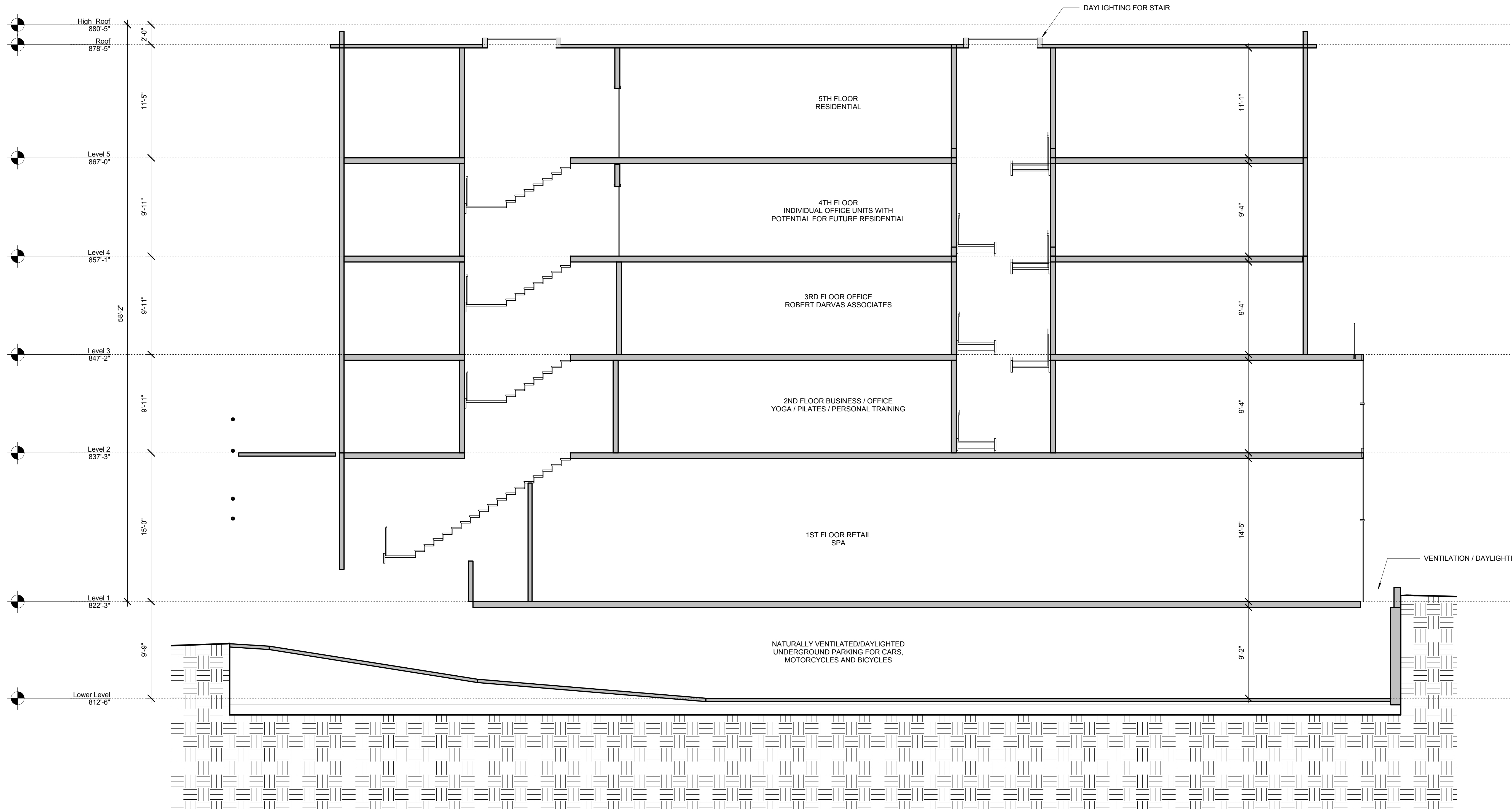


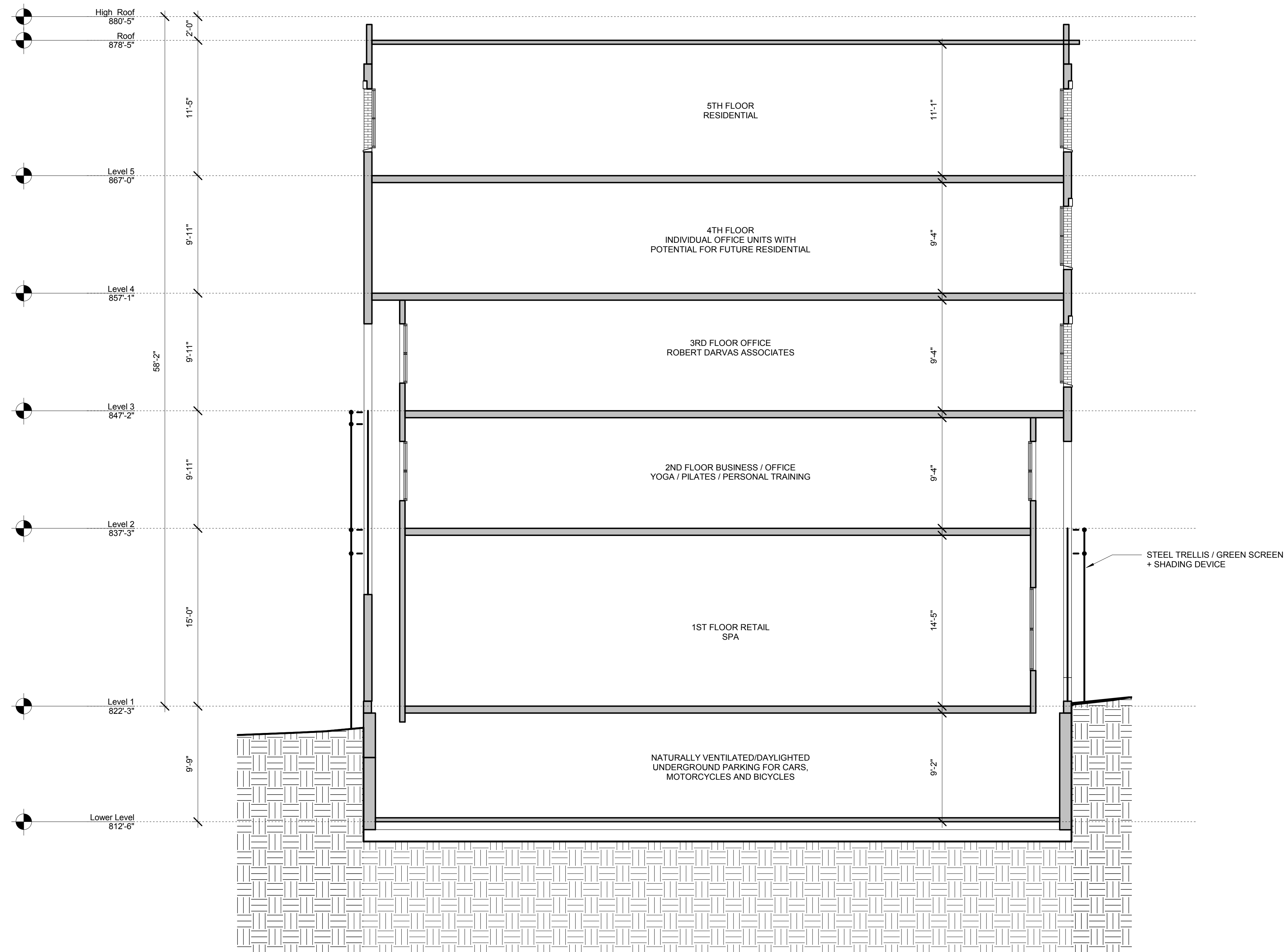
Elroy's Place
Design Review Board

ISSUE DATE
08/22/17

DWG. NAME
North Elevation

DWG. NO.
204





Elroy's Place
Design Review Board

ISSUE DATE

08/22/17

DWG. NAME

Section

DWG. NO.

211