

THE MADISON ON MAIN

600 South Main Street, Ann Arbor, Michigan

May 5, 2015

DEVELOPER
Daniel Ketelaar,
Urban Group Development,
Ann Arbor, MI

ARCHITECT
Mark Ehgotz,
Saroki Architecture,
Birmingham, MI

LANDSCAPE ARCHITECT
InSite Design

CIVIL ENGINEERING
Washtenaw Engineering

STRUCTURAL ENGINEERING
Robert Darvas Associates

MEP ENGINEERING
Strategic Energy Solutions, Inc.





THE MADISON ON MAIN

600 S. Main Street • Ann Arbor, Michigan

Design Review Board Application

Original Submission: February 18, 2015

Design Review Board Amendment

Amendment Submission: May 5, 2015

DEVELOPER

Urban Group Development
225 South Ashley Street
Ann Arbor, Michigan 48104
T: 734.747.7230

ARCHITECT

Saroki Architecture
430 N. Old Woodward
Birmingham, Michigan 48009
T: 248.258.5707

LANDSCAPE ARCHITECT

InSite Design Studio
516 E. Washington Street
Ann Arbor, Michigan 48104
T: 734.995.4194

TABLE OF CONTENTS

Design Concept.....	2
Development Program.....	3
Site Context.....	4
Design Theme & Inspiration.....	6
First Street District.....	7
Site Planning Guidelines.....	8
Building + Building Element Guidelines.....	11
Drawings	
Ordinance/Zoning Analysis.....	13
Site Plan.....	14
Floor Plans	
Main Level Floor Plan.....	15
Mezzanine Level Level Floor Plan.....	16
Basement Level Floor Plan.....	17
Residential Level 1 Floor Plan.....	18
Residential Level 2 Floor Plan.....	19
Residential Level 3 Floor Plan.....	20
Residential Level 4 Floor Plan.....	21
Residential Level 5 Floor Plan.....	22
Penthouse/Roof Plan.....	23
One Bedroom Unit Layout.....	24
Elevations	
North Elevation.....	25
East Elevation.....	26
South Elevation.....	27
West Elevation.....	28
Sections	
North/South Section.....	29
East/West Section.....	30
3D Views	
View Looking Northwest.....	31
View Looking Southwest.....	32
View Looking Southeast.....	33
View Looking Northeast.....	34

VICINITY MAP

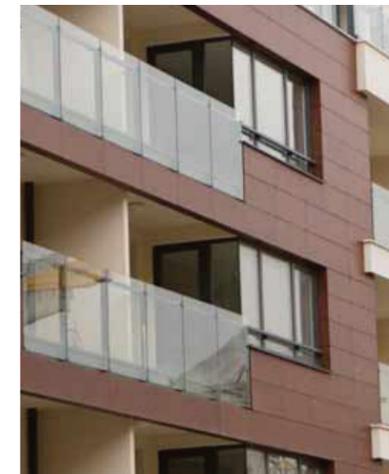


2a. BRIEF DESCRIPTION OF THE DESIGN CONCEPT

The Madison on Main is a well-appointed apartment building tailored for established professionals and mature financially secure adults who no longer want the responsibility of homeownership. The building design is rooted in traditional architectural values, pedestrian scale and order that draws inspiration from small urban multi-family buildings present throughout European and North American cities. As such, the scale compliments the charming Midwest neighborhood to the west. We feel The Madison on Main will nestle into and integrate nicely with this diverse Ann Arbor neighborhood.



The exterior design, as planned, will have an established street level manufactured stone clad “base”, brick clad main “body” and standing seam metal panel clad “top”. The building’s exterior elements will become visual expressions of the interior program functions. Starting at pedestrian street level, a small corner retail/ café will be highlighted with outdoor café seating, awnings, urban street scape planters, and operable window walls to create an indoor/outdoor experience. The residential entry, located off of Madison Street, is expressed with a manufactured stone surround and large wood and glass doors that enter into a high volume lobby space. Meticulously detailed canopies will identify the street level pedestrian and vehicular entries. Moving up the building, appropriately proportioned window and balcony punched openings express the residential living quarters. Residential terraces are provided at the building massing setbacks. Balconies can be found at various levels and sizes at various locations throughout the project. The roof top will feature a shared terrace for residents and guests. This space may include amenities such as shade structures, a fire-pit, lounge seating, refrigeration and an outdoor grill area to provide a focal point as well as community meeting place for the residents. One residential penthouse unit, set back from the exterior wall, is also included in the roof top mix.



A small quaint green alley is being considered between the south side of The Madison on Main building and the north side of the 618 South Main residential development, currently under construction.

The overall building height is 78 feet 1 inch from average grade at the building footprint to the top of the elevator overrun. The elevator is setback 24 feet from the edge of the main building facade. The main building mass cornice measures 66 feet 11 inches above average grade.

2b. BRIEF DESCRIPTION OF THE DEVELOPMENT PROGRAM

The Madison on Main will consist of urban apartments for rent that target a mature and professional demographic. There is a demand for rental space in this area for residents who want to remain in the neighborhood, but are ready to retire and leave the responsibility of home ownership. We feel that The Madison on Main could serve this function for mature residents who are ready for this transition, as well as people who want to move to the area and enjoy the myriad advantages of living in an eclectic, pedestrian friendly, urban neighborhood.

The primary program component will be 28-32 sophisticated residential apartments. The apartment mix ranges from well-designed 600 sf one-bedroom luxury apartments to larger and gracious two-bedroom with study units.

The ground floor/street level program contains prime corner retail/café space of approximately 1,300 sf of lease space. This location on the northeast corner of the site at Main and Madison will be a significant benefit to the surrounding community and the building's residents. Within a short walk from downtown or the Old West Side neighborhood, people can meet up for a light lunch or coffee & desserts. Wine, cheese, meats and sundry goods may be available for purchase as well.

The residents of The Madison on Main will enter a secured entry lobby off of Madison Street. The street level residential amenities will include a mail room, concierge, access to heated parking garage levels and a screened solid waste/recycling area. Two exit stairs and one passenger elevator will provide the necessary vertical circulation. The plan includes 24 private off-street heated parking spaces. 12 spaces are located at the mezzanine level and 12 spaces are located below grade. Secure bike parking will be provided for residents at the lower level parking with convenient direct street access. A partial basement level will include mechanical and storage rooms.



MADISON CAFE/RETAIL ENTRY



CAFE DINING



CAFE DINING



PRIVATE BALCONY

The upper level floors two through six will be a mix of apartment units. The number of units decreases and size increases as the building ascends. All residential floors will have a common lobby and waste/recycling room with chute. All apartment units will have a small balcony or private terrace. One penthouse unit will be provided on the roof. The roof top will also include a shared terrace that will promote a sense of community and provide a gathering space for the residents.

Best practice efforts are underway to assure that The Madison on Main will be designed as a sustainable and environmentally responsible development. Incorporating locally sourced and energy efficient building materials, mechanical systems, appliances, and low flow plumbing fixtures, rainwater collection and underground storm water infiltration systems, and other sustainable features will minimize the impact of the building on the environment and public water system.

3a. SITE CONTEXT

The Madison on Main site is located at the southwest corner of the S. Main Street and Madison Street intersection. The site is located within several distinct and eclectic architectural areas. To the east, across S. Main Street, is the railroad corridor, which consist of masonry industrial and warehouse type buildings. The buildings are simple forms with expressed structural rhythmic bays. Some have the traditional order of base, middle and top. The masonry detailing and structural opening expressions add a sense of warmth and timelessness to the area. A small auto repair, a filling station, Fingerle Lumber and retail shops are also located in the mix to the east.



BOUMA GROUP REALTORS



109 W. MADISON ST. RESIDENCE



CLARK GAS STATION



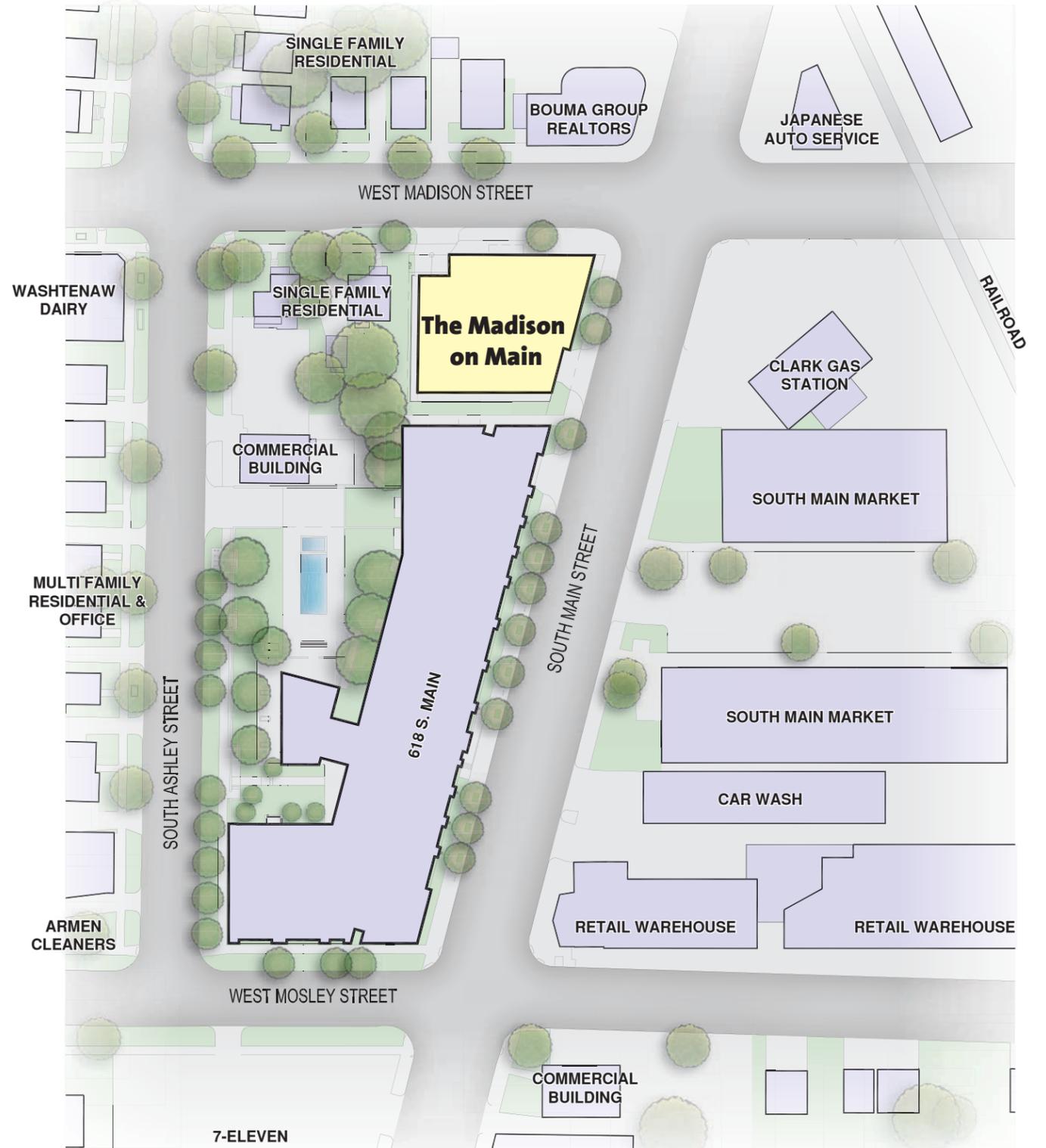
618 MAIN BUILDING



JAPANESE AUTO SERVICE



SOUTH MAIN MARKET



Context Site Plan
Scale: 1" = 80'-0"