



## City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

# Ann Arbor Design Review Board Application

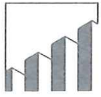
Section 1: General Information	
Project Name:	The Collegian North
Project Location and/or Address:	547-549 E. University, 1107, 1111, 1113, 1115, 1117, & 1119 S. University
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D-1 Zoning South University Character Area Primary Street Frontage
Type of Site Plan Petition (check):	<input checked="" type="checkbox"/> Site Plan for City Council approval <input type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	South University - South, LLC 30100 Telegraph Rd., Suite 220 Bingham Farms, MI 48025 T: (248)-647-2600
Property Owner:	See attached list of property owners
Property Owner's Signature:	See attached
Developer's interest in property if not owner:	Ground Lessee

Design Team (include all individuals, firms and groups involved):	Ronald L. Hughes - Hughes Properties Sean T. Havera - Hughes Properties James Sharba - Hobbs & Black Architects Tom Dillenbeck - Hobbs & Black Architects Tom Covert - Midwestern Consulting
Contact Person (name, phone number and email of <b>one</b> person):	Tom Dillenbeck Hobbs & Black Architect 100 N. State St. Ann Arbor, MI 48104 734-663-4189

Section 2: Project Details	
Project Specifics:	<p>Site size (sq. ft.): <u>16,340</u></p> <p>Total floor area (sq. ft.): <u>14,373</u></p> <p>Number of stories: <u>10 + penthouse</u></p> <p>Building Height (ft.): <u>144 ft</u></p> <p>Ground floor uses: <u>Commercial - Retail, food service, retail access</u></p> <p>Upper floor uses: <u>Residential</u></p> <p>Number dwelling units: <u>40</u></p> <p>Number off-street parking spaces: <u>0</u></p> <p>Open space (sq. ft.): <u>1180</u></p>

On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)



**HUGHES PROPERTIES**

30100 TELEGRAPH ROAD  
SUITE 220  
BINGHAM FARMS, MICHIGAN 48025  
248/647-2600 248/647-1330 FAX

August 22, 2016

City of Ann Arbor  
Planning and Development Department  
301 E. Huron St.  
Ann Arbor, MI 48104

**Re: The Collegian North**

To Whom It May Concern,

South University – North, LLC (SUN) has a long-term ground lease with the owners of 547-549 E. University, 1107 S. University, 1111 - 1113 S. University, 1115-1117 S. University, and 1119 S. University. SUN, as developer, is proposing to develop an iconic mixed use building on these properties. SUN has retained and is represented in regards to the project by Hobbs + Black Architects and Midwestern Consulting, LLC and authorize them, jointly or severally, to make application for any and all approvals required to secure Site Plan Approvals to the City of Ann Arbor and any other agencies of government that may have jurisdiction.

Sincerely,

Sean T. Havera  
VP of Construction  
South University – North, LLC

LAW OFFICES OF

**CONLIN, MCKENNEY & PHILBRICK, P.C.**  
350 SOUTH MAIN STREET, SUITE 400  
ANN ARBOR, MICHIGAN  
48104-2131

EDWARD F. CONLIN (1902-1953)  
JOHN W. CONLIN (1904-1972)  
ALBERT J. PARKER (1901-1970)  
PHILLIP J. BOWEN (1947-2007)

OF COUNSEL  
KARL R. FRANKENA  
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BRADLEY J. McLAMPY  
JOSEPH W. PHILLIPS  
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RICHARD P. PETERSON, II  
W. DANIEL TROYKA  
JOY M. GLOVICK  
ANDREW D. SUGERMAN  
ERIK DUENAS  
MATTHEW C. RETTIG  
MICHAEL C. CROWLEY  
MATTHEW R. CAMERON

August 19, 2016

City of Ann Arbor  
Planning and Development Department  
301 E. Huron St.  
Ann Arbor, MI 48104

Re: Designation of Agent – Site Plan Approval

Dear Sir or Madame:

Our law firm is pleased to represent Odell Associates Limited Partnership, and the Hon. Patrick J. Conlin, as Trustee of the Fred C. Ulrich Marital Trust and the Fred C. Ulrich Family Trust, which collectively are all of the owners of the following parcels of land:

1111 – 1113 S. University	09-09-28-312-006
1115 – 1117 S. University	09-09-28-312-007
1119 S. University	09-09-28-312-008
547 -549 E. University and	
1107 – 1109 S. University	09-09-28-312-004

These properties are subject to a Ground Lease to South University – North, LLC, a Michigan limited liability company (the “Ground Tenant”). Under the terms of the Ground Lease, the owners have authorized the Ground Tenant to submit Site Plans for approval of re-development of the properties.

Best Regards,

  
Marjorie M. Dixon

MMD:



## The Collegian North

### Design Review Board Application Section 2: Project Details

#### **2a. Brief description of design concept (what the project/structure looks like).**

The proposed building will be 10 stories plus a mechanical penthouse. The first two stories will be built to the property lines on the south, west and east. The storefront at the first level steps back within the masonry wall to allow for doors to swing out and to allow for “window shopping” as outlined in the design guidelines. Floors 3-10 will step back from the property line. The building is designed in keeping with the intent of the zoning ordinance seeking to maximize the allowable building floor area (700% FAR). The design of the building has a contemporary character. The material palette blends with masonry products from the nearby University buildings. The building adds other timeless masonry options for a building located at the transition from the academic to commercial setting.

#### **2b. Brief description of development program (intended uses, known or possible tenants, etc.)**

The project is a mixed-use development, consisting of commercial and residential uses. The first level is primarily commercial space with an opportunity for a two story tenant. Common building areas for use by tenants such as mail deliver and trash removal are also located on the first level. Prospective tenants include food service establishments, banking and retailers. Student focused housing consisting of 40 apartments with a mix of 4, 5 and 6 bedroom units will be located on the upper floors. A strong amenities package will include a fitness center, study spaces and a roof top patio with direct views of central campus.

### **Design Review Board Application Section 3: Project Design**

#### **3a. Describe the context of the site.**

The site is part of the South University Character District. This area is at the southeast edge of the Ann Arbor central business district and borders the southern and eastern edges of the University’s central campus. The areas architecture is an eclectic mix of older low-rise (1-2 story) and newer high-rise buildings. The low-rise buildings are of the 70’s and 80’s era, and are not particularly harmonious or appealing. The activities of the area revolve primarily around students and are comprised of bars, restaurants and entertainment venues.

There has been recent growth in student housing in the area which continues to grow in building height and therefore density. University Towers has recently been joined by the Landmark, Zaragon and Arbor Blu developments in providing student housing. These new buildings are more contemporary in their designs. The Ann Arbor DDA is in the process of implementing a street refurbishment program to modernize the streetscape to a more contemporary palette of materials and furnishing.

The proposed site is located on the north side of South University between East University and Church Street. It fronts on both the South University and the East University pedestrian mall. A good portion of the site is the former location of Ulrich’s Book Store. The existing 2-story TCF bank building at the corner of Church and South University will remain as will the existing Espresso Royal Building at the NE Corner of East and South University. Access to the north side of the site is from Church Street in a short alley behind the TCF bank building. Adjacent to the north is the 5 story UM East Hall.

**3b. Is there an inspiration or a theme for the design concept? Describe.**

The design character of the building responds to the urban fabric of the academic/commercial zone in which it is located. Large glass retail fronts, with timeless masonry detailing, seek to contribute to the life of the vibrant character of the district. The placement of the various masonry products used on the building help to break down the mass of the building into individual smaller segments providing a classic hierarchy of form.

**3c. Describe how the project responds to the Design Guidelines for its Character District.**

As part of the South University Character District, this project will cater to the University population, providing student housing with the amenities currently in demand. The commercial tenants will provide food service, banking and a book store which is all in character with the current services provided in the district. The first floor space will be largely glass with as much transparency as possible.

**3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.**

Just as the existing buildings do, the proposed building will be built to the property lines. The design allows for direct tenant access to the pedestrian sidewalks on South University and East University. The glass storefront is set back slightly from the masonry façade to provide for small outdoor dining areas and places to pause without disrupting the flow of pedestrians (window shopping). Access for trash and utilities is off Church Street, which is away from the main pedestrian pathway along South University. Working with the owners of the 1101 South University property, service access accommodation to their building is being considered in the planning of the project through a service corridor on the first floor to the alley way on the north for possible shared trash service.

Private roof top patios and garden spaces will be provided above the second level and above the 10<sup>th</sup> floor, providing outdoor urban spaces for the residential tenants. The first floor commercial spaces to the west are purposed for food service tenants taking advantage of the East university pedestrian mall space for outdoor dining.

**3e. Describe how the project responds to the Design Guidelines for Buildings.**

The building respects the existing two story lower scale facades of South and East University by stepping back at the third level. The building is broken down into different modules (base, middle, top) and utilizes different materials and colors to further breakdown the pattern of the façade. The windows at the base of the building are large scale befitting the commercial nature of the space. Windows at the upper levels are punched openings typical of residential style windows. The building top utilizes cornice features that are broken into smaller sections to further soften the mass of the building.

**3f. Describe how the project responds to the Design Guidelines for Building Elements.**

Open metal canopies at the street level provide opportunities for smaller “hit” signage perpendicular to the building face and suspended below the canopy. The brick piers will have a stone base and horizontal banding. Red rustic brick and stone base will be used in response to the surrounding university buildings. The residential entry is accented with a taller canopy. Commercial entrances can be accommodated along the entire façade at the first level as needed for the multiple tenants. Higher portions of the façade provide darker and lighter color bricks, added to the red brick, to pattern the façade in such a way as to break down the large mass into smaller elements.

The penthouse and rooftop mechanical units screen walls will be EIFS. The generator will be located at grade level, tucked back into the building, facing the north at the rear of the property, away from pedestrians.

**3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.**

No additional information is provided as all aspects of the building design have been previously expressed.

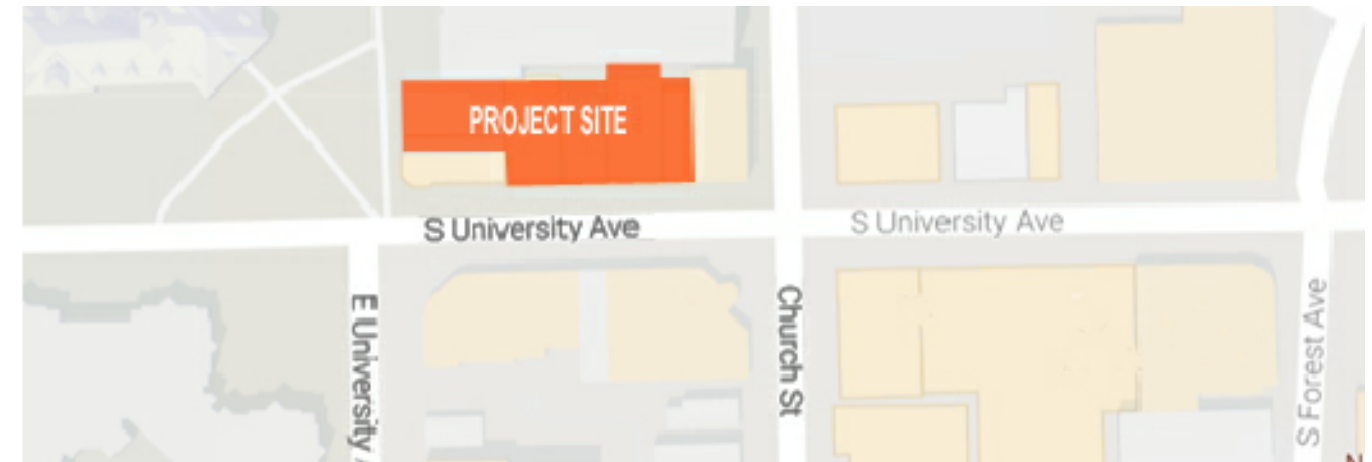
**PROJECT DATA**

Site			
Parcel Number	Address		
Parcel 004	09-09-28-312-004	547-549 E. University 1107-1109 S. University	7,828.80 SF
Parcel 006	09-09-28-312-006	1111-1113 S. University	2,841.95 SF
Parcel 007	09-09-28-312-007	1115-1117 S. University	3,843.76 SF
Parcel 008	09-09-28-312-008	1119 S. University	1,825.31 SF
<b>Total</b>			<b>16,339.82 SF</b>
Allowable			
Base FAR	400%	Max	65,359.28 SF
Premium FAR	300%	Max	49,019.46 SF
Total FAR	700%	Max	114,378.74 SF
Proposed			
Proposed Res in FAR	560% a		91,430 SF
Proposed Commercial Gross	138% b		22,575 SF
Proposed total FAR	698%		114,005 SF
Premiums:			
Percent of Res in base FAR (a-b)	262%		
Residential @1:0.75		Actual	32,088 SF
		Max allowed	49,019 SF

	Gross	Shafts/stairs/M EP	Square Feet		Total FAR
			Residential FAR	Commercial FAR	
Basement	4,394	3,681	713		713
First Floor	13,940	503		13,437	13,437
Second floor	14,550	526	4,886	9,138	14,024
3rd - 10th floor	89,680	4,720	84,960		84,960
Penthouse	1,858	987	871		871
	124,422	10,417	91,430	22,575	114,005

Parking (5:169)		
		Required Spaces
Bicycle		
Residential	1 per 2500 sf (Class A)	37
Commercial	1 per 10,000 sf (Class C)	2
Car	1 per 1,000 sf (on premium FAR)	49

<b>DEVELOPER</b>	<b>ARCHITECT</b>	<b>CIVIL ENGINEER</b>
HUGHES PROPERTIES 30100 TELEGRAPH ROAD SUITE 220 BINGHAM FARMS, MI 48025	HOBBS+BLACK ARCHITECTS 101 N. STATE STREET ANN ARBOR, MI 48104	MIDWESTERN CONSULTING 3815 PLAZA DRIVE ANN ARBOR, MI 48108



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LOOKING AT SITE FROM SOUTHWEST



LOOKING AT SITE FROM SOUTHEAST



LOOKING AT SITE FROM NORTHWEST



LOOKING AT SITE FROM EAST







A UNIVERSITY OF MICHIGAN - WEST HALL



B UNIVERSITY OF MICHIGAN - SCHOOL OF SOCIAL WORK



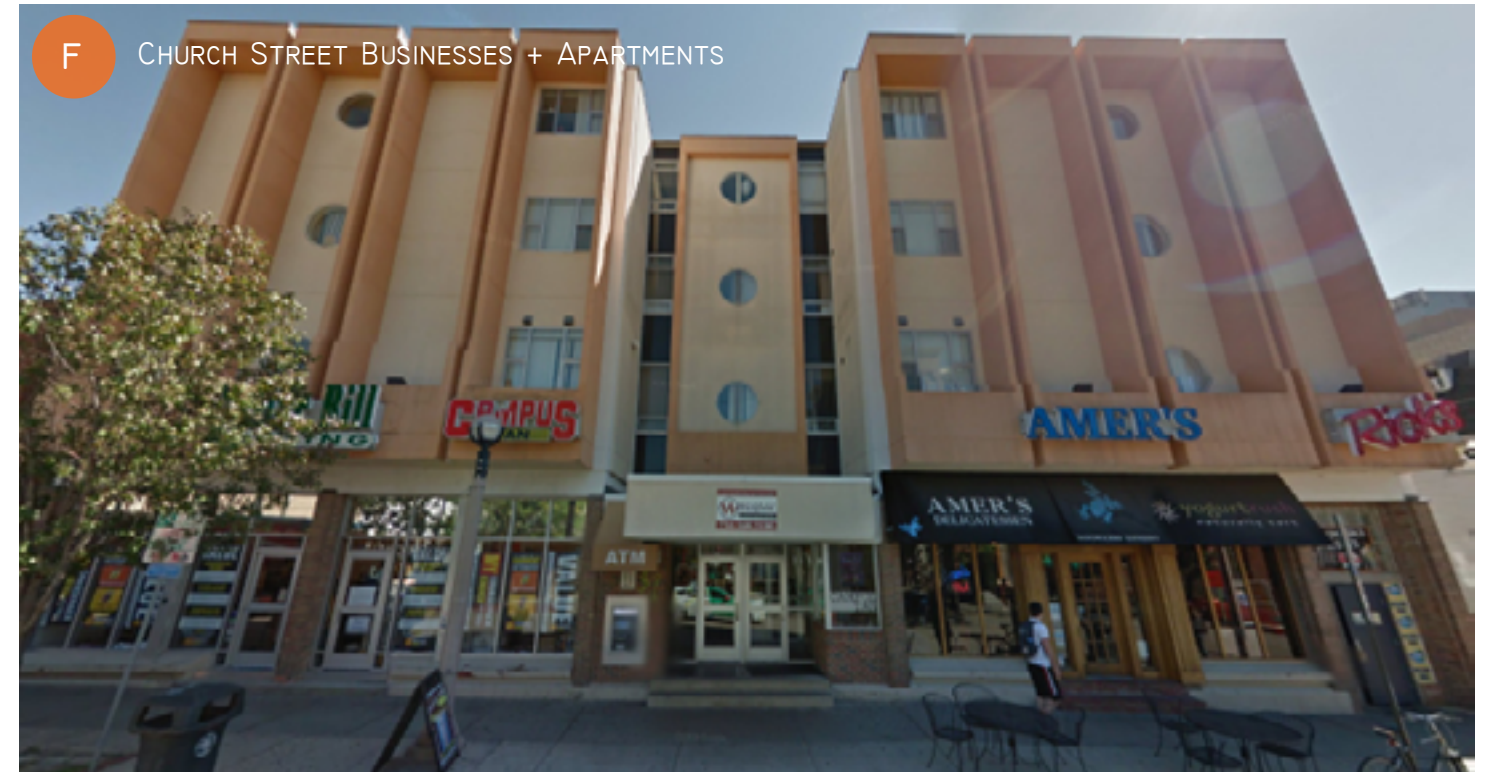
C ZARAGON PLACE APARTMENTS



D PNC BANK













EXISTING BUILDING

PROPOSED CONCRETE

PROP. MOPED  
PARKING (4)

EXISTING BUILDING

EXISTING BUILDING

**CHURCH ST.**

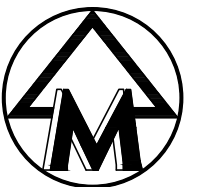
**S. UNIVERSITY AVE.**

SCALE: 1" = 20'

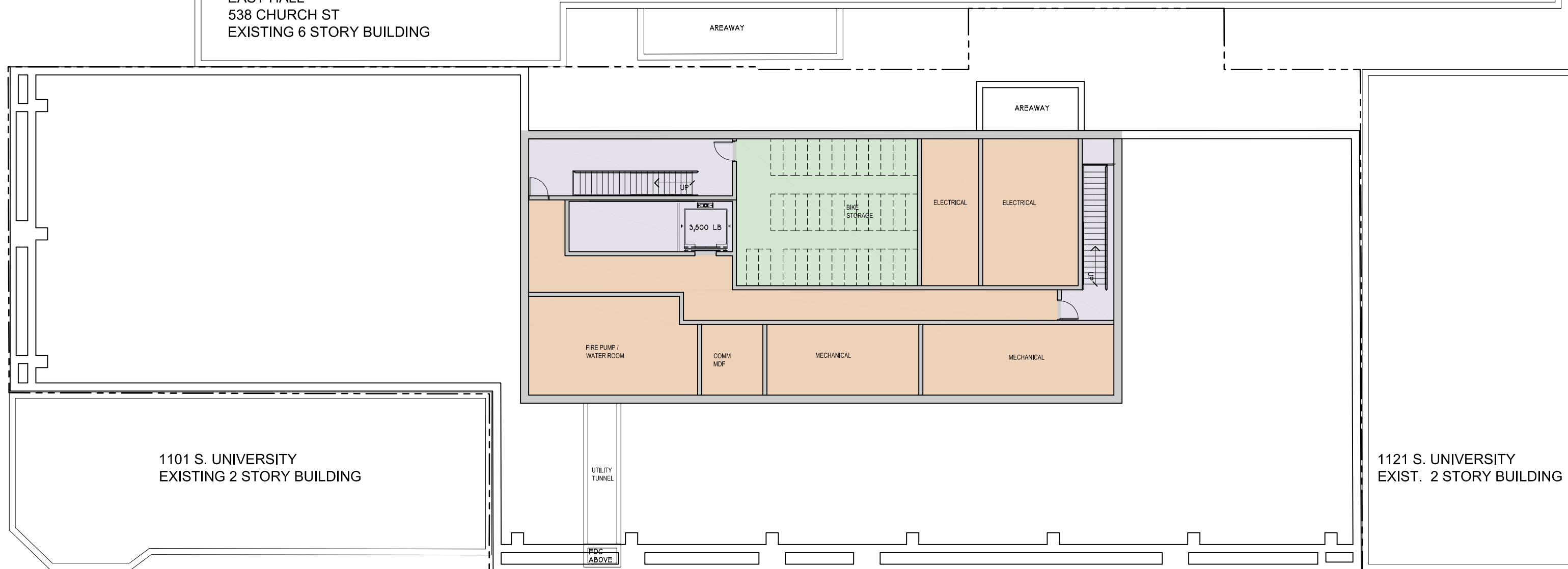


CP22

SHOWING PROPOSED SOUTH UNIVERSITY DDA IMPROVEMENTS ALONG PROJECT FRONTAGE  
(PLANS RECEIVED 08-10-2016)



EAST HALL  
538 CHURCH ST  
EXISTING 6 STORY BUILDING



1101 S. UNIVERSITY  
EXISTING 2 STORY BUILDING

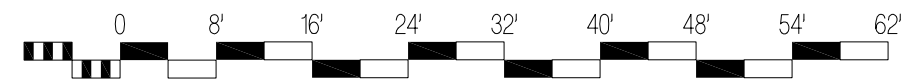
1121 S. UNIVERSITY  
EXIST. 2 STORY BUILDING

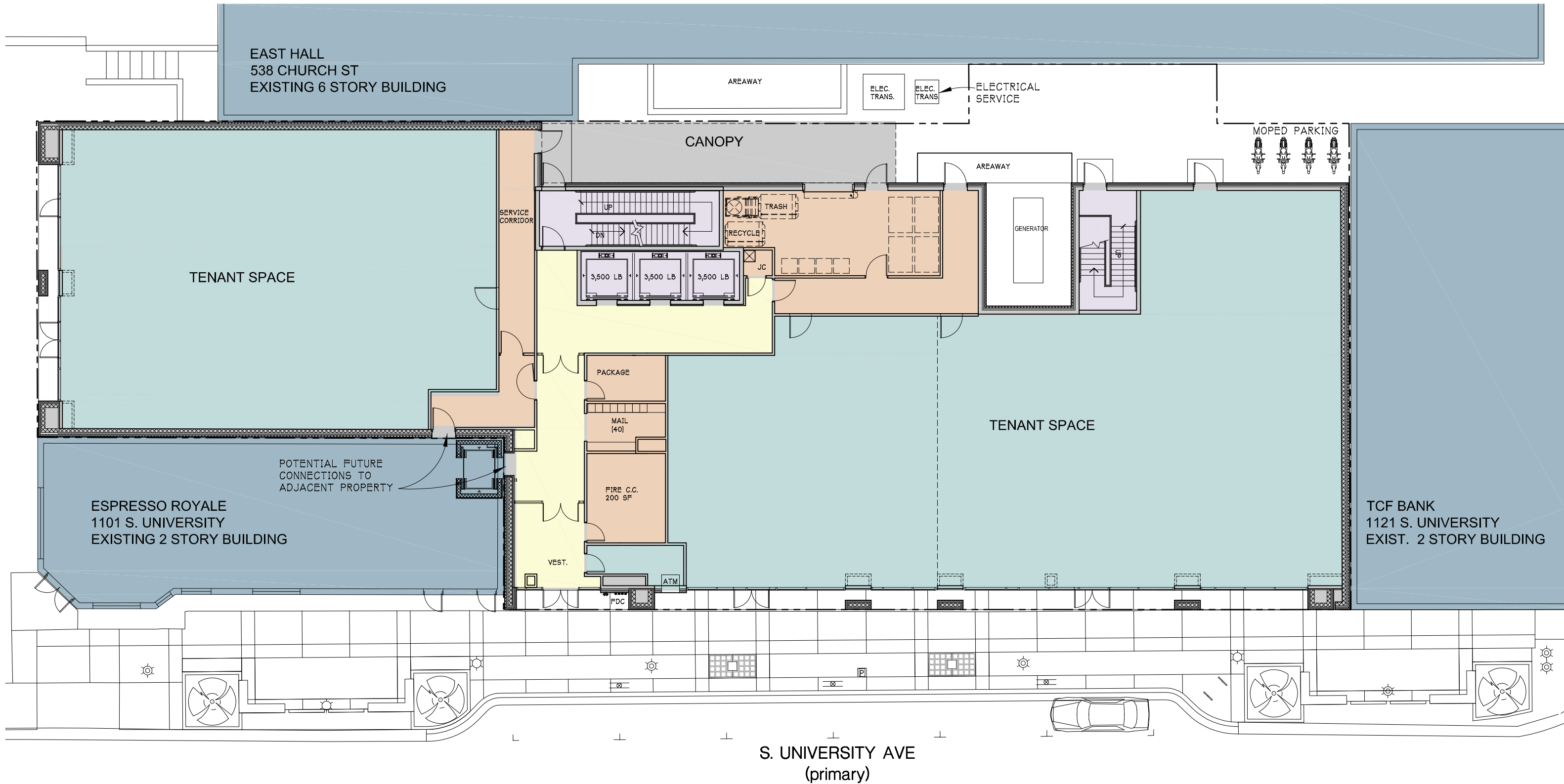
NORTH



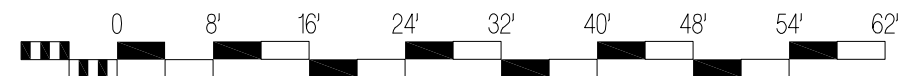
**BASEMENT LEVEL**

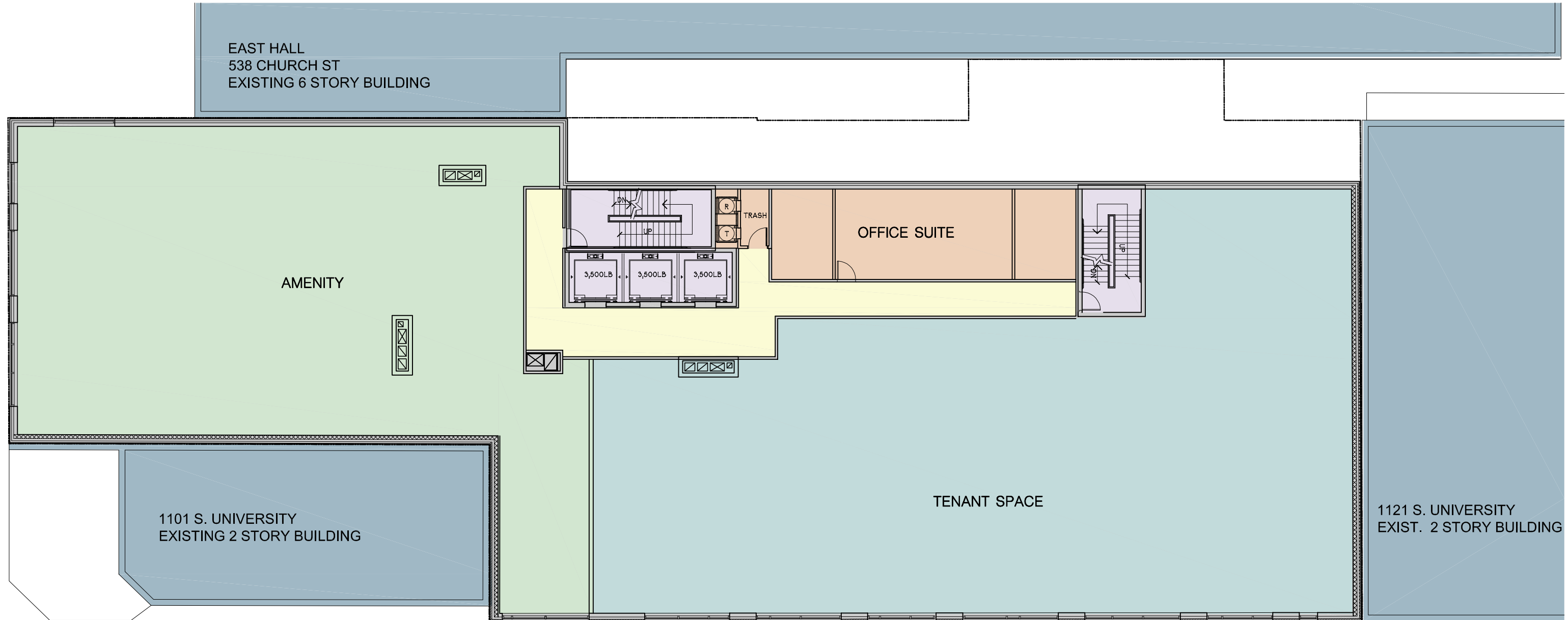
SCALE - 1/16" = 1'-0"





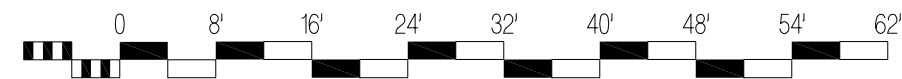
NORTH  
**GROUND LEVEL**  
SCALE - 1/16" = 1'-0"



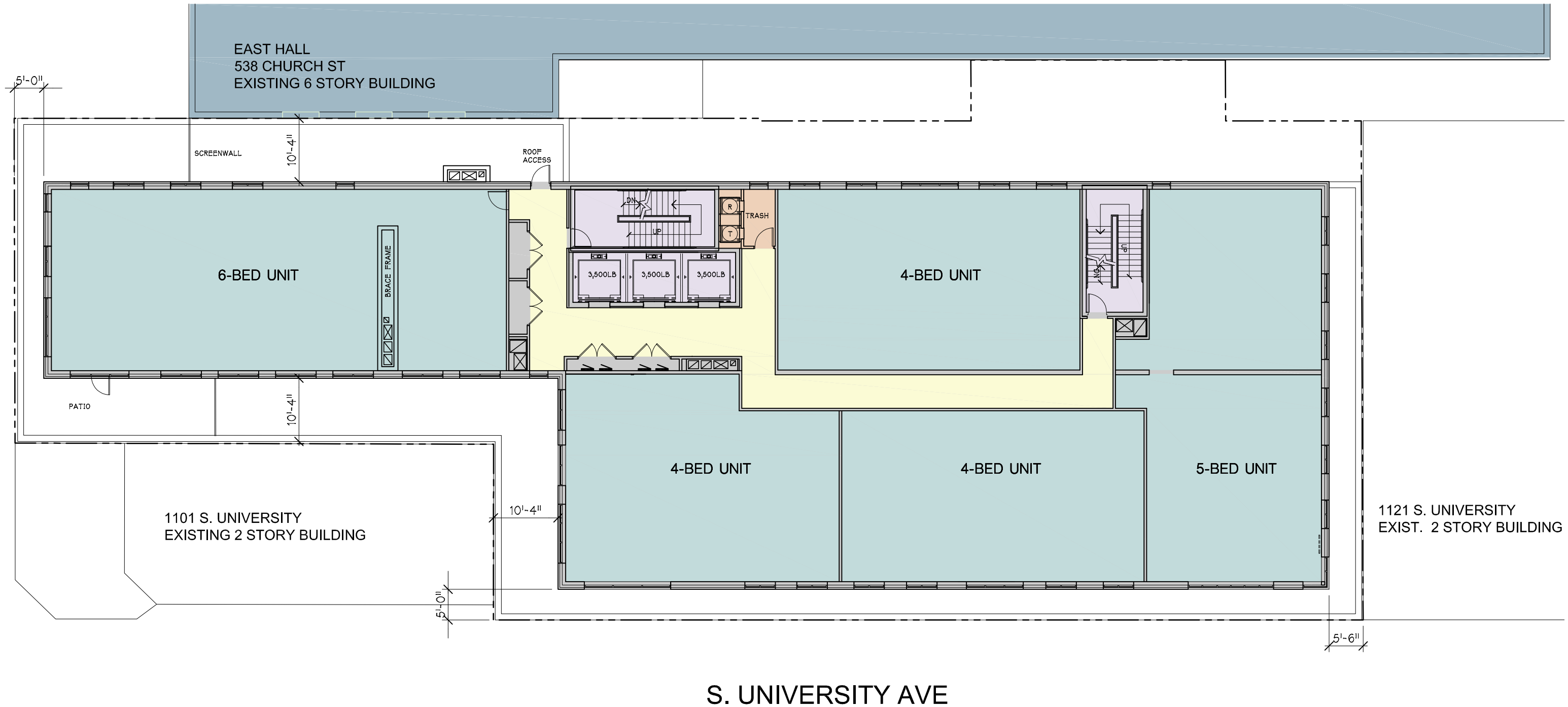


S. UNIVERSITY AVE

NORTH  
 **LEVEL TWO**  
 SCALE - 1/16" = 1'-0"

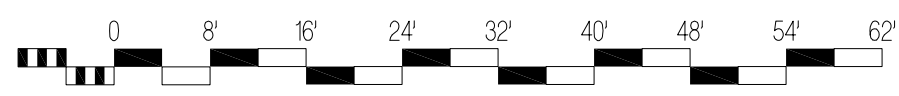
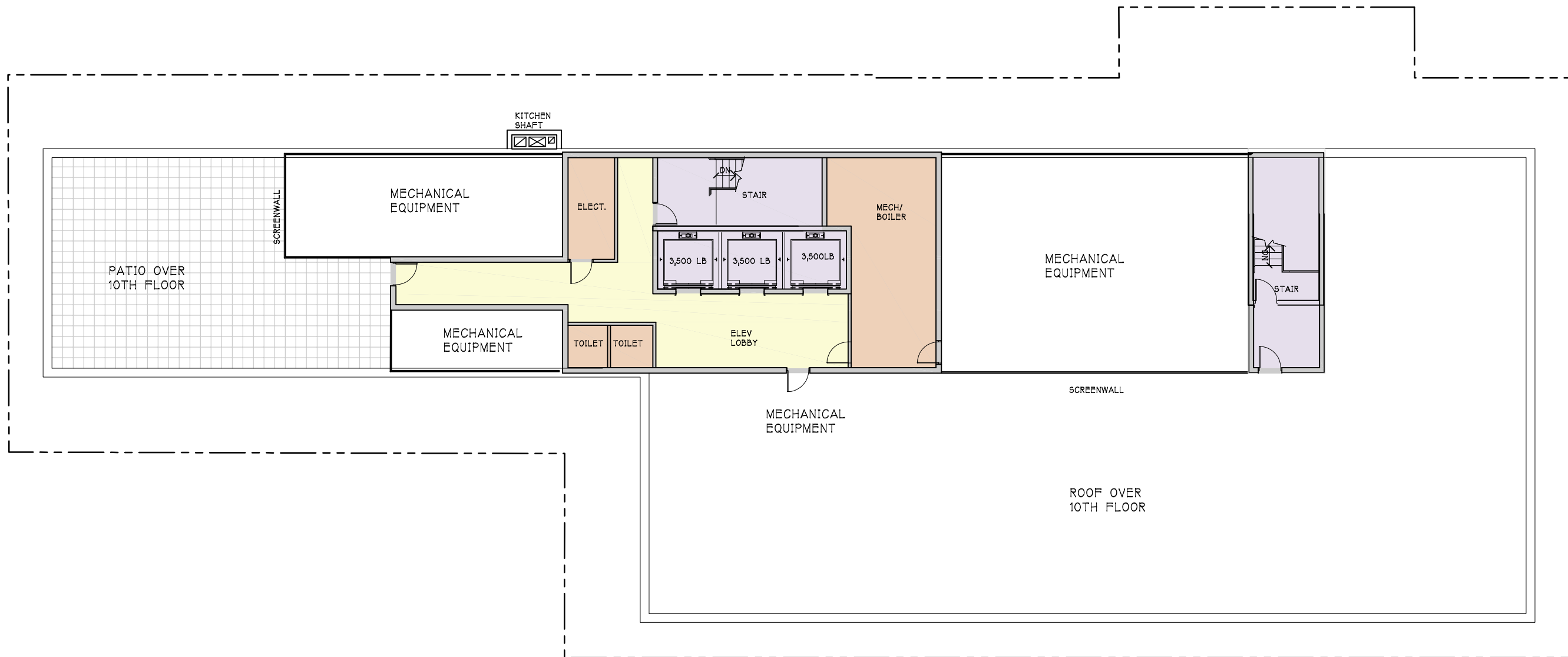






**LEVEL 3 THRU 10**  
SCALE - 1/16" = 1'-0"



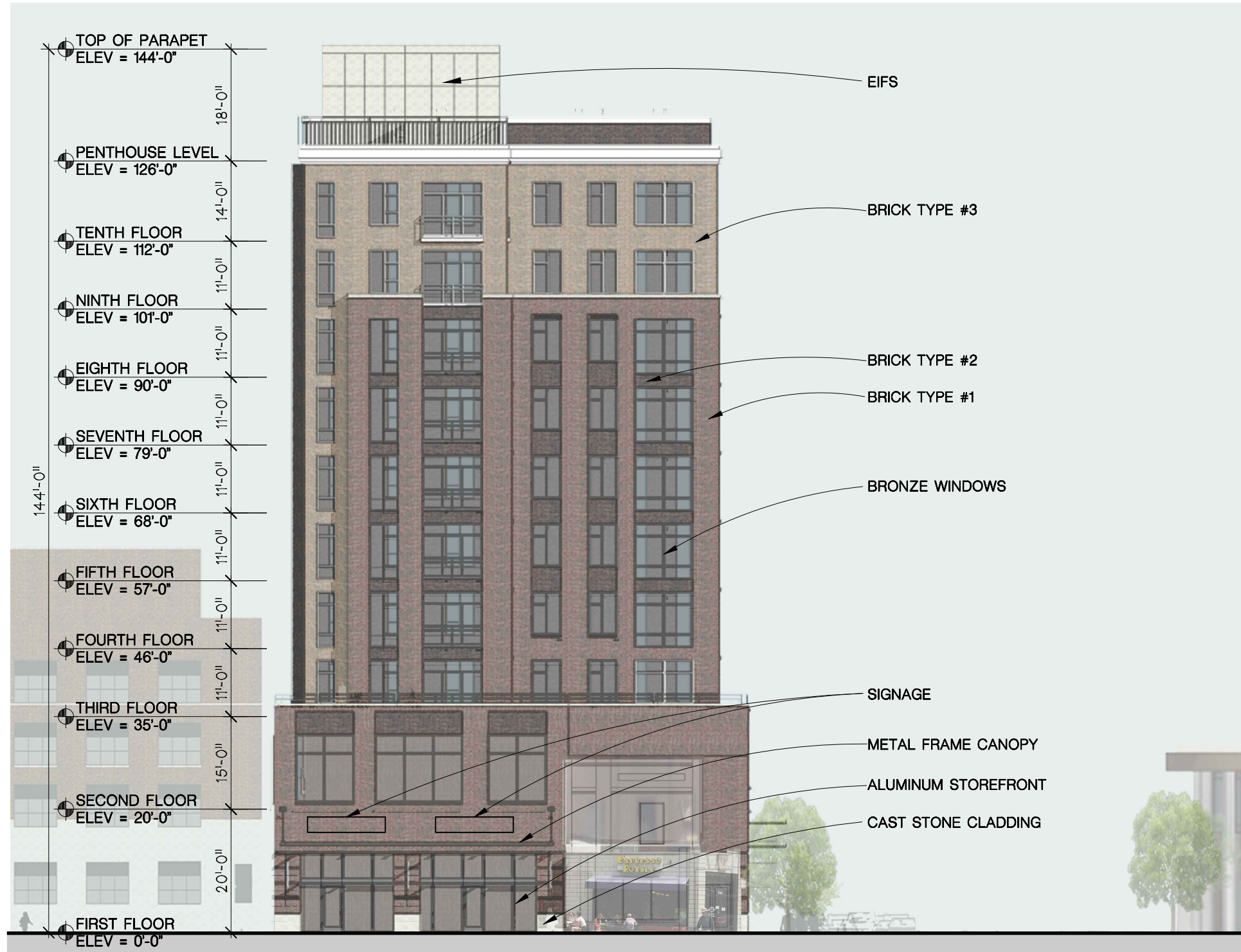




**SOUTH ELEVATION**

scale: 1/16" = 1'-0"



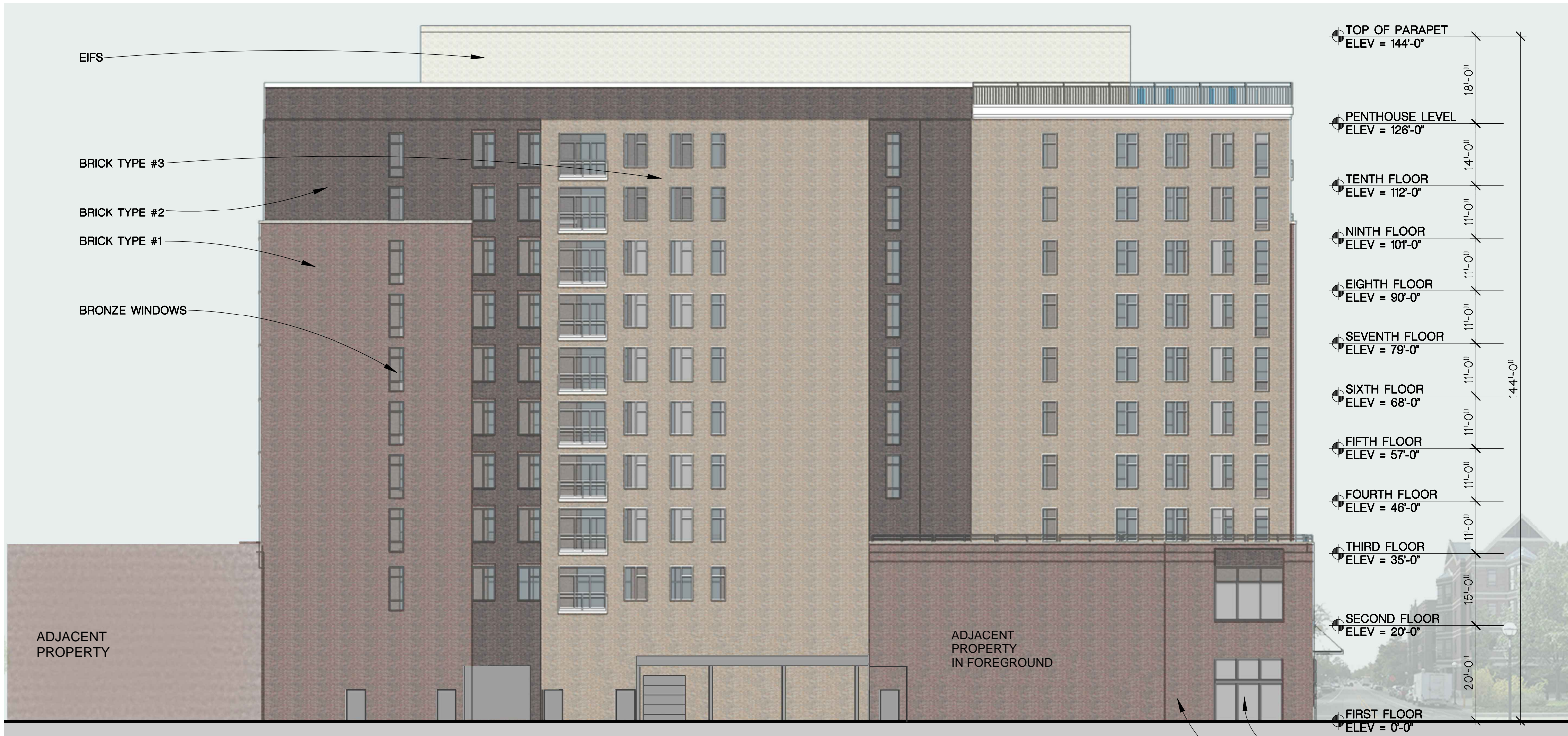


**WEST ELEVATION**

scale: 1/16" = 1'-0"







EIFS

BRICK TYPE #3

BRICK TYPE #2

BRICK TYPE #1

BRONZE WINDOWS

ADJACENT  
PROPERTY

ADJACENT  
PROPERTY  
IN FOREGROUND

TOP OF PARAPET  
ELEV = 144'-0"

PENTHOUSE LEVEL  
ELEV = 126'-0"

TENTH FLOOR  
ELEV = 112'-0"

NINTH FLOOR  
ELEV = 101'-0"

EIGHTH FLOOR  
ELEV = 90'-0"

SEVENTH FLOOR  
ELEV = 79'-0"

SIXTH FLOOR  
ELEV = 68'-0"

FIFTH FLOOR  
ELEV = 57'-0"

FOURTH FLOOR  
ELEV = 46'-0"

THIRD FLOOR  
ELEV = 35'-0"

SECOND FLOOR  
ELEV = 20'-0"

FIRST FLOOR  
ELEV = 0'-0"

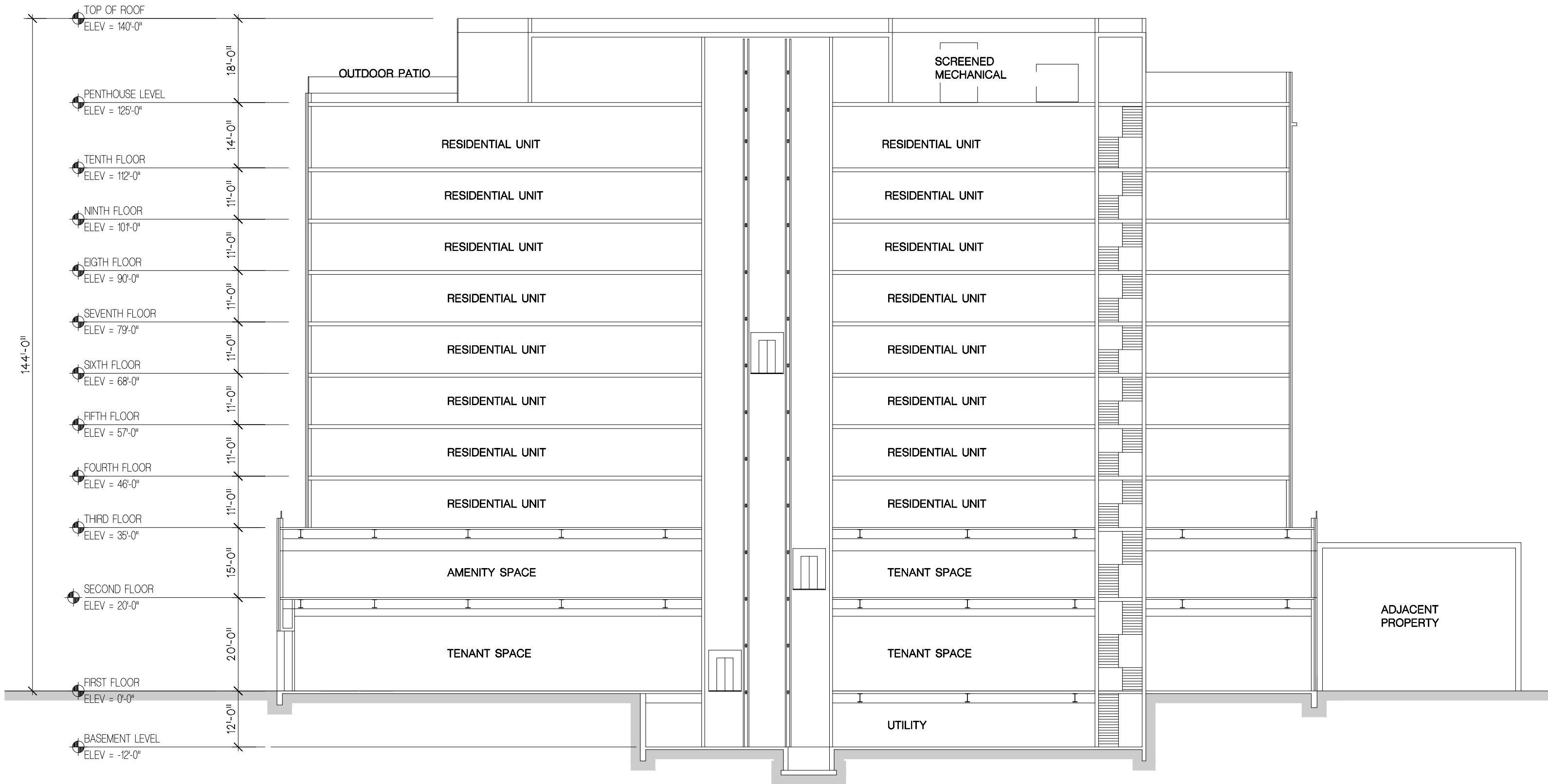
18'-0"  
14'-0"  
11'-0"  
11'-0"  
11'-0"  
11'-0"  
11'-0"  
11'-0"  
11'-0"  
11'-0"  
11'-0"  
15'-0"  
20'-0"

**NORTH ELEVATION**

scale: 1/16" = 1'-0"

ALUMINUM STOREFRONT

BRICK TYPE #1



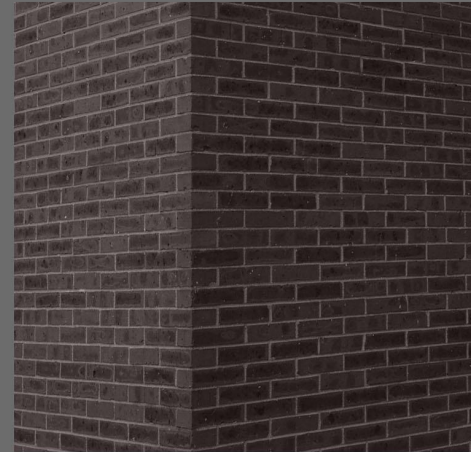
**BUILDING SECTION**

scale: 1" = 20'-0"





**Brick 1 - Rustic Burgundy  
Utility Size**



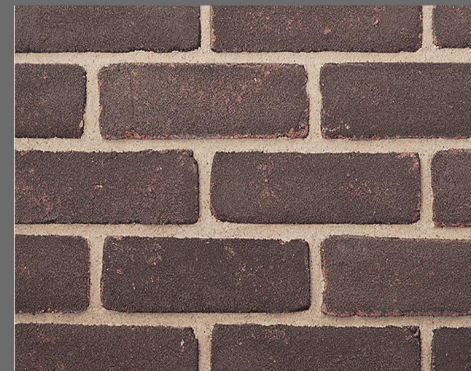
**Brick 2 - Belcrest Black  
Utility Size**



**Brick 3 - Meadow Blend  
Utility Size**



**Bronze Windows  
Sidewalk Tile Accent**



**Aluminum Storefront  
Metal Frame Canopy  
Cast Stone Cladding**







