

**From:** Christine Brummer [<mailto:cbrummer@aigroup.org>]

**Sent:** Wednesday, November 27, 2013 1:23 PM

**To:** HDC

**Cc:** Thacher, Jill; [alex@annarborbuilders.com](mailto:alex@annarborbuilders.com); [owsb@umich.edu](mailto:owsb@umich.edu); [brummerceb@gmail.com](mailto:brummerceb@gmail.com)

**Subject:** The Old West Side Board was favorably impressed with plans for the development of 318 W. Liberty

Members of the Historic District Commission and other interested persons:

We are excited at the proposal to replace the commercial enterprise at 318 West Liberty.

Board members enjoyed a presentation of materials on the residential development to replace the car wash next to 326 W Liberty ("Moveable Feast").

Alex de Perry provided the materials and met with two of our members to answer questions. These two then presented at the November Board meeting.

We are very pleased to see what can be done after getting community input as well as cooperating with near neighbors.

While plans are not final, it is proposed to remove the retaining wall between the properties as well as make the resulting space useable to the occupants. The rise in elevation will still be present but managed to better effect.

Members liked the scale and the attention to working with context for the building as portrayed.

Although the site is zoned D2, the building appears almost modest from the front and takes advantage of the depth of the lot. It's features mimic Liberty Lofts.

The height, materials and setbacks seemed generally appropriate for the neighborhood. Some members noted that the Moveable Feast building is set further back than other structures on the block but that that is peculiar to its more grand nature. Another noted that this sort of residential component was one of the more favorably received possibilities explored during the RFP process for 415 W Washington a number of years ago. Finally, nothing in this proposal competes with the desire to add to the Greenway where it might touch the Old West Side.

Questions addressing parking, lighting, drainage, landscaping, mechanicals noise and proximity of driveways and railroad tracks were answered practically. These aspects have been considered in designing what are to be downtown living spaces. Outdoor access is provided via roof deck as well as balconies overlooking the façade on the east. It was considered a plus that the more residential side faces the neighborhood.

Amenities that will appeal to an older or nonstudent owner were appreciated. These will include the ability to have a say in the interior build-outs as well as the careful construction of a "growing fence hedge" at the north end of the property. Limited parking was seen as a plus. Access is outstanding with the elevators.

In addition, while each unit has its own entrance, the architect planned that the front or W. Liberty side will have a door with a porch aspect. This is in keeping with the desire of the Old West Side Historic District to maintain its streetscape.

All-in-all the building as contemplated will be a welcome addition and replaces a noncontributing structure.

We all like more eyes on what is slated to become part of the Greenway assets as well.

It is a pleasure to be able to recommend this effort by Mr. de Perry.

Sincerely,

Christine E. Brummer  
President, OWS

**Christine E. Brummer,**  
Vice President  
Arbor Investments Group, LLC  
39400 Woodward, Ste. 100  
Bloomfield Hills, MI 48304

Office V: 248-593-8856  
Office C: 248-797-7543  
Office F: 248-203-6950