

**From:** [Tom J. Covert](#)  
**To:** [Kelley, Hank](#); [DiLeo, Alexis](#)  
**Cc:** [Tom J. Covert](#); [Candice M. Briere](#); [Todd Johnson](#); [Andy Andre](#); [Ben Ridderbos](#)  
**Subject:** ORC - Arbor South - 2845 S. State Street - Code Amendment Request  
**Date:** Wednesday, May 8, 2024 7:38:42 AM  
**Attachments:** [2024.04.29 Arbor South Downtown AA Analysis.pdf](#)  
[TC1 Zoned Parcel.pdf](#)  
[C1 Boardwalk Perspective.pdf](#)

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Hank, Alexis –

From the ORC meeting the developer team decided to look at some of the items mentioned with regard to block length and offer the following for continued consideration.

We had a pedestrian (Thank you Andy and the Oxford team!) perform some measurements of building lengths and time to walk those frontages within the original 16 block downtown plat area and extended some areas beyond in the downtown area. In the attached summary (Downtown AA Analysis), you can see that there is somewhere between 8 and 11 seconds on average of walking time between the difference of the 300'-0" building length compared with the TC1 250'-0" and downtown 266'-0" building lengths. This seems to us to feel like a negligible difference based on the proportionality of larger project sizes.

Our ownership team put together summary attached of the TC1 parcels. There are 69 TC1 zoned parcels totaling 225 acres. Of this, 25 of the parcels exceed 3 acres in size.

Also, we have included as attached copy of the perspective rendering of the building along Boardwalk that includes the parking structure.

Let us know if this is helpful in use for evaluations of the ordinance revisions.

Thanks  
Tom

Thomas (Tom) Covert, AICP, RLA, LEED AP  
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## BUILDING FRONTAGE DIMENSION MEASUREMENTS IN DOWNTOWN ANN ARBOR

DATE: 4/29/2024 TIME: 7:30 am - 9:00 am BY: A. Andre

Street	Between	Between	Building Frontage Length along Street	Walking Time	Note
Main St. (west side)	Huron	Washington	267'-4"	1 min 00 sec	
Main St. (west side)	Washington	Liberty	266'-6"	1 min 00 sec	
Main St. (west side)	Liberty	William	532'-5"	1 min 57 sec	
Main St. (east side)	Liberty	William	472'-7"	1 min 40 sec	
Main St. (east side)	Willaim	Packard	345'-10"	1 min 20 sec	The Standard Bldg
Main St. (west side)	Madison	Mosley	310'-5"	1 min 06 sec	618 S. Main Bldg
Main St. (east side)	Madison	Mosley	300'-8"	1 min 02 sec	615 S. Main Bldg
Fourth (west side)	Huron	Washington	265'-1"	59 sec	
Fourth (west side)	Washington	Liberty	266'-6"	1 min 00 sec	
Fifth (west side)	Huron	Washington	264'-10"	58 sec	
Fifth (west side)	Huron	Ann	264'-10"	57 sec	Fire Station #1
Fifth (east side)	Huron	Ann	252'-0"	54 sec	City Hall
Division (west side)	Huron	Washington	264'-6"	56 sec	
Ashley (east side)	Washington	Liberty	266'-10"	1 min 00 sec	

**NOTE: All building frontages measured exceed 250'-0" building width dimension currently permitted in TC1.**

Average Walking Time per Building Frontage Downtown =	4.6	feet / second
Original Plat of Ann Arbor Average Building Frontage =	266'-0"	based on measurements
Average Walking Time along Original Plat Building =	57	seconds (utilizing 4.6 average)
TC1 Current 250'-0" Building Frontage Project Walking Time =	54	seconds (utilizing 4.6 average)
Proposed 300'-0" Building Frontage Project Walking Time =	65	seconds (utilizing 4.6 average)
Additional walking time from 266'-0" to 300'-0" Building =	8	seconds
Additional walking time from 250'-0" to 300'-0" Building =	11	seconds

**TC1 ZONING PARCELS**

ADDRESS	PARCEL #	ACRES
296 Eisenhower	L-12-05-380-025	0.82
250 W. Eisenhower Pkwy	09-12-05-304-003	1.36
2992 S. Main St.	09-12-05-304-004	2.25
305 E. Eisenhower Pkwy	09-12-05-400-036	3.39
315 E. Eisenhower Pkwy	09-12-05-400-154	6.42
325 E. Eisenhower Pkwy	09-12-05-400-019	7.66
411 E. Eisenhower Pkwy	09-12-05-400-156	1.04
425 E. Eisenhower Pkwy	09-12-05-400-040	4.51
455 E. Eisenhower Pkwy	09-12-05-400-041	9.73
2950 S. State St	09-12-05-400-152	2.09
2800 S. State St	09-12-05-400-026	1.77
2770 S. State St / Vacant	09-12-05-400-014	1.88
2750 S. State St	09-12-05-400-013	2.06
1801 Briarwood Cir	09-12-08-200-020	2.61
105 Briarwood Cir	09-12-08-100-036	1.05
125 Briarwood Cir	09-12-08-100-032	1.00
225 Briarwood Cir	09-12-08-100-057	1.67
355 Briarwood Cir	09-12-08-100-066	4.15
395 Briarwood Cir	09-12-08-100-065	0.76
400 E. Eisenhower Pkwy	09-12-08-100-046	3.34
475 Market Pl	09-12-08-100-045	2.95
500 E. Eisenhower Pkwy	09-12-08-100-063	2.06
3010 S. State St	09-12-08-100-064	2.14
555 Briarwood Cir	09-12-08-100-055	5.80
575 Briarwood Cir	09-12-08-100-054	2.81
615 Briarwood Cir	09-12-08-100-052	2.35
625 Hilton Blvd	09-12-08-100-053	1.49
3230 S. State St	09-12-08-100-019	0.43
3500 S. State St	09-12-08-100-062	10.70
2723 S. State St	09-12-04-300-061	5.69
2725 S. State St	09-12-04-300-060	0.81
2727 S. State St	09-12-04-300-059	2.49
2845 S. State St	09-12-04-300-065	10.42
2801 S. State St	09-12-04-300-043	0.24
2803 S. State St	09-12-04-300-044	0.21
2991 S. State St	09-12-04-300-048	0.73
789 E. Eisenhower Pkwy	09-12-04-300-063	12.31
2875 Boardwalk Dr	09-12-04-301-012	6.11
2915 Boardwalk Dr	09-12-04-301-013	1.50
2925 Boardwalk Dr	09-12-04-301-014	4.68
3501 S. State St	09-12-09-201-023	3.39
3505 S. State St	09-12-09-201-024	2.51

**TC1 ZONING PARCELS**

ADDRESS	PARCEL #	ACRES
800 Victors Way	09-12-09-201-016	3.40
900 Victors Way	09-12-09-201-017	5.02
Victors Way Vacant	09-12-09-201-018	2.08
950 Victors Way	09-12-09-201-019	1.82
1000 Victors Way	09-12-09-201-021	3.65
1200 Victors Way	09-12-09-201-022	5.72
925 Victors Way	09-12-09-201-007	3.00
Boardwalk Dr Vacant	09-12-09-201-005	1.00
3205 Boardwalk Dr	09-12-09-201-008	4.26
3285 Boardwalk Dr	09-12-09-201-010	2.49
3155 Boardwalk Dr	09-12-09-201-014	1.29
3175 Boardwalk Dr	09-12-09-201-011	1.16
3265 Boardwalk Dr	09-12-09-201-015	2.02
3125 Boardwalk Dr	09-12-09-201-013	1.07
3005 Boardwalk Dr	09-12-09-201-026	4.25
3025 Boardwalk Dr	09-12-09-201-025	5.77
3100 Boardwalk Dr	09-12-09-200-022	1.01
3150 Boardwalk Dr	09-12-09-200-021	1.95
3200 Boardwalk Dr	09-12-09-200-025	6.54
825 Victors Way	09-12-09-200-026	2.49
725 Victors Way	09-12-09-200-012	1.61
3267 S. State St	09-12-09-200-014	0.60
3223 S. State St	09-12-09-200-084	2.48
3201 S. State St	09-12-09-200-085	
3135 S. State St	09-12-09-200-068	6.01
3131 S. State St	09-12-09-200-038	
3001 S. State St	09-12-09-200-016	13.66

TOTAL TC1 PARCELS = 69  
 TOTAL AREA = 225.70 ACRES  
 # PARCELS > 3 ACRES = 25  
 AVERAGE SIZE = 3.37 ACRES  
 MEDIAN SIZE = 2.48 ACRES  
 MAXIMUM SIZE = 13.66 ACRES  
 MINIMUM SIZE = 0.21 ACRES

305 EISENHOWER=3.39 AC  
315 EISENHOWER=6.42 AC  
325 EISENHOWER=7.66 AC  
**17.47 AC**

455 EISENHOWER=9.73 AC

2875 BOARDWALK=6.11 AC

**ARBOR  
SOUTH**  
ANN ARBOR

TC1 PARCELS  
69 PROPERTIES  
AVERAGE=3.37 AC  
MEDIAN=2.48 AC  
MAXIMUM=13.66 AC  
MINIMUM=0.21 AC  
# PARCELS > 3 AC = 25

555 BRIARWOOD CIR=6.11 AC

900 VICTORS WAY=5.01 AC  
950 VICTORS WAY=1.82 AC  
1000 VICTORS WAY=3.65 AC  
1200 VICTORS WAY=5.72 AC  
**16.20 AC**

TC1 Zoning  
Oxford Owned



# 3D VIEW 4\_EAST Arbor South

Ann Arbor, Michigan

