



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

Procedures and Application

Please follow the procedures described below and complete the application included on these sheets for presentation to the Ann Arbor Design Review Board. These procedures, requirements and application may be revised – check with the Planning Division for updates.

Procedures – Many downtown projects are required to first present the project to the Ann Arbor Design Review Board. These projects include:

- Projects in the D1 or D2 zoning district, or located within the Downtown Development Authority boundary zoned or proposed to be rezoned PUD, and
 - Not in a historic district, and
 - Proposes an increase in floor area, and
 - Is a site plan for City Council approval, a PUD site plan, a site plan for Planning Commission approval, a planned project site plan, or administrative amendment to an approved site plan that includes significant building façade changes.
1. **Optional Pre-Application Meeting.** Potential petitioners have the option to meet with planning staff for a courtesy pre-application meeting to review the Downtown Design Guidelines and application procedures and requirements. Contact the Planning Division to schedule a pre-application meeting if desired.
 2. **Submittal and Filing Deadline.** Submit all completed forms and required materials, plans and supporting documents, along with the required fees, to the Planning Division by the filing deadline for the desired meeting, generally about four weeks prior to a meeting date. See the Design Review Board calendar for all filing deadlines in this fiscal year.
 3. **Notices.** Required notices will be prepared and distributed by City staff. Direct mailings will be sent to all property owners and residents within 500 feet of the project. Email notifications will be sent to all subscribers. A note will be posted on the City website.
 4. **Packet Distribution.** Staff will prepare an informational packet for the Design Review Board with the materials, plans and supporting documents provided. A meeting agenda and packets for each project on the agenda will be electronically distributed to Board members. Paper packets for Board members will be available for pickup at the Planning Division. Packets not picked up prior to the meeting will be distributed at the meeting. Petitioners will be electronically sent an agenda and a copy of their project's packet only.
 5. **Board Meeting and Project Presentation.** The Design Review Board meets on the third Wednesday of each month (subject to change). Applicants may give an informal

presentation up to 10-minutes. The Design Review Board will then have a dialogue with the project design team to discuss consistency with the Downtown Design Guidelines.

6. **Report.** Following the Design Review Board meeting, a report of the Board's discussion will be prepared. A copy of the report will be electronically sent to the petitioner and posted on the City website. If a site plan petition is submitted for review and approval, a copy of the report will be included in the site plan petition staff report packet to the Planning Commission and City Council.

Application Materials

Applicants are responsible for preparing and providing all materials for application and presentation to the Design Review Board. The following items must be provided in the required format in order for a project to be accepted for discussion by the DRB.

Required Information:

- Completed Application Form
- Site plan of proposed project including lot lines, proposed building footprint, walkways, driveways and curb cuts, landscape areas and other site improvements.
- Floor plan(s) of proposed building
- Elevations of every side of the proposed building, including identification of proposed materials and colors
- Ground level and upper level sections
- Photographs or massing drawings of surrounding site context
- Any other supporting materials you wish to provide which show or help explain how the design concept responds to the Downtown Design Guidelines

Required Format:

- All drawings must be at least at the preliminary design stage.
- All drawings must be scalable and provided on 11" x 17" paper.
- Submit 9 sets of all required materials.
- Submit 1 PDF file containing all required materials, up to 15 megabytes. This single PDF file can be emailed to a city planner or planning support specialist, or provided on a memory stick or disc. If the file size will exceed 15 MB, divide the file into two or more smaller files attached to the same email or saved on the same device. Materials sent "piecemeal" or in separate transmittals will not be accepted. Materials which require special software to view will not be accepted.
- Bring at least one set of full size drawings to the Design Review Board meeting.



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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	The Collegian East
Project Location and/or Address:	1209, 1211, & 1213 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 - North East, 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

<p>Design Team (include all individuals, firms and groups involved):</p>	<p>Ronald L. Hughes - Hughes Properties Sean T. Havera - Hughes Properties Micheal Decoster - Hamilton Anderson Associates, Inc. Corissa Leveille- Hamilton Anderson Associates, Inc. Donald Barry - Hamilton Anderson Associates, Inc.</p>
<p>Contact Person (name, phone number and email of one person):</p>	<p>Sean T. Havera 30100 Telegraph Rd. Suite 220 Bingham Farms, MI 48025 313-410-6488 shavera@hughes-properties.net</p>

<p>Section 2: Project Details</p>	
<p>Project Specifics:</p>	<p>Site size (sq. ft.): <u>10,780 sf</u></p> <p>Total floor area (sq. ft.): <u>85,002 gsf</u></p> <p>Number of stories: <u>13</u></p> <p>Building Height (ft.): <u>145'-6"</u></p> <p>Ground floor uses: <u>residential lobby, commercial</u></p> <p>Upper floor uses: <u>residential</u></p> <p>Number dwelling units: <u>44 dwelling units</u></p> <p>Number off-street parking spaces: <u>13</u></p> <p>Open space (sq. ft.): <u>0</u></p>

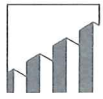
On a separate sheet(s), please address each of the following in separate statements:

- 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.)

Section 3: Project Design

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

- 3a. Describe the context of the site.
- 3b. Is there an inspiration or a theme for the design concept? Describe.
- 3c. Describe how the project responds to the Design Guidelines for its Character District.
- 3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.
- 3e. Describe how the project responds to the Design Guidelines for Buildings.
- 3f. Describe how the project responds to the Design Guidelines for Building Elements.
- 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.



HUGHES PROPERTIES

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

September 20, 2016

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

Re: The Collegian North East

To Whom It May Concern,

South University – North East, LLC (SUNE) has a long-term ground lease with the owners of 1209 S. University, 1211 S. University, and 1213 S. University. SUNE, as developer, is proposing to develop an iconic mixed use building on these properties. SUNE has retained and is represented in regards to the project by Hamilton Anderson Associates 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 East, LLC

September 12, 2016

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

Re: Designation of Agent – Site Plan Approval

To Whom it May Concern,

I (we) hereby appoint Sean T. Havera or South University – North East, LLC (the “Agent”) as my (our) agent to represent me (us) in any request for Site Plan approval on of for the subject property enumerated below. By signing below, I (we) understand that the Site Plan Approval application process consists of several forms and my (our) agent may represent me (us) in all phases of the Site Plan approval process and any ancillary procedures required thereby which may include submission to other agencies of government that may have jurisdiction. I (we) certify that all information below is correct.

Property Address:	1209 & 1211 S. University
Parcel #:	09-09-28-313- 003– See Exhibit A
Legal Ownership Name:	Beatty Hawkins Limited Liability Company
Approximate Property Square Feet:	7,063
Current Zoning District:	D1
Owner Name:	Beatty Hawkins Limited Liability Company
Owner Mailing Address:	1717 S. State St. Ann Arbor, MI 48104
Daytime Phone #:	734-761-3100 x11
Email:	sales@westhawkpromo.com

Beatty Hawkins Limited Liability Company



By: Harry Hawkins
Its: Member



September 12, 2016

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

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Property Address:	1213 S. University
Parcel #:	09-09-28-313- 004– See Exhibit A
Legal Ownership Name:	1213 South University, LLC
Approximate Property Square Feet:	3,718
Current Zoning District:	D1
Owner Name:	1213 South University, LLC
Owner Mailing Address:	125 S. Fifth Ave., Ann Arbor, MI 48104
Daytime Phone #:	734-327-0138
Email:	ldahlberg@boaa.com

1213 South University, LLC
By: Bank of Ann Arbor, Trustee
Its: Manager

By: Lyle F. Dahlberg, First Vice President and Senior Trust Officer

2a:

The design concept for The Collegian East is to provide a contextually modern building for the South University District. The building is conceived of a grid of large windows and horizontal banding reminiscent of historical character with modern materials. The large windows provide both ample views and daylight to the residents while creating a rhythm along the exterior facades. The building is broken up vertically with a transparent, pedestrian oriented ground floor distinct from the body of the building. The façade is broken up horizontally with the taller metal panel section. Materials were selected to be sympathetic to both the university with the brick and the surrounding commercial building with the metal and glass.

2b:

The Collegian East is a 13 story apartment building targeting the University of Michigan student population. The west side of the first floor consists of a ground level residential entry lobby with mail, trash, elevators, and office for the building operations. The east side consists of space for a commercial tenant. The north side of the first floor consists of covered parking for the residents. Floors 2-12 are typical and consists of 4 dwelling units with two four bedroom units, one three-bedroom unit and a single one-bedroom unit. The 13th floor is a partial floor and provides amenity space for the residents as well as a rooftop deck. The basement consists of mechanical and electrical support spaces as well as the location for resident bike storage.

3a:

The surrounding site context is an urban setting with buildings built to the property line and creates a street wall for South University. Our particular site is a midblock site with an existing access drive for both our property and the adjacent neighbors that needs to be maintained. The architecture is an eclectic mix of styles including the nearby university buildings, two story postmodern commercial buildings, and high rise student apartments.



3b:

The theme for the design concept is to take a form with a pedestrian oriented base with individually identified floor lines but doing so out of modern materials. The PSFS building in Philadelphia is a direct inspiration of a modern example of a building with distinct layers of the building.

3c:

The cumulative character can be described as a busy and vibrant urban setting that encourages and accommodates a diverse range of downtown activities. The architecture is an eclectic mix that reflects this diverse activity. As such, The Collegian East creates sympathetic architecture without relying on any particular adjacent architecture.

3d: context and site planning

The project is located on the north side of South University on a midblock site. To the east is currently a vacant lot, however, a mixed-use building is being proposed for the property. Proceeding east, there is an 18 story curtainwall and precast student apartment building. To the west, on the corner of Church and S. University is a nondescript 1 story commercial structure. We have designed the new building with large glass (A5.3) and a prominent entrance to enrich the pedestrian experience along this block (A1). The parking area is hidden from street view (A4.3) and the driveway is an existing curb cut that will be expanded to continue to provide access for the adjacent neighbors, but also to provide necessary access for the servicing of trash for both properties. (A4.1). We have provided for other means of transportation besides the automobile. We have a bike rack on the exterior for the commercial patrons as well as a large bicycle storage area in the lower level (A6).

3e: buildings

Our building has been designed to minimize the impact to the adjacent neighbors. The Collegian East helps transition from the 18 and 14 story buildings to the east and south to smaller structures. The building is stepped back at the upper levels to give relief to the street as well as display the underlying existing lot widths (B.1). We have clearly defined the base from the body of the building which illustrates the building uses (B1.3).

3f: building elements

The design provides for an interesting pedestrian experience with the introduction of the ground floor canopy (C1.1a, C4) large windows providing ground level transparency (C3.1). The building entry is located on the street and differentiated from the rest of the building (C.2). The building materials reflect the adjacent context. We have used brick as a reference to the nearby university buildings as well as providing for a sense of human scale. The metal and glass makes reference to the nearby commercial structures. (C.5). The building operational systems have been thoughtfully located as to minimize the impact to the adjacent neighbors (C.6). Trash is located indoors and accessed through the drive. Mechanical and electrical services are provided in the basement, again hidden from view. The project is intended to minimize the impact on the natural environment. It will target locally manufactured materials. The exterior materials of brick and metal are typical to the region and have long life spans. The building will have operable windows and the main entry has an airlock vestibule.



THE COLLEGIAN

EAST
1209 S University

SITE

	Parcel Number	Address	SF
PARCEL 1	09-09-28-313-003	1209 & 1211 S University	7,063 SF
PARCEL 2	09-09-28-313-004	1213 S University	3,717 SF

TOTAL 10,780 SF

Allowable

Base FAR	400% Max	43,120 SF
Premium FAR	300% Max	32,340 SF
Total FAR	700% Max	75,460 SF

Proposed

Proposed Residential	673%
Proposed Commercial	16%
Proposed total FAR	689%



Square Feet

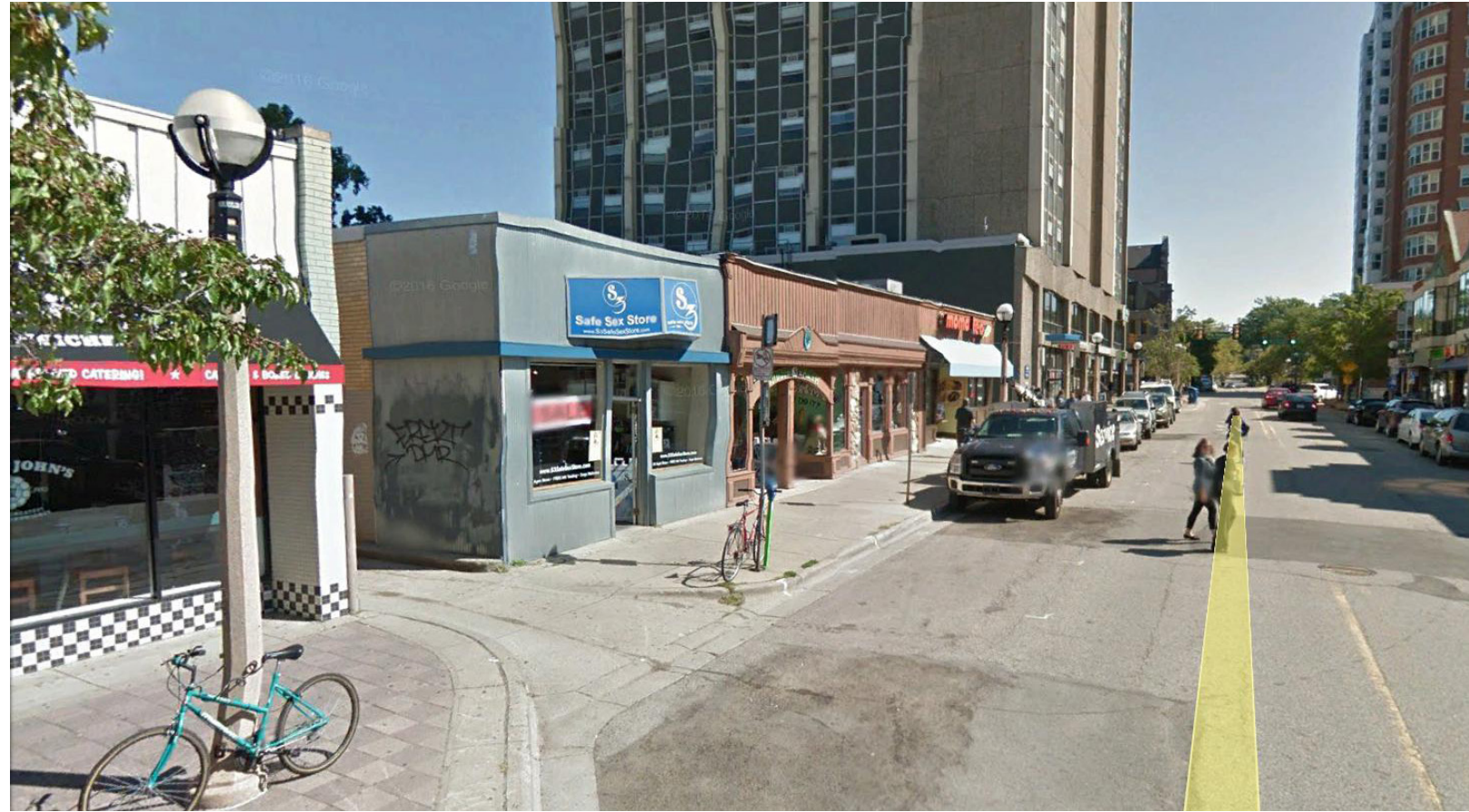
	Gross	Shaft/Stairs/ Mech	Residential	Commercial	Total SF (FAR calculation)
Basement	2,550 SF	2,550 SF	570 SF	0	0
First Floor	3,778 SF	518 SF	1,460 SF	1,800 SF	3,260 SF
2-12 Floors	75,361 SF	6,985 SF	68,376 SF	0	68,376 SF
Thirteenth Floor	3,313 SF	635 SF	2,678 SF	0	2,678 SF
TOTAL	85,002 SF	10,688 SF	73,084 SF	1,800 SF	74,314 SF

Parking

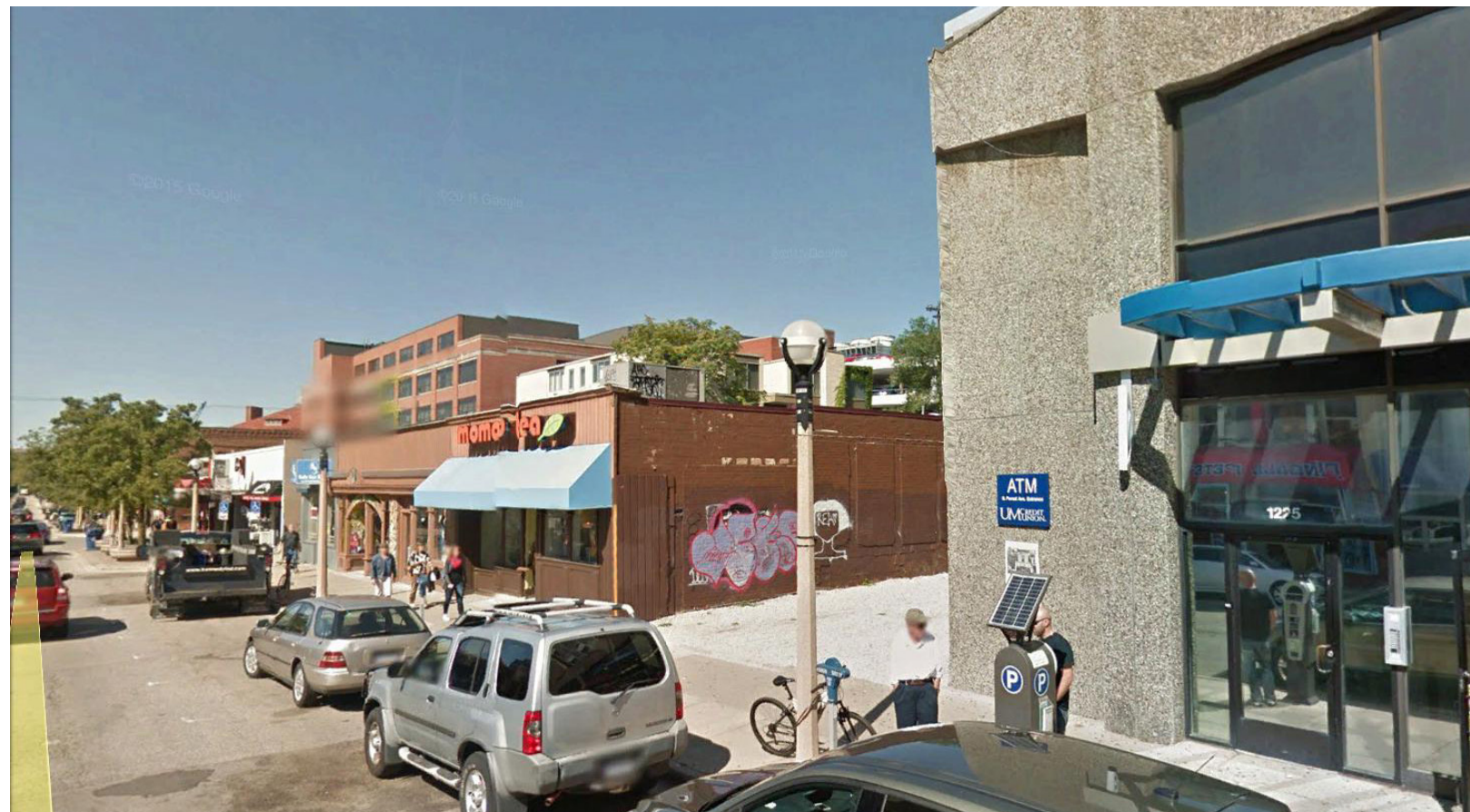
		Required	Provided
Bicycle	Residential	1 per 2500 sf (Class A)	30
	Commercial	1 per 10,000 (Class C)	1
Car		1 per 1,000 (on premium FAR)	33





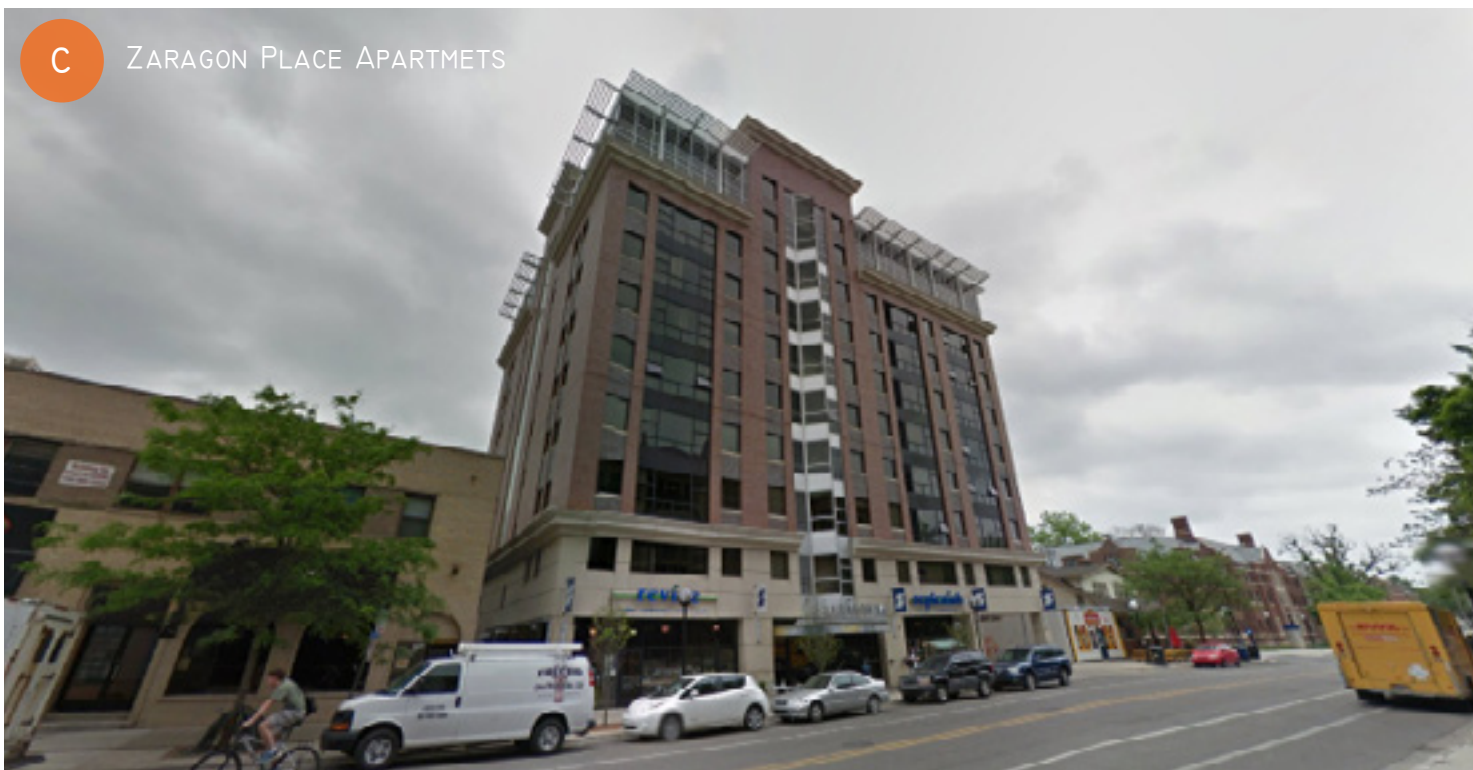


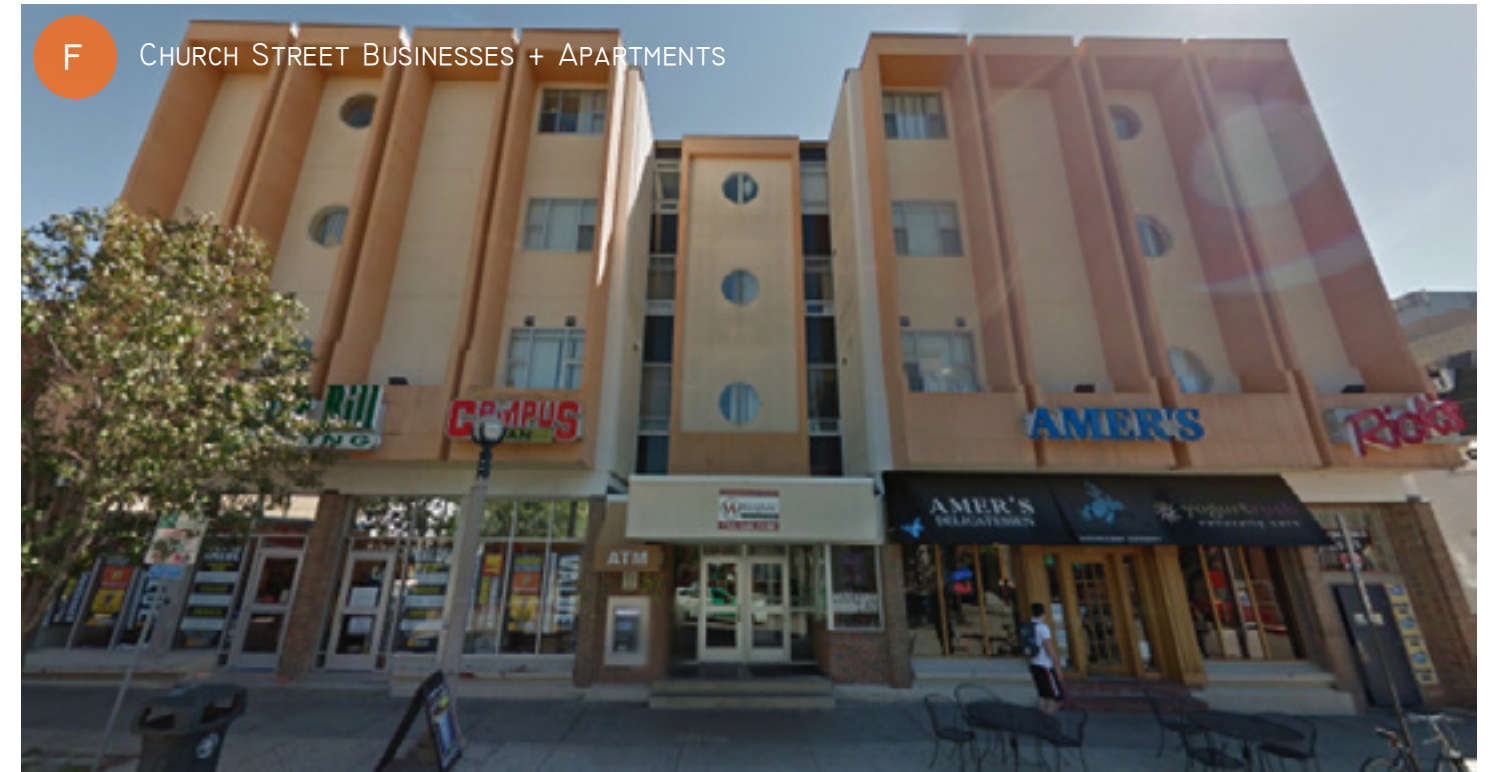
VIEW OF SITE LOOKING EAST



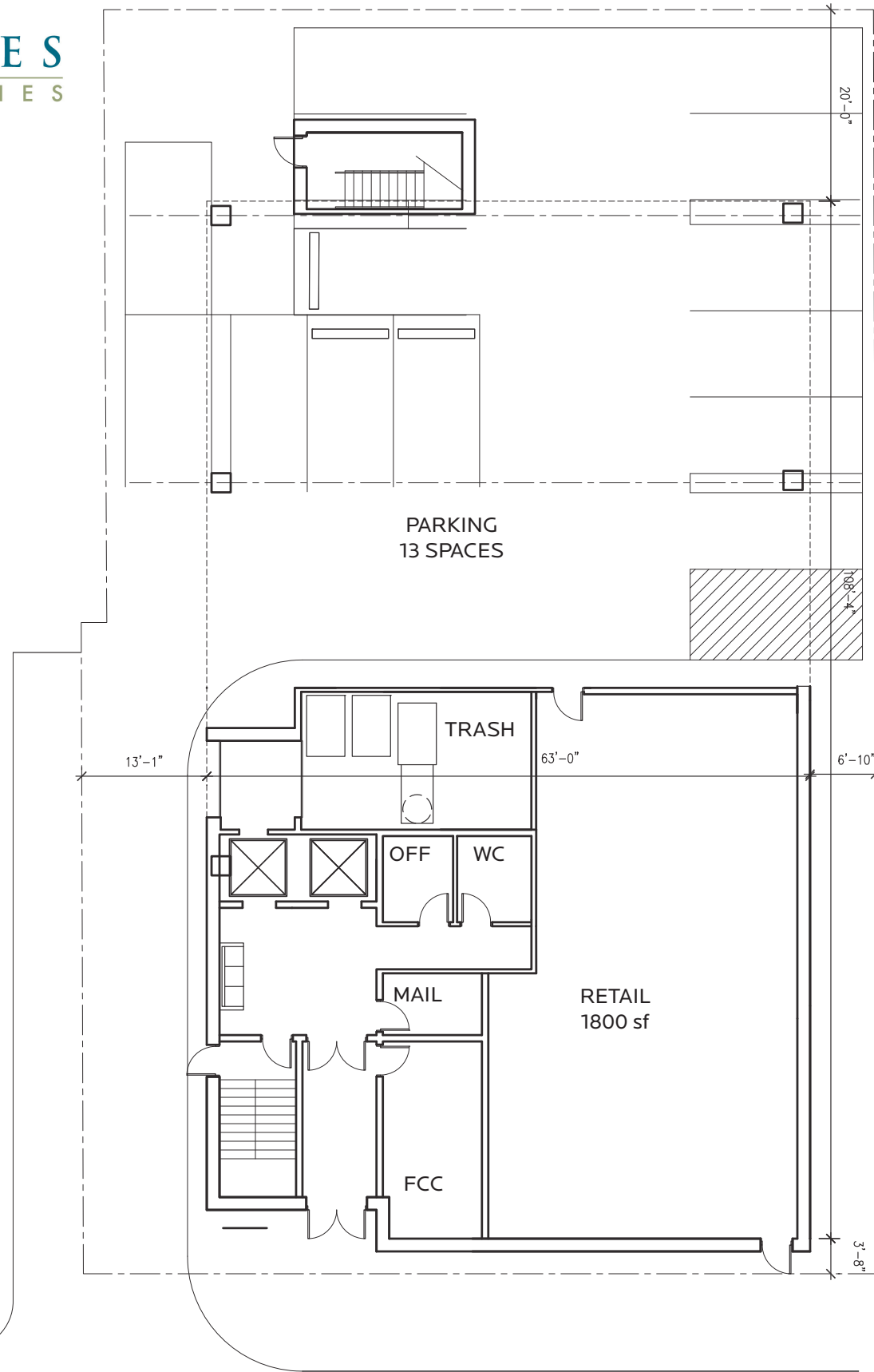
VIEW OF SITE LOOKING WEST



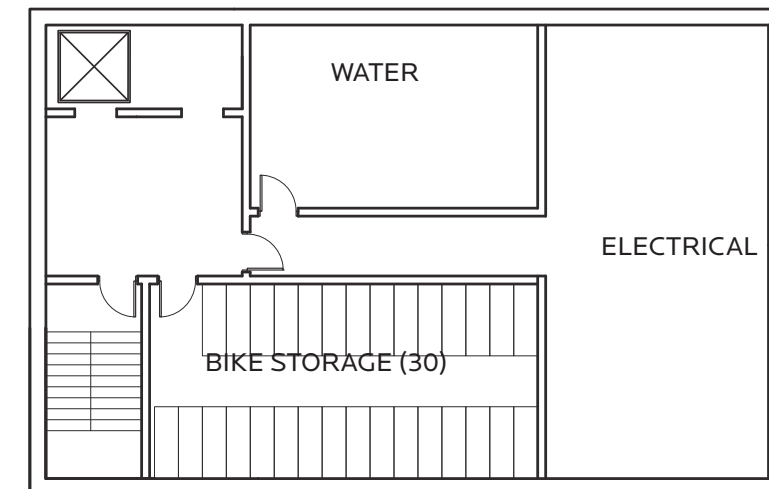




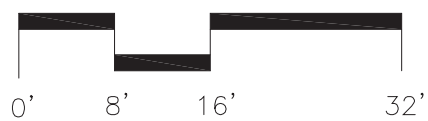


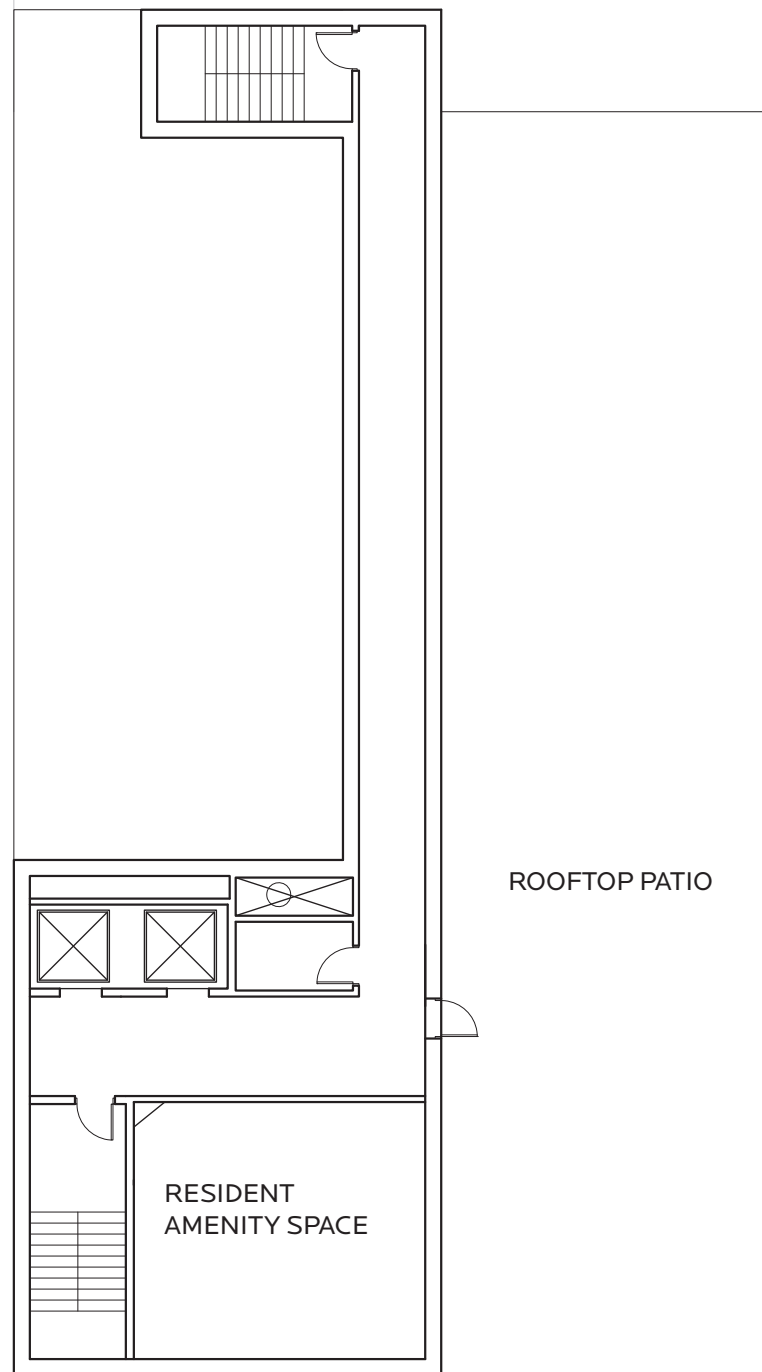


FIRST FLOOR PLAN
3778 gsf

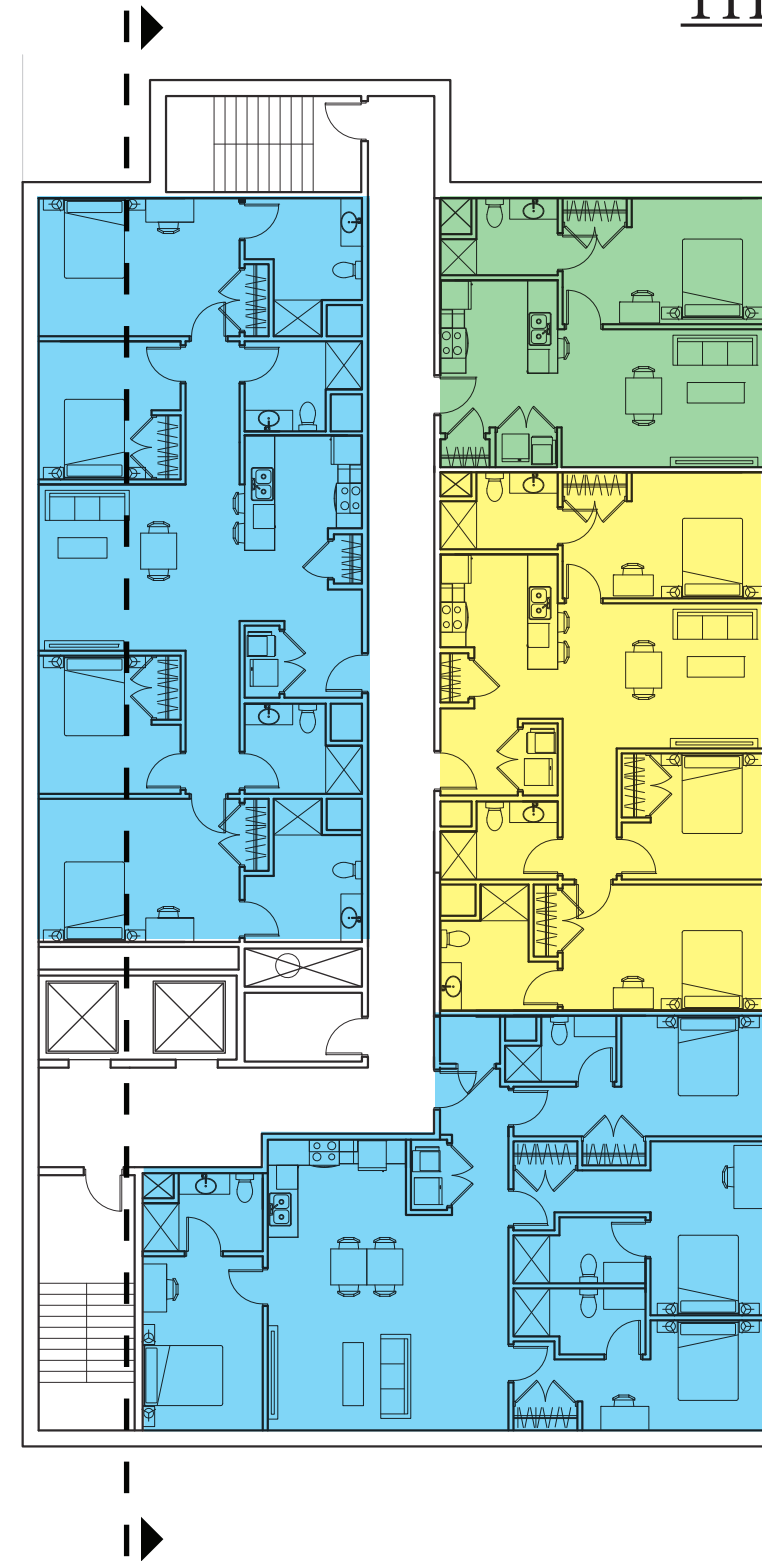


LOWER LEVEL PLAN
2550 gsf





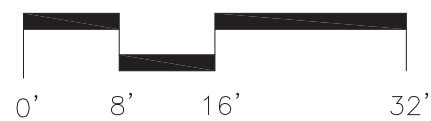
FOUR BEDROOM UNIT



ONE BEDROOM UNIT

THREE BEDROOM UNIT

FOUR BEDROOM UNIT



THIRTEENTH PLAN
3313 gsf

2ND- 12TH FLOOR PLAN
12 beds/floor
4 units
6851 gsf



WEST ELEVATION

SOUTH ELEVATION





SECTION





THE COLLEGIAN

EAST
1209 S University

