




## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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## Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	121 Kingsley West
Project Location and/or Address:	121 West Kingsley Street Ann Arbor, MI 48104
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D2 Kerrytown Front yard
Type of Site Plan Petition (check):	<input 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:	Tom Fitzsimmons Huron-Kingsley LLC
Property Owner:	Berg Family, LLC
Property Owner's Signature:	 Mark Berg
Developer's interest in property if not owner:	Partner

Design Team (include all individuals, firms and groups involved):	<p>Rueter Associates Architects</p> <p>Perimeter Engineering LLC</p>
Contact Person (name, phone number and email of <b>one</b> person):	<p>Marc Rueter</p> <p>734-769-0070</p> <p>admin@rueterarchitects.com</p>

## Section 2: Project Details

Project Specifics:	<p>Site size (sq. ft.): <u>16,400</u></p> <p>Total floor area (sq. ft.): <u>32,808</u></p> <p>Number of stories: <u>4 (west) 3 (east)</u></p> <p>Building Height (ft.): <u>59.5</u></p> <p>Ground floor uses: <u>Residential</u></p> <p>Upper floor uses: <u>Residential</u></p> <p>Number dwelling units: <u>21</u></p> <p>Number off-street parking spaces: <u>29 + 10 tandem</u></p> <p>Open space (sq. ft.): <u>7,393</u></p>
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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.