



## 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:	
Project Location and/or Address:	
Base Zoning District, Character Overlay District, and Building Frontage Designation:	
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:	
Property Owner:	
Property Owner's Signature:	
Developer's interest in property if not owner:	

Design Team (include all individuals, firms and groups involved):	
Contact Person (name, phone number and email of <b>one</b> person):	

<b>Section 2: Project Details</b>	
Project Specifics:	Site size (sq. ft.): _____  Total floor area (sq. ft.): _____  Number of stories: _____  Building Height (ft.): _____  Ground floor uses: _____  Upper floor uses: _____  Number dwelling units: _____  Number off-street parking spaces: _____  Open space (sq. ft.): _____

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.



**South University - South, LLC**  
**Vic Village South**  
**1116 S. University**  
**Ann Arbor, Michigan**  
**Property Owner Summary**

**Property Address**

**Sidwell**

**Property Owner**

<b><u>Property Address</u></b>	<b><u>Sidwell</u></b>	<b><u>Property Owner</u></b>
1. 609 E. University	09-09-28-311-007	Odell Associates Limited Partnership
2. 1100 S. University	09-09-28-311-006	Odell Associates Limited Partnership/Fuller Michigan, LLC
3. 1104 - 1106 S. University	09-09-28-311-002	Odell Associates Limited Partnership
4. 1108 S. University	09-09-28-311-004	Odell Associates Limited Partnership
5. 1112 S. University	09-09-28-311-003	South University - South , LLC
6. 1114 S. University	09-09-28-311-005	Odell Associates Limited Partnership
7. 610 Church St.	09-09-28-311-021	Odell Associates Limited Partnership

## **Vic Village South**

### **Design Review Board Application – Project Details and Project Design**

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

The proposed development is a new 13-story high-rise located on the south side of S. University Avenue, between E. University Avenue and Church Street. The building exterior is a composition of brick with metal panel and stone accents. The building extends to the property lines at the north and west sides along S. University Avenue and E. University Avenue creating a two-story high street wall. The building then steps back at the third through thirteenth floors as it transitions to the tower portion of the structure. The building site is bordered at the northeast by an existing restaurant establishment. An alley at the south acts as a pedestrian connection between E. University Avenue and Church Street, and includes a vehicular ramp accessed via Church Street which leads to below-grade parking.

At the northwest corner of the building a vertical glass design element extends the height of the building acting as a dominant architectural feature. It culminates at a ground level outdoor, open space at this lively pedestrian intersection.

The building's location acts as a transition from the nearby university buildings to the adjoining commercial and mixed-use setting. The overall design of the building has a contemporary character that is in line with the newer mixed-use buildings in the neighborhood. The material palette of mostly brick blends with the nearby academic buildings, while the prominent two-story high street wall allows the building to relate to the adjacent commercial low-rise buildings in this district.

#### **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 story is primarily commercial space which is intended to be a mix of food service establishments and a variety of retail tenants. Student-focused housing and affordable housing units are located on the second through thirteenth floors. Programming of the residential units is ongoing. These floors will also contain amenity spaces such as a fitness center, study spaces, social gathering areas, and a rooftop patio with views of central campus. Below grade parking is provided for residential tenant use. Secured bicycle parking will be available inside the building at grade level.

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

The site is located in the D1 zoning district and is part of the South University Character Overlay District. The 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 area's architecture is an eclectic mix of older low-rise (one and two-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 is now joined by the Landmark, Zaragon, Arbor Blu, and Six 11 developments, as well as the upcoming Vic Village North in providing student housing. These new buildings are more contemporary in their designs. The Ann Arbor DDA has recently revitalized the streetscape along S. University Avenue through the implementation of new sidewalks, street trees and planters, benches and bike hoops.

The proposed site is located on the south side of S. University Avenue, between E. University Avenue and Church Street. The existing Good Time Charley's restaurant on the corner of S. University Avenue and Church Street will remain. Vic Village South's site extends behind Good Time Charley's and will be able to form a connection between E. University Avenue and Church Street. This pedestrian connection will be well-lit and monitored via cameras. The implementation of public artwork/murals will be examined as the design progresses. University buildings are to the northwest and west. Student housing high-rises are to the south and north. Low-rise retail and restaurants are to the northeast and east.

**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. Timeless masonry detailing along with large glass retail storefronts seek to contribute to the life of the vibrant character of the district. The placement of the various masonry materials 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 Overlay District, this project will cater to the university population by providing housing with amenities that are currently in demand. Ground floor commercial tenants will have storefronts composed primarily of large, clear display windows which will help to maintain the busy and vibrant pedestrian activity of this area.

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

Just as the existing buildings do, the proposed building is intended to be built to the property lines at the north and west. The design allows for direct retail tenant access to the busy pedestrian sidewalks on S. University Avenue and E. University Avenue. The site includes the prominent and vibrant corner located at the intersection of S. University Avenue and E. University Avenue. The dominant architectural feature of the proposed building at this northwest corner consists of a vertical glass design element that acts as a focal point. An urban open space is provided at sidewalk level at this lively corner. This outdoor area will serve to enrich the pedestrian experience by allowing the possibility for dining opportunities, planters, and movable tables and chairs.

Access for trash, utilities and below-grade parking is located off Church Street, which is away from the main pedestrian pathways along S. University Avenue and E. University Avenue. A pedestrian connection has been created through the development along the south side of the site. Grade level

bicycle storage can be accessed off this alley. Resident access to the building is also offered via this pedestrian connection.

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

The building respects the existing two-story lower scale facades of the S. University Avenue area by stepping back at the third level. The building is broken down into different modules (base, middle, top) and uses different materials and colors at vertical recesses to further breakdown the pattern of the façade and establish building module lengths in line with typical lot widths found in this area. The windows at the base of the building are large scale, befitting the commercial nature of the space. Windows at the upper levels are inset punched openings typical of residential style windows. The building top steps back even further to further soften the mass of the building.

The building is designed within the 150-foot maximum height limitation established for the D1 zoning district. This includes the height of the elevator overrun and any rooftop mechanical equipment. The design is within the maximum allowable FAR of 900% using the residential use and affordable housing premiums offered by the zoning ordinance.

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

The building's design utilizes a palette of brick, stone and metal materials to create a harmonious façade. A stone base is placed at the brick piers. This stone is carried through to frame the building's main residential entry on S. University Avenue. The two-story entry frame works with the rhythm of the modules established for the building while the stone surround differentiates itself from the surrounding brick to help craft a distinct, clearly defined entry.

A contemporary open metal canopy is used at the main, northwest corner of the building, while more traditional awnings can be found at the ground floor window openings. Commercial entrances can be accommodated along the entire façade of this first-floor level as needed for the multiple retail tenants.