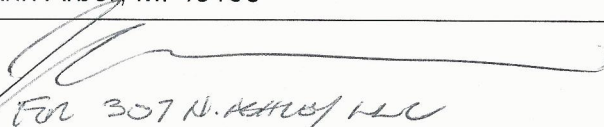


City of Ann Arbor

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 Application

Section 1: General Information	
Project Name:	309 N. Ashley
Project Location and/or Address:	307 & 309 N. Ashley and 206 & 210 Miller
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D2, Kerrytown, Front yard
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:	307 N Ashley, LLC
Property Owner:	307 N. Ashley, LLC P.O. Box 3783 Ann Arbor, MI 48106
Property Owner's Signature:	 FOR 307 N. Ashley LLC
Developer's interest in property if not owner:	Owner

Design Team (include all individuals, firms and groups involved):	Brad Moore, J Bradley Moore & Associates Architects, Inc. 4844 Jackson Road #150 Ann Arbor MI 48103 Kathy Keinath, Macon Engineering P.O. Box 314, Chelsea, MI 48118 T:734.216.9941
Contact Person (name, phone number and email of one person):	Brad Moore T:734.930.1500 office@jbradleyjmoore.com

Section 2: Project Details	
Project Specifics:	Site size (sq. ft.): <u>14,514.64</u> Total floor area (sq. ft.): <u>40,500</u> Number of stories: <u>5</u> Building Height (ft.): <u>59</u> Ground floor uses: <u>Residential</u> Upper floor uses: <u>Residential</u> Number dwelling units: <u>19</u> Number off-street parking spaces: <u>36</u> Open space (sq. ft.): <u>3,099.34</u>

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.)

February 19, 2018

To whom it may concern,

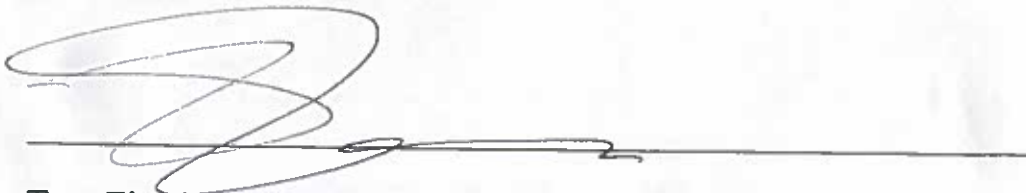
Please be advised that 307 North Ashley, LLC , the owner of properties commonly known as:

307 & 309 N Ashley,
And
206 & 210 W Miller

who's address is; 229 Depot St., Ann Arbor, MI does hereby authorize J Bradley Moore & Associates Architects, Inc. and/or Macon Engineering, LLC (jointly or severally) to take any and all actions on its behalf required to secure the approval by the city of Ann Arbor (and/or the county of Washtenaw) to construct a new 5 story condominium building on the combined property as generally described by the submission of drawings, elevation and renderings/pictures etc. of same to the Ann Arbor Design Review Board, Ann Arbor Planning Commission and/or Ann Arbor City Council.

Thank you for your consideration in and attention to this matter.

If you have any questions please feel free to contact me.



Tom Fitzsimmons, managing member:
229 Depot St., Ann Arbor, MI 48104
thomasfitzsimmons@comcast.net

Office;
(734) 323-6881

Lori K. Russo
Notary Public, Washtenaw County, MI
My Commission Expires Dec. 8, 2019
Acting in Washtenaw County

The foregoing instrument was acknowledged before me Feb 19, 2018 by Tom Fitzsimmons, Managing Member of 307 North Ashley, LLC.



309 North Ashley Design Narrative

2a Brief Description of Design Concept

309 N Ashley is a new 5 story residential building situated on what is now four lots that contain two single-family residential structures in disrepair along with surface gravel parking. The design reflects the continuing evolution of the area from low-rise single family and duplex structures to mid-rise residential uses. Fronting both on Miller Avenue and N Ashley the building will have its principle pedestrian entrance on N Ashley where the natural grade is gentler and thus more accommodating to wheelchair access. The building will sit on a below grade “basement” parking level and will have a smaller carport structure on the north side of the building. The building is kitty-corner from the city’s largest above ground parking structure and there is a mid-rise office building across Ashley to the east. The project, located in the Kerrytown Character Area, conforms to the Downtown Character Overlay Zoning District’s Building Massing Standards and is responsive to the Downtown Ann Arbor Design Guidelines.

The project contains approximately 40,500 SF of floor area contributing to FAR.

By right, the maximum building height is 60 ft.; the offset above the street wall of five feet is accommodated; and the maximum building module length is approximately 60 ft. Our project will be approximately 59 feet tall and five stories above grade.

2b Brief Description of Development Program

The Development Program for the project is an urban condominium community catering to those that would like to live near the urban core (D1), including active adults and working professionals. While occupancy/purchase will be open to all, it is expected that most will be in the 27 to 65 year-old range living alone or with a spouse/partner and/or potentially with friends, relatives or offspring. There will be two and three bedroom units which could accommodate those who work from their home.

The design incorporates outdoor space for each dwelling in the form of exterior balcony/patio spaces.

Vertical access throughout the building, via both stairways and elevators, will be via the main entrance on N Ashley (as well as via the below grade parking level). Residents will have access to the many nearby neighborhood businesses in the area that are within easy walking distance. They will also be only a short walk to the Farmer’s market, the YMCA, City Hall and the Amtrak station, with convenient access to many of the city’s and University’s educational, entertainment and cultural opportunities. The AAATA bus station and many entertainment and university venues are not much further away.

The project includes nineteen dwellings ranging in size from approximately 1,050 to 2,500 S.F.

3a Site Context

The project site is bounded by N. Ashley on the east and Miller on the south. The site is approximately one third of an acre and is zoned D2.

The proposed project site is in the Kerrytown Character Area that includes a mixture of rental housing (both converted historically single-family homes and an increasing number of new mid-rise residential buildings) and a wide variety of retail buildings, many of which include offices above street level retail. It is evident that since the creation of the D2 zoning district the area is in transition to the density and building forms anticipated by the D2 zoning – this project continues this trend. The site slopes both east to west and north to south.

The block in which our site resides (bounded by N. Ashley, E. Kingsley, N. First Street and Miller) has two new condominium projects under construction. Across the street from the NE corner of the block is a new modern mid-rise condominium building recently completed and across the street on the north side of the block (at the intersect of W. Kingsley & N. First) another midrise condominium building is under construction. The block is transitional as it mediates between the shorter predominately single and two story residential single-family structures to the west and north and the predominantly commercial blocks to the east and south. The predominantly urban streetscape includes varying types and quality levels of architectural treatments. There is a huge city parking structure across the Ashley/Miller intersection from the site.

Pedestrian Experience: Miller

The block east of the proposed project transitions from the zero setback of the commercial buildings along Main St. to the modest front yard setbacks west of Main Street. Most of the Miller street scape has green space in front to the buildings (with the notable exception of the building at the corner of N. Ashley & Miller adjacent to the proposed project which has pavement in the setback). The sidewalk and landscaping in the setback will continue in the proposed project with outdoor patio space along Miller as is common in the neighborhood. The first floor of proposed building's street walls (those closest to pedestrians) feature masonry (with some concrete) which is common to the district. The building's first floor masonry exterior treatment will be continued around most of the building.

Pedestrian Experience: N. Ashley

The proposed building is setback from the sidewalk as is typical for the streetscape on both sides of the street (and in accordance with zoning requirements). The sidewalk and landscaping will respect both the zoning and the existing pattern of streetscape in the area. The first floor of proposed building's street walls (those closest to pedestrians) feature masonry wood which are

common to the district. The building's main entry canopy will project out into the setback providing protection from the elements.

3b Design Theme and Inspiration

The Design is inspired by the many new modern residential, wood-framed, buildings popping up throughout the Midwest and Northwest urban/city centers (or the fringes thereof) in North America (as well as here in town in recent years). The building responds to its site geometry and topography in that it wraps the corner of Ashley & Miller and accommodates parking below the building. The proposed building gives each resident ample exterior living space through the use of exterior balconies and or patios. Large window configurations are intended to let in as much natural light as practical. Those windows facing south and east (with the greatest amount of solar exposure) are provided with external shading devices. Exterior materials were chosen to reflect both building materials historic to the district combined with those, that although more modern in expression, hearken to those used in the historical "industrial crescent" west of the site (including concrete/cement and metal siding). The building rests upon a solid masonry base but includes an arrangement of materials and design elements to reinforce the vertical and lead the eye skyward towards the sometimes very beautiful Michigan sky.

3c Response to Design Guidelines for the Character Area

The Kerrytown Character District includes areas of continuous hardscape transitioning into "ribbons of walkway bordered by landscaped setbacks". The project responds affirmatively to this evolution in that landscaped areas are provided within the fifteen-foot setback of the proposed project along both streets. This provides a transition from the pediment hardscape of the adjacent old gas station at the corner of Ashley & Miller.

The building entrance incorporates a raised planter with bench seating as a pedestrian amenity. The building incorporates patios at the ground floor as well as balconies at upper levels to serve the same function as the front porches of many of the older homes in the neighborhood which enliven the pedestrian experience, puts "eyes" on the street and allow for interaction between residents and passers-by. It is intended that container plantings and outdoor furniture become an integral part of the building's exterior, as is the case on many front porches.

3d Response to Design Guidelines for Context and Site Planning

The project has been designed to complement the new developments in the area, an eclectic mix of residential housing, with eclectic building forms. Existing Buildings range from one to six stories in height and include a wide variety of architectural massing, styles, materials, and forms. This includes the massive city parking structure across the street and the new hotel just a couple of blocks southward along with the many new condominium projects in the neighborhood. These buildings range in style from classic to contemporary.

A.2 The proposed building is designed so that most of the paved parking areas are enclosed or covered by the building and exterior elements like decks/patios. The building will have a green roof. These strategies will reduce the heat island effect as well as provide for reduced runoff and an improvement of the quality of the storm water runoff. What storm water does runoff will be detained for first flush before being released into the environment (in accordance with city requirements).

A.3 The proposed project has significant open space provided both as semi-public space in the setbacks as well as on private patios and balconies. the residents will have ample opportunity to enjoy the many nice days outside.

A.4 The parking and most vehicular circulation is hidden from public view. The waste and recycling collection area are also secreted away under the building out of view.

A.5/6 The project has a walk score of 98 (listed as a “Walker’s Paradise”) and a bike score of 96 (listed as a “Biker’s Paradise”). The riverfront park and trail system, West Park, the Farmer’s Market, Peoples Food Coop, City Hall, the Amtrak station, Zingerman’s, Kerrytown, the Downtown ‘Main St’ district and the YMCA are all within a ten minute walk. The proposed development has pedestrian access principally off Ashley (although one unit on the ground floor will have direct access to the sidewalk along Miller) with bike parking in the garage located under the building.

Many city bus lines serve the neighborhood including right along Miller adjacent to the site. The Blake transit center is just a short bus ride or walk from the site as is the Greyhound bus stop.

See also the response to 3a “Site Context” above.

3e Response to Design Guidelines for Buildings

The project has been designed with an FAR of less than the maximum 400% FAR. This amount of built area is viewed to be most appropriate given the constraints proposed for the building, the site geometry & natural topography, zoning and project context. Changes in wall surface materials, colors and textures, drawing from the local Character

Area, have also been included into the proposed design. Step-backs in the planes of the front walls above the third floor have been incorporated to further differentiate the building mass.

The exterior walls of the first three floors of the building and the above grade parking have been aligned with the zoning requirements. The choice of building materials is a contextual nod to older buildings in the district as well as to the more recent and more modern buildings in the neighborhood. The upper most floor is stepped back from the floor below on the south façade creating a double terraced effect and differentiating it from the eastern facade.

Guidelines encourage definition between a buildings base and upper floors and this is accomplished by means of a masonry cladding on the first floor. While the building rests upon a solid masonry base it includes an arrangement of materials and design elements that also reinforces the vertical and imparts a sense of rhythm and modularity to the composition.

3f Response to Design Guidelines for Building Elements.

C.2 The main building entry is clearly defined at a prominent corner of the Ashley side of the building. It is differentiated in that it is recessed from the primary plane of the first floor walls, through the change in building materials and color, by lighting, signage and a small entry plaza. It is capped by a strong entry canopy extending eastward sheltering those approaching the entry. Window/door form at the entry will also set the area apart.

C.3 Significant window openings of varying size and configuration are a significant component of the buildings exterior. Operable windows will be incorporated throughout. Many of the windows on the south and east facades will have solar shading devices which taken in combination with the window placement and geometry will impart a visually interesting façade. Building environmental systems will be selected to minimize the impact on the building facade of mechanical grill-work etc.

C.5 Building material selections are drawn from the context of the Kerrytown Character Area (both historic and new), including the city's industrial crescent west of the site, and include brick, cement/concrete, varying window configurations, along with metal siding and trim. Metal balconies and railings are included where appropriate. The materials selected are of a type requiring low maintenance with long life spans which can be locally sourced in most cases. These are proposed to be located in areas to provide a sense of scale and proportion to both the passersby and residents.

C.6 Solid Waste and Recycling collection is in an area screened from view adjacent to the carport area on the north side of the building. The only time waste/recycling containers will be visible is on collection day.

C.7 The building will have a predominantly green roof that will improve storm water runoff quality, detain storm water volume and reduce the “heat Island” effect (thus reducing the cooling load on the building). Windows with greater solar exposure will have shading devices to reduce the cooling load. Wood frame construction will permit wall and roof insulation values higher than easily achieved in other types of midrise multi-family construction. Operable windows as well as openings onto the numerous outdoor balconies and patios will afford the opportunity for plenty of fresh air and natural ventilation.