

## **2a Brief Description of Design Concept**

The Jefferson is a residential condominium project incorporating two and three bedroom dwelling units. The design reflects the form and character of many of the buildings in the city's industrial crescent known as the First Street character area, generally following the route of the Ann Arbor Railroad through the west-side. The building has been designed to enhance the south-east side of Downtown area, in keeping with recent building trends in the area, while providing a unique residential living environment close to downtown and the University of Michigan Campus.

The residences offered range from 1,145 sf. to 1,485 sf. The building is organized around the corner of S. Ashley & W. Jefferson with a landscaped entry on the diagonal. The site layout preserves the opportunity for inclusion in a future Allen Creek greenway and will incorporate public art. The top floor will have outdoor patios.

The residential uses sit atop a parking/garage level which is nestled into the existing slope so that it is fully below grade on the eastern side of the property. The facade has been intentionally designed to be in keeping with the rectangular forms of the commercial/industrial buildings in the area, many of which now house residential uses. All the dwellings have outdoor balcony spaces to function as their equivalent of front porches. The building entry is well defined at the south-west facing corner with large, windows facing the landscaping and a sheltering entry canopy.

The existing site is in a transitional area and contains a conglomeration of building types including Office and Residential. The new building has been organized to enhance the residential character of the area with related architectural treatments and materials drawn from both old and new buildings in the First Street Character area.

## **2a Brief Description of Development Program**

The Development Program for the project is an urban residential community catering to all the residential demographics found in the adjacent neighborhoods. It will cater to those of any age group wishing to live in or near the downtown. It is expected that most will be in the 25 to 65 year-old range living alone or with a spouse/partner or potentially with friends or offspring. There will be two and three bedroom units which could accommodate those who work from their home.

Vertical access through the building will be via both stairways and elevator. Residents will have access to the many the nearby neighborhood parks, landmark small businesses (like Washtenaw Dairy, Jefferson Market and Argus Farm Market) within easy walking distance. They will also be only a short walk to the heart of the Downtown and U of M campus areas with all the dining, entertainment and cultural opportunities to be found there and the heart of the AAATA system, the Blake Transit Hub, is just a few blocks away thus the project will offer living arrangements that are not car dependent.

### **3a Site Context**

The proposed project site is the southern side in the First Street Character Area just west of South Main Street. It is bordered on the west by businesses fronting on South Main Street, on the south by W. Jefferson St., on the west by the Ann Arbor Railroad tracks and S. Ashley St. and to the north it abuts the existing Ashley Mews Town homes.

The area to the south of W. Jefferson Street is a mixture of commercial, office, and retail buildings. The area immediately east of the site contains a variety of office uses, residential uses (both low, mid, and high rise) and retail/commercial uses. The area immediately north of the side contains residential and office uses. The area west of Ashley contains predominantly residential uses (both single-family, duplexes and multi-family).

Further south, on the opposite side of Main St, is the Fingerle Lumber company along with a few other commercial and/office uses. and on the west side of South Main Street is the newly constructed seven story residential, loft style apartment, building, known as 618 Lofts. Adjacent to 618 Lofts on the north, at the south-west corner of South Main and West Madison, is the approved six story apartment building, known as The Madison on Main. Opposite of 618 Lofts a new mixed use project is under construction along S. Main St. known as The Residences at 615 S Main.

To the west is the city's Old West Side historic district which, although predominantly composed of older 2 story single family homes, has a mix of retail and converted industrial and commercial buildings.

The City's Central Business District is just one long block north of the site.

### **3b Design Theme and Inspiration**

The design is influenced by its location, lot size and irregular shape, as well as its context - context of both the neighboring built environment and external environmental influences such as the railroad and flood plain. The design is inspired most heavily by the recently completed residential condominium project just two blocks NW of the site known as The Mark at the request of the Owner/Developer.

### **3c Response to Design Guidelines for the Character Area**

The Jefferson will be an infill development occupying an irregularly shaped site, fronting on two streets, situated between historically residential, commercial, office, and industrial land uses. The project responds affirmatively to the historic mix of uses in the First Street Character area (one of the most diverse Character Areas in the city) as well as to architectural elements and materials found in both old and new buildings in the Character Area. It will enhance, enliven, and support activities in the immediate area as well as in the greater downtown. It is close enough to the downtown, U of M campus and neighborhood amenities to encourage non-motorized transportation modes historically appropriate for the area.

The design of the project enhances the street edges with a pallet of materials common to the district as well as landscaped areas and balconies manifested/incorporated, in a modern fashion, in keeping with new construction in the character area. For travelers on foot the SW corner of the lot will include landscaping, public art space and decorative paving that could someday be incorporated into the Allen Creek Greenway.

### **3d Response to Design Guidelines for Context and Site Planning**

The project has been designed to complement the district. The area is an eclectic mix of residential, commercial, office, retail, and industrial uses and building forms. These range from single story to ten stories in height and include a wide variety of architectural massing, styles and forms. The Jefferson will reinforce and enhance the residential uses within the district.

The new building is set back slightly on the south and more so on the west to be in keeping with adjacent structures and zoning requirements.

Sidewalk level features have been designed to enhance/enrich the pedestrian experience. There will be two locations for mosaic panels (public art) at the sidewalk level and there will be a Fish themed sculpture making the historic rout of the Allen Creek (which traverses the side on the west below grade). Decorative paving will parallel the creek path for those wishing to follow the historic creek path on foot or bike.

Parking will be provided in a level that is primarily below grade at a level beneath the other uses within the project. The entrance to the parking level has been oriented to Ashley (using an existing curb-cut)to accommodate the existing grades. The garage level will accommodate one parking space per dwelling unit

The project's major urban plaza type space will be located along the Creek path at the SW corner of the site and include decorative paving, landscaping and sculpture. The roof of the building will have exceptional solar access and will be constructed "solar ready".

Plants used along the streetscape will be selected, both native and non-native species, that are tolerant of urban conditions and periodic drought. Landscape irrigation systems will be designed to first utilize harvested rainwater.

### **3e Response to Design Guidelines for Buildings**

The Jefferson has been designed with an FAR of less than the maximum 200% FAR. This amount of built area is viewed to be most appropriate given the constraints proposed for the building, the site shape & natural features and project context. Changes in wall surface materials, colors and textures, drawing from the First Street Character Area, have also been included into the proposed design. Step-backs in the plane of the exterior 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 basement level parking garage the building have been for the most part aligned around the building in keeping with predecessor buildings in the industrial crescent. The choice of building materials is

also a contextual nod to older buildings in the district. The upper most floor is stepped back from the floors below.

### **3f Response to Design Guidelines for Buildings.**

While some buildings in the First Street Character area are organized with a distinct base, middle, and top, the degree to which this is expressed (if at all) varies widely. The building of the proposed project reflect this.

The main building entry is clearly defined at a prominent corner of the lot and building. It is differentiated through the change in fenestration pattern and height, through building & paving material changes, and through the use of an entry canopy. Window form and size will be different at the entry to create differentiation.

Window reveals will be appropriate to adjacent building materials so the windows will have setbacks and shadow lines as with The Mark and predecessor buildings in the district. Operable windows will be the predominant type. Building environmental systems will be selected to minimize the impact on the building facade of mechanical grill-work etc.

Building material selections are drawn from the context of the First Street Character Area and include brick, cement/concrete, storefront glazing, varying window configurations, 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. These are proposed to be located in areas to provide a sense of scale and proportion to both the passersby and residents.



# Design Review Board Submission

December 20, 2016

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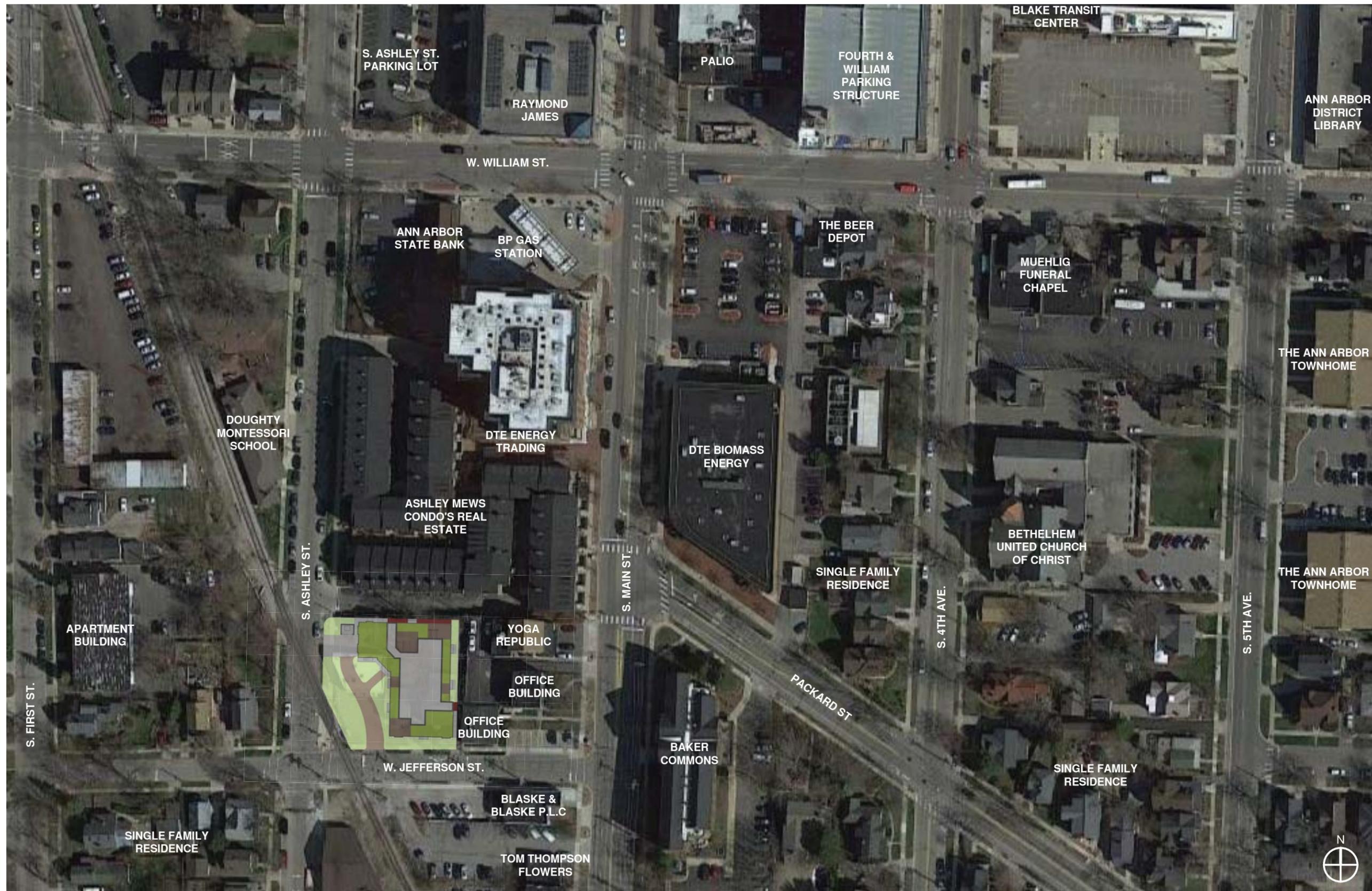
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## VICINITY MAP





-  The Jefferson Project Site
-  Multi-Family Residential
-  BP Gas Station
-  Doughty Montessori School
-  Tom Thompson Flowers
-  Office Building
-  Ann Arbor State Bank
-  TC Auto Services





Project Site photos of existing conditions





Adjacent buildings to project site





Existing building close to and on the project site





Packard St. & S. Main St.

A



Angell Hall Auditoriums

B



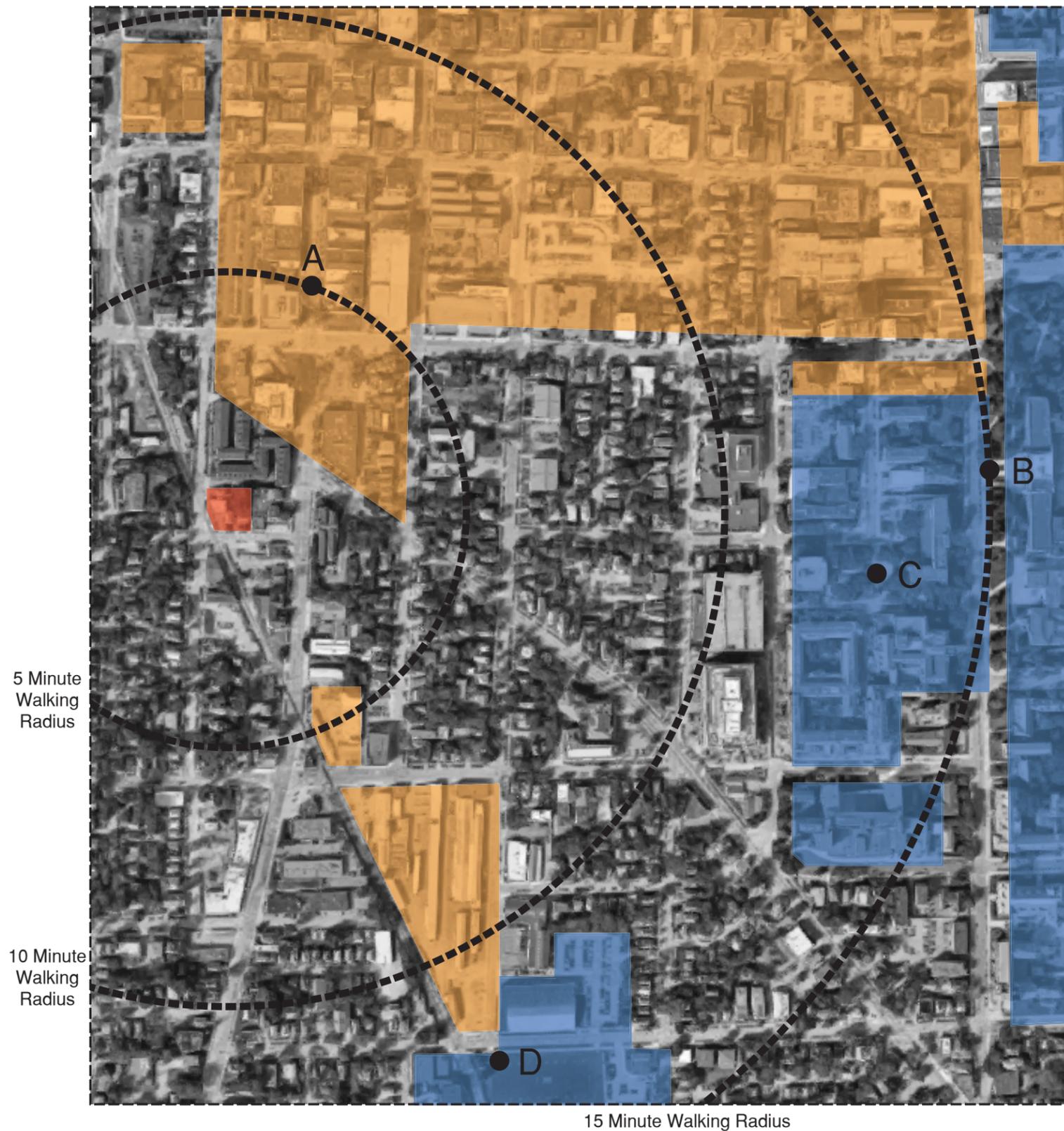
U of M Cube

C



Elbel Field

D



Neighborhood Context Map



- The Jefferson Site
- Commercial Businesses
- University Property



618 South Main Street Loft Apartments between Mosley nad Madison



North end of 618 South Main Street Loft Apartment building between Mosley and Madison



West side 618 South Main Street Loft Apartment building between Mosley and Madison



Proposed Apartment Building for the SW corner of Madison and Main known as Madison on Main





Office building West side of Main street and North of Madison



Washtenaw Dairy at the SW corner of Ashley and Madison



Baker Commons Apartment Building SE corner of Main and Packard



Automotive Collision/ Body Shop West side of Main, North of Madison



Office Building on East Madison, East of Main Street



Auto Repair Shop NE corner of Madison and Main



Gas Station and Conv. Store SE corner of Madison and Main





Renovated Argus Camera Factory





Older Building adapted for new use as offices



YMCA



Old city Building awaiting new use





Older Buildings adapted for Entertainment uses

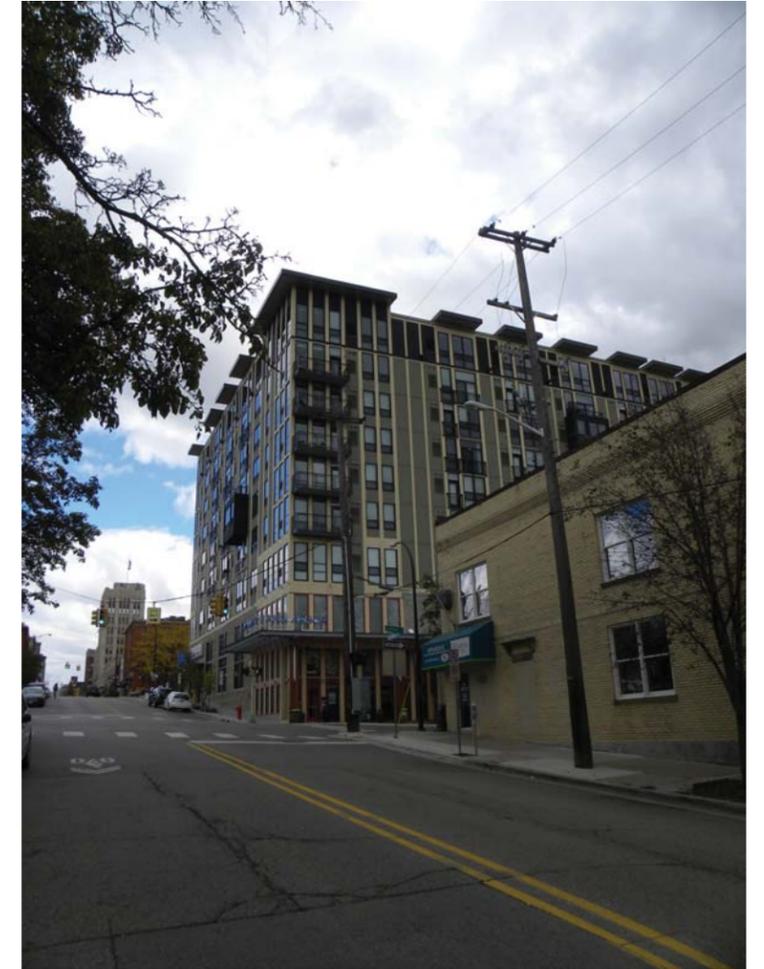
Urban Lofts - Factory adaptive reuse and new construction



Auto Repair Shop NE corner of Madison and Main



Lumber Company Sheds East of Main, North of Madison



Newly constructed buildings in and near the district



Office Building NW corner of Madison and Main





Older Buildings adapted for new uses





The Mark on the North side of West Liberty just West of the train tracks



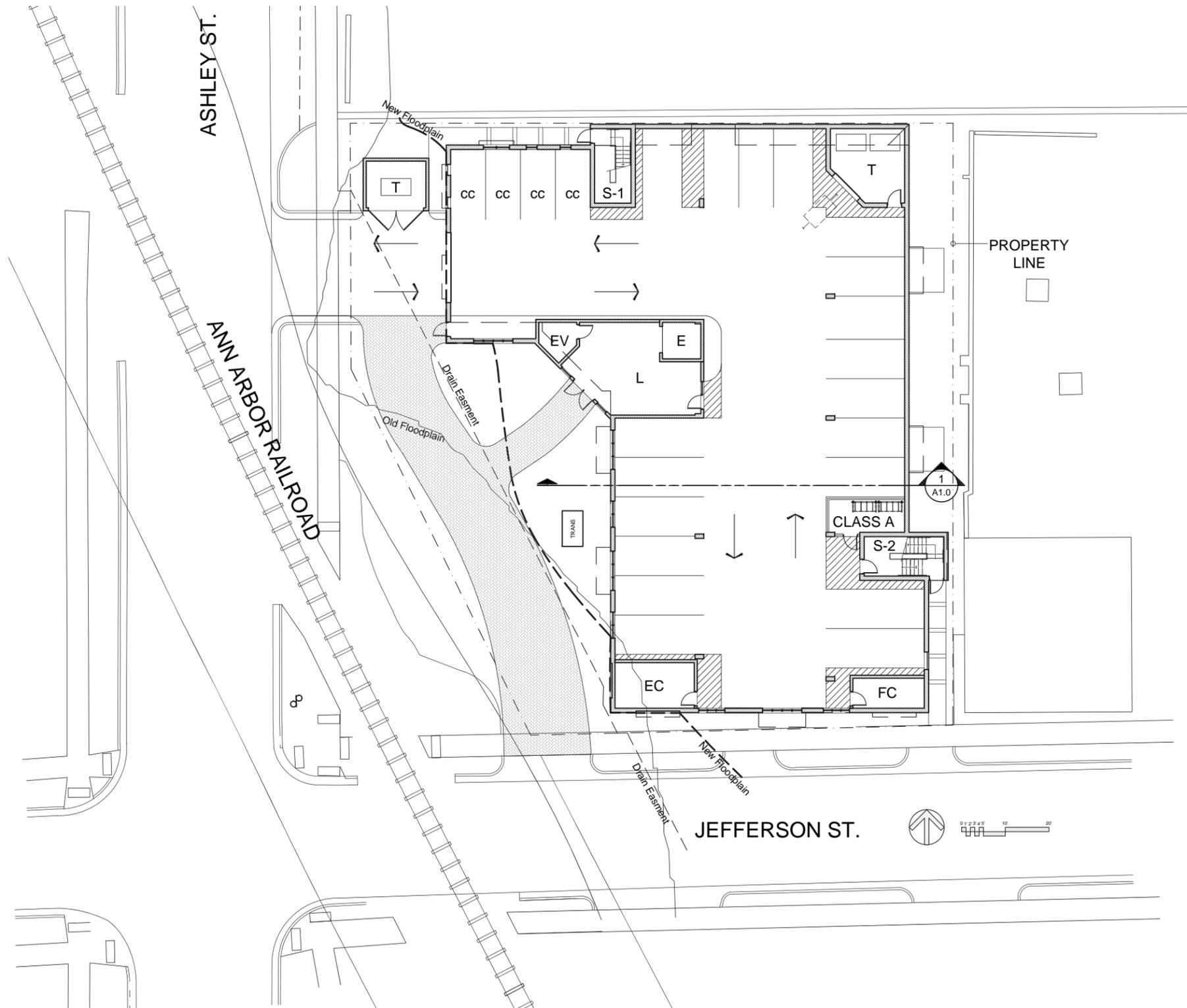
The Jefferson				
Existing Zoning		D2		
Character Area		First Street		
Max Building Ht. by zoning		60' **	Proposed : 55'	
Required Setbacks		Front: 0' to 10'	Side: 0'	Rear: 0'
Proposed		3'	0' to 5'-1"	1'-1" to 10'-1"
Site		Area (jibes with city records)		
Parcel #	Parcel ID #	Address		
Parcel #1	09-09-29-411-003	112 W Jefferson	6,261.7731 Sf	0.1438 Ac
Parcel #2	09-09-29-411-002	116 W Jefferson	3,637.7756 Sf	0.0835 Ac
Parcel #3	09-09-29-411-032	118 W Jefferson	4,243.0754 Sf	0.0974 Ac
Parcel #4	09-09-29-411-03	441 S Ashley	4,438.9439 Sf	0.5180 Ac
Total			<b>18,581.5680 Sf</b>	<b>0.8427 Ac</b>
Base FAR		200% Max	37,163.14 Sf	
Premium FAR	NA due to Floodplain	0% Max	0.00 Sf	
Total max FAR		200% Max	<b>37,163.14 Sf</b>	
			FAR	
Proposed Res in base FAR			34,896.75 Sf	187.80%
Proposed commercial gross			0.00 Sf	0.00%
<b>Proposed total FAR</b>			<b>34,896.75 Sf</b>	<b>187.80%</b>
Base FAR is exempt from any required parking but parking must be provided for premium area at a rate of 1 space per 1000 Sf.				
Require Parking:		Provided		
Vehicular Parking		0 spaces	Vehicle Parking spaces provided:	23
Bike Parking		14 Class A spaces	BikeParking spaces provided:	16 Class A
		0 Class C spaces		
** Building Height is measured to the highest roof appurtenance (includes roof-top mechanical equipment, elevator shafts, solar panels, electric generators, etc.) to the average grade.				



ZONING MAP



EXISTING SITE

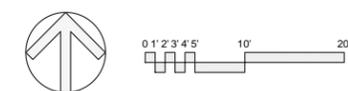
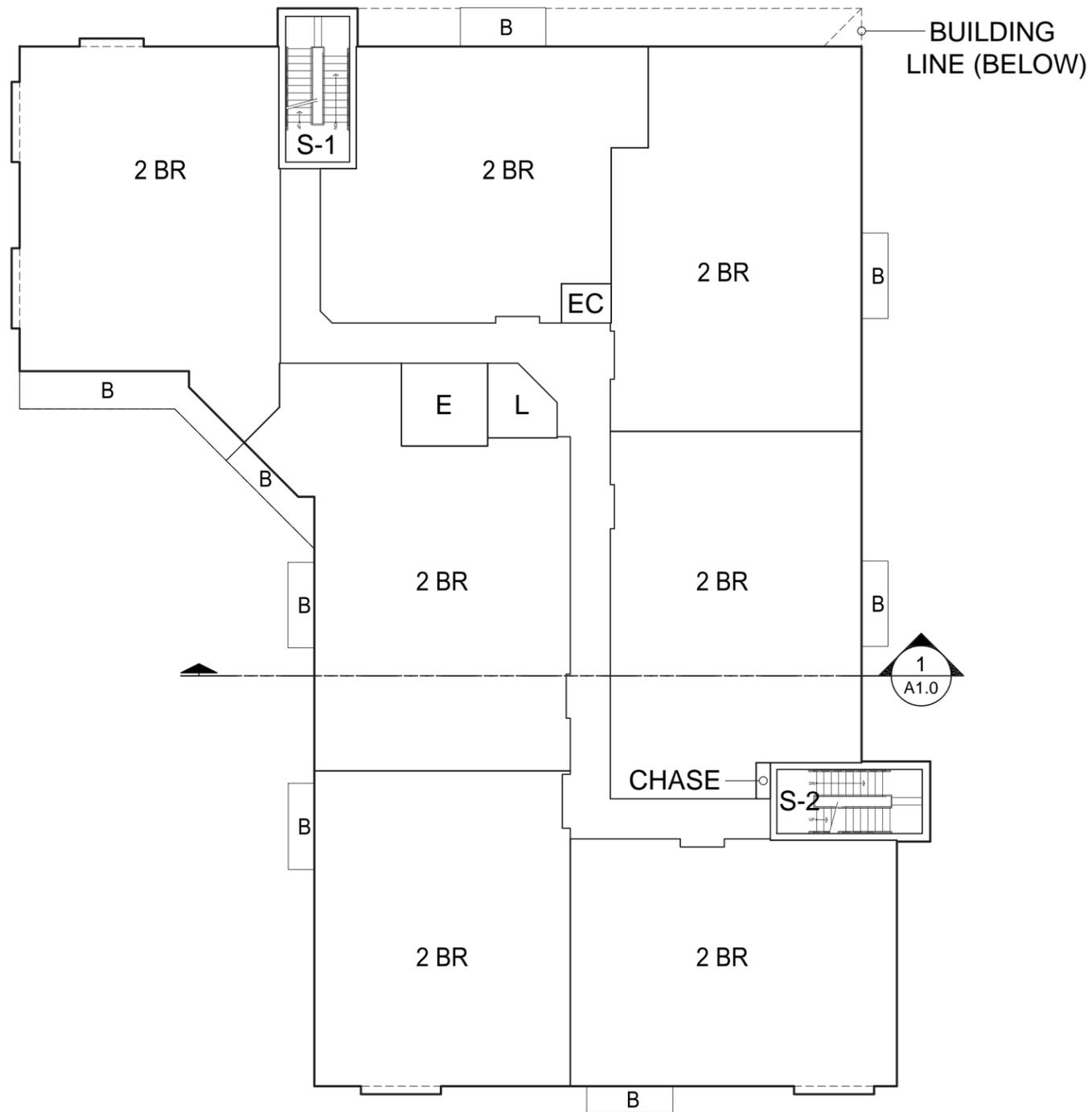


**PARKING**

REGULAR PARKING SPACES	19
COMPACT PARKING SPACES	4
TOTAL SPACES	23
BICYCLE SPACES	
CLASS A	16
CLASS C	
TOTAL BICYCLES	16

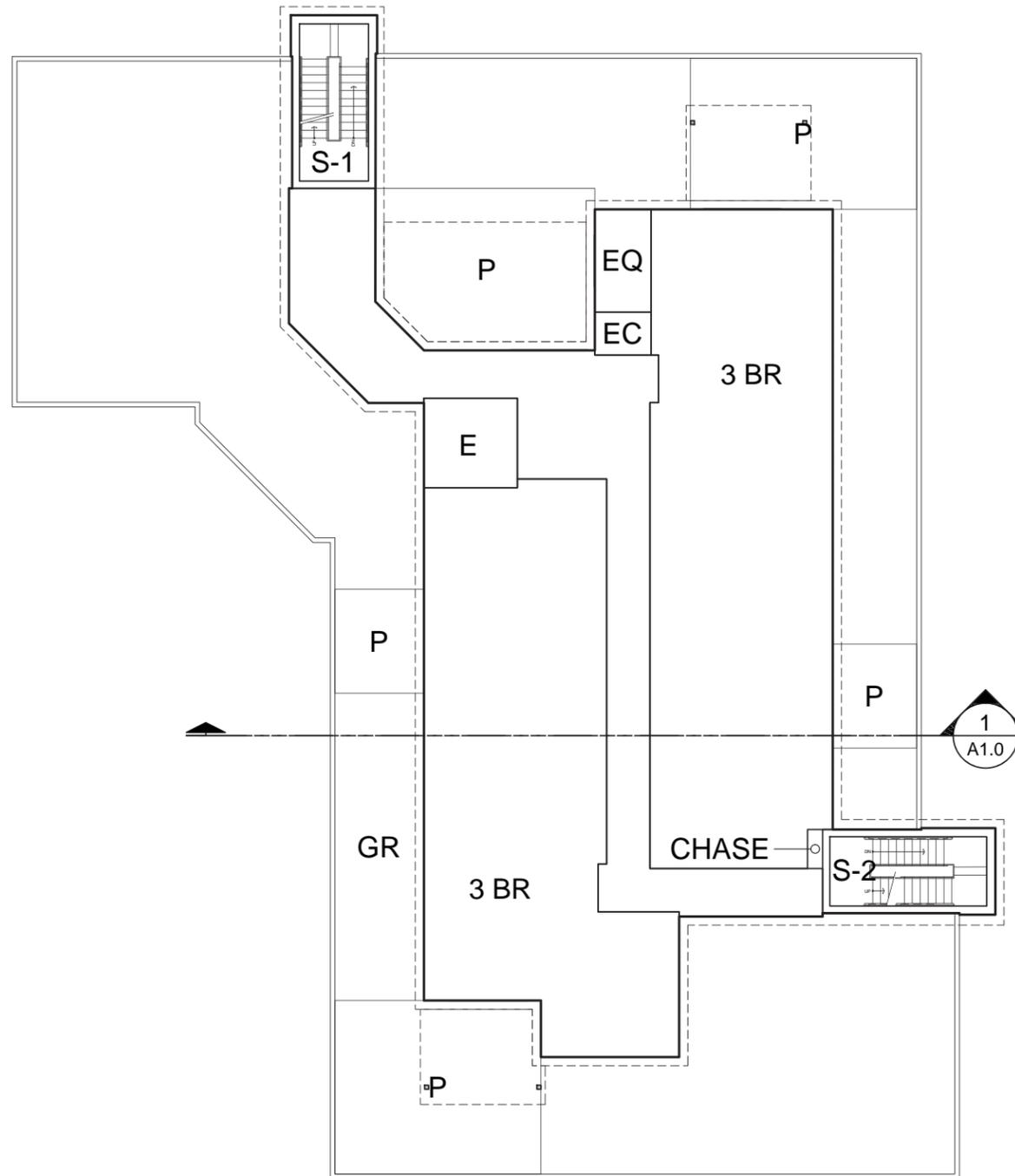
**LEGEND**

LOBBY	L
ELECTRICAL ROOM	EC
FIRE CONTROL ROOM	FC
ELEVATOR ROOM	EV
ELEVATOR	E
STAIR	S
TRASH	T



**LEGEND**

- |                 |      |
|-----------------|------|
| LOBBY           | L    |
| TWO BEDROOM     | 2 BR |
| BALCONY         | B    |
| ELECTRICAL ROOM | EC   |
| ELEVATOR        | E    |
| STAIR           | S    |



### LEGEND

- |                 |      |
|-----------------|------|
| LOBBY           | L    |
| THREE BEDROOM   | 3 BR |
| PATIO/DECK      | P    |
| GREEN ROOF      | GR   |
| ELECTRICAL ROOM | EC   |
| EQUIPMENT ROOM  | EQ   |
| ELEVATOR        | E    |
| STAIR           | S    |



West Elevation

- KEY
- 1) Bent metal parapet coping
  - 2) Vinyl or Aluminum Clad Windows  
Similar to Andersen or Marvin
  - 3) Smooth cementitious panel  
Similar to Hardie Panel
  - 4) Brick Veneer  
Similar to Glen-Grey "Camden"
  - 5) 4" Limestone Sill
  - 6) Thermally broken door frame  
Selected by purchaser with approval
  - 7) Stone veneer on poured concrete  
Similar to Arriscraft "Laurier"
  - 8) Standing Seam Metal Roof



South Elevation

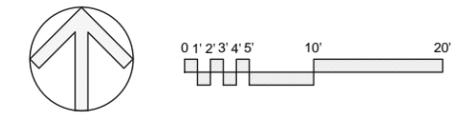
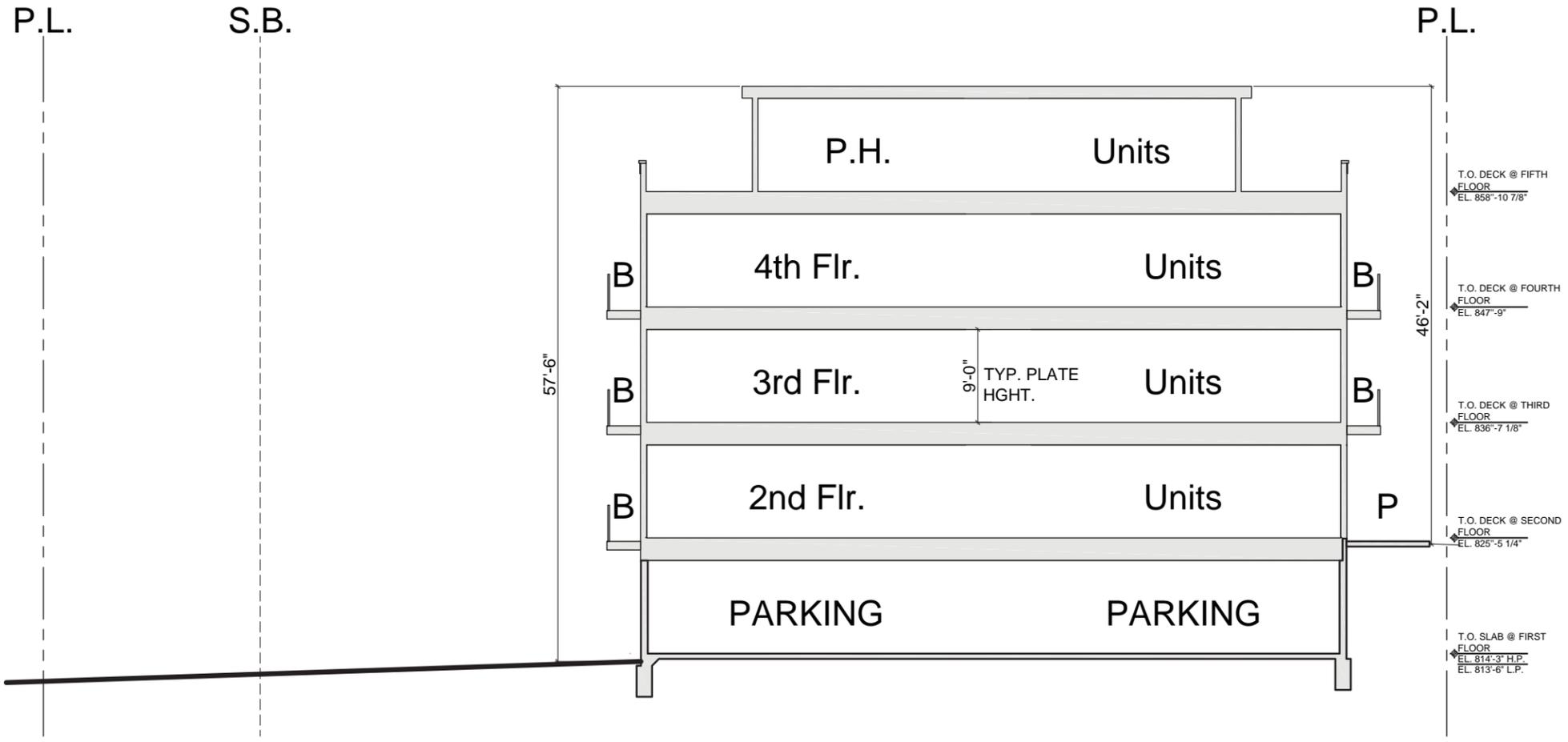


East Elevation

KEY	
1)	Bent metal parapet coping
2)	Vinyl or Aluminum Clad Windows Similar to Andersen or Marvin
3)	Smooth cementitious panel Similar to Hardie Panel
4)	Brick Veneer Similar to Glen-Grey "Camden"
5)	4" Limestone Sill
6)	Thermally broken door frame Selected by purchaser with approval
7)	Stone veneer on poured concrete Similar to Arriscraft "Laurier"
8)	Standing Seam Metal Roof



North Elevation



**LEGEND**

- SET BACK
- PROPERTY LINE
- BALCONY
- PATIO

- S.B.
- P.L.
- B
- P





