

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 21, 2017

**SUBJECT: 315-317 S Main Site Plan for City Council Approval
313-317 South Main Street
Project No. SP16-119**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 315-317 S Main Site Plan and Development Agreement.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved**, because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the east side of South Main Street between East Liberty and East William Streets. It is in the Downtown Development Authority district, Main Street Historic District and Ward 5.

DESCRIPTION OF PETITION

The petitioner seeks site plan approval to construct a new 6-story, 32,813-square foot mixed-use building.

Existing Conditions – The subject site is one 8,213 square foot lot, zoned D1 (Downtown Core base district) and Main Street character overlay district, and Primary street frontage designation. The site contains a one-story building containing three retail storefronts. The existing building will be demolished. There are no natural features on this site, or nearby street trees in the public right of way.

Proposed Development – The proposed building is 92'6" tall and six stories, plus a full basement level for mechanical systems, tenant storage, a storm water detention system, and bicycle storage. Two retail spaces of about 2,000 square feet each are planned for the street level with office on the second through sixth floors. Secondary access is located behind the building off the public alley.

The proposed building has a three story main block and streetwall with an additional three stories stepped back 24'+. The stepped back area has a terrace with planted roof areas.

Area, height and placement, plus off-street parking data is provided in the comparison chart below. Other development details include:

- Parking – No off-street parking is required, and four spaces are proposed at grade off the rear alley. The spaces are in a recess beneath the building. Four Class B bicycle parking spaces are also located here. All are intended for use by tenants of the building.
- Solid Waste – Nine recycling and five trash carts will be stored beneath the building next to the parking spaces. Carts will be emptied three or more times per week via the public alley.
- Storm Water Management – First flush storm water infiltration is being provided via an open bottom infiltration manhole located under the parking spaces. Soils under the site are sand with gravel and conducive to infiltration.
- Materials – Brick cladding is used on much of the most visible parts of the building. The southern portion of the front elevation is clad in Mankato stone, a contemporary application of a natural material. Steel sheets are used on the less visible rear portions of the building.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Lot Area	8,213 sq ft	8,213 sq ft	No minimum
Floor Area	7,205 sq ft	32,813 sq ft	32,852 sq ft MAX
Max. Usable Floor Area in % of Lot Area	88%	400%	400% MAX (No premiums available in historic districts)
Character Overlay District	Main Street	Main Street	Main Street
Streetwall Height	1 story	3 stories	2 stories MIN 4 stories MAX
Offset at Top of Streetwall	Not Applicable	24 ft +	5 ft AVERAGE
Building Height	Approximately 16 feet (1 story)	92 ft 6 in (6 stories)	180 feet MAX
Side, Rear Setbacks	0 ft side 0-20 ft rear	0 side 0 rear	None
Building Frontages	Primary Street	Primary Street	Primary Street
South Main Street	0 ft	0 ft	0 ft MIN, 1 ft MAX front setback
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	3	4	0
Parking – Bicycles	0	4 Class B	4 Class C

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Restaurant, office	D1 (Downtown Core) base, Main Street overlay
EAST	Restaurant, parking structure	D1 (Downtown Core) base, Main Street overlay
SOUTH	Retail, office	D1 (Downtown Core) base, Main Street overlay
WEST	Retail, restaurant, office	D1 (Downtown Core) base, Main Street overlay

HISTORIC DISTRICT COMMISSION

The petitioner presented 315-317 South Main to the Historic District Commission August of 2016 and the application received a Certificate of Appropriateness on September 8, 2016. The petitioner modified their original design to address several concerns expressed by the HDC, resulting in a building that the HDC found was in keeping with the *Ann Arbor Historic District Design Guidelines* for new construction in historic commercial settings.

CITIZEN PARTICIPATION MEETING

The petitioner held a meeting for interested citizens on October 26, 2016 at the Ann Arbor District Library Main Branch. Invitations were sent to 1,721 property owners and residents and 35 people attended. The full report provided by the petitioner is attached. In general, the discussion at the meeting concerned describing the proposed development and clarifying questions.

HISTORY

315 S Main was the site of a two-story brick house until 1962, when it was demolished and the current storefronts were built. Bertha Muehlig lived her entire life (1874-1955) in the house, and she was the third owner of the store at South Main and Washington that opened in 1865 as Bach and Abel, and later became Muehlig's. Muehlig's closed in 1980.

The site was rezoned as part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009.

PLANNING BACKGROUND

Seven documents constitute the elements of the *City Master Plan*:

1. Sustainability Framework (2013)
2. Land Use Element (2013)
3. Downtown Plan (2009)
4. Transportation Plan Update (2009)
5. Non-motorized Transportation Plan (2007) and Update (2013)
6. Parks and Recreation Open Space Plan (2011)
7. Natural Features Master Plan (2004)

Staff finds the proposed development to further the majority of goals articulated in each applicable element of the *City Master Plan*. In particular, it achieves several of the goals in the

community and land use and access theme areas in the Sustainability Framework. It is consistent with the goals of the Downtown Plan, the Transportation Plan and the Non-motorized Transportation Plan and Update.

SERVICE UNIT COMMENTS

Planning – Staff find the proposed development meets zoning requirements and furthers the majority of goals of the City Master Plan.

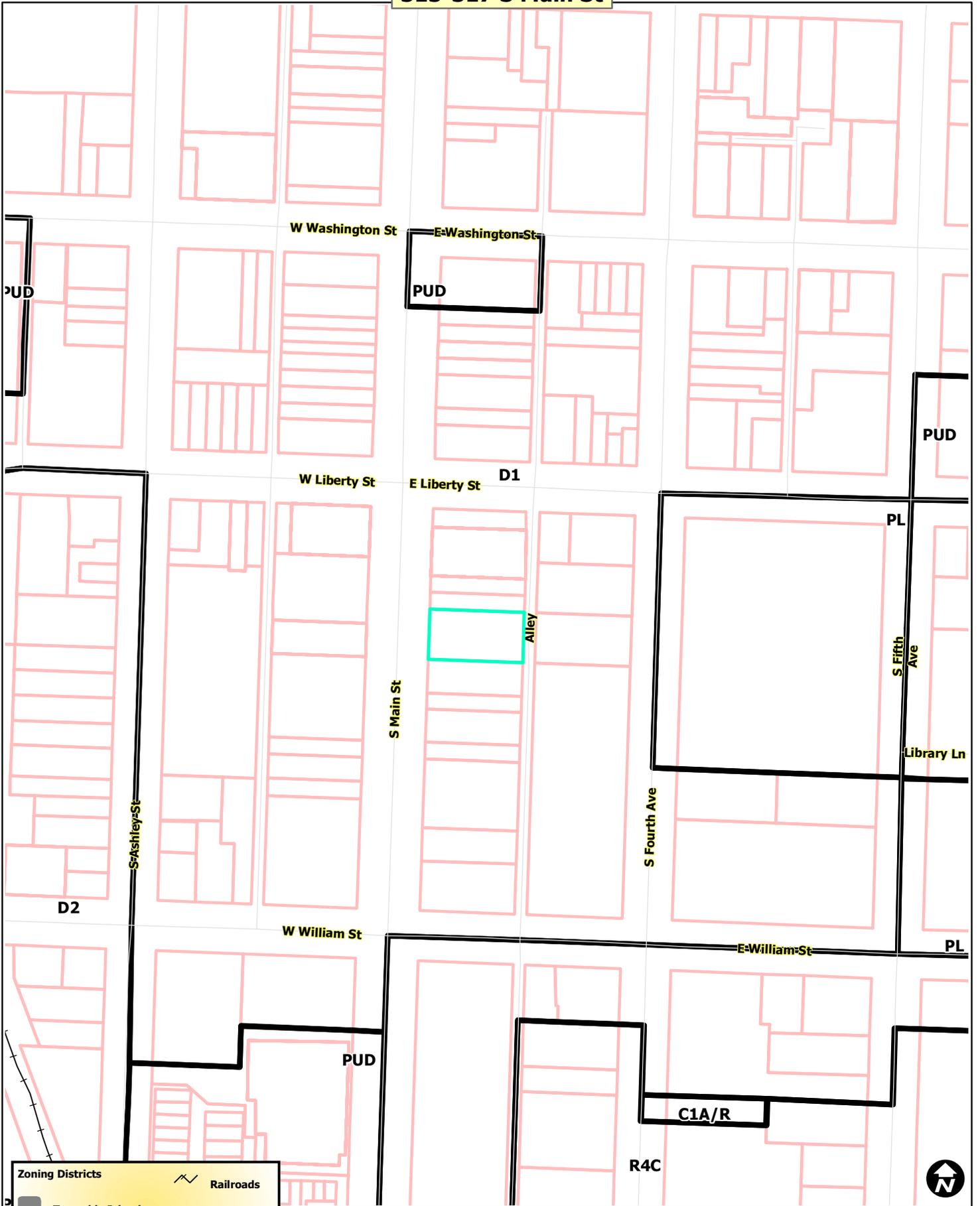
Engineering – Sanitary sewer flow equivalent to 6 GPM will need to be removed from the sanitary sewer system to mitigate new flow from this development. Alternately, a payment may be made in lieu of performing actual flow removal. Hydraulic modeling indicates sufficient capacity existing in the downstream local sanitary sewer system to support the proposed development.

Prepared by Jill Thacher
Reviewed by Brett Lenart
3/15/17

Attachments: Zoning Map
Aerial Photo
Site Plan
Floor Plans
Elevations
Citizen Participation Report

c: Petitioner (Kafaei Building Group [Sam Kafaei]) *by email*
Petitioner's Agent (Atwell, LLC [Matthew Bush]) *by email*
Systems Planning
File – Project No. SP16-119

313-317 S Main St



Zoning Districts	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



Map date 9/27/2016
 Any aerial imagery is circa 2015
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313-317 S Main St



-  Railroads
-  Parcels
-  Huron River



Map date 9/27/2016
Any aerial imagery is circa 2015
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313-317 S Main St



 Railroads

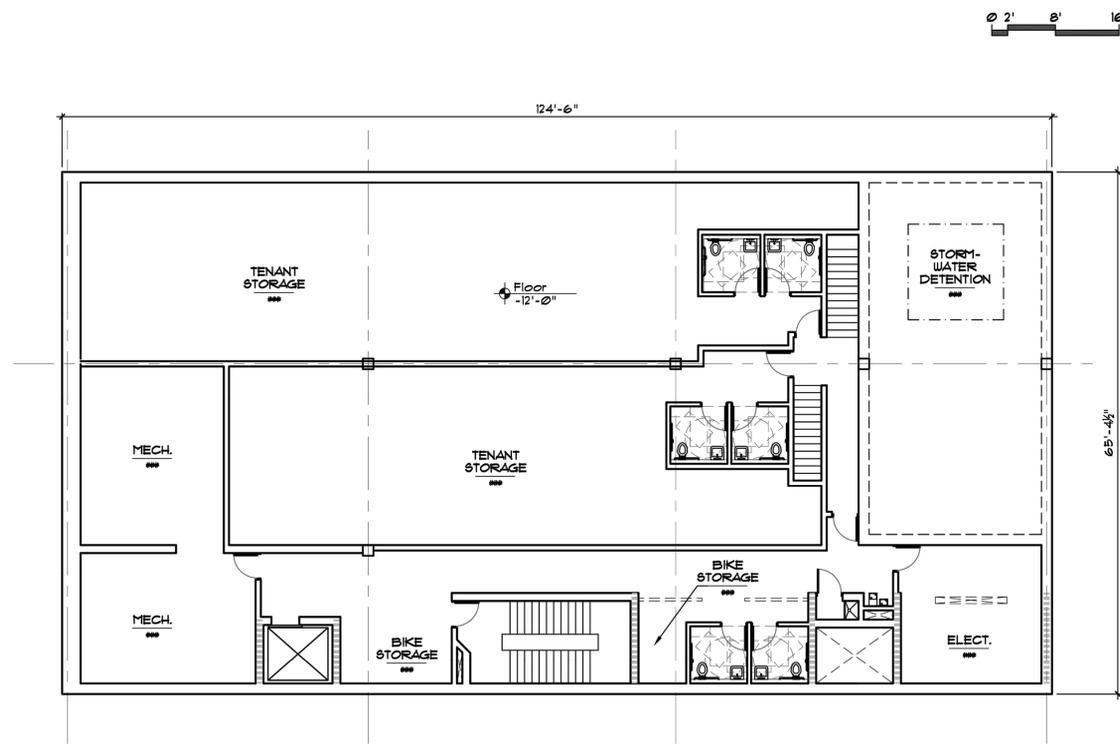
 Parcels

 Huron River



Map date 9/27/2016
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1 Basement Floor Plan
SCALE: 3/32" = 1'-0"

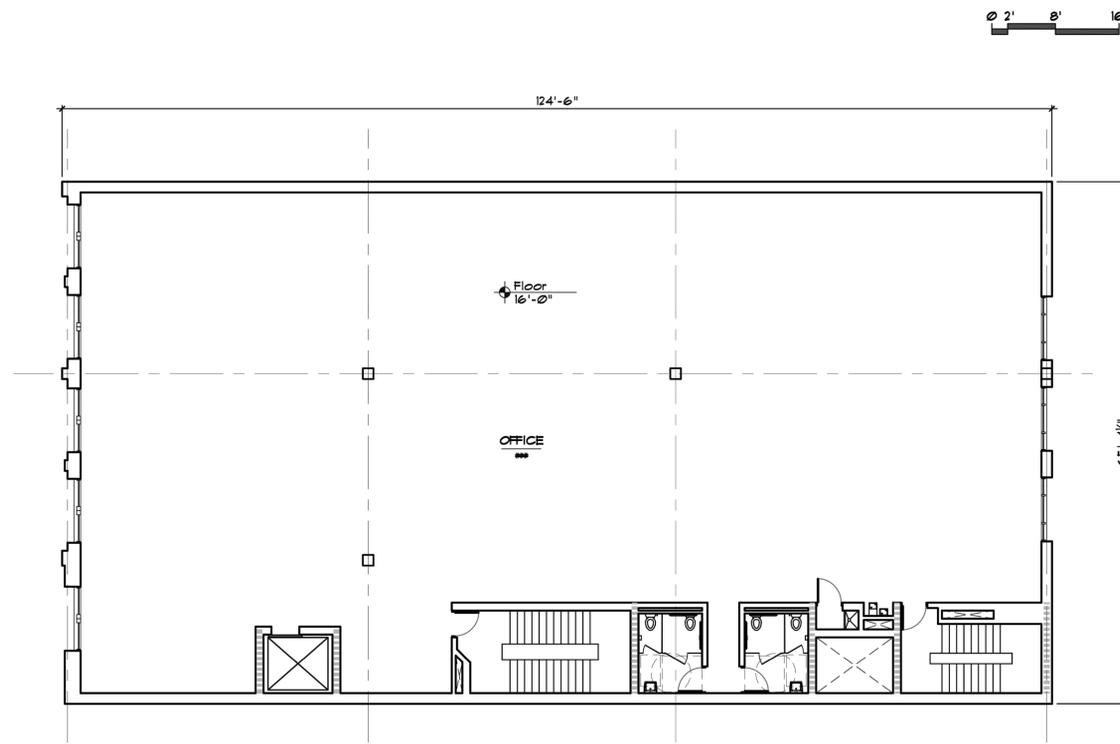
0' 2' 8' 16'



315 South Main Street
Architect
Project Number: 0007

Basement Floor Plan
1

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3 Second Floor Plan
SCALE: 3/32" = 1'-0"

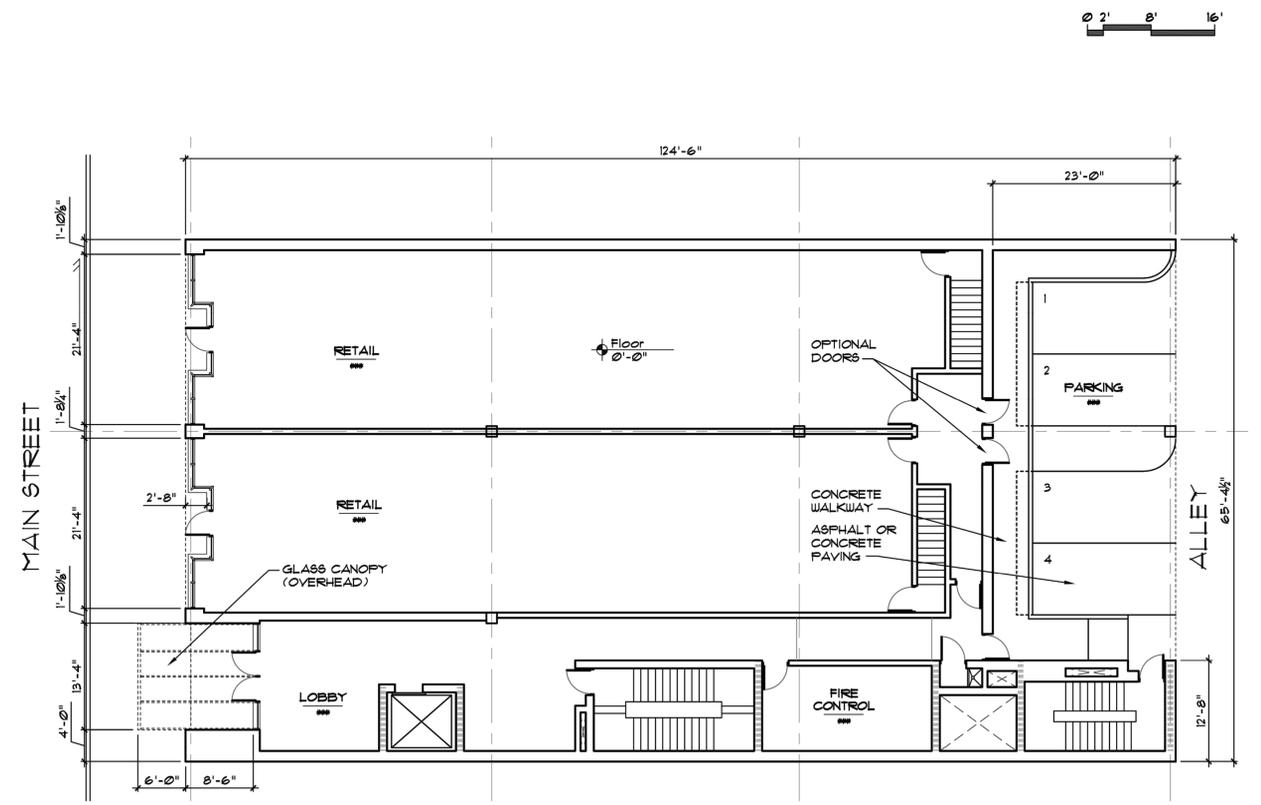
0' 2' 8' 16'



315 South Main Street
Architect
Project Number: 0007

Second Floor Floor Plan
3

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1 Main Floor and Site Plan
SCALE: 3/32" = 1'-0"

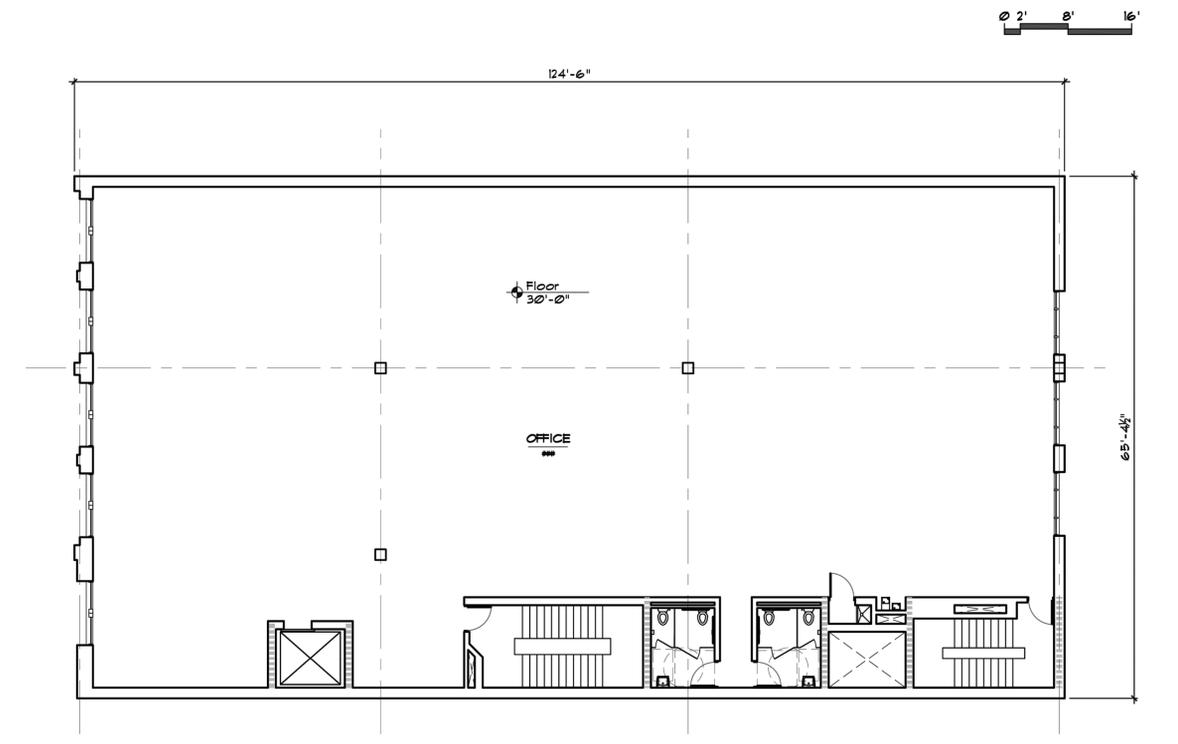
0' 2' 8' 16'



315 South Main Street
Architect
Project Number: 0007

Main Floor Floor and Site Plan
2

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4 Third Floor Plan
SCALE: 3/32" = 1'-0"

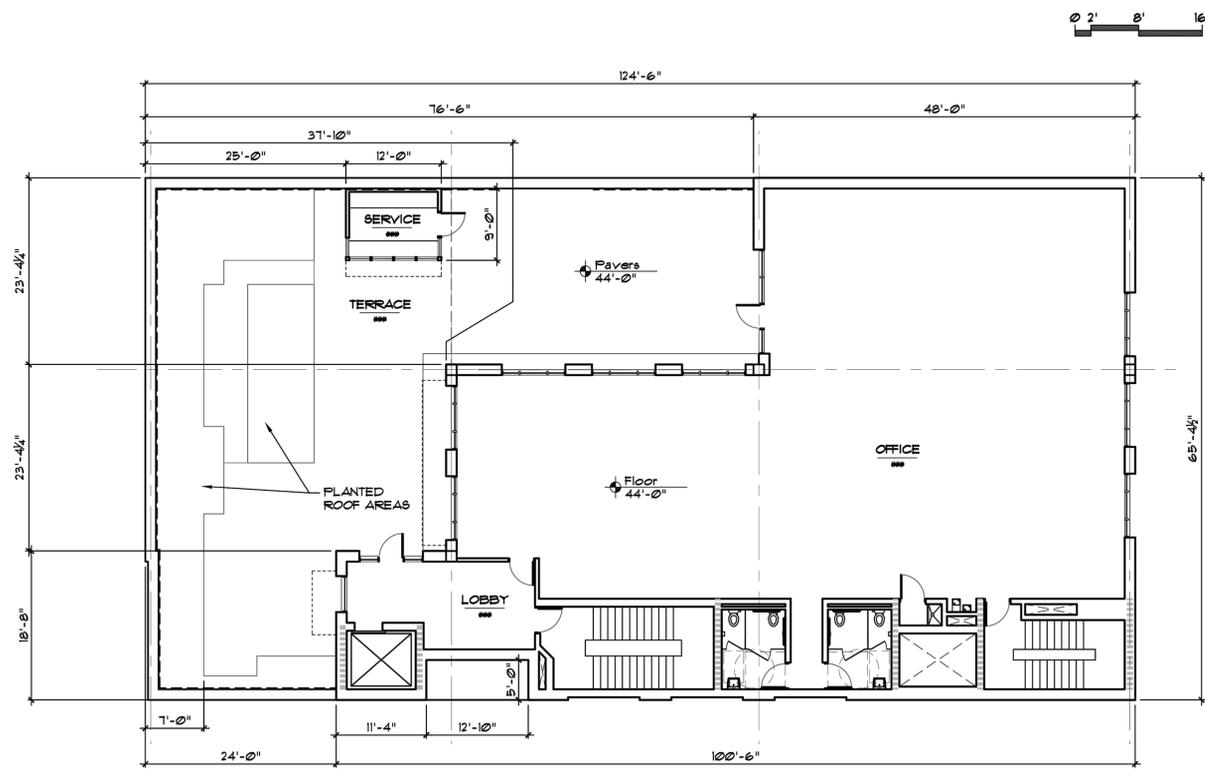
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315 South Main Street
Architect
Project Number: 0007

Third Floor Floor Plan
4

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1 Fourth Floor Plan
5 SCALE: 3/32" = 1'-0"

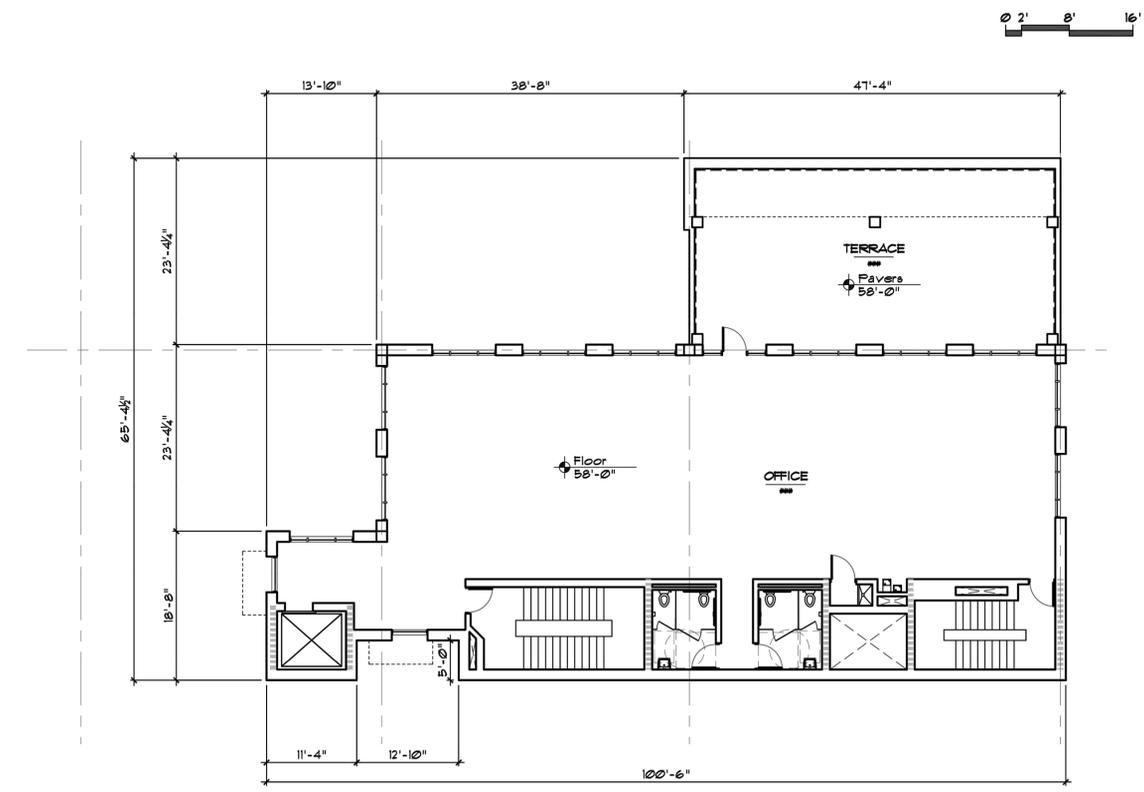


Fourth Floor
Floor Plan

5

Mitchell & Poynt Architects
315 South Main Street
Architect
Project Number: 0007

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1 Fifth Floor Plan
6 SCALE: 3/32" = 1'-0"

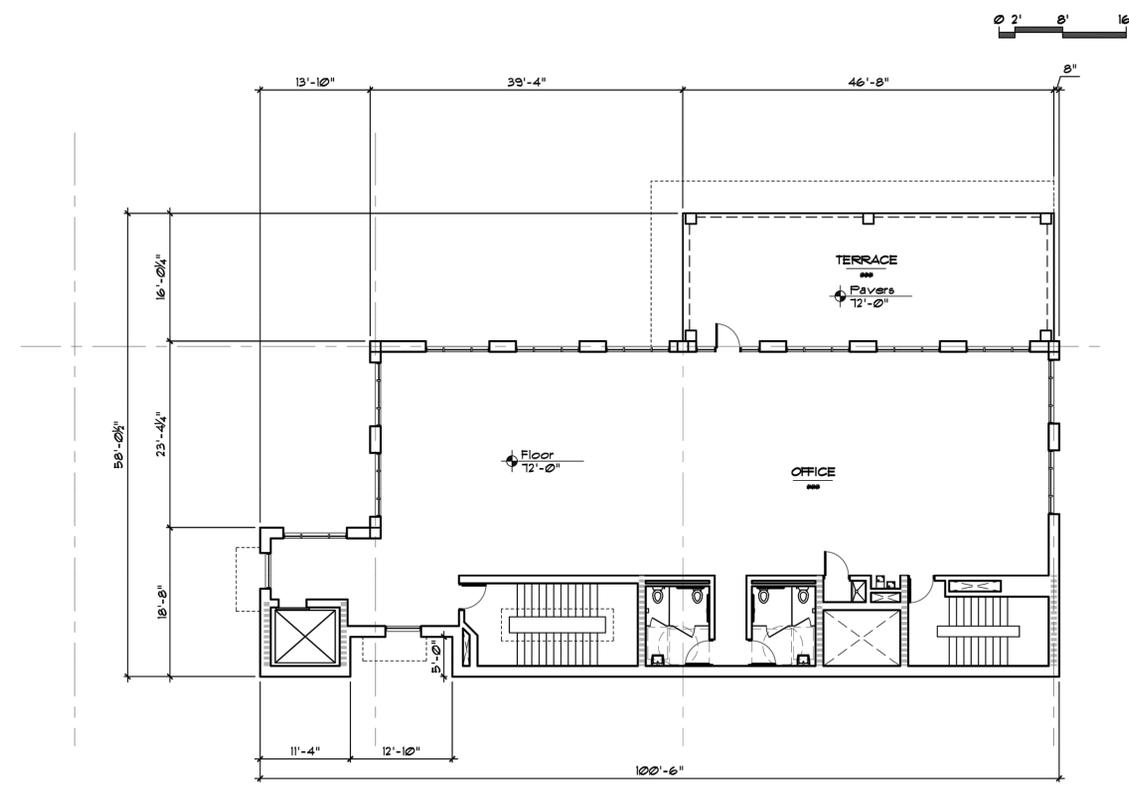


Fifth Floor
Floor Plan

6

Mitchell & Poynt Architects
315 South Main Street
Architect
Project Number: 0007

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1 Sixth Floor Plan
7 SCALE: 3/32" = 1'-0"

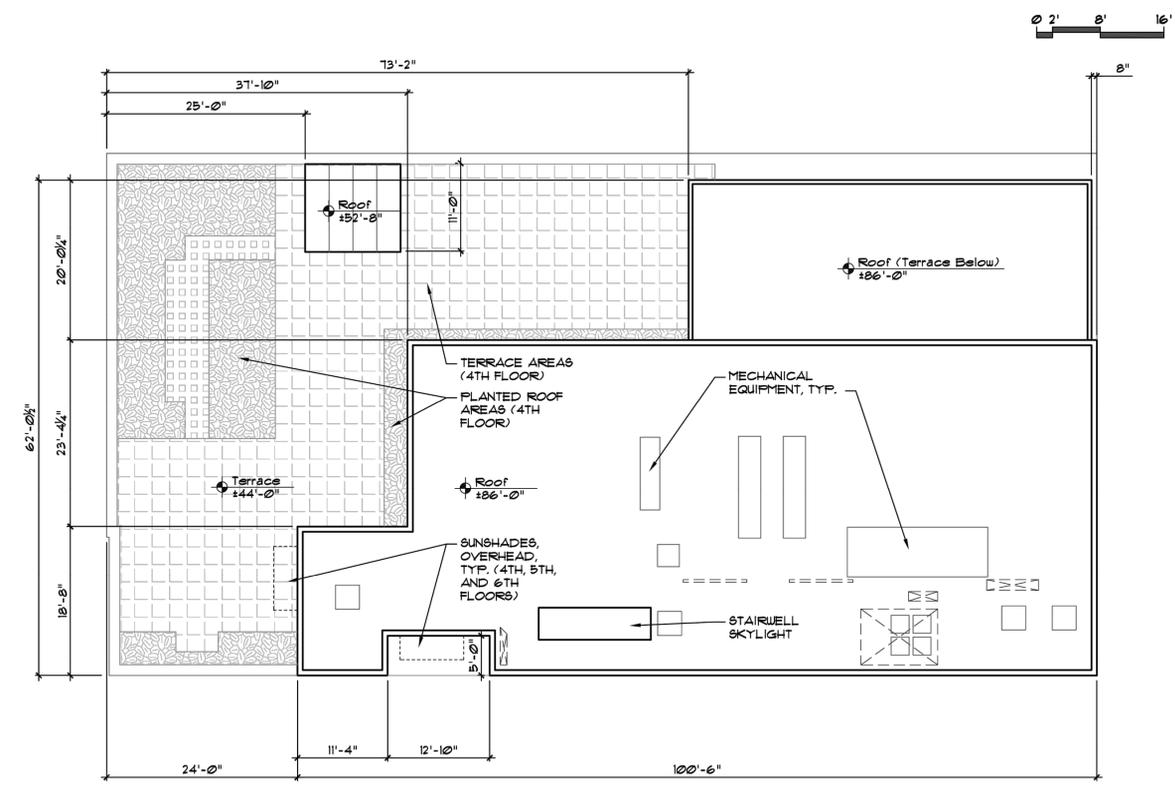


Sixth Floor
Floor Plan

7

Mitchell & Poynt Architects
315 South Main Street
Architect
Project Number: 0007

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1 Site Plan (with Roof Information)
8 SCALE: 3/32" = 1'-0"



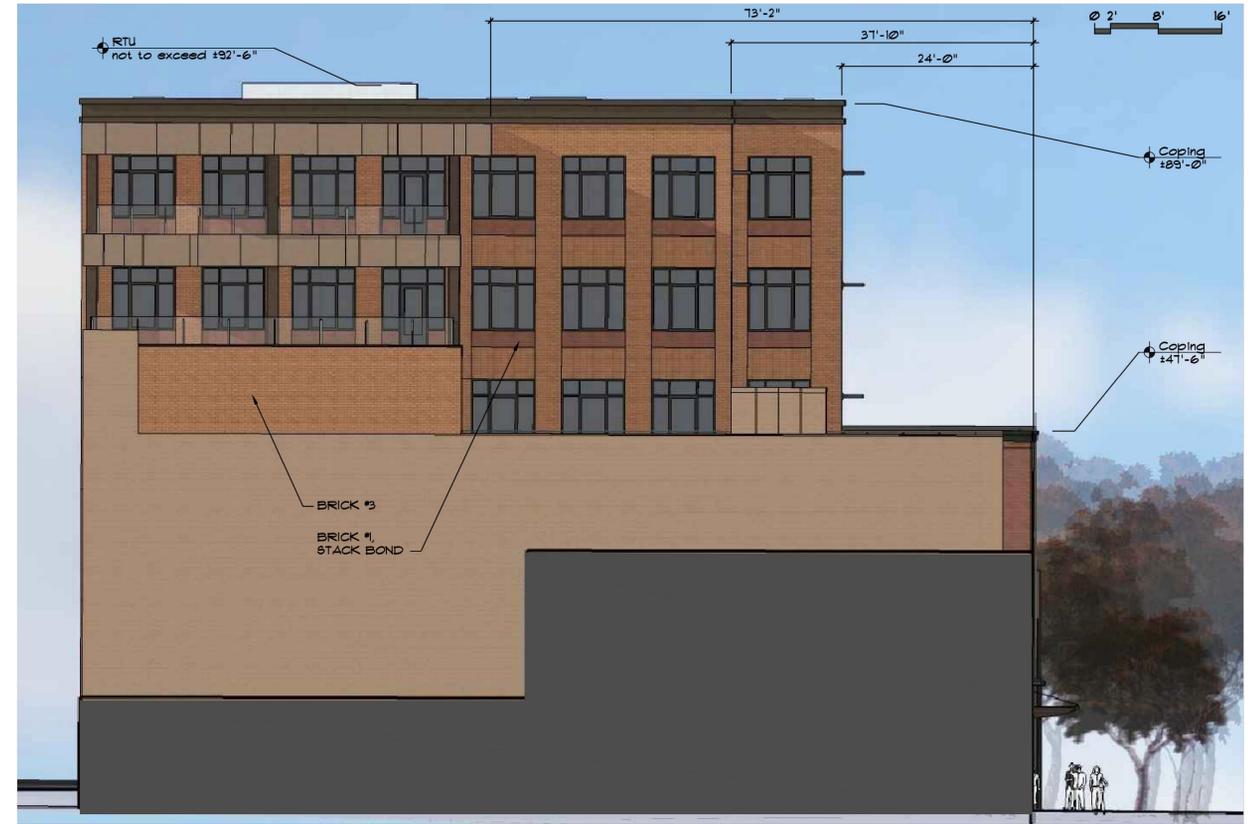
Site Plan
(with Roof Information)

8

Mitchell & Poynt Architects
315 South Main Street
Architect
Project Number: 0007



1 West Elevation (Heights)
SCALE: 3/32" = 1'-0"



10 North Elevation (Heights)
SCALE: 3/32" = 1'-0"



12 South Elevation (Heights)
SCALE: 3/32" = 1'-0"



11 3D Image from the Ark
SCALE: nts

Mitchell and Mouat architects
315 South Main Street
Architect
315 S. Main St., Suite 100
Little Rock, AR 72202
Project Number: 0007

West Elevation (Heights)

Mitchell and Mouat architects
315 South Main Street
Architect
315 S. Main St., Suite 100
Little Rock, AR 72202
Project Number: 0007

South Elevation (Heights)

Mitchell and Mouat architects
315 South Main Street
Architect
315 S. Main St., Suite 100
Little Rock, AR 72202
Project Number: 0007

North Elevation (Heights)

Mitchell and Mouat architects
315 South Main Street
Architect
315 S. Main St., Suite 100
Little Rock, AR 72202
Project Number: 0007

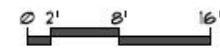
3D Image from the Ark

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1 East Elevation (Heights)
 11 SCALE: 3/32" = 1'-0"

DATE	DESCRIPTION

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Citizens Participation Meeting Report

315 – 317 S. Main Street

October 26, 2016

Invitation – Citizen’s Participation Meeting

315 – 317 S. Main Street, Ann Arbor

A Site Plan Approval application will be submitted on November 28, 2016, for a new, multi-story building in downtown Ann Arbor. Because the site is within 1,000 feet of your address, you are invited to a presentation of the design and an opportunity to offer input. Comments will be summarized and forwarded to the City of Ann Arbor Planning & Development Services Department as information.



Meeting Date:

October 26, 2016

Time:

5:30 PM

Location:

Ann Arbor District Library
Main Branch
343 S. Fifth Avenue
Ann Arbor, Michigan

Room:

AADL Free Space, Floor 3
ADA accessible

Questions or requests for special accommodations:

Mitchell and Mouat Architects (734) 662-6070 - rMitchell@MitchellandMouat.com

Notice sent on October 10, 2016

Public Notice Information:

1,721 notices (above) were sent on October 10, 2016 to each address provided by the City of Ann Arbor.

240 notices were returned as “not deliverable.”

The meeting was held on October 26 at the Ann Arbor District Library, Main Branch.

35 people were in attendance.

Meeting Notes:

Richard Mitchell of Mitchell and Mouat Architects introduced other design team members in attendance and shared a series of images of the proposed project at 315-317 S. Main. In general, the reaction to the project was favorable. The following questions were asked and answered:

Questions and Answers:

Questions were taken during and after the presentation:

1. Will the new building extend all the way east to the Alley at the rear?

Yes – The property line is at the west edge of the Alley at the rear.

2. What are the towers above the main front of the building that come into view from the Ark, across the street?

Those are the offices in the upper three levels. You see parts of the southern bay that is set back 24 feet, part of the center bay that is set back 37 feet and part of the northern bay that is set back 73 feet.

3. What about the south exposure?

The southern bay houses all of the “service” elements of the building – the elevator, mechanical shafts, toilet rooms and stairs. This allowed the offices to look north and avoid the severe southern light. There is one bank of windows at the elevator lobby, which is set north 5 feet in order to permit 25% glass by code.

4. What’s in front of the Offices on the Fourth Floor?

That’s a Terrace. There’s access from the Elevator Lobby and from the fourth floor offices.

5. What’s the small ‘box’ on the Terrace?

That is a space intended to service the use of the terrace.

6. What is the material of the Terrace floor?

The deck would be manufactured stone pavers. There are also areas that will be planted with the possibility of a partial green roof.

7. Will there be any Public access to the Terrace?

The intended users of the terrace are the building office occupants.

8. What’s the maximum height allowed for the Building?

The D1 district allows a height of up to 180 feet. The proposed building is approximately 92.5 feet high.

9. Is there parking in the Alley?

There are 4 proposed parking spaces accessed from the alley. There is no parking in the Alley.

10. How many Offices are planned?

The floor plans for the building are designed to accommodate a single or multiple office tenants.

11. Are there only 4 parking spaces?

Yes.

12. How long is the process for approval and construction?

We’re just starting the Site Plan Approval process, which may take 4 – 6 months. After approvals are in place, construction should take approximately 1 ½ years.

13. Who is the Owner of the Building?

Dr. Reza Rahmani

14. Has the project been granted Historic District Commission approval?

Yes

15. What is the allowable height of the buildings to the south?

180 feet. Starting at the building housing Moosejaw, premiums are allowed to potentially increase the Floor Area Ratio. Sites to the south have the potential to house buildings that are significantly taller than 315-317 S. Main Street since the Main Street Historic District ends at the south edge of the adjacent Whitker Building. Premiums that increase the Floor Area Ratio are not allowed in Historic Districts.

16. What about street closings or construction obstructions at the street or adjacent areas?

There will be some temporary lane closures along Main Street for utility hookups. Similarly there will be some obstructions of the alley access for periods during the construction. The Construction Manager will negotiate such closings with the City.

17. How will adjacent tenants be affected?

Adjacent buildings will be affected – hopefully only for short periods – which is typical for urban projects.

18. Why can't the 'light colored area' of the southern portion have a nicer cap and be more in keeping with parts of this building and the building to the north?

Looking at the building from Main Street, the south bay is clad in Mankato limestone, while the two bays to the north are clad in brick. The brick bays have a large granite cornice while the south bay does not. We were looking at the Whitker Building to the south and reduced the height of our adjacent bay to be a secondary element to the terra cotta of the Whitker Building. Therefore, we did not put a cap on this portion of the façade.

19. Will you be able to access the rear of the Building from the alley?

Yes. For security purposes, this will be a card access entry for tenants.

20. What about alley access during construction?

There will be times, while under construction, when the Construction Manager will need to coordinate and obtain necessary permits for temporary alley closures.

21. Will the windows be operable?

It is not determined at this time as we are just now working interior environments out with Engineers and the Owner.

22. What kind of HVAC will the building have?

It will be a forced air system with heating and air conditioning.

23. What happens now that this is approved by HDC? Is there a Design Review?

Only projects that are outside one of Ann Arbor's historic districts go the Design Review Board. Because this project site is within the Main Street Historic District, our first stop was the Historic District Commission. This meeting tonight is our second stop. Next, we will make a submittal to the Planning Department for Site Plan Approval.

24. Could this building become residential as some point?

Future occupancies could change. The mix of uses in this building, as proposed, is retail on the first level and offices above.

25. Are there any street vaults that will be a hindrance during construction?

There is no indication of vaults under the sidewalks at this site.

26. Have you checked the Sanborn maps to know who the previous occupants of this site were?

Yes. This was the site of a Greek Revival house owned by the Muehlig family. Bertha Muehlig had a dry goods store further north on Main Street and lived in the house until her death in 1955. The property was acquired for retail use and torn down in 1962 and was replaced by the existing one-story building at that time.

27. Will there be a parking agreement with the building?

We do not know yet.

Public questions and comments ended at 6:20

Citizen and E-mail addresses when available (sign-in sheets attached):

Royce Disbrow	rhinodiz@gmail.com
Patricia Petiet	none given
Thomas Petiet	none given
Ray Detter	none given
Larry Goetz	lgoetz69@gmail.com
Paulette Goetz	us@KingsChosen.com
Dickinson Wright LLC	zhatahet@Dickinson-Wright.com
Ron Dankert	none given
Jim and Jean Willoughby	info@CurtisCommercialLLC.com
Al McWilliams	illegible – no phone #
Joe Palms	jPalms@SwisherCommercial.com
Thea and Barry Fish	theaFish100@gmail.com
Rishi Naragan	rishi@UnderGroundShirts.com
Earl Nomoto	none given
Whit and Svea Gray	none given
Matt Bush	mBush@Atwell-Group.com
Nicole Duke	Nicole.Duke@DTEEnergy.com

MEETING ATTENDANCE RECORD

Project: 315-317 S. Main Street

MaMA Project # 1607

Reason for Meeting: Citizen's Participation Meeting

Date: October 26, 2016

Location: Ann Arbor District Library – AADL Free Space, 3rd Floor

For all Attendees – Please fill in all information

Name	Address
<p>1. <u>Royce Disbrow</u> <u>734-751-0996</u></p>	<p><u>113 So. 4th Ave #5</u> <u>48104</u> <u>rhinodiz@gmail.com</u></p>
<p>2. <u>Patricia Petriet</u> <u>973-6499 (734)</u></p>	<p><u>3211 Packard 08</u></p>
<p>3. <u>Thomas Petriet</u> <u>734 973-6499</u></p>	<p><u>3211 Packard 48108</u></p>
<p>4. <u>+ Larry Goetz + Paulette</u> <u>Finger's Chosen Furniture</u></p>	<p><u>408 S. 4th A (lgoetz69@gmail.com)</u> <u>317 S. MAIN</u></p>
<p>5. <u>Dickinson Wright PLLC</u> <u>734-623-1931</u></p>	<p><u>350 S. Main St., Suite 300</u> <u>Zhatahet@dickinson-wright.com</u></p>
<p>6. <u>RON/SANKERT</u> <u>734 662 3517</u></p>	
<p>7. <u>+ Jim Willoughby + Jean Willoughby</u></p>	<p><u>343 S. Main Suite 218</u> <u>info@CortusCommercialLLC.com</u></p>

Meeting Attendance – 315-317 S. Main Street

October 26, 2016

Name

Phone/cell Number

Address

E-mail

8. Al McWilliams
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9. Joe Palms
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10. + Thea + Barry Fish
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theafish100@gmail.com

11. Rishi Narayan
734-945-7300

rishi@undergroundshirts.com

12.

13.

14.

15.

16.

Meeting Attendance – 315-317 S. Main Street

October 26, 2016

Name

Phone/cell Number

Address

E-mail

- | | | |
|-----|---|------------------------------|
| 17. | Earl Komoto
734-665-1463 | N/A |
| 18. | Whit + Srea Gray | 150 S. Fifth Ave |
| 19. | MATTHEW BUSH | mbush@atwell-group.com |
| 20. | Nicole Duke
DTE Energy Resources 414 S. Main | nicole.duke@dteenergy.com |
| 21. | Kings Chosen | contactus@kingschosen.com |
| 22. | Jim Willoughby | info@curtiscommercialllc.com |
| 23. | | |
| 24. | | |
| 25. | | |