

January 5, 2018

Brett Lenart, Planning Manager City of Ann Arbor 301 East Huron Street Ann Arbor, MI 48104 blenart@a2gov.org

RE: 151 EAST HOOVER

Dear Brett,

On behalf of our client, REDICO, we are excited to present our proposed project for the site located at 151 E. Hoover in Ann Arbor. The site will involve the full block bounded by Hoover, Greene, Brown, and Davis Ave. The existing block is currently zoned C2B on the east half and R4C on the west half. We will be requesting rezoning of seven (7) lots to be changed from R4C to C2B and will provide conditional zoning on the rezoned property.

We have included two concepts for the January 9th workshop meeting. The first concept labeled as the "Original Scheme" is the idea we first developed after meeting with the neighborhood four (4) times over the past 18 months.

- This concept was based on the current zoning and assumes that the parking devoted to residential use would be excluded from Floor Area Ratio (FAR) for the site. The project intends to follow the maximum FAR allowable which is 2.0 under C2B.
- The height of the project is 55' which is the maximum height limit of C2B.
- On this scheme, the parking is partially elevated above grade for a portion of the site to help us avoid the extra cost to bury the parking below grade in the areas with a high water table.
- On the "Original Scheme," we have 170 residential units (studios, one-bedrooms, and two-bedrooms), 2,000 sf of retail, interior and exterior amenity areas, a trash/loading zone, required bicycle parking, and 200 parking spaces.

The second concept labeled "Draft Ordinance Scheme" is based on the proposed new ordinance which clarifies that all parking above grade is now considered to count toward FAR. Due to the new definition in the draft ordinance, we looked at the impact on the design to place all the parking at least 50% below grade as required.

- The project intends to follow the maximum FAR allowable which is 2.0 under C2B.
- The height of the project is 49' (50'-4" to the top of the elevator) which is lower than the maximum (55') height limit of C2B.
- This second concept also adds townhomes along E. Davis Street to activate the street as requested by several neighbors.
- The "Draft Ordinance Scheme" will have 169 residential units (studios, one-bedrooms, two-bedrooms, and two-bedroom townhomes), 1,800 sf of retail, interior and exterior amenity areas, a trash/loading zone, required bicycle parking, and 193 parking spaces.

We feel the project meets the guidelines set out in the City Master Plan and we intend to discuss this in our presentation in greater detail.

- The architectural character of the project keeps with the scale of the residential neighborhood and uses brick, stone, siding, residential scaled windows, and balconies to reinforce the residential quality of life in the surrounding area.
- We have retail at the southeastern corner to help make a transition to the more active community patterns to the south of the site.
- The main lobby entrance is located along Greene Street adjacent to the retail. We are also using Greene Street as our primary access point to parking.

(Continued on next page)



We have attached drawings of both concepts. You will notice the "Original Scheme" is more fully developed as this was prepared prior to the issuance of the draft ordinance. The "Draft Ordnance Scheme" is a recent development. It is intended to meet the new ordinances and will use the same architectural elements as the "Original Scheme".

Thank you for reviewing the attached materials. We look forward to discussing the project with you in person.

Respectfully Submitted,

MYEFSKI ARCHITECTS, INC.

John Myetski, AIA President + Principal

Attachments:

PC Workshop Presentation

CC:

Jeff Kahan, City Planner, City of Ann Arbor Kent Heckaman, Vice President Development, REDICO Jeremiah Diamond, Associate, Myefski Architects

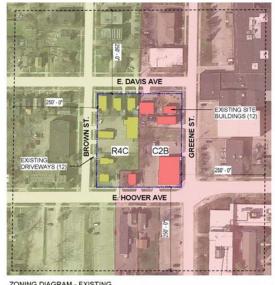
PLANNING COMMISSION WORKSHOP







EXISTING / PROPOSED





ZONING DIAGRAM - EXISTING

SCALE: 1" = 100'-0"

ZONING DIAGRAM - PROPOSED

SCALE: 1" = 100'-0"

SITE DATA COMPARISION CHART / ZONING SUMMARY					
	EXISTING R4C	EXISTING C2B	REQUIRMENTS FOR NEW ZONING (C28 DISTRICT)	PROPOSED - C2B	
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Site Area	R4C portion: 32,145 SF (0.74 Acres)	C2B portion: 38,936 SF (0.89 Acres)	71,020 SF	71,020 SF	
Lot Width	60' MINIMUM	40' MINIMUM	40' MINIMUM	254'-2"	
Zoning	R4C MULTIPLE-FAMILY DWELLING	C2B BUSINESS SERVICE	C2B BUSINESS SERVICE (REZONING PROPERTIES)	C2B BUSINESS SERVICE (REZONING PROPERTIES)	
Land Uses	MULTIPLE-FAMILY DWELLING	INCLUDED BY NOT LIMITED TO; MULTIPLE-FAMILY DWELLING, HOTEL, OFFICE, RETAIL SALES, RESTAURANT / BAR	INCLUDED BY NOT LIMITED TO; MULTIPLE-FAMILY DWELLING, HOTEL, OFFICE, RETAIL SALES, RESTAURANT / BAR	MULTIPLE-FAMILY DWELLING & RETAIL SALES	
Special Uses		INCLUDED BUT NOT LIMITED TO; DRIVE-THRU FACILITY	INCLUDED BUT NOT LIMITED TO; DRIVE-THRU FACILITY	NONE REQUESTED	
Minimum Lot Area	8,500 SF	4000 SF / 40' WIDTH	4000 SF / 40' WIDTH	COMPLIES - 71,020 SF	
Max. Floor Area Ratio		200% AREA = 77,872 SF	200% LOT AREA = 142,040 SF	COMPLIES - 200% LOT AREA = 142,040 SF	
Maximum Number of Units	(20 units/acre) = 14 Units	140	NA .	170	
Average Unit Size	3,325 SF (3 Bedroom Units)	555 SF (Mix of Studios & 1 Bedrooms)	NA	(Mix of Studios, 1 & 2 Bedrooms)	
Max. Number of Bedrooms	42	140	NA .	179	
Max. Building Coverage		NONE	NONE	COMPLIES	
Minimum Open Space	40% OF LOT AREA	NONE	NONE	COMPLIES	
Minimum Building Height		24 FT, 2 STORIES MIN.	24 FT, 2 STORIES MIN.	COMPLIES	
Max. Number of Stories	3	4	4	COMPLIES - 4 STORIES	
Max. Building Height	30'	55'	55'	COMPLIES - 55'	
Setbacks				COMPLIES	
- Front Yard	25' MIN	10' MIN / 25' MAXIMUM	10' MIN / 25' MAXIMUM	COMPLIES - 10'	
- Side Yard	15' MIN	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	COMPLIES - NA	
- Rear Yard	30' MIN	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	COMPLIES - NA	
Vehicular Parking Required		TOTAL 146 SPACES REQUIRED Plea if it were zoned C2B.	TOTAL 177 SPACES REQUIRED	COMPLIES - TOTAL 200 SPACES	
- Multi-Family	4 SPACES PER DWELLING UNIT = 56 SPACES (1 (2) CAR GARAGE PER UNIT WITH 14 DRIVEWAYS)	1 SPACE PER DWELLING UNIT - 140 SPACES	1 SPACE PER DWELLING UNIT - 170 SPACES	COMPLIES - 193 SPACES	
- Retail Stores		1 SPACE PER 310 SF MIN 6 SPACES	1 SPACE PER 310 SF MIN. / 1 SPACE PER 2,350 SF MAX 7 SPACES	COMPLIES - 7 SPACES	
Bicycle Parking Required			TOTAL 35 SPACES REQUIRED	COMPLIES - TOTAL 35 SPACES	
- Multi-Family		1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS - 34 SPACES	COMPLIES - 34 SPACES	
- Retail Stores		1 SPACE PER 3,000 SF	1 SPACE PER 3,000 SF - 1 SPACE	COMPLIES - 1 SPACE	
Conflicting Land Use Buffer		15' ABUTTING RESIDENTIAL	15' ABUTTING RESIDENTIAL	COMPLIES - NA	

POTENTIAL DENSITY



POTENTIAL C2B ZONING LOT AREA = 38,936 SF FAR = 200% = 77,872 SF AVE. UNIT SIZE = 555SF = 140 UNITS (MIX OF STUDIO & 1 BEDROOMS) TOTAL RESIDENCE = 140

ZONING DIAGRAM - POTENTIAL DENSITY

SCALE: 1" = 100'-0"

POTENTIAL R4C ZONING LOT AREA = 32,145 SF

20 UNITS PER ACRE

3 BEDROOM UNITS TOTAL RESIDENCE = 42

0.74 ACRES = 14 UNITS

AVE. UNIT SIZE = 3,325 SF

ALTA / NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

IN THE NE 1/4 OF 32 TOWN 2 SOUTH PANCE 6 FAST CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SUBVEYORS NOTES

- THE BEARING BASIS FOR THE SITE IS STATE PLANE, MICHIGAN SOUTH
- I HERREY CRETEY THAT THE PARCEL SHOWN HERRON DOES NOT LE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FLOOD AND ADMINISTRATION OF THE FLOOD THE STATE OF THE COUNTY OF WASHIFLAMS, STATE OF MICHAEL COMMUNITY HAZARD SORES, MAY THANGOT HERROFFOR THE SHAPE OF PROPERTY IS IN ZONE X (MYSHADID), TO THE SEST OF MY SOMEDICA FOR BELLEY.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
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 FINE MS, 782-70

 FORM 1 500 SQUARE TEET 2 STONY MESDISHINA, BALDING,

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 B. CONTOUR INTERVAL I FORTO VERTICAL DATUM OF 1986 (NAVD88)

 C. CHAILM NATIONAL GEODETIC VERTICAL DATUM OF 1986 (NAVD88)

 O. CHGINATION BENCHMARY C. CHUILE POSITIONING USER SERVICE (GPUS)

E. DAVIS AVENUE

- SCHEDULE I B EXCEPTIONS PER ALL TITLE COMMITMENTS FURN ARE NOT SURVEY MATTERS.
- 10. THERE ARE TWO (2) GAP AREAS (CLOUD IN TITLE) FROM THE FLRWISHED THE COMMINGENT AS SHORN, IT IS RECOMMENDED THAT IS CHARLE OF THE BE OFFERED TO DETERMINE THE CLAREN IMPROVEMENTS LINKS OVER SAID GAP AREAS, AS SHOWN, WHICH MAY OR DAY AND TOTAL THE AMERICAN FOR THE AMERICAN FOR THE CHARLES AND THE AMERICAN FOR THE AMERICAN FOR

- THE CURRENT USE OF THE PARCEL, AS PROVIDED BY THE APPLICANT, IS A PERMITTED PRINCIPLE USE.
- THE SUBJECT PARCEL CONFORMS TO THE MINIMUM LOT SIZE AND MINIMU LOT WOTH STANDARDS FOR ITS ZONING CLASSFICATION. IT IS A CONFERMING LOT.
- THE SUBJECT PARCEL IS NOT IN A HISTORIC DISTRICT
- THERE ARE NO OPEN INVESTIGATIONS OR UNRESOLVED ZONING VIOLATION ON THE SUBJECT PARCEL.
- CURRENT ZONING CLASSIFICATION: "RC4" FRINGE CONMERCIAL
- BUILDING SETBACK REQUIREMENTS: FRONT: 25 FEET MINIMUM SDE: 15 FEET MINIMUM REAR: 30 FEET MINIMUM
- HEIGHT RESTRICTIONS (MAXIMUM HEIGHT): 30 FEET
- MINIMUM GROSS LOT AREA: 8,500 SQUARE FEET
- ANNUM LOT WOTH:
- NMUM LDT AREA PER DWELLING UNIT: 2.175 SQUARE FEET
- XIMUM PERMITTED DENSITY: 20 DWELLING UNITS PER ACR
- NNUM USABLE OPEN SPACE:
- CURRENT ZONING CLASSIFICATION:
 "CB2" FRINGE COMMERCIAL
- COL FIRST, COMMENCE.

 BUILDIO SERBACO FROUDRIBHEIS

 FROM: 10 FRET MINNAM, 25 FRET MAXIMUM (MAXIMUM SERBACKS

 SHALL APPLY FOR HIRE PRESSTANDING BULDINGS CONSTRUCTED

 OF SITE PLANNED AFER JANUARY 16, 2011, OTHERMS NOTE.

 MAXIMUM SERBACKS SHALL APPLY TO A IT LEAST 1 LOT USE FOR

 MEW TREESTANDING BULDINGS CONSTRUCTED OR SITE PLANNED

 AFED JANUARY 16, 2011 OF AMERICA SWIN LINGSE SHALL I

- DGHT PESTRICTIONS (MAXIMUM HEIGHT): 55 FEET, 4 STORIES
- MINIMUM CROSS LET AREA 4,000 SQUARE FEET
- MINIMUM LOT MOTH:
- MAXIMUM USABLE FLOOR AREA 700% OF LOT

LEGEND

EX. PROPERTY LINE
EX. SECTION LINE
EX. RIGHT-OF-WAY LINE

- DESCRIPTION: (PER FRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792470, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2017 AT 8:00 AM)

- e North 41 feet in aidth by the entire length of Lot 16, Brown and Bloch's Addition to the City of Ann Arbor, as recorded in Liber 48 of Dee
- e West 44 feet of Lot 14, Brown and Bach's Addition, according to the recorded plot thereof, as recorded in Liber 48 of Plots, F
- PER FRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792486, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2017 AT 8:00 AND the load referred to in this Commitment, situated in the County of Roshismas, City of Arm Arbor, State of Michigan, in described as follows: at 40 feet of Lot 14, SPOWN & BACHS ADDITION TO THE CITY OF ANN ARBOR on recorded in Liber 48 of Deecs, soon 360, Workshow Count
- (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792468, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2017 AT 8:00 AM). The land referred to in this Compatitude, Stocked in the County of Bightenius, City of Arm Arbor, State of Michigan, is described as follows: ot 21, according to the recorded plat of Brown and Boch's Addition to the City of Ann Arbor, County of Washtenow, and State of Wichigan

PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMINSHIT FILE NO. 798870, WITH AN EFFECTIVE DATE OF OCTOBER 17, 2017 AT 8:00 AM) THE SING INSURED TO IN THIS COMPANYMENT, INSURED IN THE COUNTY OF RESISTANCE, CIT. OF ANY APPLY, STORE OF MINISTER, IS GRACIED OF MINISTER.

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(61.38 FT. WD.) (PUBLIC) WARE B. SAMIDA & THE ESTATE OF THOMAS J. SAMIDA 2.58(1) 20 2.57(W) PRECISION PROPERTIES— BROWTON, LLC 100-023-110-004 Act from later 45.78(M) 45.78(T) (1) (1) 40.5 587'32'00'W 254.23' 40.02'(M) E. HOOVER AVENUE (61.38 FT. WD.) (PUBLIC) CONTENTION BY SACTY OF THE REPORTEDITY OF CONTENTION OF CO

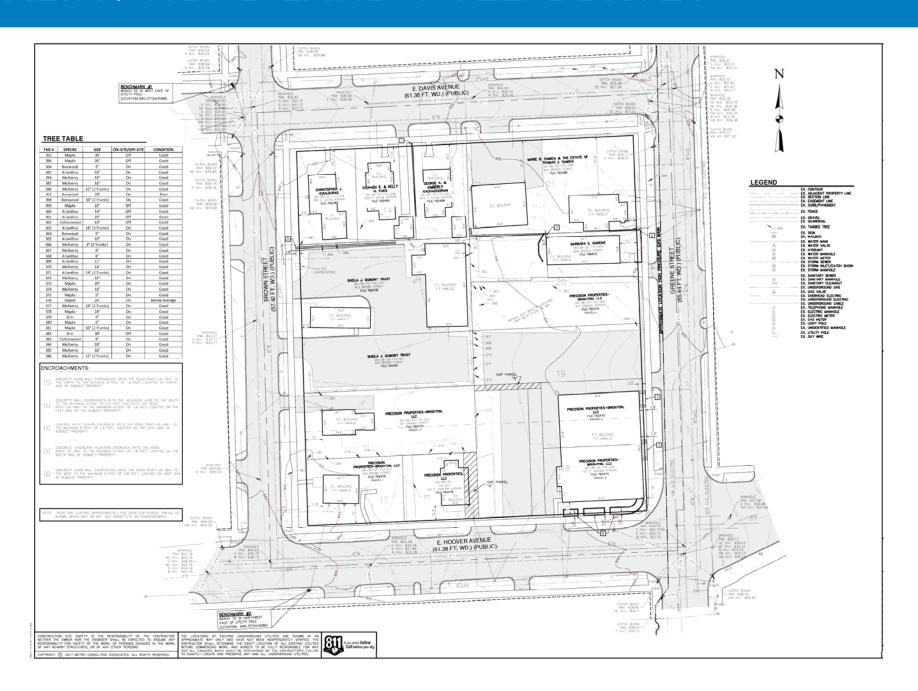
SURVEYORS CERTIFICATE: U RCDCO House & Dreem, and (U) First American Title Insurance Company



Date: 12-30-2017



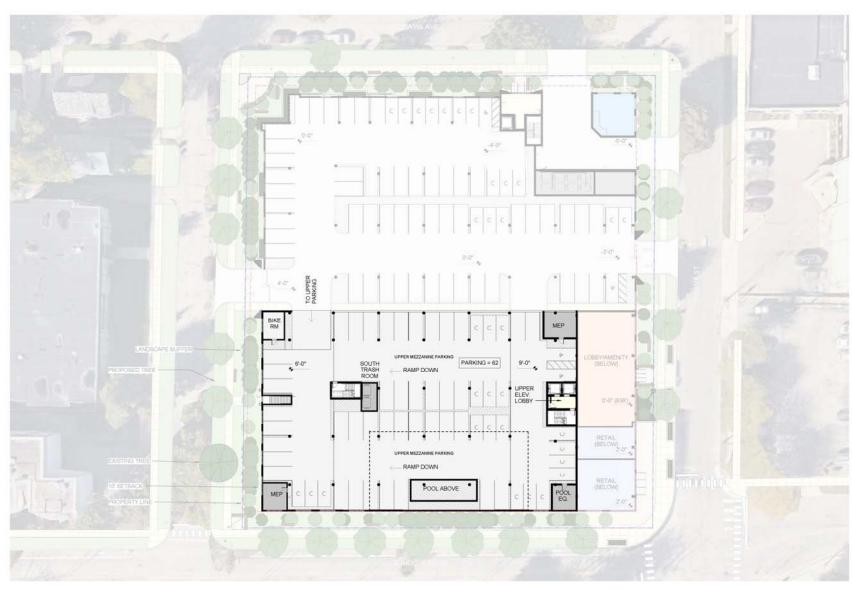
ALTA / NSPS LAND TITLE SURVEY



ORIGINAL SCHEME SITE PLAN / FIRST FLOOR PLAN



ORIGINAL SCHEME UPPER MEZZANINE PARKING



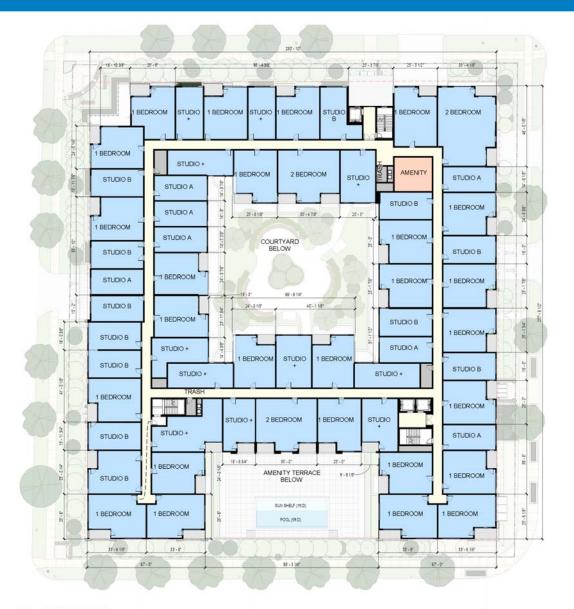
ORIGINAL SCHEME SECOND FLOOR PLAN





ORIGINAL SCHEME

THIRD & FOURTH FLOOR PLAN



3RD + 4TH FLOOR PLAN



ORIGINAL SCHEME EXTERIOR ELEVATIONS





ORIGINAL SCHEME EXTERIOR ELEVATIONS

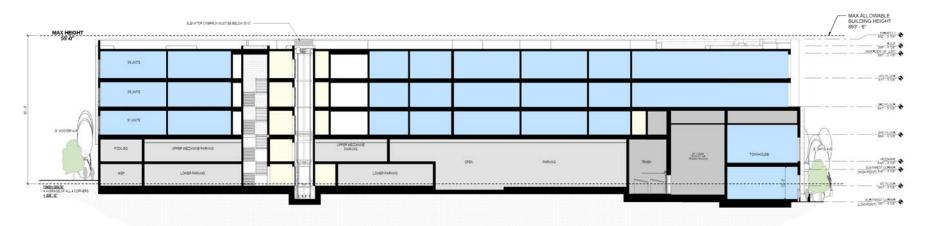




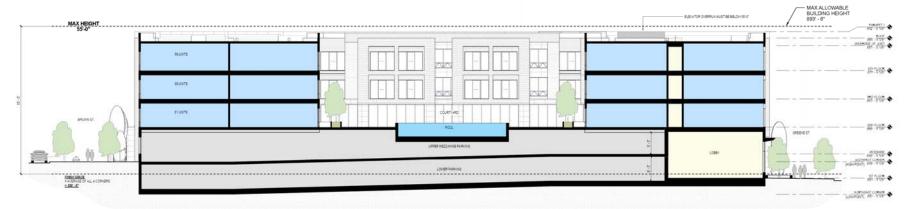




ORIGINAL SCHEME BUILDING SECTIONS







E-W SECTION - ZONING

SCALE: 392" + 110"

0 6" 10" 20"

ORIGINAL SCHEME PERSPECTIVE VIEWS











1 - VIEW OF SOUTHEAST CORNER



2 - VIEW OF SOUTHWEST CORNER



3 - VIEW FROM EAST

ORIGINAL SCHEME VIEW OF SOUTHEAST CORNER



ORIGINAL SCHEME VIEW OF SOUTHWEST CORNER



ORIGINAL SCHEME VIEW FROM EAST



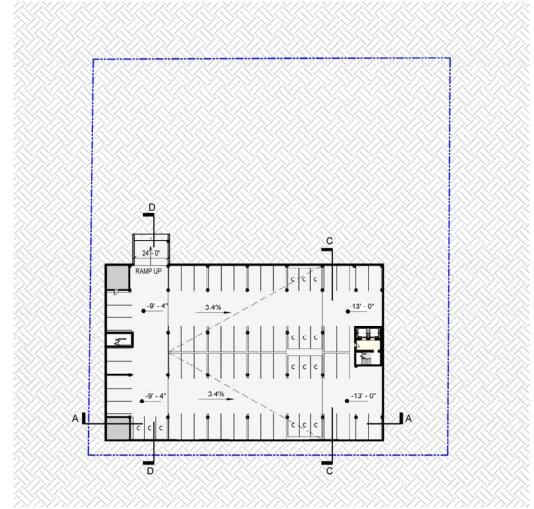
ORIGINAL SCHEME VIEW OF NORTHWEST CORNER



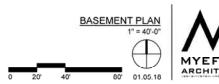
ORIGINAL SCHEME VIEW OF NORTHEAST CORNER



DRAFT ORDINANCE SCHEME BASEMENT PLAN







DRAFT ORDINANCE SCHEME SITE PLAN / FIRST FLOOR PLAN



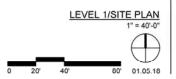
1st FLOOR UNIT MATRIX COUN	Т
STUDIO A:	00
STUDIO B:	00
STUDIO +:	00
1 BEDROOM:	00
2 BEDROOM:	00
TOWNHOUSE:	06
TOTAL UNIT COUNT	
06 UNITS	

TOTAL BUILDING			
UNIT MATRIX COUNT			
STUDIO A:	22		
STUDIO B:	40		
STUDIO +:	22		
1 BEDROOM:	71		
2 BEDROOM:	80		
TOWNHOUSE:	06		
TOTAL UNIT COUNT			
169 UNITS			

TOT PARKING COUNT RET./RESTAURANT: 18 RESIDENTIAL: 163 TOWNHOUSE: 12

TOTAL: 193

MIXED-USE DEVELOPMENT
HOOVER AND GREENE
E. HOOVER & GREENE, ANN ARBOR, MI



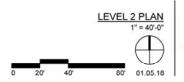


DRAFT ORDINANCE SCHEME SECOND FLOOR PLAN



| 2nd FLOOR | UNIT MATRIX COUNT | STUDIO A: 08 | STUDIO B: 14 | STUDIO +: 04 | 1 BEDROOM: 23 | 2 BEDROOM: 02 | TOWNHOUSE: 00 | TOTAL UNIT COUNT | 51 UNITS





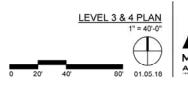


DRAFT ORDINANCE SCHEME THIRD & FOURTH FLOOR PLAN



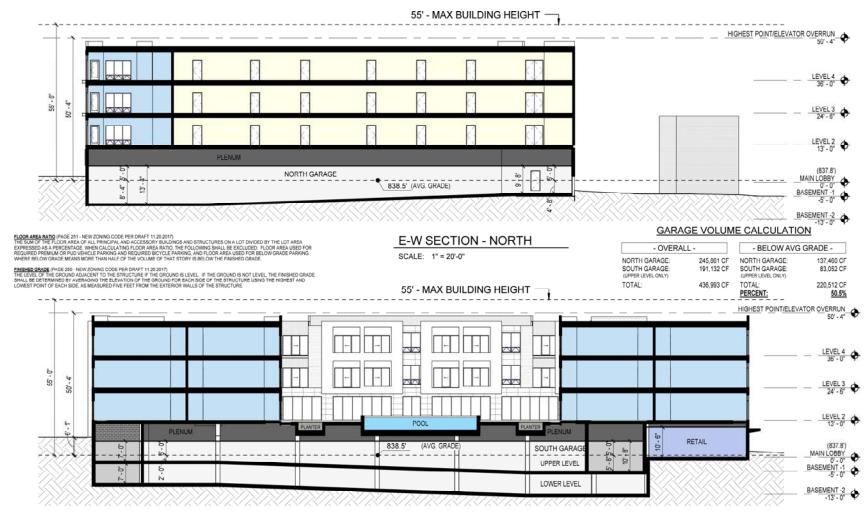
3rd&4th FLOOR UNIT MATRIX COUNT STUDIO A: 07 STUDIO B: 13 09 STUDIO +: 24 1 BEDROOM: 2 BEDROOM: 03 TOWNHOUSE: 00 **TOTAL UNIT COUNT** 56 UNITS







DRAFT ORDINANCE SCHEME BUILDING SECTIONS





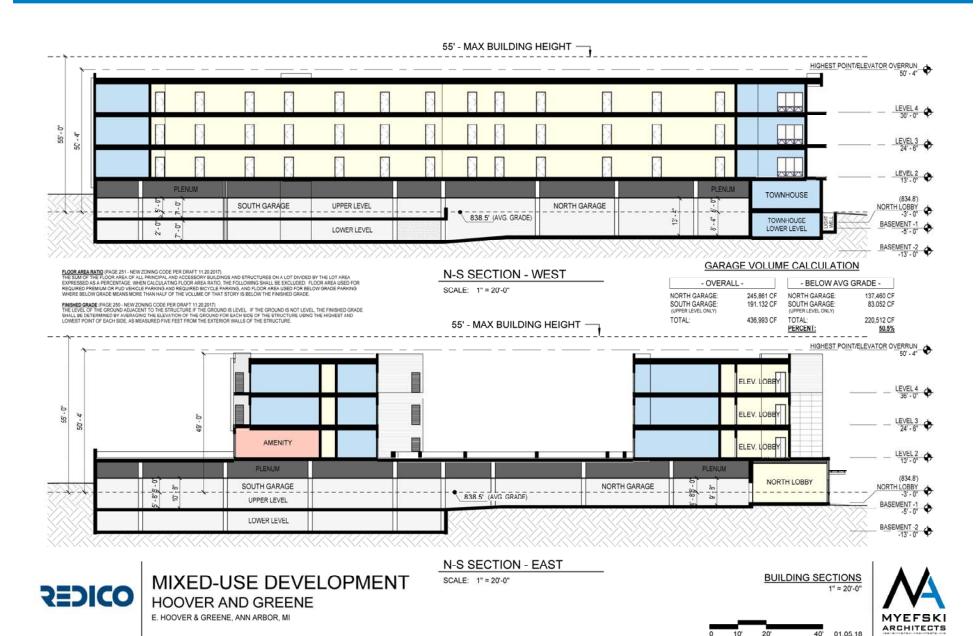
E-W SECTION - SOUTH

SCALE: 1" = 20'-0"





DRAFT ORDINANCE SCHEME BUILDING SECTIONS



COMMENTS? QUESTIONS?





