

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 9<sup>th</sup> 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 Ordinance 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 Myefski, 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

## MIXED-USE DEVELOPMENT 151 EAST HOOVER



**REDICO**

**MA**  
MYEFSKI  
ARCHITECTS



# EXISTING / PROPOSED



ZONING DIAGRAM - EXISTING

SCALE: 1" = 100'-0"



ZONING DIAGRAM - PROPOSED

SCALE: 1" = 100'-0"

## SITE DATA COMPARISON CHART / ZONING SUMMARY

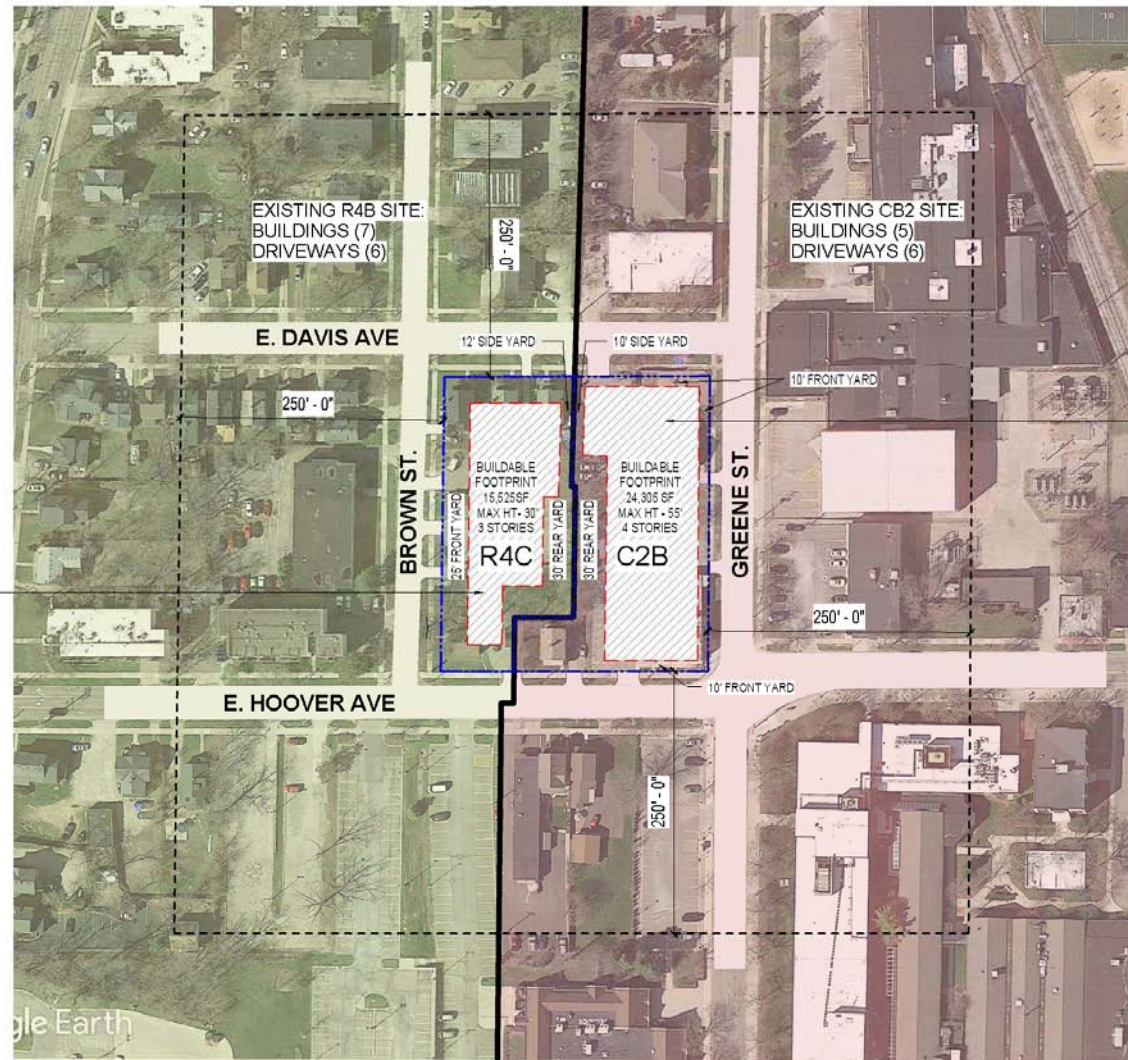
	EXISTING R4C	EXISTING C2B	REQUIREMENTS FOR NEW ZONING (C2B DISTRICT)	PROPOSED - C2B
Site Area	R4C portion: 32,145 SF (0.74 Acres)	C2B portion: 38,936 SF (0.89 Acres)	71,020 SF	71,020 SF
Lot Width	60' MINIMUM	40' MINIMUM	40' MINIMUM	254'-2"
Zoning	R4C MULTIPLE-FAMILY DWELLING	C2B BUSINESS SERVICE	C2B 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	NA	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

\* PLUS 1' ADDITIONAL SETBACK FOR EACH OF BUILDING HEIGHT ABOVE 30' WHEN ABUTTING RESIDENTIALLY ZONED LAND



# POTENTIAL DENSITY

**POTENTIAL R4C ZONING**  
 LOT AREA = 32,145 SF  
 20 UNITS PER ACRE  
 0.74 ACRES = 14 UNITS  
 AVE. UNIT SIZE = 3,325 SF  
 3 BEDROOM UNITS  
 TOTAL RESIDENCE = 42



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

ZONING DIAGRAM - POTENTIAL DENSITY

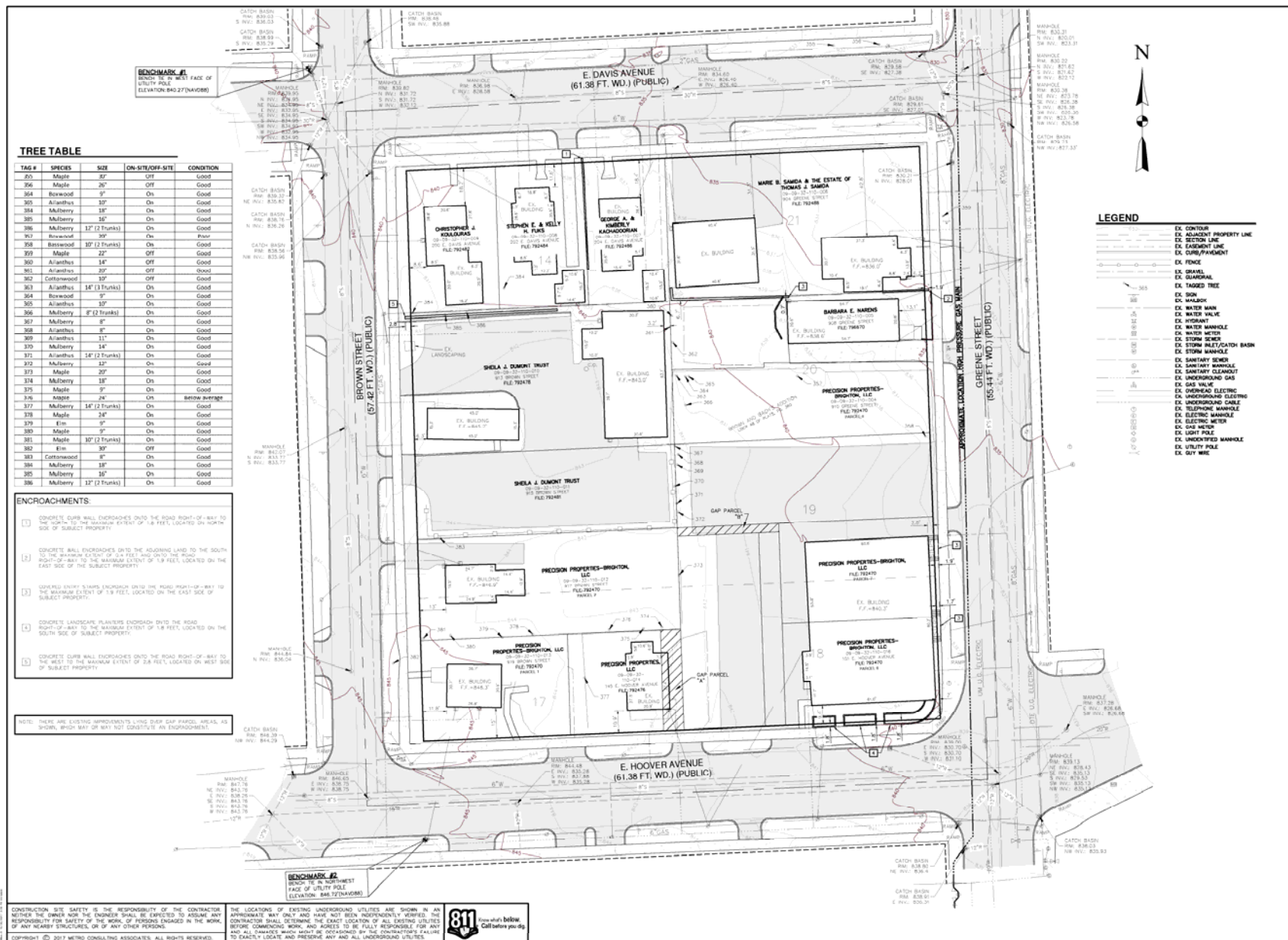
SCALE: 1" = 100'-0"







# ALTA / NSPS LAND TITLE SURVEY





# ORIGINAL SCHEME

## SITE PLAN / FIRST FLOOR PLAN



SITE/FIRST FLOOR PLAN

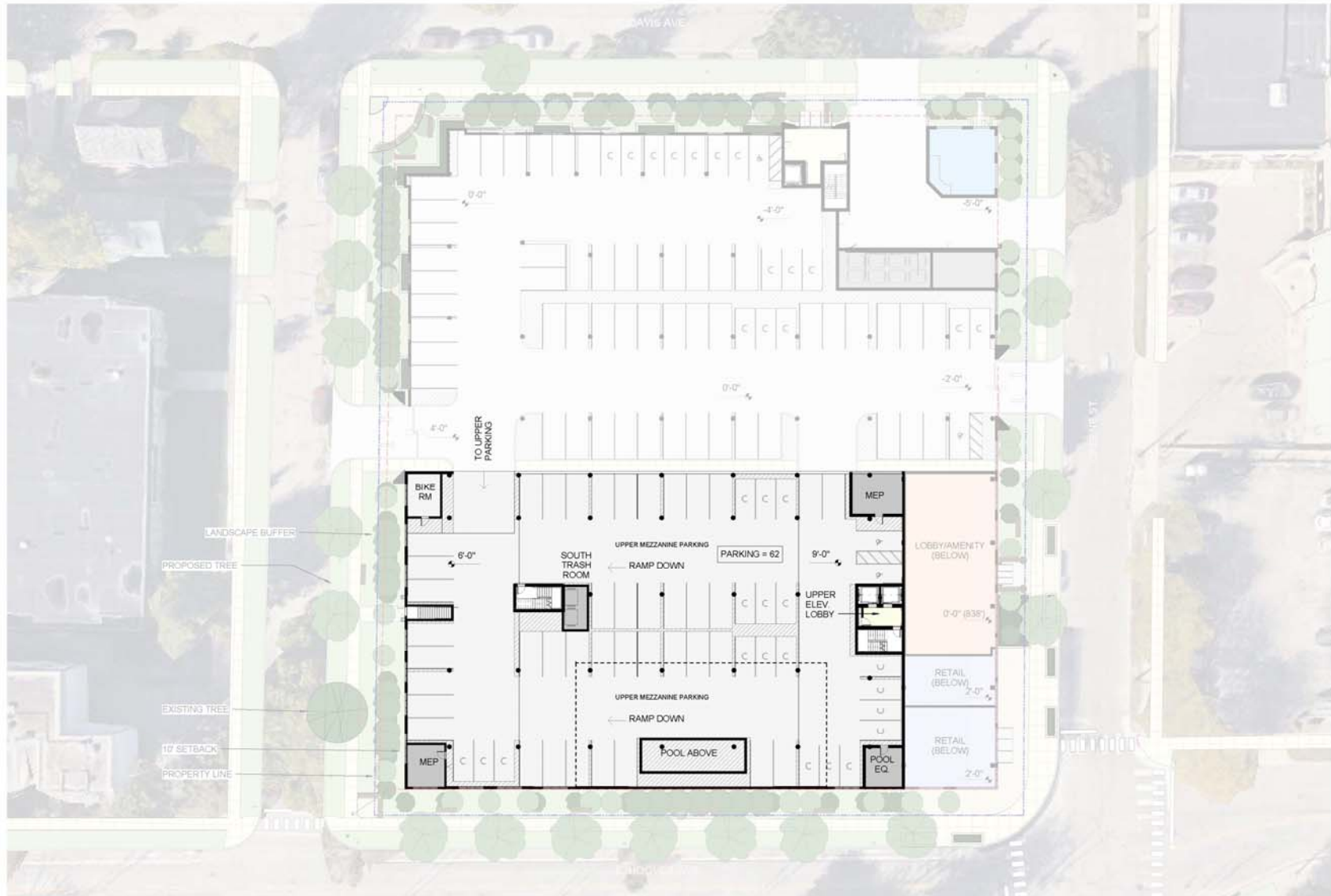
SCALE: 1" = 20'-0"





# ORIGINAL SCHEME

## UPPER MEZZANINE PARKING



UPPER MEZZANINE PARKING FLOOR PLAN

SCALE: 1" = 20'-0"





ORIGINAL SCHEME  
SECOND FLOOR PLAN



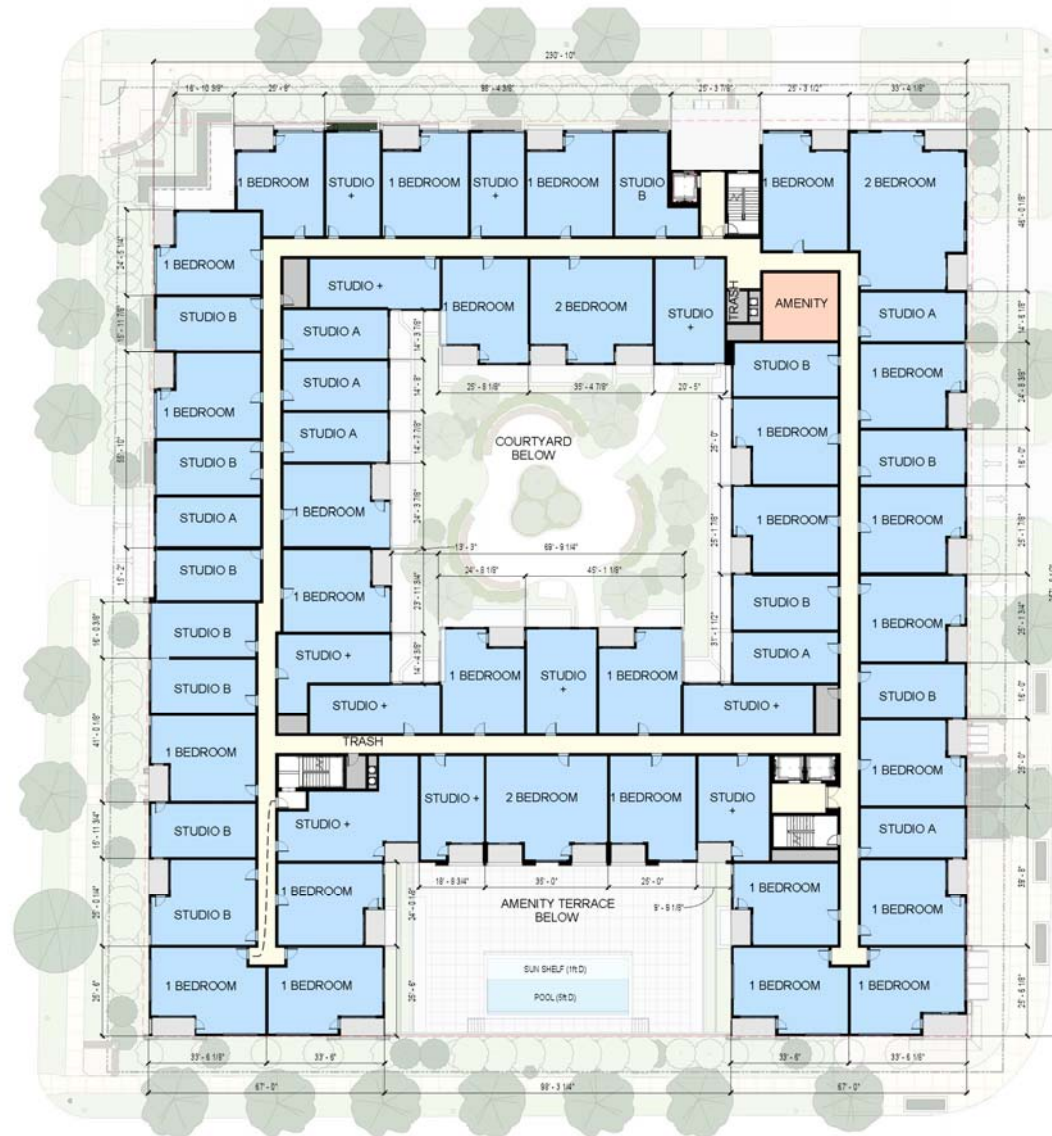
SCALE: 1" = 20'-0"





# ORIGINAL SCHEME

## THIRD & FOURTH FLOOR PLAN



3RD + 4TH FLOOR PLAN

SCALE: 1" = 20'-0"





# ORIGINAL SCHEME EXTERIOR ELEVATIONS



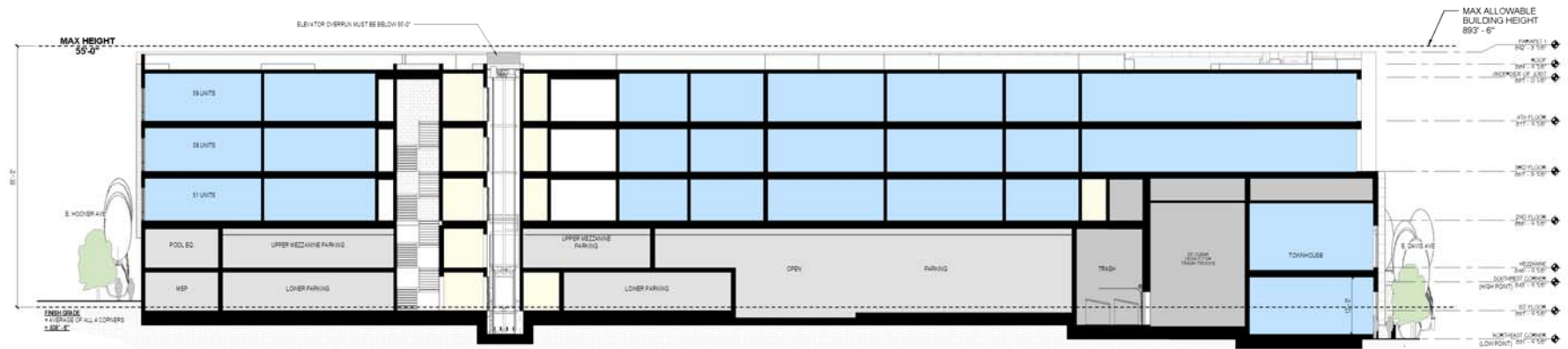


# ORIGINAL SCHEME EXTERIOR ELEVATIONS





# ORIGINAL SCHEME BUILDING SECTIONS



N-S SECTION - ZONING

SCALE: 3/32" = 1'-0"



E-W SECTION - ZONING

SCALE: 3/32" = 1'-0"





# ORIGINAL SCHEME PERSPECTIVE VIEWS



1 - VIEW OF SOUTHEAST CORNER



4 - VIEW OF NORTHWEST CORNER



2 - VIEW OF SOUTHWEST CORNER



5 - VIEW OF NORTHEAST 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



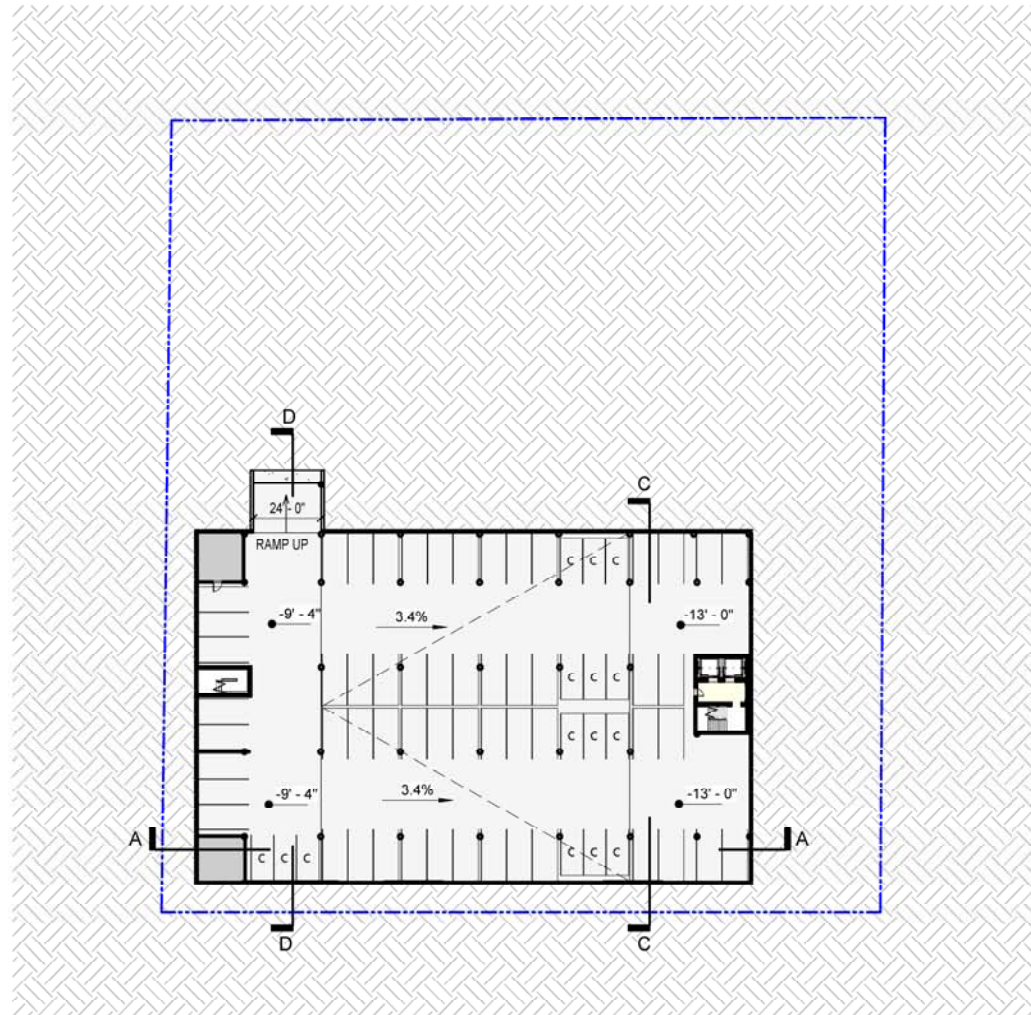


# ORIGINAL SCHEME VIEW OF NORTHEAST CORNER





# DRAFT ORDINANCE SCHEME BASEMENT PLAN



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

BASEMENT PLAN  
1" = 40'-0"



01.05.18





# DRAFT ORDINANCE SCHEME

## SITE PLAN / FIRST FLOOR PLAN



<b>1st FLOOR</b>	
<b><u>UNIT MATRIX COUNT</u></b>	
STUDIO A:	00
STUDIO B:	00
STUDIO +:	00
1 BEDROOM:	00
2 BEDROOM:	00
TOWNHOUSE:	06
<b><u>TOTAL UNIT COUNT</u></b>	
06 UNITS	

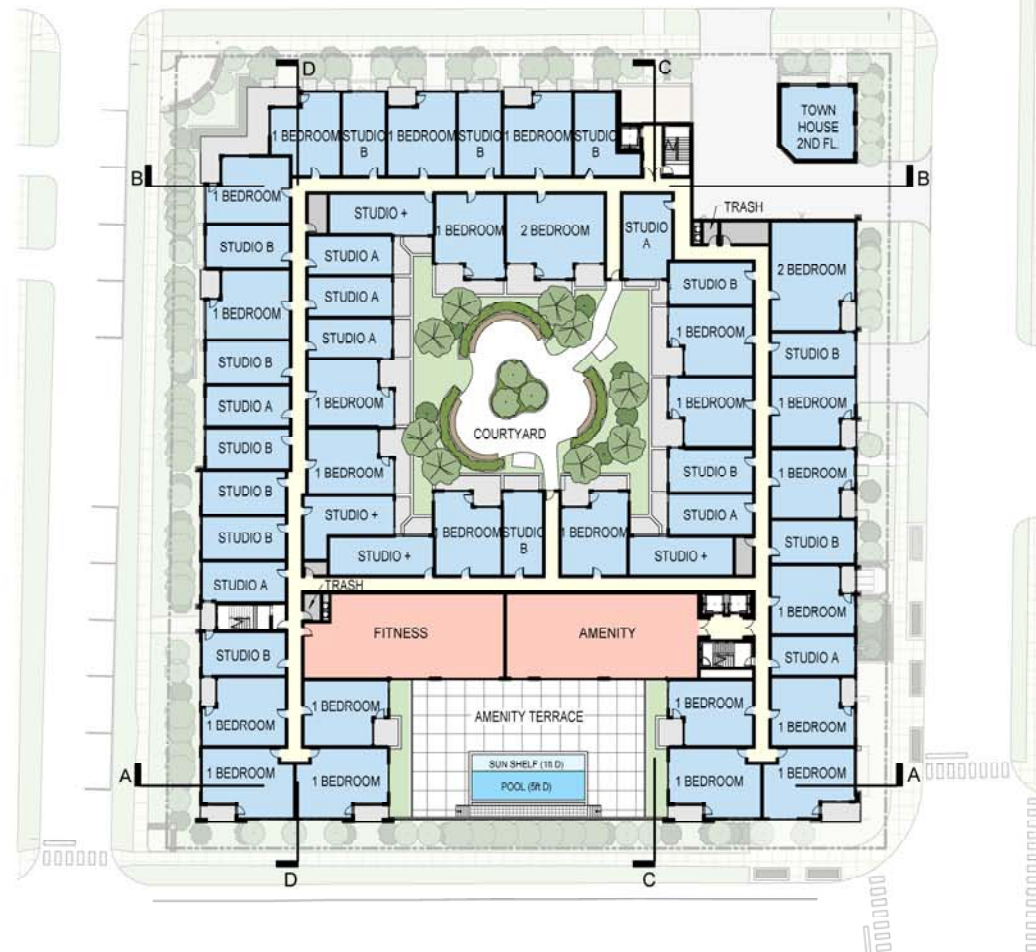
<b><u>TOTAL BUILDING</u></b>	
<b><u>UNIT MATRIX COUNT</u></b>	
STUDIO A:	22
STUDIO B:	40
STUDIO +:	22
1 BEDROOM:	71
2 BEDROOM:	08
TOWNHOUSE:	06
<b><u>TOTAL UNIT COUNT</u></b>	
169 UNITS	

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

<b><u>TOTAL:</u></b>	193
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# DRAFT ORDINANCE SCHEME SECOND FLOOR PLAN



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



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

LEVEL 2 PLAN  
1" = 40'-0"



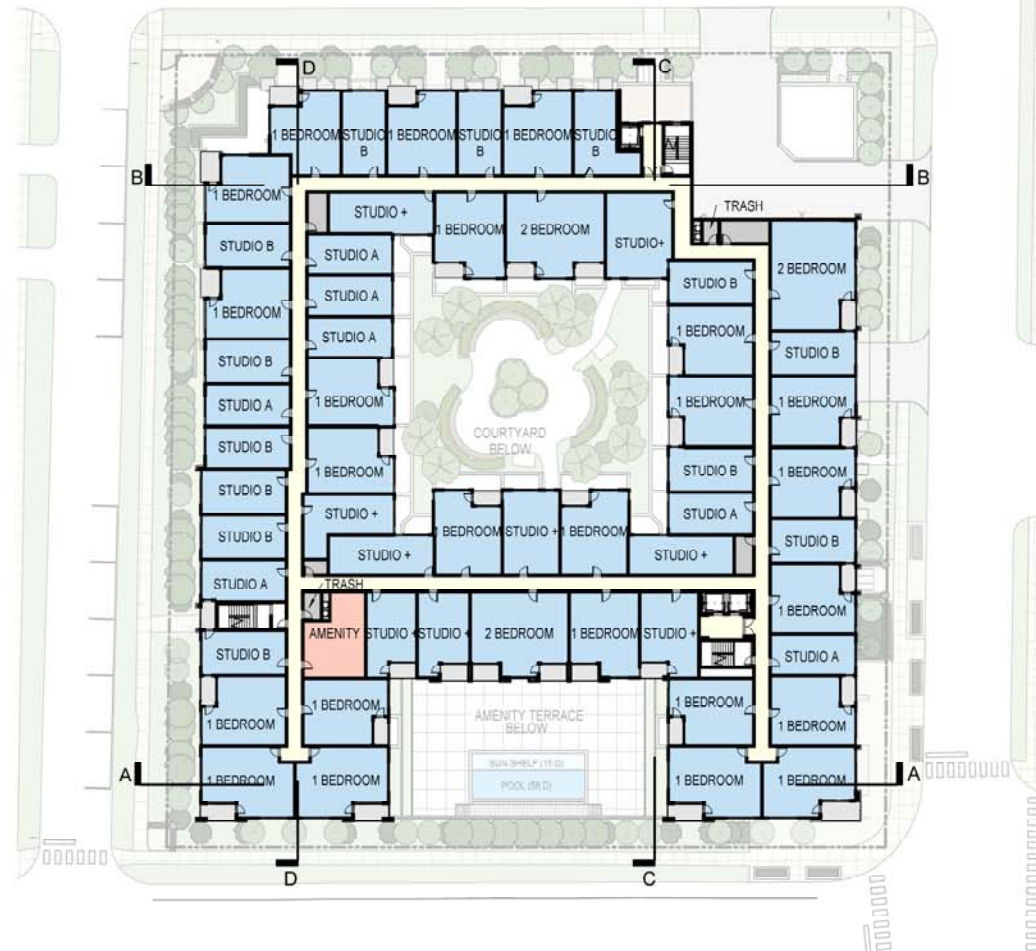
0 20' 40' 80'

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# DRAFT ORDINANCE SCHEME THIRD & FOURTH FLOOR PLAN



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



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

LEVEL 3 & 4 PLAN  
1" = 40'-0"

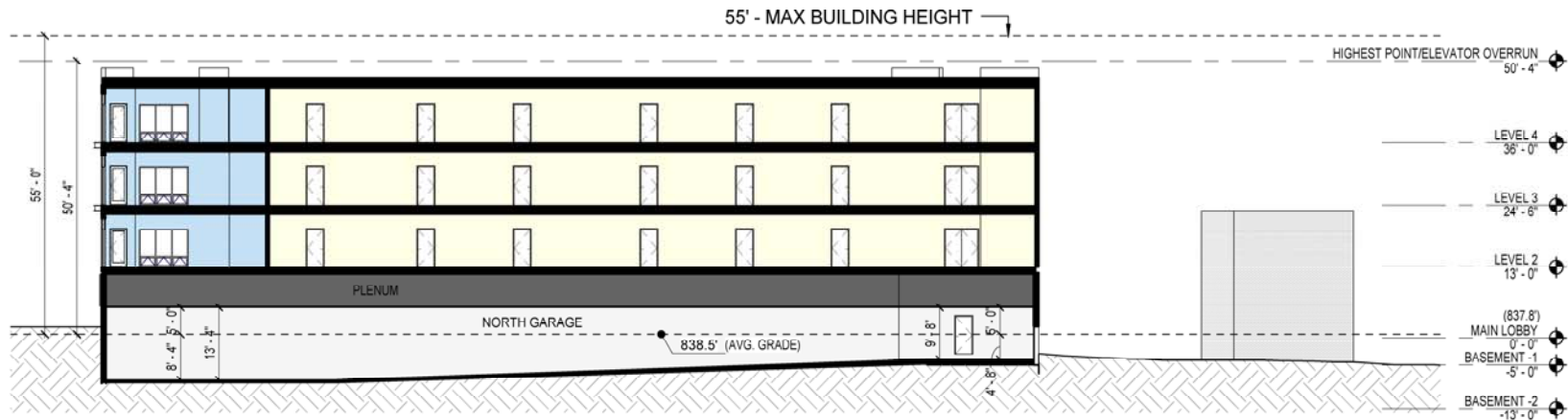


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# DRAFT ORDINANCE SCHEME BUILDING SECTIONS



**FLOOR AREA RATIO** (PAGE 251 - NEW ZONING CODE PER DRAFT 11.20.2017)  
THE SUM OF THE FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES ON A LOT DIVIDED BY THE LOT AREA EXPRESSED AS A PERCENTAGE. WHEN CALCULATING FLOOR AREA RATIO, THE FOLLOWING SHALL BE EXCLUDED: FLOOR AREA USED FOR REQUIRED PREMIUM OR PUD VEHICLE PARKING AND REQUIRED BICYCLE PARKING, AND FLOOR AREA USED FOR BELOW GRADE PARKING WHERE BELOW GRADE MEANS MORE THAN HALF OF THE VOLUME OF THAT STORY IS BELOW THE FINISHED GRADE.

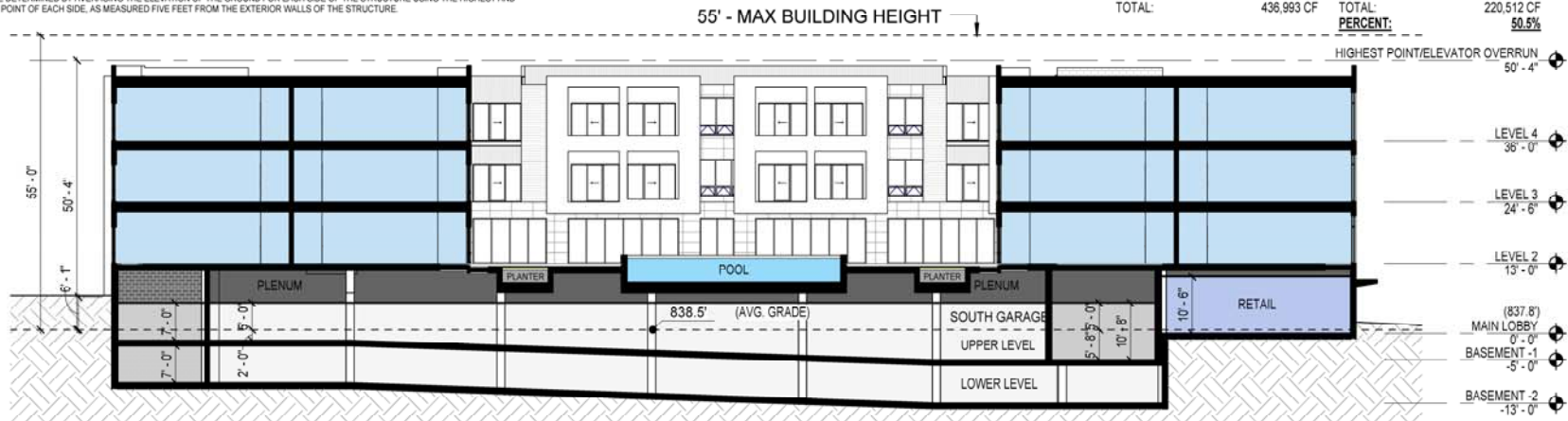
**FINISHED GRADE** (PAGE 260 - NEW ZONING CODE PER DRAFT 11.20.2017)  
THE LEVEL OF THE GROUND ADJACENT TO THE STRUCTURE IF THE GROUND IS LEVEL. IF THE GROUND IS NOT LEVEL, THE FINISHED GRADE SHALL BE DETERMINED BY AVERAGING THE ELEVATION OF THE GROUND FOR EACH SIDE OF THE STRUCTURE USING THE HIGHEST AND LOWEST POINT OF EACH SIDE, AS MEASURED FIVE FEET FROM THE EXTERIOR WALLS OF THE STRUCTURE.

## E-W SECTION - NORTH

SCALE: 1" = 20'-0"

## GARAGE VOLUME CALCULATION

- OVERALL -	- BELOW AVG GRADE -
NORTH GARAGE: 245,861 CF	NORTH GARAGE: 137,460 CF
SOUTH GARAGE: 191,132 CF	SOUTH GARAGE: 83,052 CF
(UPPER LEVEL ONLY)	(UPPER LEVEL ONLY)
TOTAL: 436,993 CF	TOTAL: 220,512 CF
	PERCENT: 50.5%



## E-W SECTION - SOUTH

SCALE: 1" = 20'-0"

BUILDING SECTIONS  
1" = 20'-0"

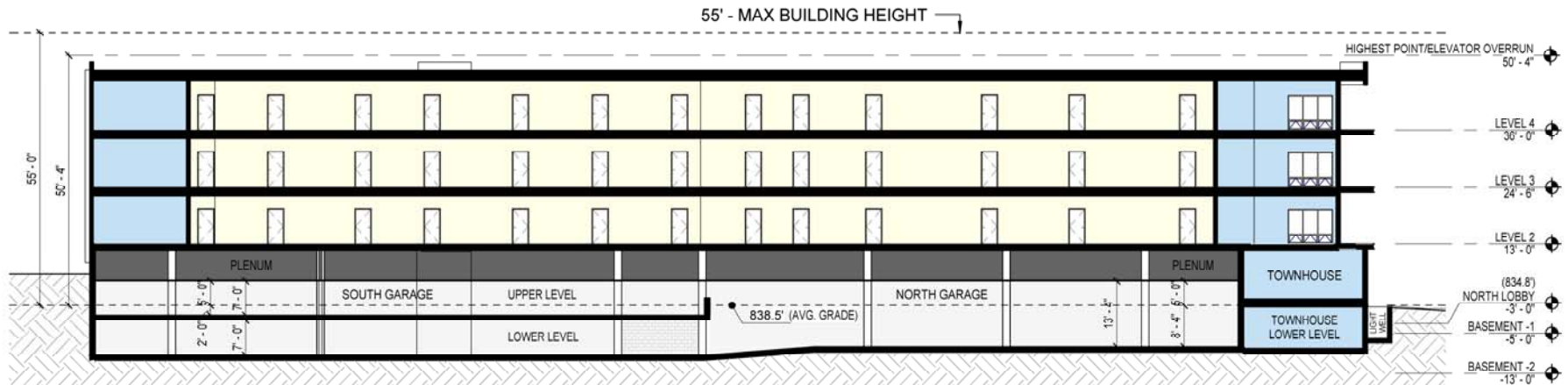


MIXED-USE DEVELOPMENT  
HOOVER AND GREENE  
E. HOOVER & GREENE, ANN ARBOR, MI





# DRAFT ORDINANCE SCHEME BUILDING SECTIONS



**FLOOR AREA RATIO** (PAGE 251 - NEW ZONING CODE PER DRAFT 11.20.2017)  
THE SUM OF THE FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES ON A LOT DIVIDED BY THE LOT AREA, EXPRESSED AS A PERCENTAGE. WHEN CALCULATING FLOOR AREA RATIO, THE FOLLOWING SHALL BE EXCLUDED: FLOOR AREA USED FOR REQUIRED PREMIUM OR FUD VEHICLE PARKING AND REQUIRED BICYCLE PARKING, AND FLOOR AREA USED FOR BELOW GRADE PARKING WHERE BELOW GRADE MEANS MORE THAN HALF OF THE VOLUME OF THAT STORY IS BELOW THE FINISHED GRADE.

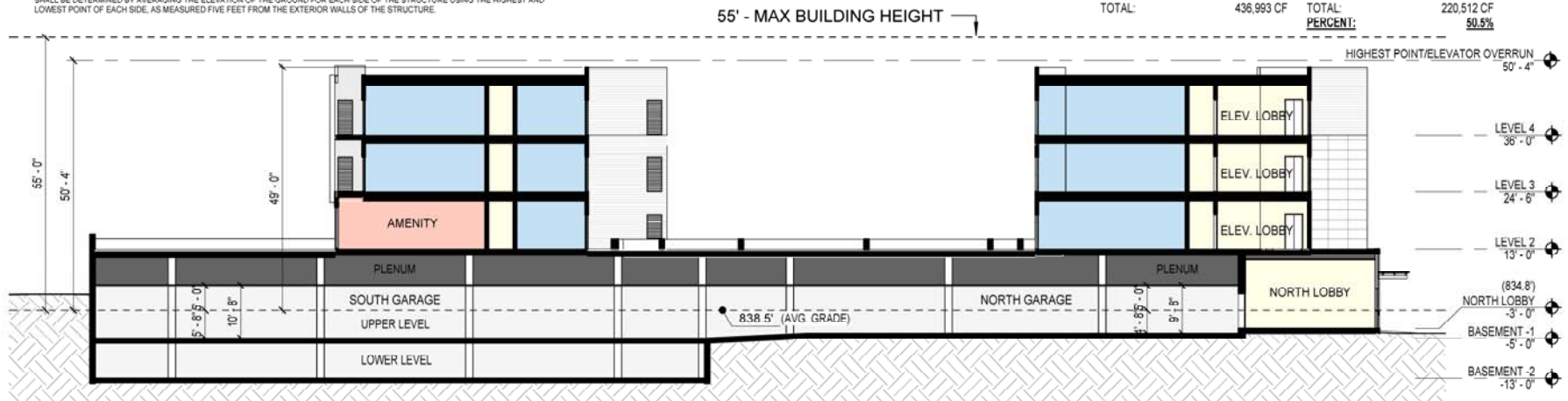
**FINISHED GRADE** (PAGE 250 - NEW ZONING CODE PER DRAFT 11.20.2017)  
THE LEVEL OF THE GROUND ADJACENT TO THE STRUCTURE IF THE GROUND IS LEVEL. IF THE GROUND IS NOT LEVEL, THE FINISHED GRADE SHALL BE DETERMINED BY AVERAGING THE ELEVATION OF THE GROUND FOR EACH SIDE OF THE STRUCTURE USING THE HIGHEST AND LOWEST POINT OF EACH SIDE, AS MEASURED FIVE FEET FROM THE EXTERIOR WALLS OF THE STRUCTURE.

## N-S SECTION - WEST

SCALE: 1" = 20'-0"

## GARAGE VOLUME CALCULATION

- OVERALL -	- BELOW AVG GRADE -
NORTH GARAGE: 245,861 CF	NORTH GARAGE: 137,460 CF
SOUTH GARAGE: 191,132 CF	SOUTH GARAGE: 83,052 CF
(UPPER LEVEL ONLY)	(UPPER LEVEL ONLY)
TOTAL: 436,993 CF	TOTAL: 220,512 CF
	PERCENT: 50.5%



## N-S SECTION - EAST

SCALE: 1" = 20'-0"

BUILDING SECTIONS  
1" = 20'-0"



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

0 10' 20' 40' 01.05.18





# COMMENTS? QUESTIONS?



**REDICO**

**MA**  
MYEFSKI  
ARCHITECTS