



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:	Vic Village South
Project Location and/or Address:	609 E. University, 1100, 1104, 1108, 1112, & 1114 S. University, 610 Church St. to be combined into the new proposed address of 1116 S. University Avenue
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D-1 Zoning South University Character Area Primary Street Frontage
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:	South University - South, LLC Attn: Sean T. Havera, VP of Construction 30100 Telegraph Rd., Suite 220 Bingham Farms, MI 48025 T: (313)-410-6488 shavera@hughes-properties.net
Property Owner:	See attached list of property owners
Property Owner's Signature:	See attached.
Developer's interest in property if not owner:	Ground Lessee

Design Team (include all individuals, firms and groups involved):	Ronald L. Hughes - Hughes Properties Sean T. Havera - Hughes Properties David Nims - Hobbs + Black Architects Tom Dillenbeck - Hobbs + Black Architects Diane McIntyre - Hobbs + Black Architects Tom Covert - Midwestern Consulting
Contact Person (name, phone number and email of one person):	Diane McIntyre Hobbs + Black Architects 100 N. State St. Ann Arbor, MI 48104 734-663-4189 dmcintyre@hobbs-black.com

Section 2: Project Details

Project Specifics:	<p>Site size (sq. ft.): <u>23,862 square feet</u></p> <p>Total floor area (sq. ft.): <u>100,130 square feet gross floor area</u></p> <p>Number of stories: <u>6</u></p> <p>Building Height (ft.): <u>86 feet (to top of rooftop equipment screen)</u></p> <p>Ground floor uses: <u>Retail, Building Services, Residential Entry, Bike Storage, Leasing Office</u></p> <p>Upper floor uses: <u>Residential Units and Amenity Space</u></p> <p>Number dwelling units: <u>37</u></p> <p>Number off-street parking spaces: <u>3</u></p> <p>Open space (sq. ft.): <u>3,659 square feet</u></p>
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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.)

Section 3: Project Design

On a separate sheet(s), please address each of the following in separate statements:

- 3a. Describe the context of the site.
- 3b. Is there an inspiration or a theme for the design concept? Describe.
- 3c. Describe how the project responds to the Design Guidelines for its Character District.
- 3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.
- 3e. Describe how the project responds to the Design Guidelines for Buildings.
- 3f. Describe how the project responds to the Design Guidelines for Building Elements.
- 3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.

Vic Village South

Design Review Board Application – Project Details and Project Design

2a. Brief description of design concept (what the project/structure looks like).

The proposed development is a new 6-story high-rise located at 1116 S. University Avenue on the south side of the street, between E. University Avenue and Church Street. The building exterior is a composition of brick with metal panel and stone accents. The building extends to the property lines at the north and west sides along S. University Avenue and E. University Avenue creating a two-story high street wall that serves to reinforce the street edge. The building then steps back an average of 5-feet at the third through sixth floors as it transitions to the tower portion of the structure. The building site is bordered at the northeast by an existing restaurant establishment. An alley at the south acts as a pedestrian connection between E. University Avenue and Church Street.

The building's location acts as a transition from the nearby university buildings to the adjoining commercial and mixed-use setting. The overall design of the building has a contemporary character that is in line with the newer mixed-use buildings in the neighborhood. The material palette of mostly brick blends with the nearby academic buildings, while the prominent two-story high street wall allows the building to relate to the adjacent commercial low-rise buildings that remain in this district.

2b. Brief description of development program (intended uses, known or possible tenants, etc.)

The project is a mixed-use development consisting of commercial and residential uses. The first story is primarily commercial space which is intended to be a mix of food service establishments and a variety of retail tenants. Student-focused housing is located on the second through sixth floors and consists of 37 living units with a mix of primarily 3 and 4-bedroom units. These floors will also contain amenity spaces such as a fitness center, study spaces, social gathering areas, and a rooftop patio with views of central campus. Secured bicycle parking will be available inside the building at grade level.

3a. Describe the context of the site.

The site is located in the D1 zoning district and is part of the South University Character Overlay District. The area is at the southeast edge of the Ann Arbor central business district and borders the southern and eastern edges of the university's central campus. The area's architecture is an eclectic mix of older low-rise (one and two-story) and newer high-rise buildings. The low-rise buildings are of the 70's and 80's era and are not particularly harmonious or appealing. The activities of the area revolve primarily around students and are comprised of bars, restaurants and entertainment venues.

There has been recent growth in student housing in the area which continues to grow in building height and therefore density. University Towers is now joined by the Landmark, Zaragon, Arbor Blu, and Six 11 developments, as well as the new Vic Village North in providing student housing. These new buildings are more contemporary in their designs. The Ann Arbor DDA has recently revitalized the streetscape along S. University Avenue through the implementation of new sidewalks, street trees and planters, benches and bike hoops.

The proposed site is located on the south side of S. University Avenue, between E. University Avenue and Church Street. The existing bar/restaurant on the corner of S. University Avenue and Church Street will remain. Vic Village South's site extends behind this restaurant establishment and will be able to form a connection between E. University Avenue and Church Street. This pedestrian connection will be well-lit and monitored via cameras. The implementation of public artwork/murals will be examined as the design progresses. University buildings are to the northwest and west. Student housing high-rises are to the south and north. Low-rise retail and restaurants are to the northeast and east.

3b. Is there an inspiration or a theme for the design concept? Describe.

The design character of the building responds to the urban fabric of the academic/commercial zone in which it is located. The intent of the design is to craft a modulated façade that creates the appearance of separate, distinct buildings with their own materials and design demarcation. While different, the design modules maintain a sense of harmony with one another through the alignment of horizontal elements such as cornices and canopies, along with the use of a harmonious masonry color palette. The glass tower and two-story, stone-framed openings at the northwest corner act as a dominant architectural feature that will also offer a ground level outdoor, open space at this lively pedestrian intersection.

3c. Describe how the project responds to the Design Guidelines for its Character District.

As part of the South University Character Overlay District, this project will cater to the university population by providing housing with amenities that are currently in demand. Ground floor commercial tenants will have storefronts composed primarily of large, clear display windows which will help to maintain the busy and vibrant pedestrian activity of this area. The modulated façade of the proposed building will serve to create varying expressions that are fitting with the diverse nature of this area.

3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.

Just as the existing buildings do, the proposed building is intended to be built to the property lines at the north and west. The design allows for direct retail tenant access to the busy pedestrian sidewalks on S. University Avenue and E. University Avenue. The site includes the prominent and vibrant corner located at the intersection of S. University Avenue and E. University Avenue. The dominant architectural feature of the proposed building at this northwest corner consists of two-story, stone-framed openings and a vertical glass tower that acts as a focal point. An urban open space is provided at sidewalk level at this active corner. This outdoor area will serve to enrich the pedestrian experience by allowing the possibility for dining opportunities, planters, and movable tables and chairs.

A distinct main residential entry is provided on S. University Avenue at the northeast corner of the building. It is prominent and well-defined with its two-story façade opening and set back entry doors, yet does not compete with the retail stone-framed openings at the northwest.

Vehicular access for trash and utilities is located off Church Street, which is away from the main pedestrian pathways along S. University Avenue and E. University Avenue. A pedestrian connection has also been created through the development along the south side of the site creating a multitude of arrival/departments points for residents and deliveries.

3e. Describe how the project responds to the Design Guidelines for Buildings.

The building respects the existing two-story lower scale facades of the S. University Avenue area by stepping back at the third level. The building is broken down into different vertical modules (base and top), along with differing horizontal façade expressions that help to establish building module lengths in line with typical lot widths found in this area. The windows at the base of the building are large scale, befitting the commercial nature of the space. Windows at the upper levels are inset punched openings typical of residential style windows.

The building is designed within the 150-foot maximum height limitation established for the D1 zoning district. This includes the height of the elevator overrun and any rooftop equipment screening. The design is within the base allowable FAR of 400%.

3f. Describe how the project responds to the Design Guidelines for Building Elements.

The building's design utilizes a palette of brick, stone and metal materials to create a harmonious façade. A stone material is placed at the base of the building and continues as design elements to frame certain building entry points. Upper level residential window sizes are the same across the north and west elevations, however mullion patterns differ to emphasize the differing façade expressions. A contrasting brick color is placed alongside certain upper level windows allowing the remaining residential windows to be more vertical in nature.

A contemporary open metal canopy is used at the northwest corner of the building, while a mixture of this metal canopy and more traditional awnings can be found at the ground floor window openings. Commercial entrances are located intermittently along the entire façade of this first-floor level to accommodate multiple retail tenants.

DEVELOPER

SOUTH UNIVERSITY - SOUTH, LLC
30100 TELEGRAPH ROAD
SUITE 220
BINGHAM FARMS, MI 48025

ARCHITECT

HOBBS + BLACK ARCHITECTS
100 N. STATE STREET
ANN ARBOR, MI 48104

CIVIL ENGINEER

MIDWESTERN CONSULTING
3815 PLAZA DRIVE
ANN ARBOR, 48108

PROJECT DATA

LOCATION: 1116 S. UNIVERSITY AVENUE, ANN ARBOR MI

ZONING: D1
SOUTH UNIVERSITY CHARACTER OVERLAY DISTRICT

SITE AREA 23,862 SF

FAR:
MAX 400% = 95,488 SF
PROPOSED 397% = 94,793 SF

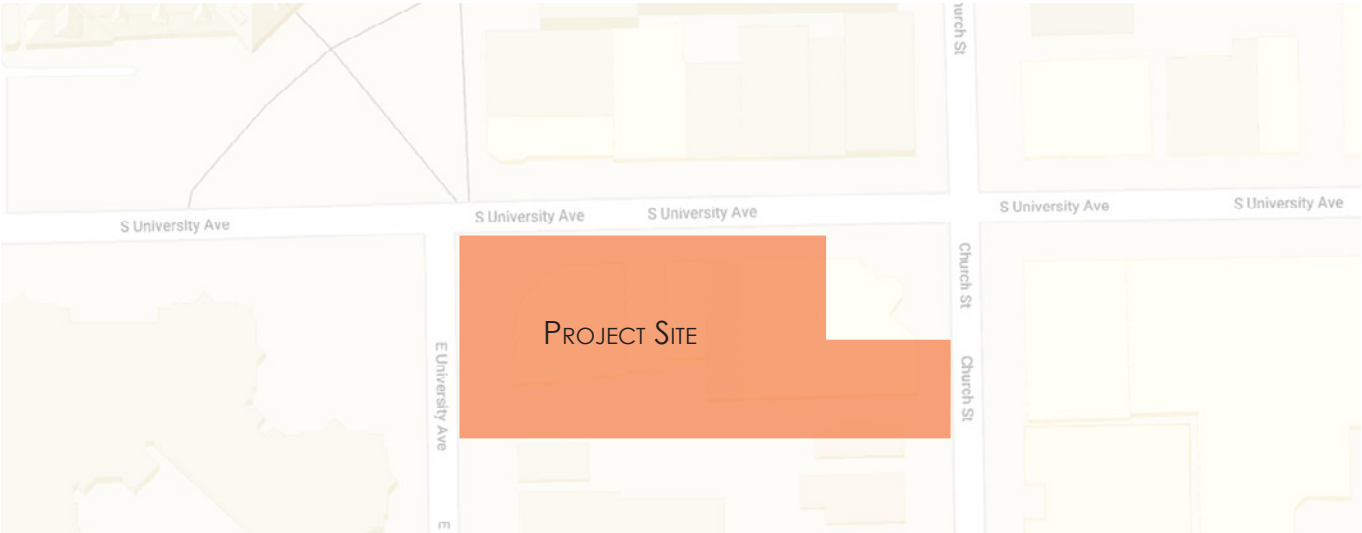
BUILDING HEIGHT:
MAX 150 FT
PROPOSED 86 FT (TO TOP OF ROOFTOP MECHANICAL EQUIPMENT SCREEN)

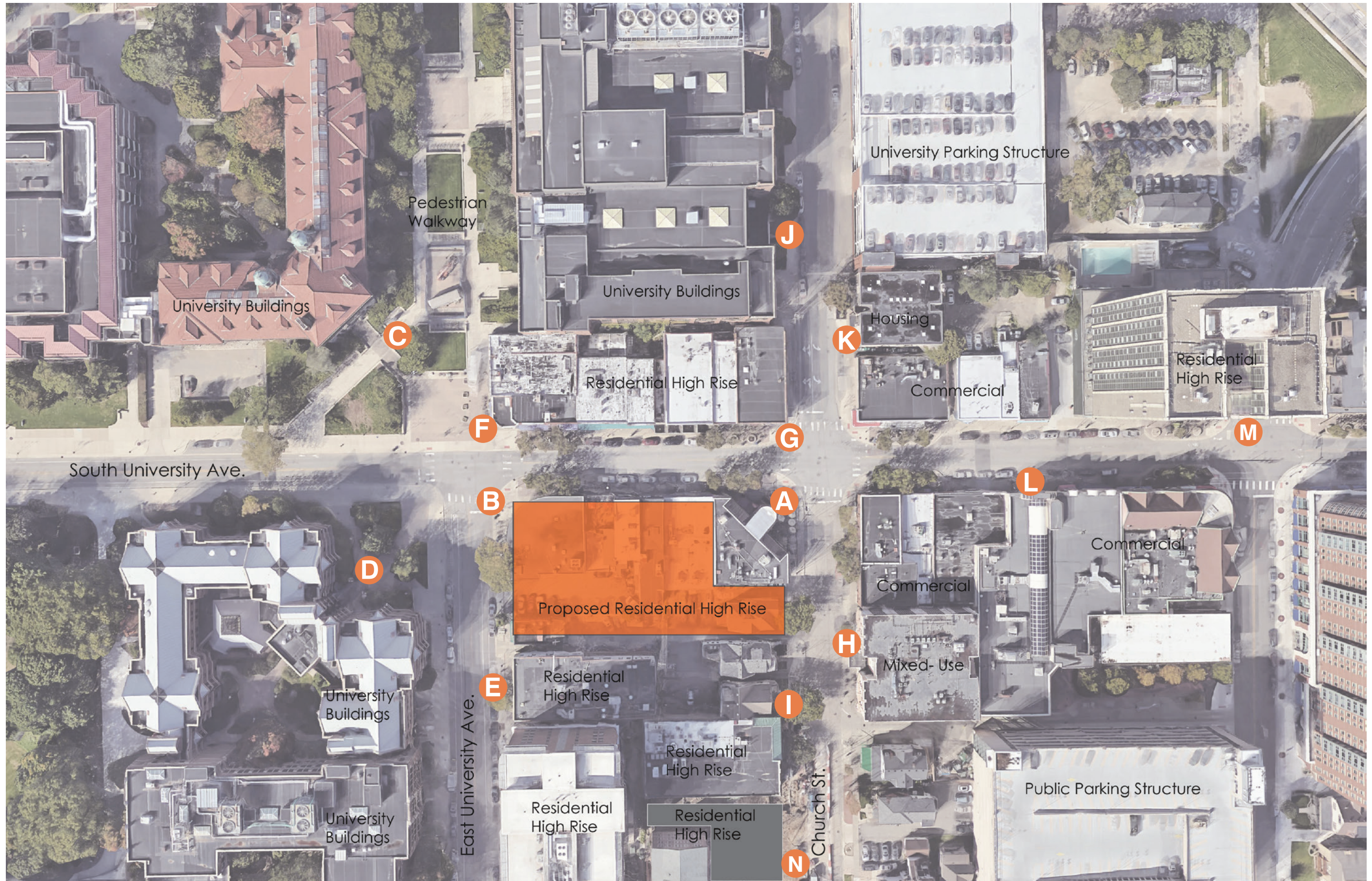
NUMBER OF STORIES: 6

NUMBER OF DWELLING UNITS: 37

OFF-STREET PARKING SPACES:
REQUIRED 0
PROPOSED 3

BICYCLE PARKING	
CLASS A	CLASS B
REQUIRED 36	REQUIRED 2
PROPOSED 36	PROPOSED 2









STREETVIEW OF SITE - LOOKING SOUTHWEST



STREETVIEW OF SITE - LOOKING SOUTHEAST



UNIVERSITY OF MICHIGAN - WEST HALL



UNIVERSITY OF MICHIGAN - SCHOOL OF SOCIAL WORK



ZARAGON PLACE APARTMENTS



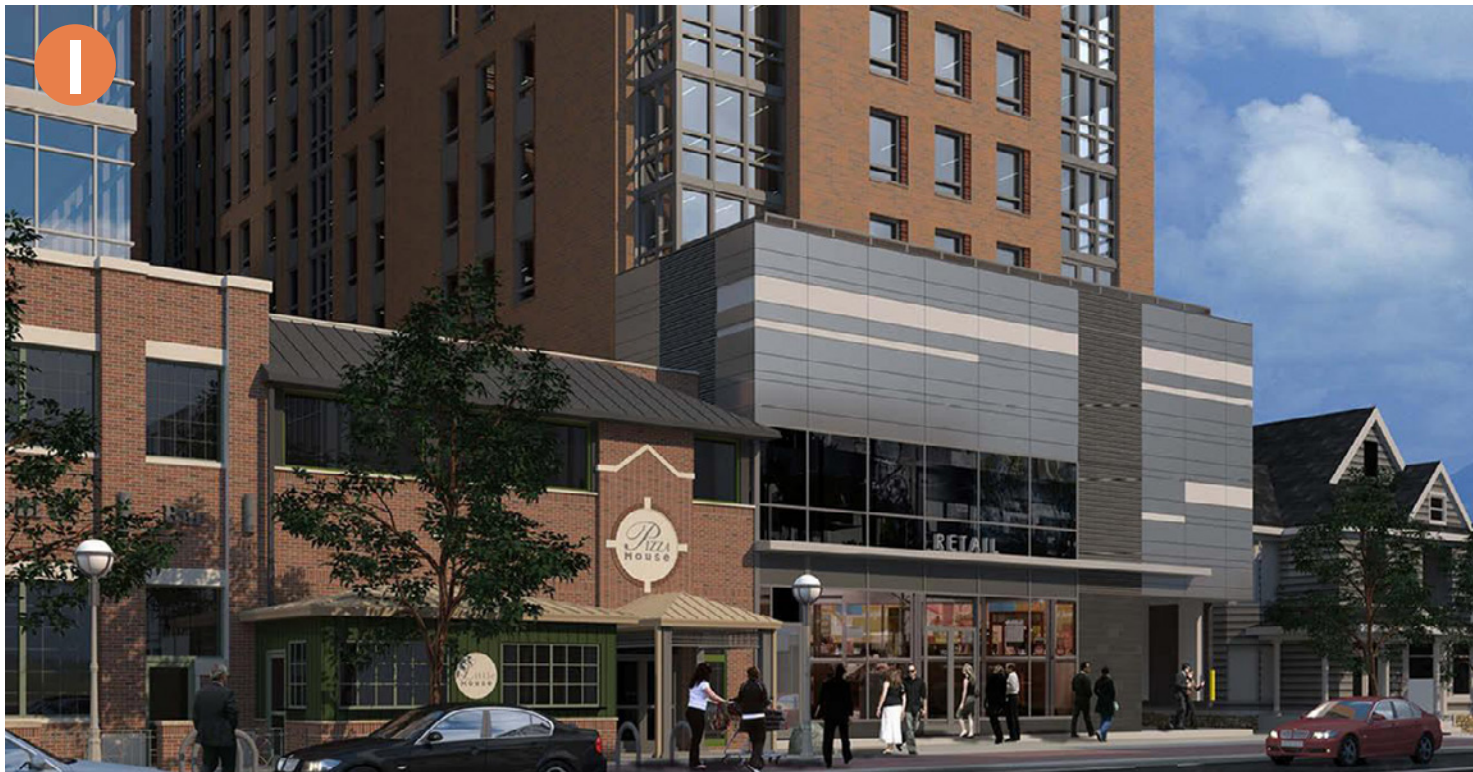
VIC VILLAGE NORTH



UNIVERSITY OF MICHIGAN CREDIT UNION + VIC VILLAGE NORTH



CHURCH STREET BUSINESSES + APARTMENTS



SIX11 APARTMENTS + RETAIL + PIZZA HOUSE



UNIVERSITY OF MICHIGAN - EAST HALL



OASIS GRILL + APARTMENTS + CHURCH STREET PARKING STRUCTURE



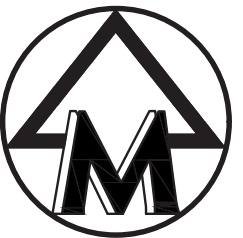
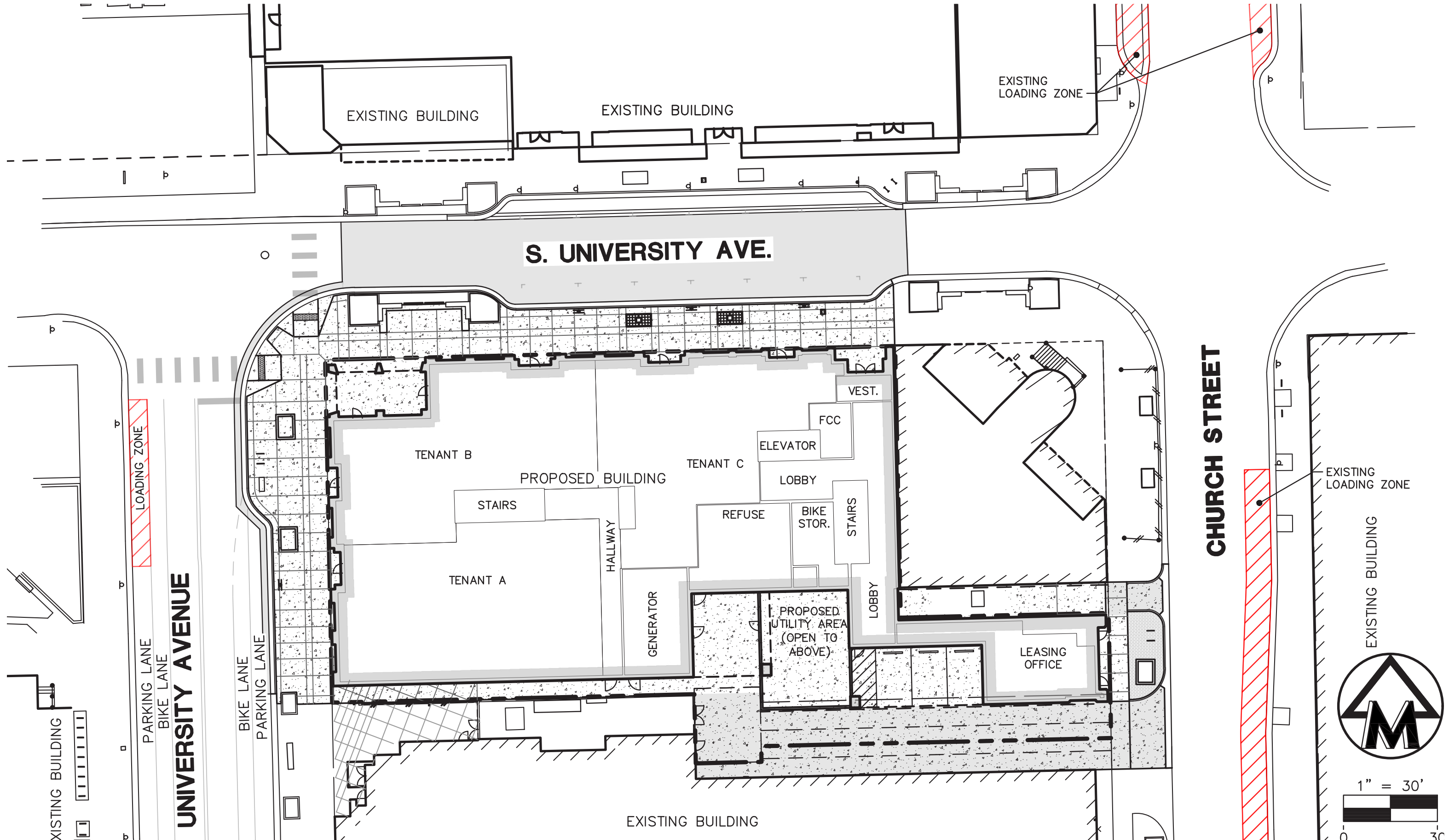
ADJACENT S. UNIVERSITY AVENUE BUSINESSES + LANDMARK APARTMENTS



UNIVERSITY TOWERS



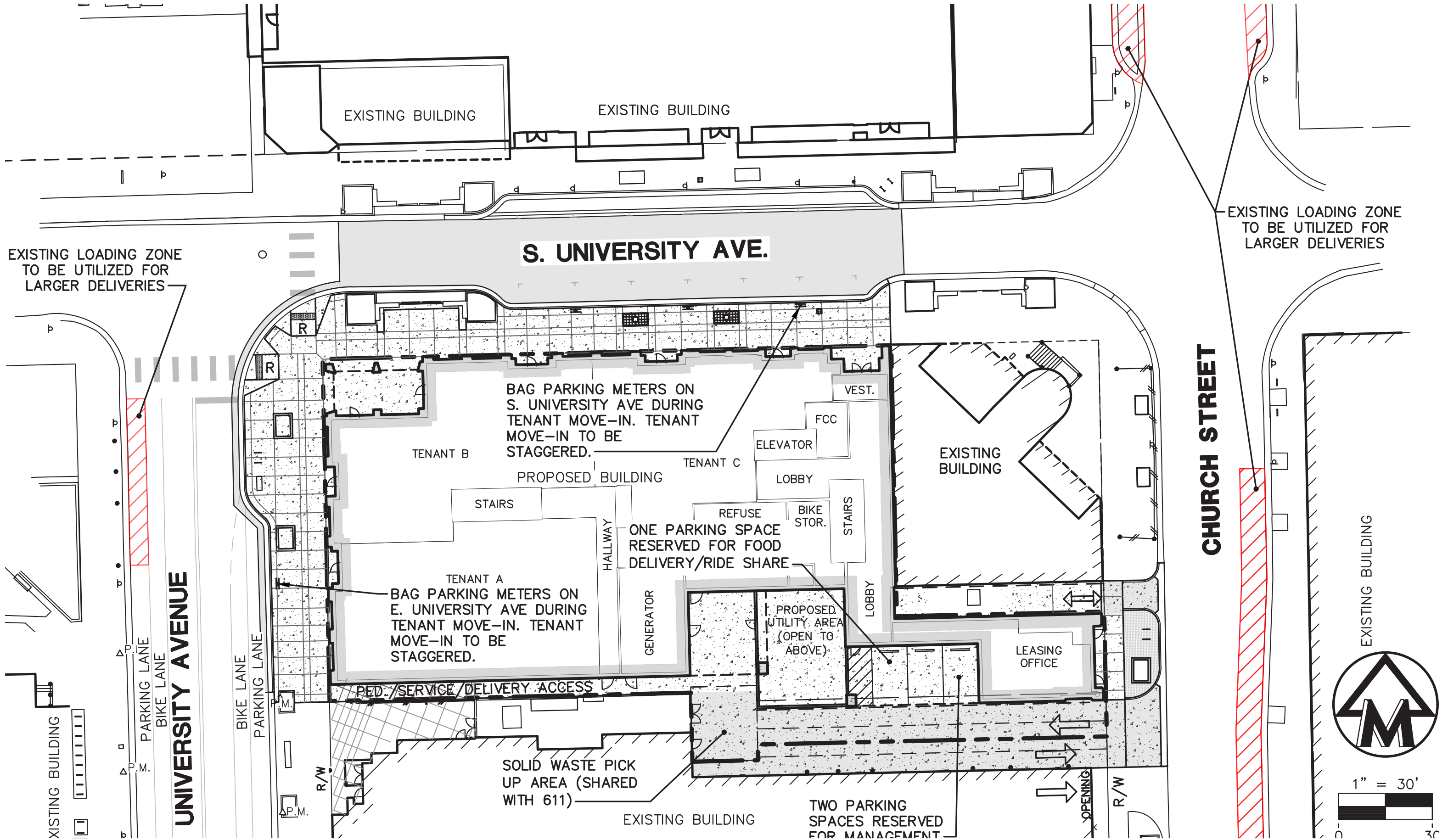
ARBOR BLU APARTMENTS

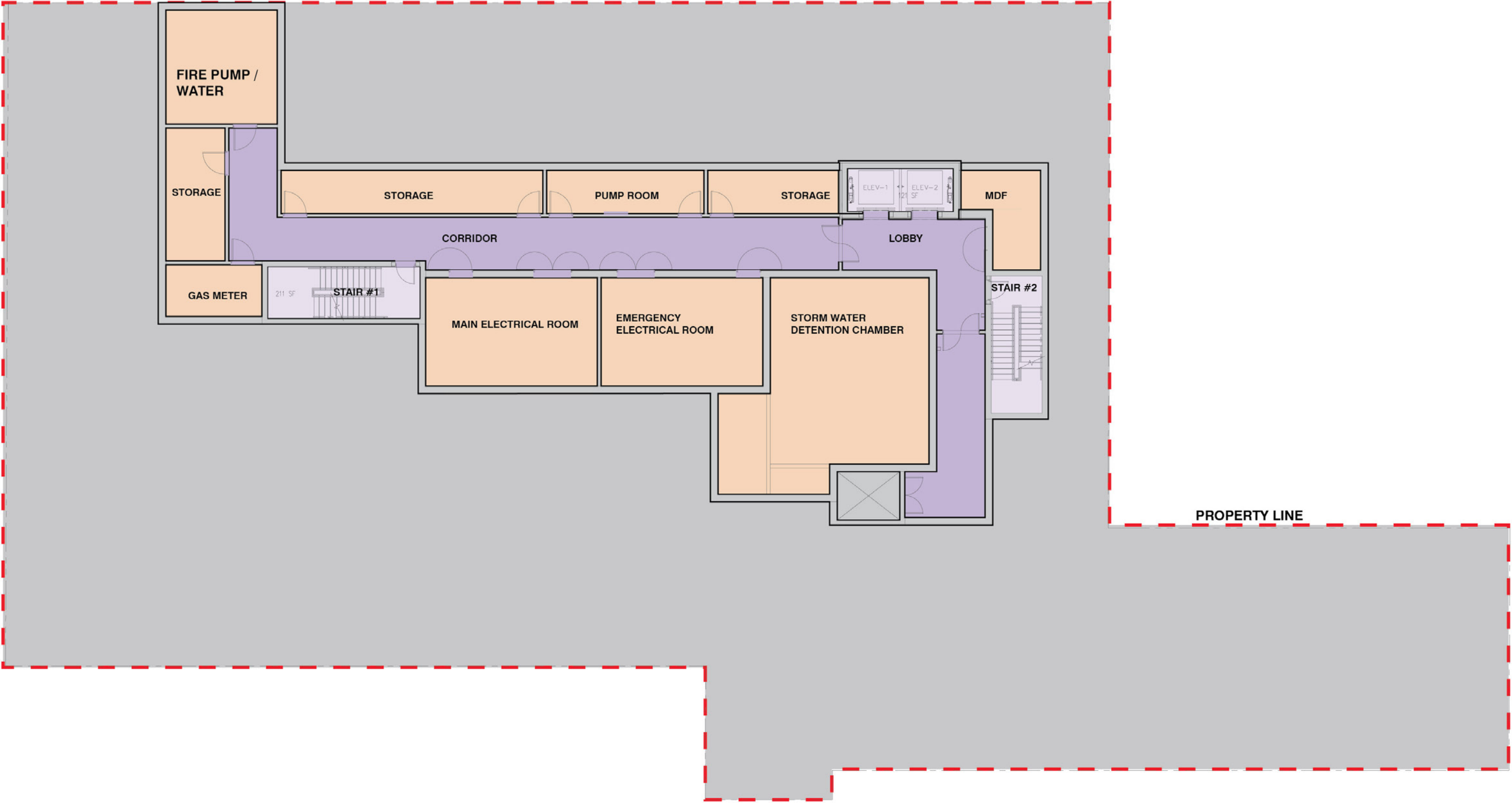


1" = 30'



SITE PLAN















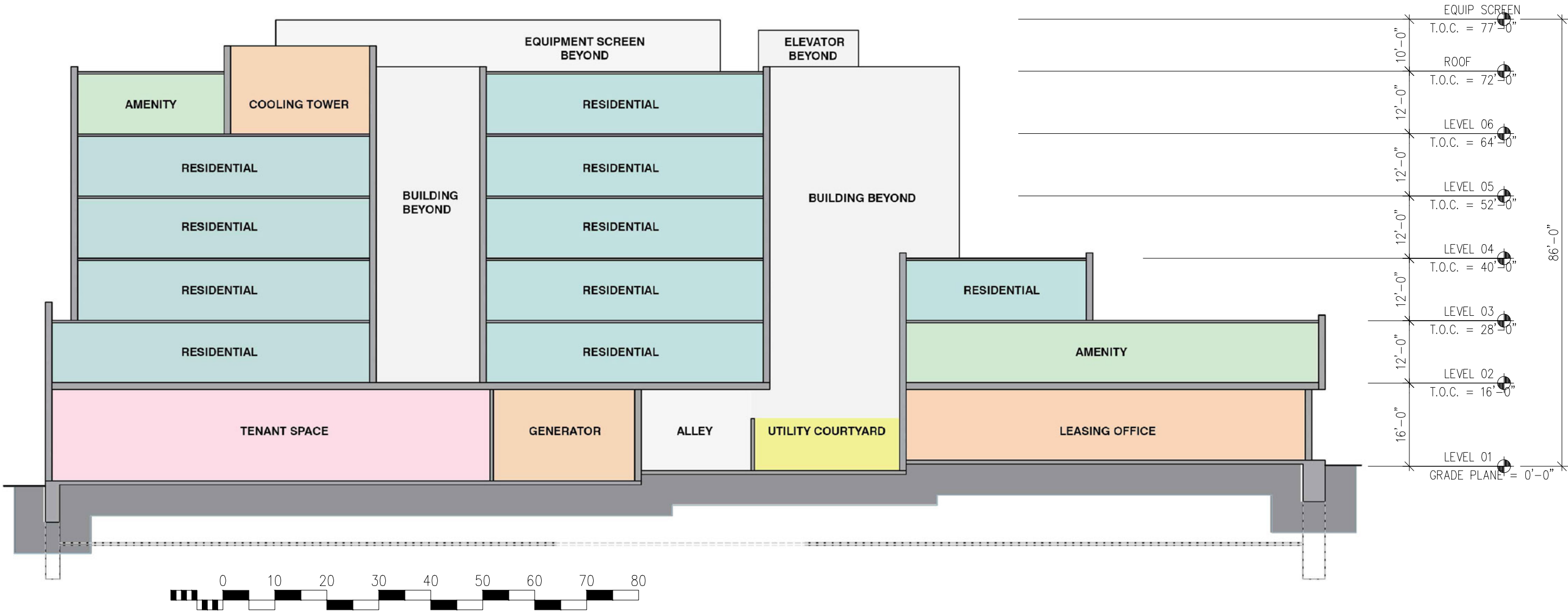














Brick 1 - Ebony Black A
Utility Size



Brick 2 - Nutmeg Full Range
Utility Size



Brick 3 - Belden 8530
Utility Size



Inset Windows



Aluminum Storefront
Metal Frame Canopy
Cast Stone Cladding











February 4, 2019

City of Ann Arbor
Planning and Development Department
301 E. Huron St.
Ann Arbor, MI 48104

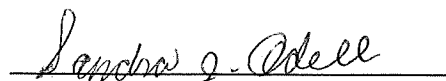
Re: Designation of Agent – Site Plan Approval

To Whom it May Concern,

I (we) hereby appoint Sean T. Havera or South University – South, LLC (the “Agent”) as my (our) agent to represent me (us) in any request for Site Plan approval on of for the subject property enumerated below. By signing below, I (we) understand that the Site Plan Approval application process consists of several forms and my (our) agent may represent me (us) in all phases of the Site Plan approval process and any ancillary procedures required thereby which may include submission to other agencies of government that may have jurisdiction. I (we) certify that all information below is correct.

Property Address:	1100 S. University
Parcel #:	09-09-28-311-006 – See Exhibit A
Legal Ownership Name:	Odell Associates Limited Partnership/Fuller Michigan, LLC
Approximate Property Square Feet:	4,355
Current Zoning District:	D1
Owner Name:	Odell Associates Limited Partnership/Fuller
Owner Mailing Address:	Odell Associates Limited Partnership C/O Marjorie M. Dixon, Esq, Conlin, McKenney & Philbrick, P.C. 350 South Main Street, Suite 400 Ann Arbor, MI 48104 Fuller Michigan, LLC C/O Roman J. Korpopey, Esq. Lamb McErlane, PC 14 South Bryn Mawr Avenue Suite 210 Bryn Mawr, PA 19010
Daytime Phone #:	734-761-9000 – Marjorie Dixon
Email:	dixon@cmplaw.com – Marjorie Dixon rkoropey@lambmcerlane.com – Roman Korpopey


Odell Associates Limited Partnership



By: Sandra Odell

Its: General Partner

Fuller Michigan, LLC


By: Dorian Gentzler

Its: Manager

Odell Associates Limited Partnership

By: Sandra Odell
Its: General Partner

Fuller Michigan, LLC

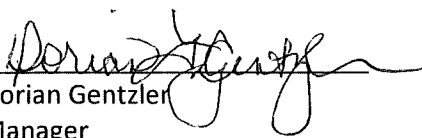
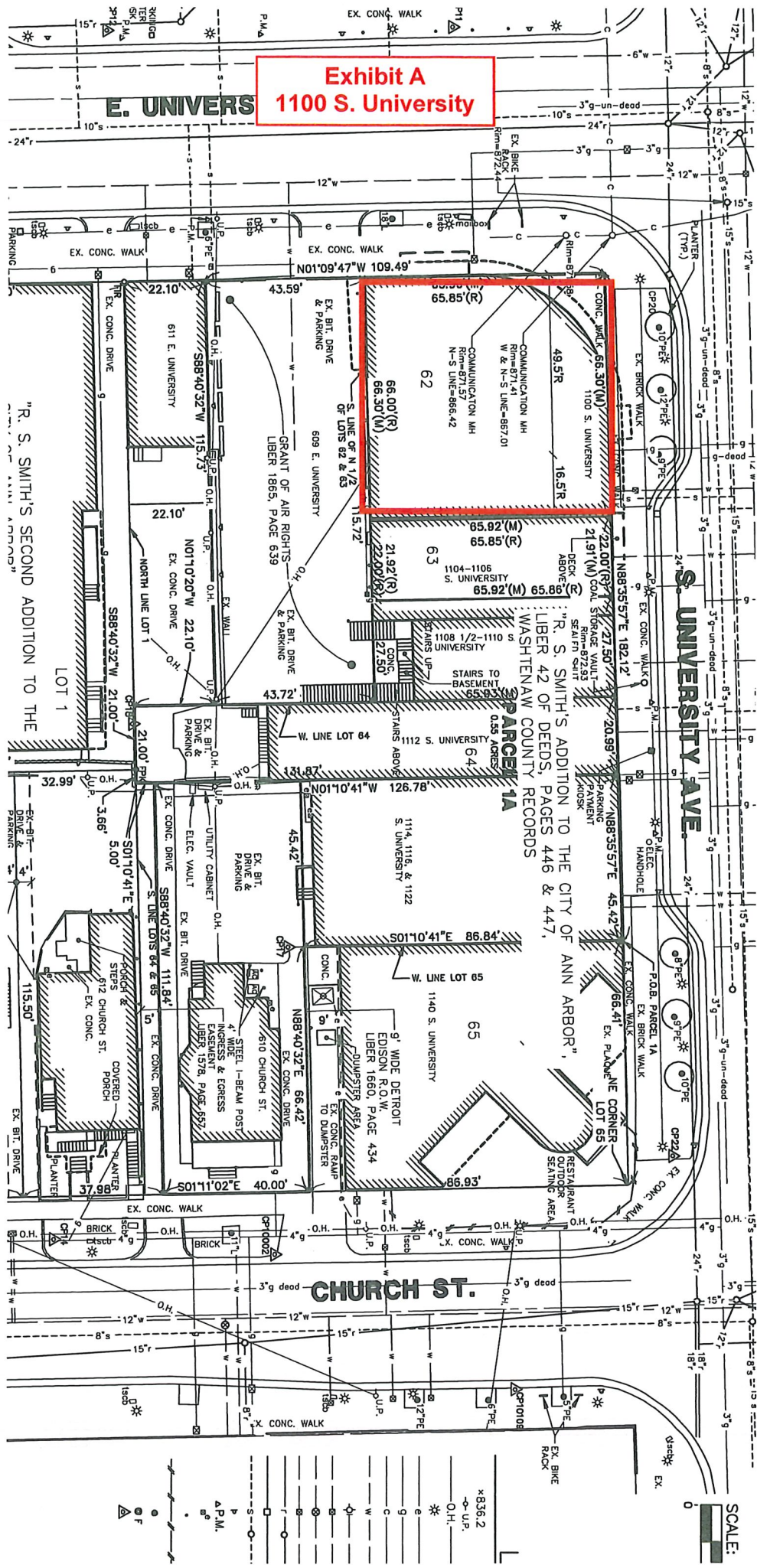

By: Dorian Gentzler
Its: Manager

Exhibit A **1100 S. University**



SCALE:

"R. S. SMITH'S SECOND ADDITION TO THE
WASH. 42 OF DEEDS, PAGES 446 & 447."

"R. S. SMITH'S ADDITION TO THE CITY OF ANN ARBOR,"
WASH. 42 OF DEEDS, PAGES 446 & 447.

CHURCH ST.

S. UNIVERSITY AVE.

E. UNIVERSITY

836.2
O.H.
P.M.
P

Exhibit A
1100 S. University

E. UNIVERSITY

CHURCH ST.

S. UNIVERSITY AVE.

PARCEL 1A

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S. UNIVERSITY AVE.

CHURCH ST.

February 4, 2019

City of Ann Arbor
Planning and Development Department
301 E. Huron St.
Ann Arbor, MI 48104

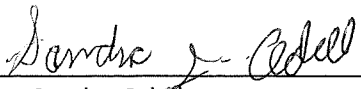
Re: Designation of Agent – Site Plan Approval

To Whom it May Concern,

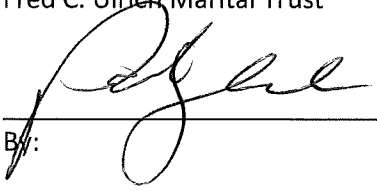
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Property Address:	1104 – 1106, 1108, 1114 S. University, 609 E. University, 610 Church St.
Parcel #:	09-09-28-311-002, -004, -005, -007, and -021 – See Exhibit A
Legal Ownership Name:	Odell Associates Limited Partnership/ Ulrich Fred C Marital Trust/ Ulrich Fred C Family Trust
Approximate Property Square Feet:	16,982
Current Zoning District:	D1
Owner Name:	Odell Associates Limited Partnership/ Ulrich Fred C Marital Trust/ Ulrich Fred C Family Trust
Owner Mailing Address:	Odell Associates Limited Partnership C/O Marjorie M. Dixon, Esq, Conlin, McKenney & Philbrick, P.C. 350 South Main Street, Suite 400 Ann Arbor, MI 48104
Daytime Phone #:	734-761-9000 – Marjorie Dixon
Email:	dixon@cmplaw.com – Marjorie Dixon

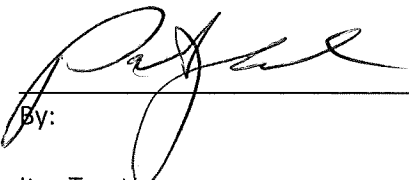
Odell Associates Limited Partnership


By: Sandra Odell
Its: General Partner

Fred C. Ulrich Marital Trust


By:
Its: Trustee

Fred C. Ulrich Family Trust


By:
Its: Trustee

[illegible]

SCALE:

Exhibit A
1104-1106, 1108, 1114 S. University,
609 E. University, 610 Church St.

S. UNIVERSITY AVE.

CHURCH ST.

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S. UNIVERSITY AVE.

March 27, 2019

City of Ann Arbor
Planning and Development Department
301 E. Huron St.
Ann Arbor, MI 48104

Re: Designation of Agent – Site Plan Approval

To Whom it May Concern,

I (we) hereby appoint Sean T. Havera or South University – South, LLC (the “Agent”) as my (our) agent to represent me (us) in any request for Site Plan approval on of for the subject property enumerated below. By signing below, I (we) understand that the Site Plan Approval application process consists of several forms and my (our) agent may represent me (us) in all phases of the Site Plan approval process and any ancillary procedures required thereby which may include submission to other agencies of government that may have jurisdiction. I (we) certify that all information below is correct.

Property Address:	1112 S. University
Parcel #:	09-09-28-311-003 – See Exhibit A
Legal Ownership Name:	South University – South, LLC
Approximate Property Square Feet:	2,788
Current Zoning District:	D1
Owner Name:	South University – South, LLC
Owner Mailing Address:	South University – South, LLC C/O Patricia Fix 30100 Telegraph Rd. Suite 220 Bingham Farms, MI 48025
Daytime Phone #:	248-647-2600 x 113
Email:	pfix@property-accounting.net

South University – South, LLC



By: Patricia M. Fix
Its: Manager

[illegible]

S. UNIVERSITY AVE.

CHURCH ST.