

**415 W. Washington – RFP 695
Ann Arbor Art Center**

Team

Ann Arbor Art Center
RizzoloBrown Architects
Damian Farrell Design
Pollack Design
JC Beal
Oxford Companies
Miller Canfield
Washtenaw Engineering



Proposed Development Program

Renovation of the 415 W. Washington building and garages into a community arts facility, to be owned by the Art Center. The Art Center would occupy

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approximately 13,000 square feet and rent or lease the remaining space to art groups and individuals. This would include:

- Three galleries for professional and community artist exhibitions
- Gallery shop
- Teaching studios
- Office space for Art Center staff
- Meeting rooms
- Café

The garage structures would be converted to studio space for short- and long-term rental and shared rehearsal/gathering space.

Three off-street parking lots totaling 66 spaces would be created, one of which would be part of a courtyard area between the buildings. Impervious areas are proposed to be reduced through permeable paver systems, rain gardens, bioswales and the addition of sections of green roof on the building. Regrading of the site for greenway and paving will lower elevations to provide additional storm water storage capacity.

Cost Proposal

Ann Arbor Art Center Commitments:

- Use the proceeds from the sale of its two properties (220 Felch and 117 W. Liberty), historic tax credits and nonrecourse financing to raise \$4,100,000 to renovate the entire property.
- Pay \$1 to the City for acquisition of land, including greenway.

Requested City Commitments:

- Property to be delivered free and clear of environmental hazards and non-structural elements.
- Parks & Recreation to maintain the greenway easement in perpetuity by setting up an endowment.
- A governmental agency will enter into a lease with AAAC for 17,100 sf (west and south buildings) for \$9.00/sf plus operating expenses for 30 years. In turn, the governmental entity will sublease the space to area artists and artistic groups, using 10% of the revenues to pay for property management.

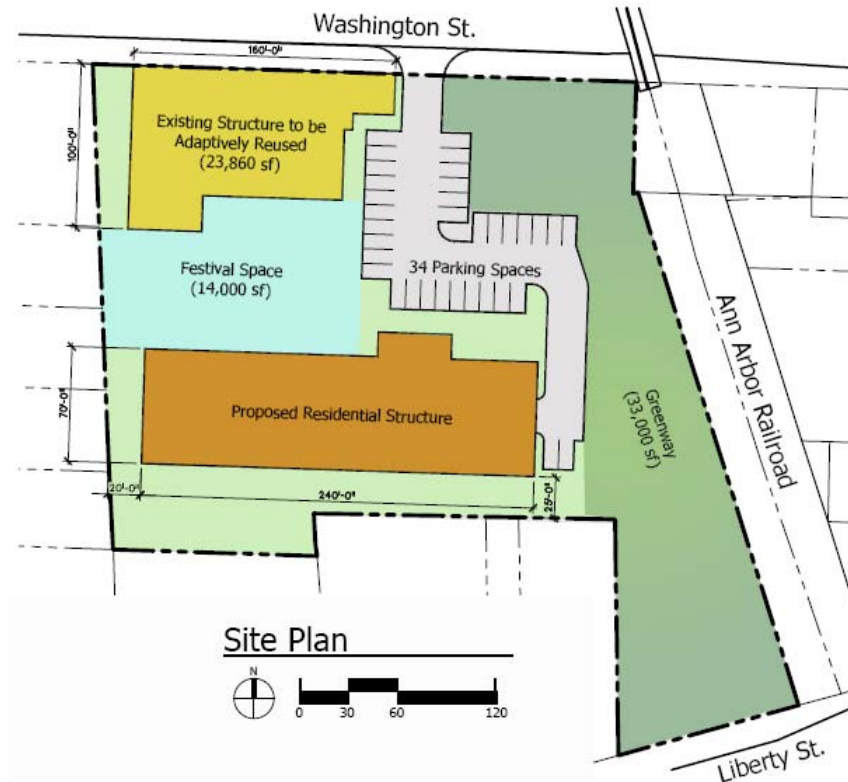
415 W. Washington – RFP 695 Morningside

Team

Morningside Equities Group, Inc.
JJR
Hobbs + Black Architects
Lorri D. Sipes, FAIA

PLAN

SITE PLAN



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Proposed Development Program

Residential: Construction of a new five-story, 52-unit condominium building with 48 parking spaces on the grade level under the building. Second floor residences are proposed for artist live/work space. Units would be priced in the mid-\$200,000 range. The building, which would be designed for LEED Gold

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certification, would be located south of the main building on land currently occupied by garage structures.

Adaptive Use: Adaptive reuse of 23,860 sf in the 415 W. Washington building, with selective removal of secondary structures, in partnership with an arts or public entity. A 34-space surface parking lot would be developed, with access from Washington Street. Outdoor festival space would be created in a courtyard between the adaptive re-use and the new residential building, to be used for exhibitions and activity programming.

Greenway: Reservation of 0.75 acres as part of the Allen Creek Greenway, with improvements to be designed in coordination with the City. The Liberty Street vehicular access would be eliminated, traffic calming crosswalks would be installed across Liberty and Washington, and Historical Street Exhibits and public art would be added in the greenway.

Cost Proposal

Morningside Commitments:

- Design and construct a 52-unit residential building and associated site improvements.
- Cooperatively plan for improvements to the public space.
- Market 415 W. Washington building and adjacent land to public entity initially, and private sector if no public entity commitment. In exchange for receiving the primary building and adjacent land area at no cost, the public entity would invest the capital required to renovate the building and develop the land into a blend of festival space and surface parking.
- Assist the public entity in structuring the transaction to secure historic tax credits.
- Pay \$500,000 to the City for acquisition of land, excluding greenway.

Requested City Commitments:

- Design and construct public streetscape improvements to the Washington Street ROW and traffic calming devices to the Washington and Liberty Street ROWs.
- Waive building permit and tap fees and consider park donation satisfied.
- Construct greenway improvements.

**415 W. Washington – RFP 695
Old West Side Design Group**

Team

Peter Allen & Associates
Storrow Kinsella Associates
Rueter Associates
Nederveld Engineering



Proposed Development Program

This proposal calls for construction of a 3-story artist loft and live/work building totaling 24-36 units above grade-level parking. The building, which would contain a minimum of 5-8 affordable units, would be located south of the main building on land currently occupied by garage structures. It would be designed for a LEED Silver rating or higher.

415 W. Washington – RFP 695 Old West Side Design Group

A 24-unit residential condominium and commercial building is proposed on the adjacent 318 W. Liberty, to be developed under a separate site plan by members of the OWSDG proposal team.

The salvageable portion of the 415 building would be renovated into an arts education and studio facility, with first floor commercial uses, to be sold or leased to the Ann Arbor Art Alliance or other arts group. The building would demonstrate flood resistant construction for historic rehab.

Auto parking is proposed in an 85 space deck on the first floor of the new building, with 24 additional residential spaces in an underground garage on the West Liberty site. 300 bicycle parking spaces will be provided. A courtyard area would provide event parking.

The Greenway would incorporate all of the space between the railroad tracks and the buildings, with a shared auto and pedestrian “social street” connection proposed between Liberty and Washington. The public space would include rain gardens and civic space such as a rotating art installation and a performance stage.

The floodway portion of the site would provide a model demonstration project for flood mitigation, including warning signage to address parking management and access during flood events and parking spaces that prevent cars from moving in storms through the spacing of secured bicycle racks.

Cost Proposal

Old Westside Design Group Commitments:

- Pay \$1 for existing building
- Pay \$0 for greenway portion of site
- Pay \$0 for each affordable unit (i.e., 60-80% AMI)
- Pay \$25,000 for each market rate unit (maximum \$700,000)

Requested City Commitments:

- Environmental remediation of the site
- Provide TIF funds to develop greenway park (\$4 million estimated from new development).