

ANN ARBOR DESIGN REVIEW BOARD

Staff Report

MEETING DATE: January 16, 2019

PROJECT: 600 East Washington Street
Project No. DR18-006

ADDRESS: 600 East Washington Street

ZONING: D1 Downtown Core (base)
State Street Character (overlay)
Secondary (street designation)

DESIGN TEAM: J Bradley Moore & Associates Architects, Inc
ESG Architects
Atwell LLC

PROPOSED PROJECT: The proposed project redevelops five lots on the south side of East Washington Street with a mixed-use high-rise urban apartment community building including retail space on the ground floor, three levels of parking, and 14 residential floors providing approximately 241 apartments. The proposed building is close to 900% FAR as it uses both the residential use and the affordable housing premium floor area options. It will also request planned project modifications as part of the site plan application to exceed the height limit of its character overlay zoning district.

The [design narrative](#) describes the exterior as “a composition of masonry, sophisticated metal panels, large windows, and color accents that evoke [the] diverse colors and textures in the character area. The design intent is to be elegant and simple with a nod to historic portions & materials of existing structures and use



of materials common in Ann Arbor in a modern expression.”

The design features strong vertical stripes of red and white brick, alternating pattern in asymmetrical fashion. A continuous sweeping wing and canopy defines the northeast half of the building. Overall, the [design plan](#) follows a traditional tripartite composition with a base, middle and top.

STAFF COMMENTS:

1. **Zoning Compliance (Area, Height, Placement).** The area, height and placement regulations for this site (D1, State Street Character, secondary street) are provided in the chart below. A cursory review of the proposed development indicates does or will comply with the standards and regulations applicable for the site.

	Requirements	Proposed
Lot Area		28,435 sq ft
FAR (Floor Area Ratio)	400% normal MAX, up to 700% MAX with premiums, up to 900% MAX with super premium	897% FAR <i>(Residential and affordable housing premiums used)</i>
Floor Area	Up to 113,370 sq ft normally, up to 199,045 sq ft with premiums, up to 255,915 sq ft with super premium	255,122 sq ft <i>(Residential and affordable housing premiums used)</i>
Front Setback	0 ft MIN, 10 ft MAX	0 ft
Side Setback	0 ft	0 ft
Rear Setback	0 ft	0 ft
Streetwall Height	Min 2 stories, Max 4 stories	4 stories
Offset at Top of Streetwall	Average 5 ft MIN	5 ft
Total Height	180 ft MAX	218 ft <i>(planned project modification to be requested)</i>
Massing Articulation	Not applicable	
Tower Diagonal	Not applicable	
Building Coverage	Not applicable	
Open Space	Not applicable	

2. **Site Context and Site Planning.** Staff find that each of the six site context and site planning categories are applicable to the site and proposed development.
 - a. Regarding urban pattern and form, A.1.4 suggests that some mid-block sites may be appropriate for a secondary role. The proposed design plan is quite bold and appears to desire becoming an iconic landmark, but given its sheer

- size and its noncorner or terminus location, it may actually be more appropriate to attempt to fade into the background of the State Street area.
- b. The site layout provides ground level open spaces and connections to adjacent sites, creating areas for activity for the general public and outdoor dining opportunities. These spaces could and should be further enriched with features and details such as public art, lighting, special paving and plantings. See Downtown Design Guidelines A.3.1-7.
 - c. Parking, the driveway, and service areas have been designed for minimal (but not zero) impact to pedestrians in keeping with Downtown Design Guideline A.4.1.
 - d. A pedestrian connection, along the east side of the site, has been provided in keeping with Downtown Design Guideline A.5.
 - e. Appropriate strategies for convenient, ample, and accessible bike parking have been incorporated into the proposed design. Although the main bike storage room is below grade, which is not historically popular, the room is accessed by a direct ramp to the walkway along the east side of the development, heading in the direction most bicyclists will be going or coming from. See Downtown Design Guideline A.6.2.
3. **Buildings.** The proposed development, if approved as submitted, will be the second tallest building¹ in the City and have the third greatest FAR². Staff find the suggested strategies to minimize the building's impact have been used but there is certainly room for improvement. In particular, the design plan includes almost all of the suggested strategies to visually divide the building into smaller modules which, in total, makes for a cluttered and disorienting building. At minimum, staff suggest the vertical stripes of red and white brick do not alternate pattern.
4. **Building Elements.** Staff again find that all seven categories for building elements are applicable. The design narrative speaks of desired elements and details but the scale of design plan makes it difficult to determine if those elements will be as successful in practice.
5. **Other Comments.**
- a. Note that while premium floor area is earned and may be used in a development when the standards are met (which some refer to as "by right"), planned project modifications are discretionary.
 - b. The streetwall of the proposed building should be 16 feet from the back of the curb to allow for pedestrian circulation, if it is not already so. The Unified

1 Tower Plaza estimated 267 ft (555 E. William St.)

2 Tower Plaza 1853% FAR (555 E. William St), University Tower 979% FAR (536 S. Forest Ave)

Development Code allows the maximum required front setback to be exceeded so that 16 feet of pedestrian circulation between the back of curb and the streetwall is provided. Any 19-story building should provide the ideal amount of pedestrian circulation in front of it. The design plan is not clear about the proposed distance between the back of curb and the streetwall.

Attachment: Downtown Ann Arbor Design Guidelines-Text Only

Prepared by Alexis DiLeo, City Planner
January 10, 2019

Downtown Ann Arbor Design Guidelines

Chapter 1: General Design Guidelines

A. Design Guidelines for Context and Site Planning

- A.1 Urban Pattern and Form.** When considering urban pattern and form, the petitioner should assess the character of the adjacent streetscape, open spaces, and buildings to determine how they function as places and facilities supporting human use.

The project team's assessment should seek to define opportunities to enrich the design excellence of that project.

- A.1.1 Identify and then reinforce the positive characteristics of adjacent sites.
- A.1.2 Design sidewalk level features and facilities to provide enrichment of the pedestrian experience.
- A.1.3 Corner sites are an opportunity to express an architectural gateway or focal point and a dominant architectural feature.
- A.1.4 For mid-block sites, identify adjacent site and building design qualities, noting that a design may be appropriate for a mid-block site that best serves the area in a secondary role.
- A.1.5 If the street geometries are such that the mid-block is the termination of a perpendicular street view, consider a design with enough presence and detail to make that view noteworthy.
- A.1.6 Where adjacent properties are underdeveloped and/or the block lacks inviting and interesting characteristics, consider a building, site and streetscape design that helps to create a vibrant pedestrian setting.
- A.1.7 On sites that abut an alley, design the alley entry connection to the street to minimize pedestrian/bike/vehicle conflicts while taking advantage of the alley as an open space from which to see and access the new/proposed site and buildings.

- A.2 Site Planning and Natural Systems.** An urban setting can be a challenging environment in which to respond to natural systems. Consider natural systems such as sun and wind patterns, climates and seasonality, rainwater harvesting, and significant individual features such as street tree patterns and landmark trees on public and private sites.

- A.2.1 Orient the building location to best accommodate climate, rainfall and area drainage patterns. The use of pervious versus impervious surfaces should be determined for each project based on beneficial environmental results.
- A.2.2 Site designs should accommodate solar access and minimize shading of adjacent properties and neighborhoods.
- A.2.3 Where location and site features allow, use deciduous trees, which provide shade in the summer and sun in winter months.
- A.2.4 Orient plant groups to provide wind protection of plazas and entries in wintertime and allow cooling breezes into outdoor spaces.
- A.2.5 Plant native and non-invasive species, especially those that require low levels of water and are tolerant of urban conditions.
- A.2.6 Where location and site size allow, consider use of a rain garden or vegetated roof to

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retain rainwater and serve as a site amenity, and employ rainwater harvesting methods for use in landscape irrigation systems

- A.2.7 Use porous materials in drainage and detention areas to promote rainwater percolation into the parent soil.

A.3 Open Space. Open spaces can include public and private courtyards, plazas, patios, terraces, alleys, and gardens. Throughout downtown, site features and elements that invite use should be provided. In commercial areas, open spaces should have an urban quality and character that enliven the street and enhance the pedestrian experience. Outside the commercial core and in civic areas, open spaces may be more park-like settings for human activity. Private property open spaces should be sized relative to the intended use and level of anticipated adjacent pedestrian activity.

- A.3.1 Design an urban open space to maximize activity and usability for a diverse population of different abilities.
- A.3.2 Locate an urban open space where there is a high level of existing or potential pedestrian activity.
- A.3.3 Locate urban open space that serves the general public at sidewalk level. Semi-private or private open space and activity areas may be appropriate if placed above or below the public sidewalk level.
- A.3.4 Place an urban open space in a location that serves as a focal point on a site.
- A.3.5 Orient an urban open space to the street or to cultural, historic or natural resources.
- A.3.6 Provide dining opportunities, movable tables and chairs, public art, lighting, interpretive materials, historic markers, water features, and architectural details such as windows and storefront walls, to frame urban open space.
- A.3.7 Enrich the space using special paving, plants, trellises and site structures.

A.4 Parking, Driveways and Service Areas. Parking, driveways, and service areas are necessary functions, which should be designed to benefit the urban experience.

- A.4.1 Locate and size driveways, access points, service entries, alleys, loading docks, and trash receptacles to minimize impact on pedestrians and maintain pedestrian safety, circulation, and comfort.
- A.4.2 Provide a pedestrian-friendly street edge at street level adjacent to surface parking areas and enclosed parking structures. Provide a landscape buffer appropriate for urban conditions at the edges of surface parking areas.
- A.4.3 Locate a parking structure or a surface parking lot behind or to the side of a building, minimizing the visual presence of parking on adjacent public right-of-way.
- A.4.4 Parking structures should incorporate architectural screens, public art, seating, lighting, kiosks, vending booths, and other ground level service shops adjacent to the street and sidewalk.

A.5 Pedestrian Connections. Pedestrian connections include sidewalks, alleys and arcades that provide pedestrian access within, through and among properties. Such connections provide access to buildings, courtyards, plazas and other site elements.

Appropriate strategies for effective pedestrian connections include:

- A.5.1 Pedestrian walkways should be well integrated with the existing infrastructure in a way

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that supports pedestrian connections within and outside the areas of the proposed project.

- A.5.2 In order to enliven the experience within pedestrian connections, avoid interior linkages between buildings and their parking areas.
- A.5.3 Provide engaging spatial opportunities for window shopping while also maintaining a zone for efficient circulation, especially in areas where there is already heavy pedestrian use.
- A.5.4 Provide landscaping, seating, public art, lighting, interpretive markers, and water features to enrich and enliven pedestrian walkways and use areas.
- A.5.5 Link on-site open spaces, such as courtyards and plazas, directly to a public sidewalk.

A.6 Cycling and Transit. Walking, cycling, transit and other multi-modal means of transportation are to be considered in the design of streetscapes.

Appropriate strategies include:

- A.6.1 Provide a comfortable environment for transit patrons if the site in question includes or is adjacent to a transit stop. Consider adequate waiting space, trash receptacles, and seating or leaning walls.
- A.6.2 Consider use of convenient bicycle racks, including proximity to building entries, weather protection and security when selecting a location for bicycle parking and storage.

B. Design Guidelines for Buildings

B. 1 Building Massing. Building massing principles address the overall height, size and shape of a building. Although these guidelines refer to the visual aspects of structures, it is important to note that downtown zoning districts address key building massing considerations including floor area ratio, building height, streetwall height, offset and module length.

B.1.1 Design a building to minimize its impact on adjacent lower-scale areas.

Suggested strategies include:

- a) Step taller building elements away from adjacent lower-scale buildings and/or neighborhoods
- b) Locate taller building elements at the intersection of streets
- c) Provide variation in building massing to reflect the underlying pattern of established lot widths

B.1.2 When a new building will be larger than surrounding structures, visually divide it into smaller building modules that provide a sense of scale.

Suggested strategies include:

- a) Vary the height of individual building modules.
- b) Vary the height of cornice lines and other roof finish elements.
- c) Change wall surface materials, colors or texture.
- d) Use vertical moldings to express different building modules.
- e) Align projecting features, such as balconies or sun screens, to express different building modules.
- f) Use underlying established lot widths to help determine the width of building modules at the street level.

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- B.1.3 Provide a clear definition between the base (the lower floor or floors) and upper floors to maintain a sense of scale at the street level. Suggested strategies include:
- a) Use a distinct horizontal molding to define the base
 - b) Provide variation in the façade plane of the upper floors
 - c) Provide a distinct change in the ratio of solid to void (wall to window percentage) to distinguish the base from the upper floors
- B.1.4 If appropriate to the context, establish a design treatment that includes a differentiated building top.
- Suggested strategies include:
- a) Use a distinctive cornice line or roof form
 - b) Change wall surface materials, colors or texture of the building top

C. Design Guidelines for Building Elements

Building elements include specific design features that give character and detail to a building. They are not generally addressed by the requirements of the downtown zoning districts. Entries, windows, materials, and other building elements influence the degree to which a new building contributes to the urban fabric. Quality and creativity are most clearly expressed and experienced at this level of design.

The design of building elements should be compatible with its surrounding context. However, a wide range of styles or design themes are appropriate including creative, contemporary, and environmentally-oriented design solutions. Surfaces that have variations in depth with substantial shadow lines add interest.

C.1 Street Edge. Building elements and architectural details used at the street front have a direct impact on the quality of the pedestrian experience and should be combined to create an active and interesting street front. Creative use of materials, textures and architectural details is especially important where there are few windows at the street front of a building.

C.1.1 Use building elements to create a street edge that invites pedestrian activity.

Suggested street edge elements include:

- a) First floor canopies that complement the design character of the building and its street front
- b) Architectural details that provide a sense of scale
- c) Wall surfaces with visually interesting detailing, textures and colors
- d) Art features including sculptures, friezes, and murals

C.2 Entries. The location, spacing and general pattern of building entries impact the quality of the pedestrian experience downtown. Building entries should be located to enhance the street level experience and help give a sense of scale. Entries should be clearly defined, accessible, and located to express rhythm and visual interest along a street front. Although traditional building entry designs may be appropriate, creative and contemporary interpretations are also encouraged.

C.2.1 Clearly define a primary entrance and orient it toward the street.

Appropriate strategies include:

- a) Create a recessed area that signifies a break in the building wall line

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- b) Use a canopy or awning positioned over the entry
- c) Design a change in wall materials, textures, or colors that frames the entry
- d) Include distinctive paving pattern leading to the entry
- e) Use accent lighting to define the entry way
- f) Locate the entry at the street level

C.3 Windows. Window design and placement should help establish a sense of scale and provide visual interest.

C.3.1 A high level of ground floor transparency is encouraged throughout downtown.

- a) Design a building to incorporate ground floor storefronts wherever possible.
- b) Do not use dark or tinted glass in ground floor windows facing the street or an open space.
- c) Use exterior awnings or sun screens mounted above ground floor windows to shade interior spaces. Permanent, non-moveable interior shades and privacy screens are discouraged.

C.3.2 If contextually appropriate, upper floor windows should reference established patterns of adjacent and nearby buildings in size, shape, and spacing by aligning sills and headers and using similar window proportions.

C.3.3 Window depths should be appropriate to the building design concept. For example, windows flush to the wall surface are often appropriate for modern designs, but traditional concepts should have punched or recessed windows.

C.4 Awnings. The use of awnings is encouraged at the sidewalk level to provide shelter from the rain, to modulate natural light, and to indicate entry and provide transition from the outdoor to the indoor environment.

C.4.1 Operable awnings could be considered at storefront and window locations.

C.4.2 Each awning should be sized to fit within individual storefronts, windows, or door openings.

C.4.3 The proportions of awnings should relate to the overall proportions of the building facade

C.4.4 Color selections should be compatible with the overall color scheme of the facade. Solid colors or simple, muted-stripe patterns are appropriate.

C.4.5 Simple shed shapes with open ends are preferred.

C.4.6 Opaque, water repellant, non-reflective fabrics should be considered.

C.4.7 External illumination of awnings is appropriate.

C.5 Materials. Building materials should reinforce the massing and architectural concepts and enhance the character of the building and its context.

C.5.1 Apply materials to provide a sense of scale in proportion to the scale and mass of the building.

C.6 Building Operational Systems. Building operational systems such as waste management, utility services, heating and cooling systems, must be carefully integrated into the design of a building and not detract from the architectural concept.

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C.6.1 Integrate solar or wind systems into the design of the top of the building.

C.6.2 Locate and sufficiently screen mechanical systems to minimize or eliminate noise impacts on adjacent sites and buildings.

C.7 Sustainability in Building Elements. Consider sustainability when selecting structural and façade materials and designing functional building elements.

C.7.1 Use sustainable building materials whenever possible. Suggested materials include:

1. Locally manufactured materials
2. Low maintenance materials
3. Materials with long life spans

Such materials do not include toxic or otherwise hazardous materials.

C.7.2 Select and apply building elements to maximize the building's environmental performance.

C.7.3 Incorporate building elements that allow for natural environmental control.

Suggested strategies include:

1. Operable windows for natural ventilation
2. Rotating doors or wind locks at high volume entries
3. Interior or exterior light shelves/solar screens above south facing windows

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Chapter 2: Design Guidelines for Character Districts

South University Character District

This district is located on the southern and eastern edges of central campus (refer to the map for boundaries). Current architectural character includes diverse styles ranging from older eclectic forms to new/contemporary ones, expressed through a wide variety of architectural materials including wood siding, brick, limestone, precast concrete, and various metals. Building heights range from one and two floor/low-rise to mid and hi-rise. Rooflines vary from two and three story frame houses to flat roofed contemporary expressions at various building heights and façade expressions.

This area is a mixed use district, largely consisting today of university population- focused restaurant and commercial services, and student housing. This district is busy and vibrant with automobile and pedestrian activity. Sidewalk level doorways provide access to upper floor offices and apartments.

The urban landscape includes sidewalk extensions (bump-outs) with circular tree sized planters; a well developed tree canopy over some sidewalks; and outdoor dining spaces at sidewalk and rooftop levels. First floor facades are more transparent with clear, large display windows, allowing inside first floor retail activities to be visible from, and contribute to, the district's active street life.

The cumulative character can be described as a busy and vibrant urban setting that encourages and accommodates a diverse range of downtown activities.

State Street Character District

This district is located on the northwestern edges of central campus (refer to map for boundaries) and includes the State Street Historic District. Existing architectural character includes diverse styles, a rich variety of materials fitted to the diversity of architectural expressions (wood siding, brick, terracotta tile, limestone, precast concrete, natural stone, etc), in buildings ranging from one and two story/low-rise to mid- and high-rise. Roof lines include peaked residential forms (2 and 3 story frame houses) to flat roofed contemporary expressions at various heights and building elevations. A local historic district can be found on the district boundary map. It includes the Nichols Arcade, the State and Michigan theater marquees, and Burton Bell tower on campus. State Street includes an entire block's retail-facing façade east, which can be seen from a single point, an unusual sight in downtown.

The area is a mixed use district, largely consisting today of university population- focused restaurant and commercial services, and some housing. This district is busy and feels active and vibrant during both day and evening hours. Streets are heavily used by cars, busses, bicycles, and the sidewalks are quite crowded with pedestrians and outside dining in appropriate seasons. Sidewalk level doorways provide access to upper floor offices and apartments.

The urban landscape includes some widened sidewalk (to 16 feet on the north and east side of the street), with tree scaled planters; a well developed tree canopy over many sidewalks; and outdoor dining on both public and private properties. First floor facades are more transparent with clear, large display windows compared to upper floors with 'punched' windows, allowing views from the public sidewalk into street level retail and restaurant activity.

The cumulative character can be described as a busy and vibrant urban setting that encourages and accommodates a diverse range of downtown activities.

Liberty/Division Character District

The Liberty/Division Character District is located in the core of downtown, yet retains a small-scale residential character. This character includes fronts of buildings set back from the street, some landscaped areas, and porches or similar one-story elements to define primary entrances. Buildings are

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2-3 story frame houses with peaked roofs and 2-4 story commercial brick structures with flat roofs. A significant portion of this district coincides with the East William Historic District and the east Liberty Historic District.

Individual street corridors within this character district are relatively distinct from one another. Thompson Street has the greatest integrity of the character district featuring an uninterrupted block of houses bounded by an apartment building at the south end and has a quieter pedestrian pace. Liberty Street, from Thompson Street to Fifth Avenue, is part of a primary connection between the Main Street and State Street Character Districts includes many shops and restaurants, and has heavy pedestrian activity.

Individual street corridors have different urban landscapes as well. Thompson Street generally has a residential scale with narrower sidewalks, pedestrian scale, a well developed tree canopy and landscaped areas adjacent to the sidewalks. Liberty Street is wider and busier with wider sidewalks and trees in planters. Along Liberty, Burton Tower serves as a focal point to the east.

The cumulative character can be described as quieter with a residential feel, and strong visual and aural connections with the more active adjacent areas.

East Huron Character Districts

The East Huron Character Districts are located along the eastern portion of the Huron Street civic corridor. (Refer to map for boundaries.) Buildings in these districts vary in type, from a major hotel, to high-rise housing, to church properties. Significant buildings in these two districts are freestanding structures with clearly defined front entrances facing the street. Huron Street is a heavy traffic corridor that forms the central feature of this district. Traffic along Huron Street needs to accommodate automobile entrances to on-site parking for major structures.

Generally, structures are set back from the sidewalks, with landscaping in the foreground, either in the form of a lawn or a landscaped plaza or planter. A landscaped buffer strip is also found between the sidewalk and street, with grass, pavers, trees, or similar elements.

The East Huron Character Districts are integrated with or adjacent to three designated historic districts—Division Street Historic District, Ann Street Historic District, and the Old Fourth Ward Historic District. There is a significant contrast between the massing and scale of the structures within the character districts and the residential scale of the adjacent historic neighborhoods.

Midtown Character District

Architectural styles in Midtown include some 19th century wood-framed residential (mostly converted to office use), but stylistically, the district is dominated by an array of late 20th century mid-rise office and governmental facilities.

The primary north-to-south street in Midtown is Fifth Avenue. It can be considered Ann Arbor's "civic corridor," anchored to the south by the Ann Arbor District Library's Main Branch, the Blake Transit Center and the Federal Building. To the north, directly across E. Huron Street from Midtown, are the Ann Arbor Municipal Center and the old and new fire stations and Hands-On Museum.

With the exception of the Library, the buildings in Midtown have limited hours and are used primarily during the business day. Since Midtown is surrounded by character districts with evening-use venues, it often serves as a passage, in particular the west-to-east blocks between Main Street and State Street.

Pedestrians seem to be focused on getting from point A to point B and would benefit from more opportunities to linger.

Future development should find opportunities to establish an identity for Midtown, increasing its vitality and expanding its offerings. Primary pedestrian access to buildings along the civic corridor should be from the corridor street.

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Main Street Character District

The Main Street Character District, once the traditional heart of downtown, has evolved into a regional entertainment, business, and retail destination. The center of the district contains the Main Street Historic District. The 1929 First National Building (at Main and Washington) is a prominent landmark and is listed on the National Register of Historic Places.

First and second floor heights are similar among traditional buildings, which helps establish a continuity of scale. Architectural details also provide interest and convey a sense of scale in Main Street. While there is a range of building heights and architectural styles, most are of durable materials and high quality execution. This district has the strongest streetwall definition in the city, which is enhanced by the fine-grained texture of narrow storefronts that reflect traditional lot widths.

Being a regional dining attraction, this district is one of the more heavily trafficked visitor areas at night. Curb extensions have encouraged outdoor dining areas, which flourish seasonally. A large number of street trees and pedestrian-scaled lights complement the already pedestrian-oriented nature of the restaurant and detail destinations.

Kerrytown Character District

Kerrytown defines the downtown's northern edge and is the transition from commercial to residential as one moves to the east, north and west – away from the downtown. Two and three story Italianate masonry multi-use buildings with zero lot lines give way to late-19th and early-20th century wood-framed housing.

Many think of Kerrytown as home to several Ann Arbor “institutions” in the form of eateries, markets and entertainment venues. It is a lively district by day anchored by a stable retail presence, ample pedestrian elbow room and a variety of vehicular parking options. Kerrytown is a place locals like to frequent.

In the evening Kerrytown becomes more quiet. While Community High School and the Ann Arbor Farmer's Market provide vitality by day the use of each site recedes to parking at night. Evening activity in Kerrytown is limited to a number of well-spaced dining and entertainment venues in the core area between Detroit Street and Main Street, north of Miller Avenue.

Moving from the core of the Kerrytown Character District, with its brick-paved streets, into the surrounding neighborhoods the pedestrian amenities change. The sidewalks transition from continuous hardscape between building facades and the street curb into ribbons of walkway bordered by landscaped setbacks and grassy street extensions. Trees become more prevalent with way-finding signage and lighting levels diminishing.

First Street Character District

The First Street character area lies to the west of the Main Street and Kerrytown districts, and forms the eastern edge of the Old West Side Historic District. The topography forming the Allen Creek Valley with its flood plain, the buried/piped Allen Creek, the Ann Arbor Rail Road track with its historic, turn-of-the-century industrial architecture, and the proposed future Allen Creek Greenway, are distinct aspects of this district needing recognition during any First Street District proposed project design. The mixture of historic and non-historic residential and industrial architecture, and the valley land form, gives this area a distinct difference from other downtown character districts.

The area is a mixed use linear district (north to south) that follows the railroad tracks' older industrial railroad buildings, some of which have been converted into occupied industrial, construction, and other office uses, occasional art and dance studio activities, bars and nightclubs. The district also includes residential frame two and three story structures. The relatively quiet mixed-use neighborhood streets are highlighted by elevated train tracks with trestle bridges above east-west crossing streets from Washington

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Street north to Miller, and with wooden warehouse-like structures along the tracks, some of which are currently empty. The presence of the Allen Creek Flood Plain and the railroad track and its trestles are unique attributes worthy of design consideration.

The district's urban landscape largely consists of tree lined streets with relatively consistent lot spacing, and an occasionally vacant parcel. At times, a triangular shaped parcel caused by the orientation/alignment of the tracks is in contrast with the local streets. The future Allen Creek Greenway should be given design consideration as a potential element of all First Street Character District proposals.




City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	600 E. Washington
Project Location and/or Address:	514, 600, 602, 604 & 606 E. Washington
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D1, State Street Character area, secondary 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 checked="" type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	Cerca Trova, LLC, 3910 Telegraph Road, Suite 201 Bloomfield Hills, MI 48302
Property Owner:	Cerca Trova LLC, 3910 Telegraph Road, Suite 201 Bloomfield Hills, MI 48302 - 600, 602, 604 & 606 E. Washington Michigan Theater Foundation, 603 E Liberty, Ann Arbor 48104 - 514-518 E Washington
Property Owner's Signature:	Cerca Trova LLC, a Michigan limited liability company By:  Steven R. Cole, Attorney Its: Authorized Representative (for Cerca Trova LLC only)
Developer's interest in property if not owner:	Owner of most of the property and holder of purchase agreement for the balance.

October 24, 2011

Narrative

2a Brief Description of Design Concept

600 E. Washington St. is proposed as a mixed-use project incorporating ground floor retail, upper floor residential units (both market-rate and affordable units), amenity uses, and attendant required parking. The project design reflects the continuing evolution of some of the area from low-rise to high-rise, mixed use, structures and incorporates active uses at street level to enhance and activate the pedestrian experience, strengthening the pedestrian experience/connection along Washington Street between campus and the downtown. Fronting on Washington Street, the building is designed with a mid-block connection on its eastern side along with adjoining properties. The site constraints dictate a building geometry that wraps around an existing structure on the site, and the building design reflects this geometry. The project, located in the State St. Character Area, conforms to the Downtown Character Overlay Zoning District's Building Massing Standards and is responsive to the Downtown Ann Arbor Design Guidelines.

The project contains approximately 255,000 SF of floor area contributing to FAR and includes three levels above grade structured vehicular parking.

By right, the maximum building height is 180 ft.; the maximum street wall height is three stories; and the required average offset above the street wall is five ft. min. Our project will require additional building height in order to incorporate the affordable dwelling units with the attendant premium floor area and therefore will be submitted as a Planned Project with a max. building height of approximately 218 feet (at the elevator override) with the majority of the building being approximately 210 feet tall, 18-19 stories above grade (the 18th floor contains some two-story spaces), with a 3-story high street wall. The 3-story street wall is set five feet forward of the main building "tower" mass along East Washington St.

2a Brief Description of Development Program

The Development Program for the project is an urban apartment community catering to urban professionals as well as university undergraduate and graduate students. While rental /occupancy will be open to all, it is expected that most occupants will be in the 19 to 30 and 45-60 year-old range and will either be living alone or with a group of friends or who may have offspring and/or other family members residing together. The project is designed to be attractive to both student and non-student tenants. The program offers a wide range of unit types including studio apartments, one- and two-bedroom units (about 75% of the units) as well as 3, 4 and 5 bedroom units (about 25% of the total units) for those who wish to share living expenses/arrangements.

The design incorporates many community amenities for the residents, including a penthouse community room/lounge, a gym/work-out space, multiple outdoor patios/gathering areas, and a business center, among others. The ground floor program consists of neighborhood-focused commercial retail space

along E. Washington – viewed as an extension of the State St. commercial area (which might contain a coffee shop, café, clothing store, other retail uses or a combination thereof) as well as the primary building lobby. The ground floor will also contain the leasing and management offices. Parking will be accommodated on levels 2, 3, and 4. The secured garage will accommodate both traditional gas, hybrid and electric vehicles (with charging stations). Secured, enclosed bicycle parking will be available on the basement level (accessed via a ramp), and there will be some at-grade bike parking. We hope to be able to provide a pedestrian connection in one of our parking levels to one or more of the floor levels of the adjacent city parking structure to the west.

Vertical access throughout the building, via stairways, will be distributed at both the east and west ends of the building, providing multiple arrival/departure points for building occupants and elevator access will be off the main lobby. Residents will not only have access to the many on-site amenities, but also to the many nearby neighborhood businesses in the State and Liberty street commercial areas that are within easy walking distance. Residents will also be only a short walk to the heart of the University of Michigan central campus area, with convenient access to its many educational, entertainment and cultural opportunities. The heart/hub of the University of Michigan bus system is just a short walk, east, down N. University Avenue and the main AAATA bus downtown hub, Blake Transit Center, is just a few blocks to the south-west. Several existing AAATA service lines run in front of the project including those connecting to the neighboring communities of Canton, Chelsea, and Ypsilanti. The Main Street and Kerrytown commercial districts (including the Farmer’s Market), are just a short walk away. The train station and Greyhound bus station are also only a short distance away.

The residential tower includes 241 apartments. The parking structure will provide approximately 121 parking spaces and include shared vehicle parking. The focal points of the project include the mid-block pedestrian connection at the ground level and the two-story, 3,500 SF, sky lounge and 2,000 SF outdoor sky terrace on the 18th floor (additionally there is a 2,600 SF sundeck/outdoor patio on the fifth floor with an adjacent 2,100 SF amenity space).

The building exterior is a composition of masonry, sophisticated metal panels, large windows, and color accents that evoke diverse colors and textures in the character area. The design intent is to be elegant and simple with a nod to historic portions & materials of existing structures and use of materials common in Ann Arbor in a modern expression.

3a Site Context

The project, located at 514-604 East Washington St. in the City of Ann Arbor, (Washtenaw County, Michigan), is a mid-block site between cross streets Division St. to the west and State St. to the east. The site is on the north side of The Michigan Theater and bracketed by a city parking structure on the west and a university building (Lane Hall) to the east. Across the street, immediately to the north, are two low-rise church properties north of which are a block of high-rises along Huron St. Northeast of the site is the University’s North Quad. The site is approximately two thirds of an acre and is zoned D1.

The proposed project site is in the State Street Character Area that includes a mixture of housing (including several high-rise apartment buildings), a university dormitory (North Quad) and a wide variety

of retail buildings, many of which include offices above street level retail. The area, home to the city's two historic theaters, has seen a number of student-focused residential high-rises constructed, but also includes an older high-rise condominium building (Tower Plaza), an older high-rise apartment building (Maynard House), along with boutique hotels and of course the historic Nickels Arcade. The proposed project is on the fringe of one of the oldest retail districts in the city that includes State St., Liberty St., N. University, Maynard, and E. William streets. The project site and adjacent properties in the State St. character area are also zoned D1.

The block in which our site resides includes two modern residential high-rises, 411 Lofts and The Varsity as well as an older low-rise apartment building and the northern end of the McKinley Town Center. Two churches, in campus like settings, are directly across the street. The middle of the block is dominated by the Liberty Square city parking structure which does not offer a pedestrian friendly streetscape (and which is designed to accommodate additional stories). While the block has not historically been retail-friendly there are a few retail venues in the block. The block is a stone's throw from the U of M main campus. The shorter institutional/religious (churches) structures on the north side of Washington create an almost parklike setting that is surrounded, in a quadrangle like fashion, by the existing high-rise structures to the north, east and west. The state St. character area contains a number of historic and modern buildings. The predominantly urban streetscape of the character area includes varying types and quality levels of architectural treatments. This district is home to two beloved historic theaters with distinctive marquees/facades.

Pedestrian Experience: E. Washington

Heading west along Washington from State St. one first encounters the retail frontage of the proposed project at a mid-block pedestrian connection that heads southward through a proposed adjacent companion project on the western portion of 212 S State St. towards Liberty St. The retail space offers a covered outdoor seating area here at the intersection of the mid-block connection and the Washington St. sidewalk. Transparent glazed retail space aligns along both the sidewalk and mid-block connection. Next, one would encounter the residential lobby entrance with the leasing office (again with transparent glazing). Finally, the ground level garage entry is accessed via a single curb-cut adjacent to the city parking structure. The streetscape along the Washington St. frontage will be reconstructed to comply with the city's streetscape design guidelines. A linear canopy will extend partially out over the public sidewalk.

3b Design Theme and Inspiration

The project's "C"-shaped footprint is the resultant of the site's linear, mid-block configuration, and the desire to respect the existing theater building on the site, the street wall setbacks required by zoning, and the property agreements with the Michigan Theater. The shaping of the top of the building was driven by the Owner's desire for roof top amenities oriented toward the southeast, with views of the central campus "diag" overlooking the historic State St. commercial district. As the typical floor plan and amenity program developed, the exterior design looked to draw from the programmatic aspects to inform the façade composition.

The building's primary architectural features include vertical bands of masonry with vertical and horizontal bands of metal panel. They are integrated in ways intended to break up the mass of the building by scaling the upper floors proportions to read as distinct parts when seen from the ground. At the base of the building the materials and their proportions are intended to offer human scale at street level, and to regularize the large flat façade of the podium levels 2-4 to a scale and rhythm that complements Washington Street and the nearby context.

3c Response to Design Guidelines for the Character Area

600 E. Washington will be an infill development that will help activate the street with new residential and retail uses. The project responds affirmatively to the evolution of the State Street Character Area (one of the most diverse Character Areas in the city) as well as to architectural elements and materials found in both old and new buildings in the Character Area. It will enhance, enliven, and support activities in the immediate area. It is close enough to the downtown, University of Michigan campus, and neighborhood amenities to encourage non-motorized transportation modes and lies along AATA route(s) that connect the project to the city and adjacent communities facilitating public transit modes.

The design of the project enhances and reinforces the street edge with active uses (a direct reflection of the streetscapes found in the State St. Character Area) with retail/commercial uses in a modern motif, in keeping with new construction in the Character Area and city in general. The through-block pedestrian connections to Liberty and State Streets along the eastern edge of the property will enhance the pedestrian experience in the area and strengthen the connection between Washington and Liberty streets (even better than does the through-block connection west of the city parking structure).

3d Response to Design Guidelines for Context and Site Planning

The project has been designed to complement the new developments in the area, an eclectic mix of residential, restaurant, office, retail, and entertainment/recreation uses as well as eclectic building forms. Buildings range from one to twenty-six stories in height and include a wide variety of architectural massing, styles, materials, and forms. 600 E. Washington seeks to enhance this variety and eclecticism in a sympathetic, modern and harmonious manner.

The new building is set close to the public right of way as called for in the zoning ordinance, responding affirmatively to the setbacks established along the streets of the Character Area. Parking will be provided above grade and existing curb cuts will be consolidated or eliminated. The above grade parking levels are configured to accommodate 4-wheeled cars/vehicles and scooters. Stormwater infiltration chambers will be incorporated below the ground level uses.

See also our response to 3a "Site Context" above.

3e Response to Design Guidelines for Buildings

The intent of the Design Guidelines is to ensure that future buildings acknowledge and respect the lower scaled existing buildings while simultaneously celebrating the vertical stature of future buildings.

Consistent with the Guidelines, we have placed great importance on the development of the pedestrian experience, the street wall, building envelope detailing, and finishing the building with distinctive architectural features. Sidewalk level features have been designed to enhance/enrich the pedestrian experience, and building entries are clearly defined and prominently featured on the street frontage.

The building is presently designed with an FAR of 897% compared to a maximum permitted FAR of 900% as this will be the first high-rise to incorporate the affordable housing “super premium” (including 19 affordable units). This amount of built area seems appropriate given the shape of the site, the constraints of the intended uses, and the overall site context. The proposed building height is between recently completed high-rises in the area and the highest building in the district just a block south-westward.

3f Response to Design Guidelines for Building Elements

In the spirit of the Design Guidelines, we utilized a combination of entry doors, storefront windows, and masonry walls as a way to delineate the base and bands of masonry and large glazing areas to define the very top of the building. The tower or middle portion is encased in a pallet of high-quality materials including red-brown masonry and white masonry. These emphasize the verticality of the tower while a formal repeating banding of accent materials define the podium levels.

The ratio of solid to void (wall to window) is driven by both building code requirements and our desire to keep the window patterning unique. Generally speaking the smaller, single-punched openings occur at bedrooms and the wider, floor-to-ceiling windows occur in the living rooms. The punched windows are inset four to five inches from the face of masonry with contrasting stack courses of differently colored masonry adjacent on the sides of the window openings.

The building is conceived as an asymmetrical composition of metal panels, masonry and glass. A ‘wing’ composed of a wood accent material rising 19 stories and culminating with a distinct cap at the top on the northeast part of the mass helps define the building. Instead of traditional masonry corners, the design proposes masonry walls expressed as distinct planes. At the primary corners of the north, west, and east elevations the vertical masonry elements define the façade. The building’s tower, set back from the street wall, comes down to the street-wall offset by 5 feet from the podium façade. The continuous ‘wing’ element drops to street level where it connects to a protective sweeping ‘winged’ canopy that creates and protects dramatic residential and commercial entrances.

To reinforce the building’s tripartite composition (base/middle/top), the design intent was to express the functions contained at the lower levels, illustrating a defined base. The mid-levels act as a consistent and elegant composition and the top two levels the cap off the massing with divergent pattern patterning as it reaches the sky.

STEVEN R. COLE
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December 21, 2018

Planning & Development Services – Planning Division
Attn: Design Review Board
City of Ann Arbor
301 East Huron Street
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BODMAN PLC
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Re: Project Name: 600 E. Washington (Project # DR18-006)
Location: 514, 600, 602, 604 & 606 E. Washington
Developer: Cerca Trova LLC



To whom it may concern,

On Wednesday December 19, I submitted an application to the Design Review Board (**DRB**) for the above project. The application package included a letter from me as attorney for the developer, Cerca Trova LLC. I have enclosed a re-signed copy of the first page of the application, which Brad Moore has already provided to the DRB. In fact, this revised page is already posted online at eTRAKiT. The revised page resolves any ambiguity that might have been created by the placement of my signature block on the original application.

In addition, this letter confirms that the authorization of Michigan Theater Foundation was and is limited to the scope set forth in the Foundation's letter dated December 18, 2018, which was submitted with the original application.

Please contact me at if you have any questions or require additional information.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Steven R. Cole".

Steven R. Cole

SRC:kdm

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