

ANN | ASHLEY Parking Deck Expansion

ANN ARBOR DESIGN REVIEW BOARD PRESENTATION

APRIL 12, 2018

Carl Walker

PRIME CONSULTANT



OWNER : CITY OF ANN ARBOR



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

ARCHITECT OF RECORD

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& ASSOCIATES
Civil Engineers & Land Surveyors
CIVIL ENGINEER

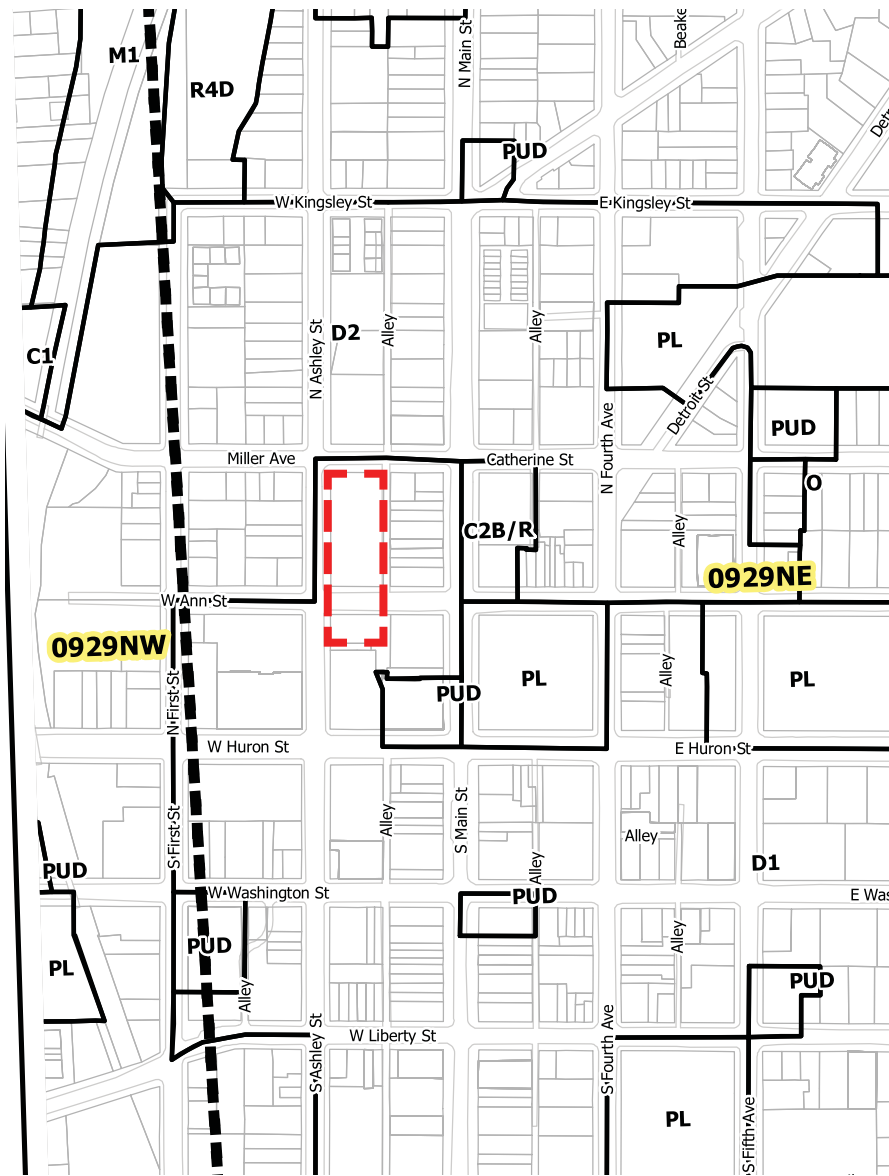
Luckenbach|Ziegelman Architects, PLLC

DESIGN CONSULTANT

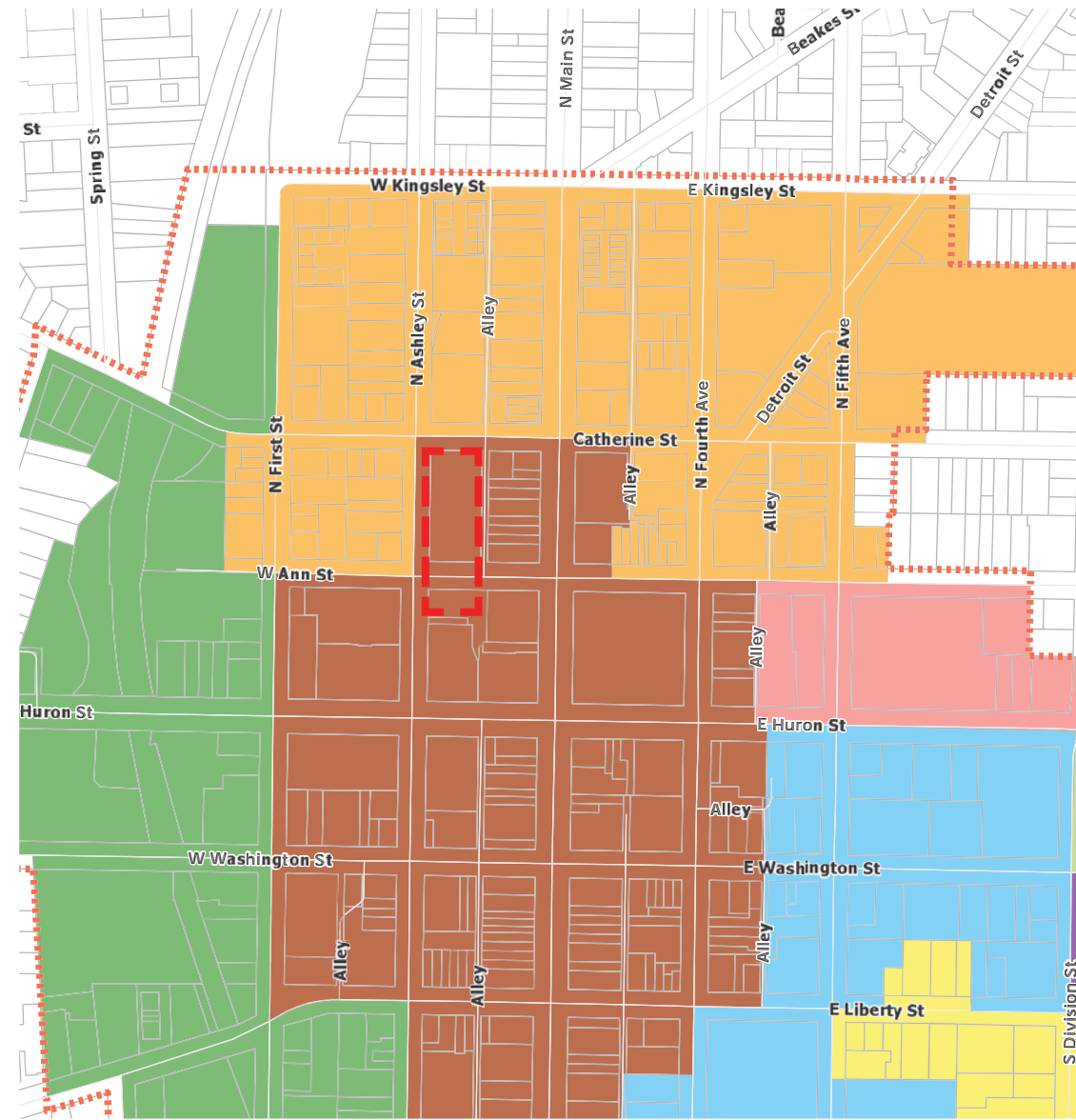
CONTENTS

COVER	
CONTENTS + ZONING COMPARISON CHART	2
ZONING MAPS	3
SITE CONTECT DIAGRAM	4
FIRST FLOOR PLAN	5
PERSPECTIVE RENDERINGS	6 - 10
EXTERIOR ELEVATIONS	11 - 13
CONTEXT PHOTOS	14 - 16

Zoning Regulations Comparison Chart			
	Requirements	Existing	Proposed
FAR (Floor Area Ratio)	Max. 400% normally, up to 700% with premiums	645%	946%
Front Setback	0 ft MIN – 10 ft MAX		
Ashley	0 ft MIN – 10 ft MAX	0'	0'
Miller	0 ft MIN – 10 ft MAX	0'	0'
Ann (North and South)	0 ft MIN – 10 ft MAX	0'	0'
Side Setback	0 ft MIN		
Alley - East		0'	0'
Rear Setback	0 ft MIN		
Alley - South		0'	0'
Streetwall Height	2 stories MIN – 4 stories MAX		
Typical		6 stories	9 stories
Miller		4 Stories	9 Stories
Offset at Top of Streetwall	5 ft AVE	None	5-story 'Veil'
Total Height	180 ft MAX	Varies (54'-6" Max)	Varies (86" Max)
Massing Articulation	None	None	5-story 'Veil'
Building Coverage	None	100%	97.5%
Open Space	None	None	1100 SF



ZONING DISTRICT MAP



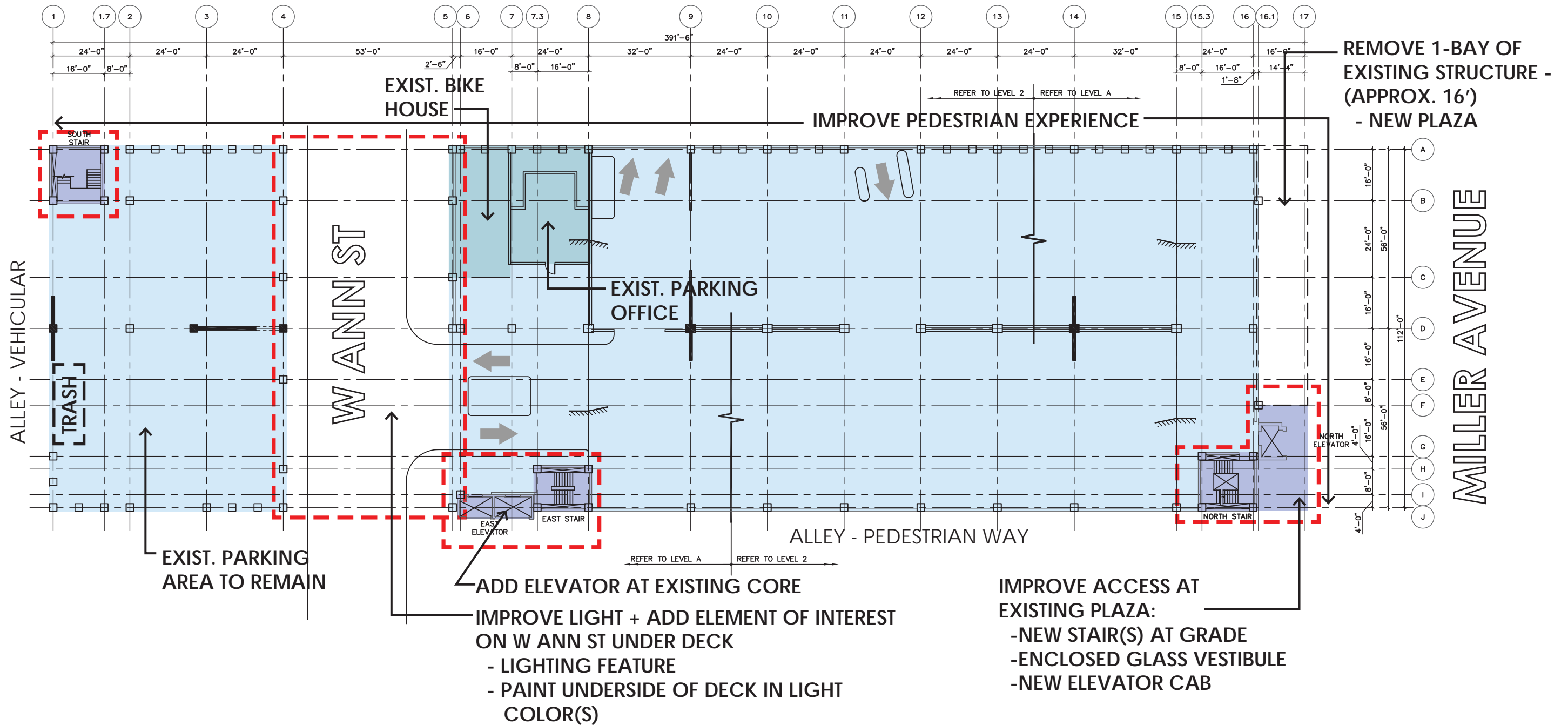
OVERLAY DISTRICT MAP

ZONING MAPS



View | **SITE CONTEXT DIAGRAM**

N ASHLEY ST



View | **GROUND LEVEL PLAN DIAGRAM**



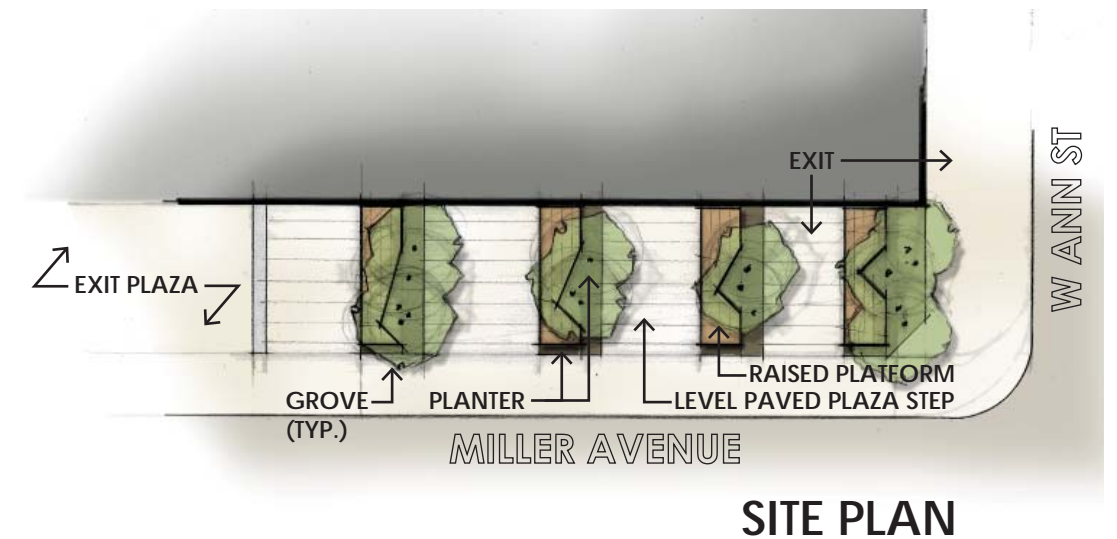
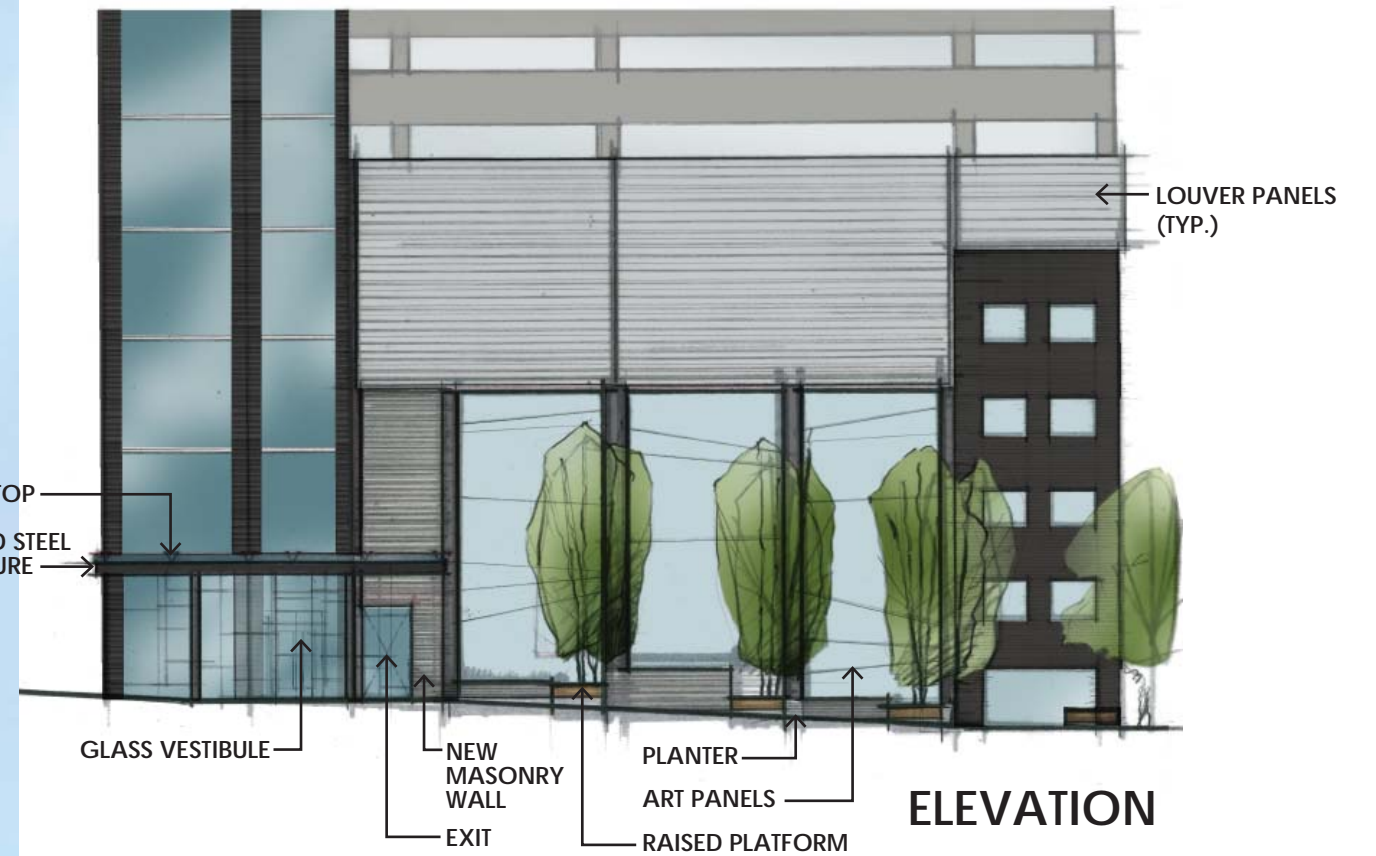
View | **ANN STREET** (From Main Street)



View | **ASHLEY STREET**



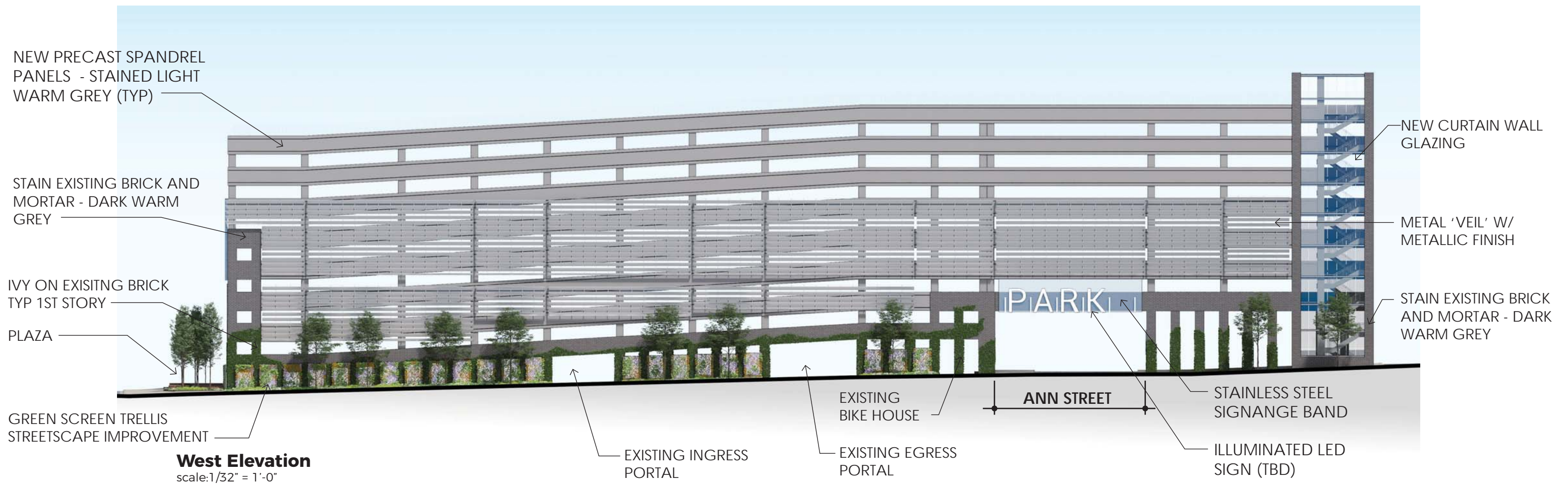
View | **ANN STREET** (From Ashley Street)



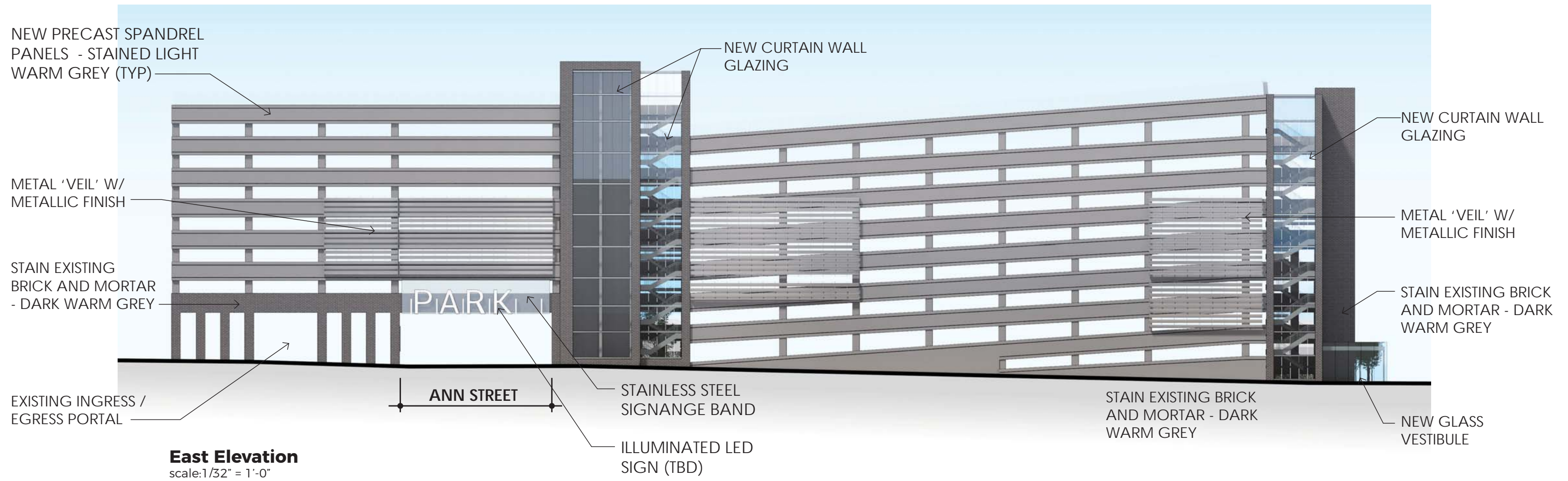
View | **MILLER AVENUE**



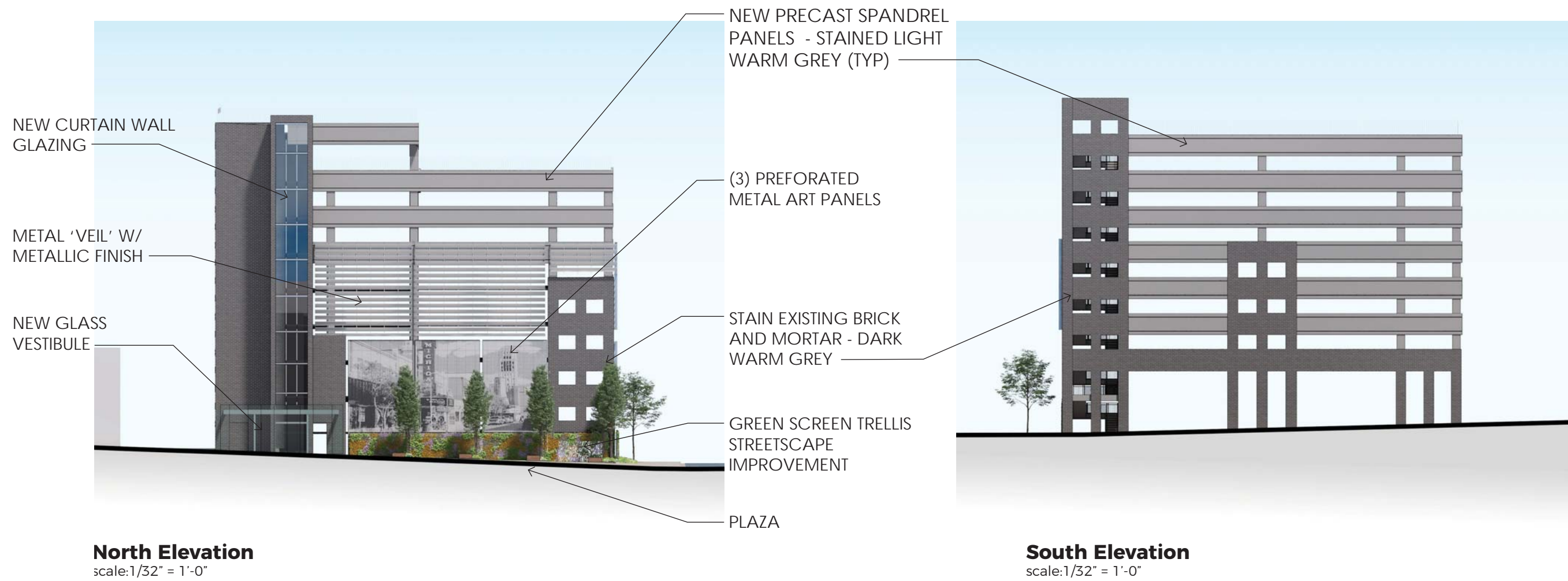
View | **ASHLEY STREET + MILLER AVENUE**



View | **EXTERIOR ELEVATION**



View | **EXTERIOR ELEVATION**



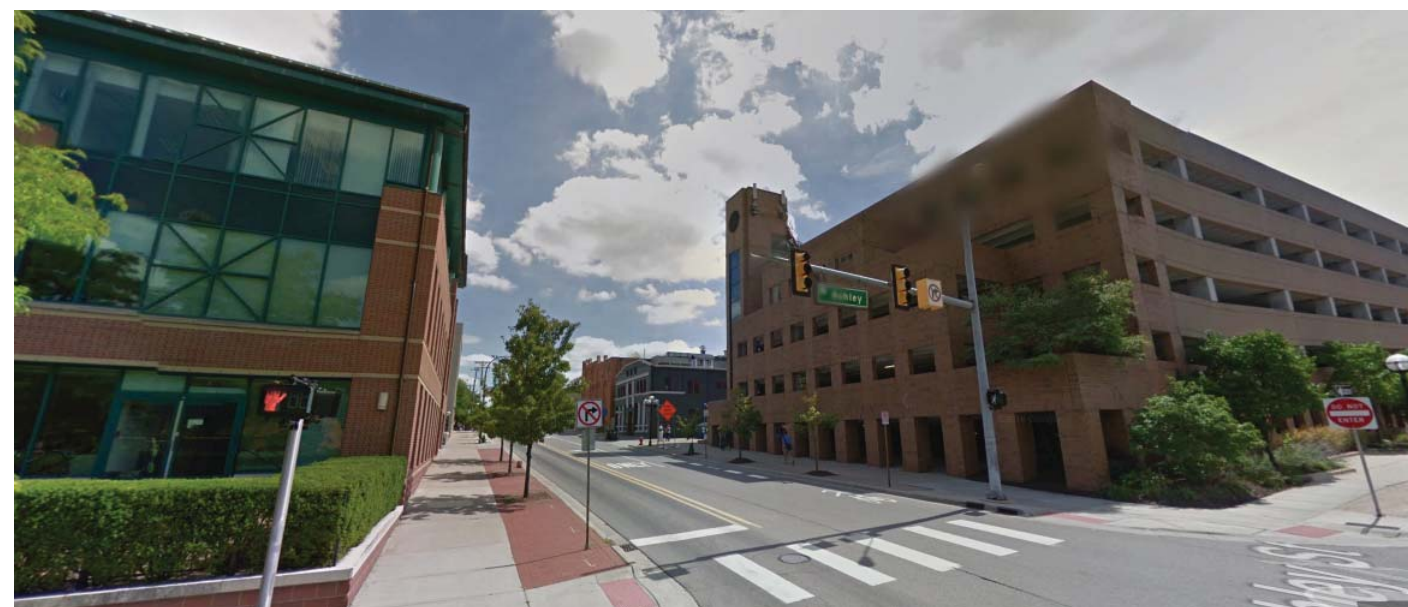
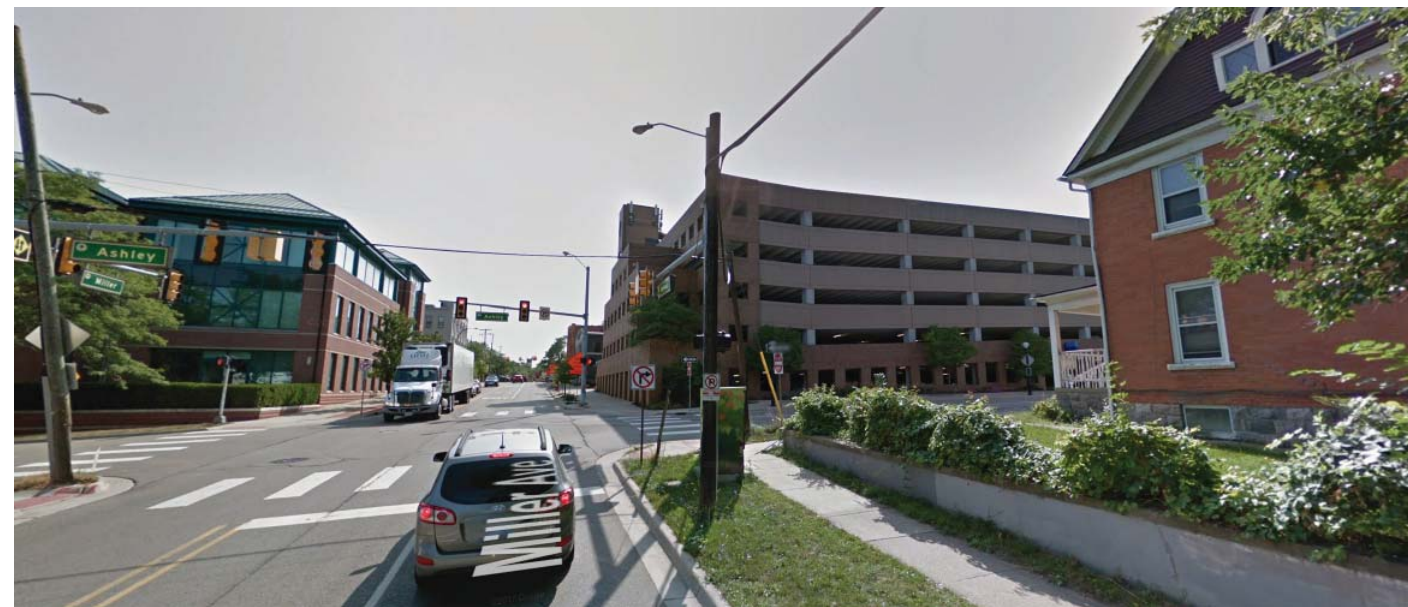
North Elevation
scale: 1/32" = 1'-0"

South Elevation
scale: 1/32" = 1'-0"

View | **EXTERIOR ELEVATIONS**



View | **CONTEXT 01**



View | **CONTEXT 02**



View | **CONTEXT 03**