

1140 Broadway Street

City of Ann Arbor
Planning Commission

August 1, 2017





PLAN ENHANCEMENTS

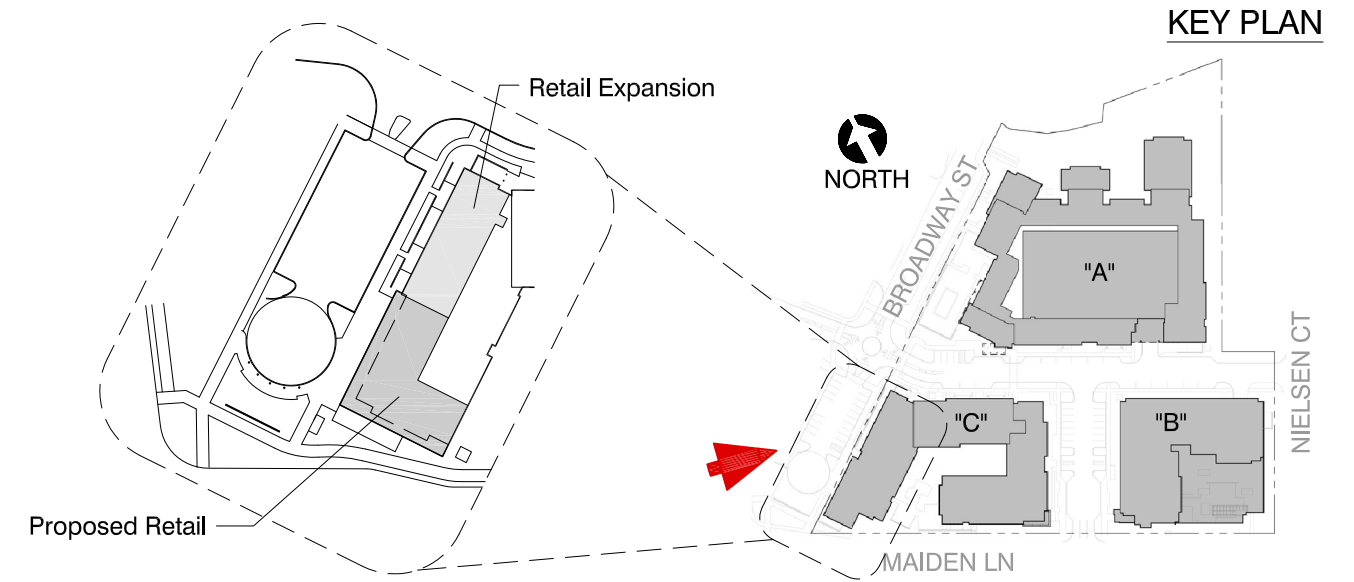
- **HEIGHT - Adjacent to Creek**
Reduced all three wings to 4 stories to comply with the Master Plan recommendation. Relocated mass toward south, to other portions of Buildings A and C.
- **SETBACK - Adjacent to Creek**
Increased Building A setback by reducing the length of its northeast wing by 17 ft.
- **TRAVER CREEK ACCESS**
Added a meandering, 7 ft. wide path that runs parallel to the Creek. Path is located outside of the wetland buffer, with minimal natural feature disturbance.
- **POOL**
Increased setback to 10 ft. to eliminate planned project modification. Lowered screen wall from 8 ft. to 6 ft. and replaced a section of it with ornamental fence to increase transparency.
- **LOWER TOWN GATEWAY**
Revised concept to provide better views into site and increased bench seating.
- **RETAIL**
Extended footprint further along Maiden Lane to activate the street. Reconfigured plaza.
- **MAIDEN LANE SIDEWALK**
Increased width to 8 ft. to improve pedestrian circulation.



- Solid sign wall replaced with an open bridge-like trestle alluding to the historic bridges of Lower Town at Broadway Street terminus
- Trestle sign, seating, open space, and pedestrian pathways create a gateway into Lower Town
- Gateway space is more transparent allowing better views into the site
- Ground floor retail now extends further down Maiden Lane to activate the streets
- Live-work with ground-floor entrances north of retail provides transition from commercial to residential uses
- Infusion of residential density will be catalyst for surrounding retail redevelopment



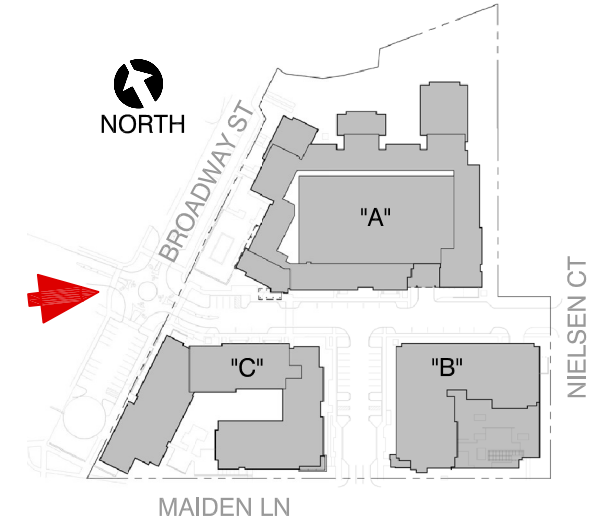
- Option for expanded retail along Broadway Street: up to 3,300 additional square feet
- Maintains continuity of design



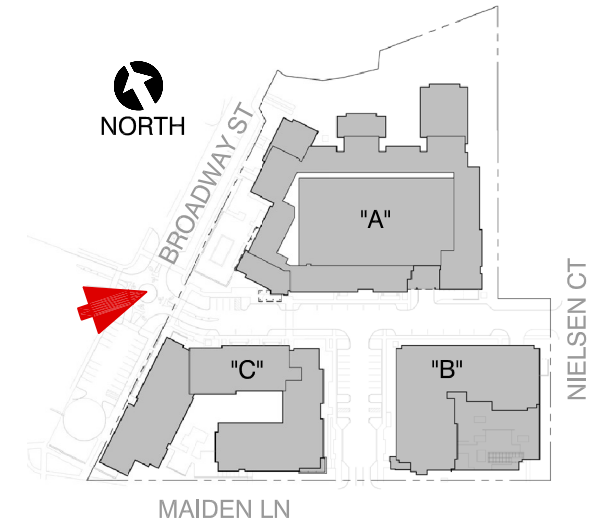
- Public event space in retail parking for street festivals in Broadway Street terminus
- Design supports a variety of special events
- Consistent with the retail character south of the roundabout



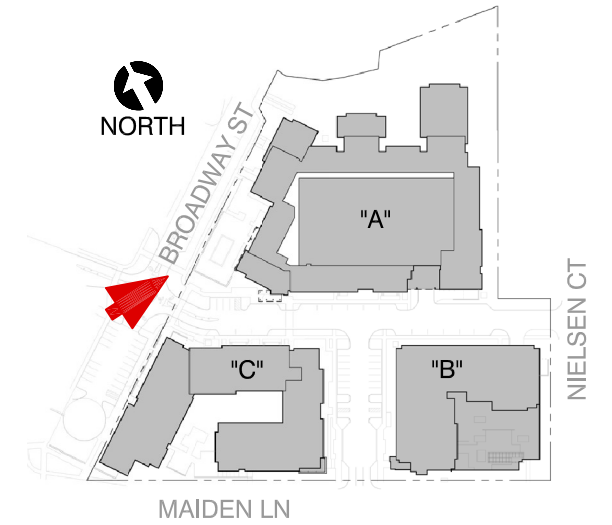
- Roundabout deters northbound Broadway Street traffic
- Defines space with soft entrance into project site



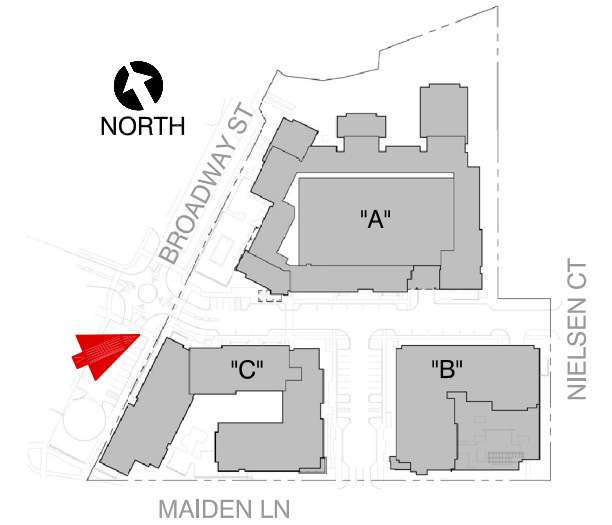
- Setback along Broadway Street increased to 10'
- Pool relocated north away from round-about intersection
- Sundeck/pool activity creates a forecourt to the residential buildings beyond
- Building steps down at corner and back from Broadway Street
- Interior street provides logical wayfinding and views into the site



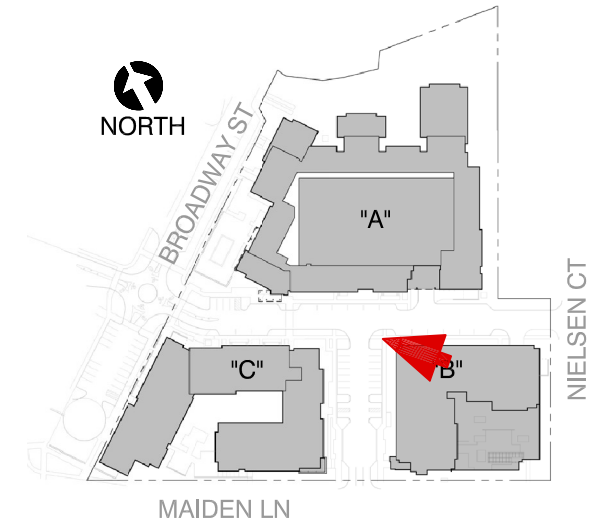
- Continuous pool wall replaced with lower 6' high wall interrupted with 5' ornamental fence for increased transparency
- Pedestrian focus enforces Broadway Street's residential character north of roundabout
- Landscaped screen wall at sundeck/pool provides soft transition between public and private spaces
- Cabana provides shade and interest with roof-mounted solar heating for pool
- Indoor and outdoor bike parking exceeds code requirements (one internal stall provided per unit)



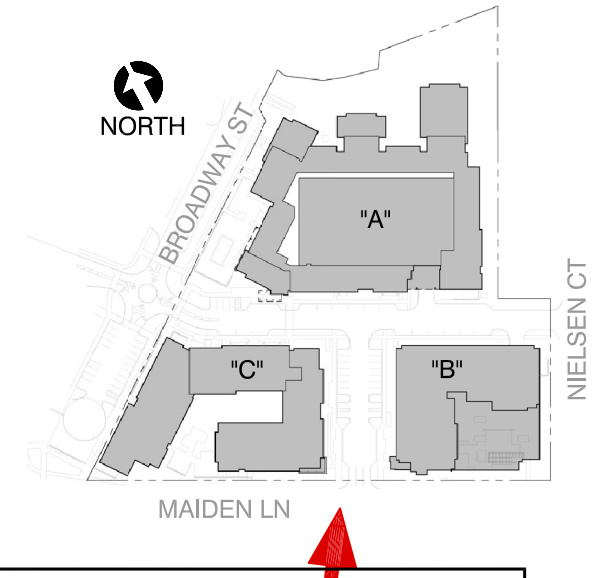
- Architecture utilizes step-back massing and varied articulation resulting in of a lower FAR than prescribed by the zoning district
- Diverse palette of materials, textures, and colors
- Four-sided buildings - no “back sides” with lesser materials
- Landscape design integrates architecture and site plan



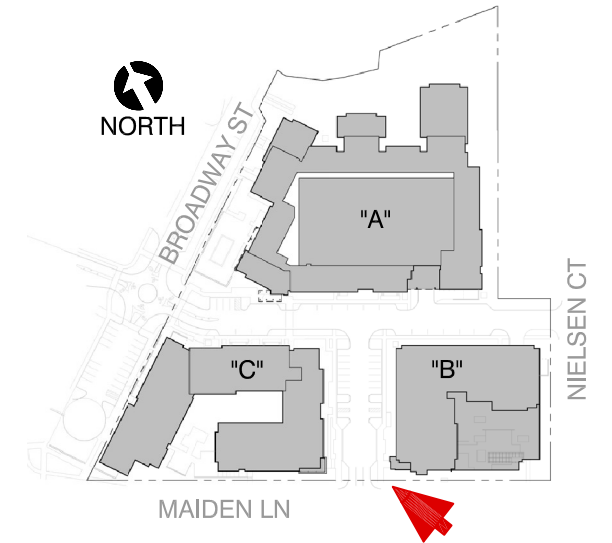
- Internal streetscape with urban flair
- Live-work units activate the internal street
- Pedestrian bridge provides connectivity between buildings A and C



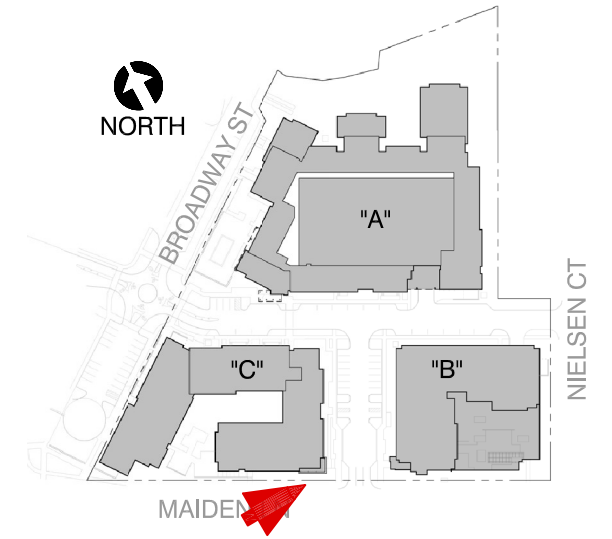
- Architectural detailing and color changes made to Building B, maintain its own identity but integrates better with Buildings A & C
- Street connection to Maiden Lane provides logical wayfinding and views into the site
- Varied, yet complimentary, architectural styles to establish unique identities for the project's rental and condominium buildings
- Extensive use of brick masonry
- Building A wraps around parking structure on four sides concealing it from public view



- Residential lobbies on Maiden Lane activate the street and provide pedestrian destinations
- Priority bicycle parking near entrances
- Extensive landscaping exceeds code requirements



- Prominent building frontage on Maiden
- Large perennial beds create 4 seasons of interest and diversity
- Bus shelter provided near building entrances



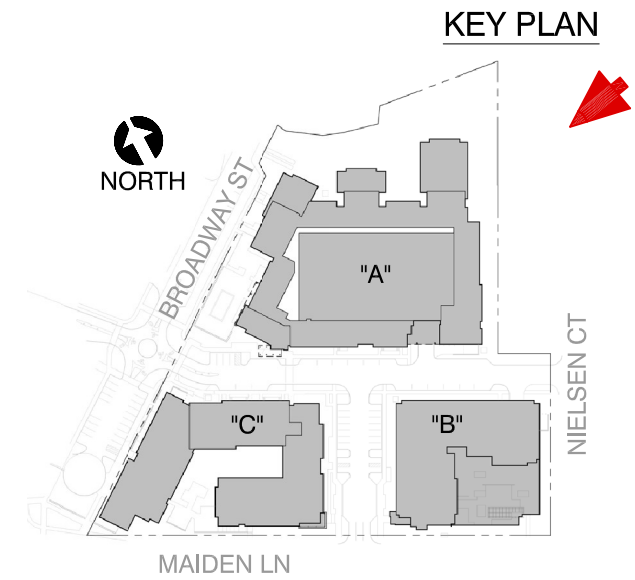
- Building height drops at corner
- Bike room at lower level with direct access to Maiden Lane
- Green roof amenity space over first floor parking podium creates views and activates the street
- Strong streetwall along Maiden with extensive glazing - no "blank walls"

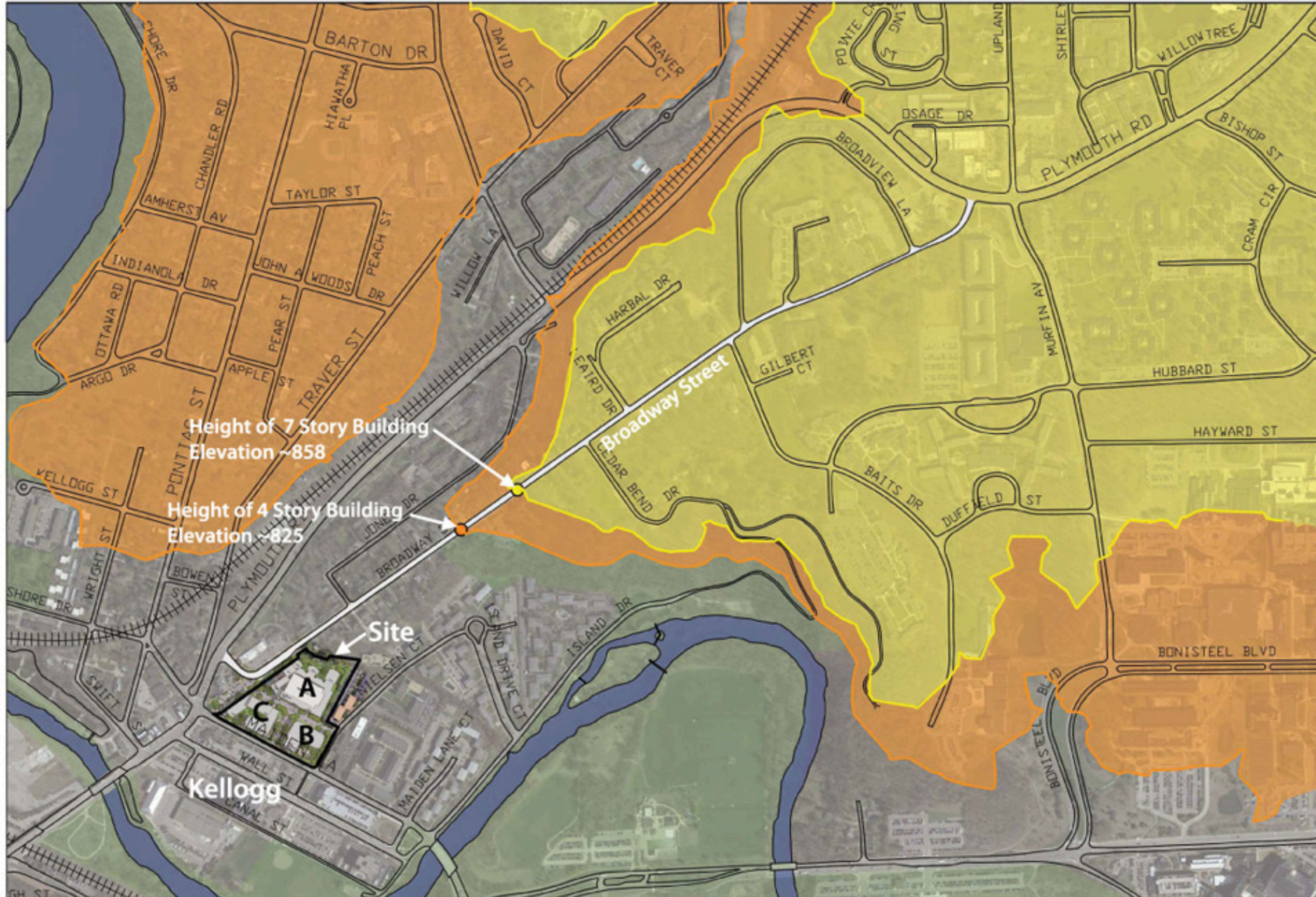


- View from Broadway Bridge
- Building orientation and scale complete the Broadway Street corridor



- Building height of 3 north wings reduced to 4-stories along Traver Creek
- Smaller building footprint of Building A provides increased separation from the residences to north
- Plymouth Parkway Path extension along Traver Creek now outside of 25' open space buffer
- Appropriate transitional scale between Kellogg Eye Center and neighborhood demonstrates project's context
- Ground elevation of project sits below neighborhoods along Broadway Street and Plymouth Road





HEIGHT EXHIBIT

- **TOPOGRAPHY**
The site is located in close proximity to the meandering Huron River, at a low ground elevation, i.e. Lower Town. Grade relief increases very rapidly to the north and east across Plymouth Road and along Broadway Street.
- **BUILDING A - Wings**
Each of the three wings facing Traver Creek has been reduced to 4 stories, with a corresponding roof elevation of approximately 825 ft. All areas colored orange and yellow on the plan are located at or above ground elevation 825 ft.
- **BUILDING A - Wrap**
The height of Building A steps up to 7 residential stories along the north side of the parking deck, with a corresponding roof elevation of approximately 858 ft. All areas colored yellow on the plan are located at or above ground elevation 858 ft.
- **CONDITIONAL ZONING**
The site will be conditionally rezoned to establish building height limits with which any site plan, whether it be the proposed or any future concept, must comply.



Summer Solstice
Sunrise: 05:58am Sunset: 09:14pm



No shadows cast on any adjacent buildings

UTC-07:00
Time: 04:37 AM Noon 7:28 PM 09:00 AM
Date: J F M A M J J A S O N D 06/21



North



No shadows cast on any adjacent buildings

UTC-07:00
Time: 04:37 AM Noon 7:28 PM 01:00 PM
Date: J F M A M J J A S O N D 06/21



North



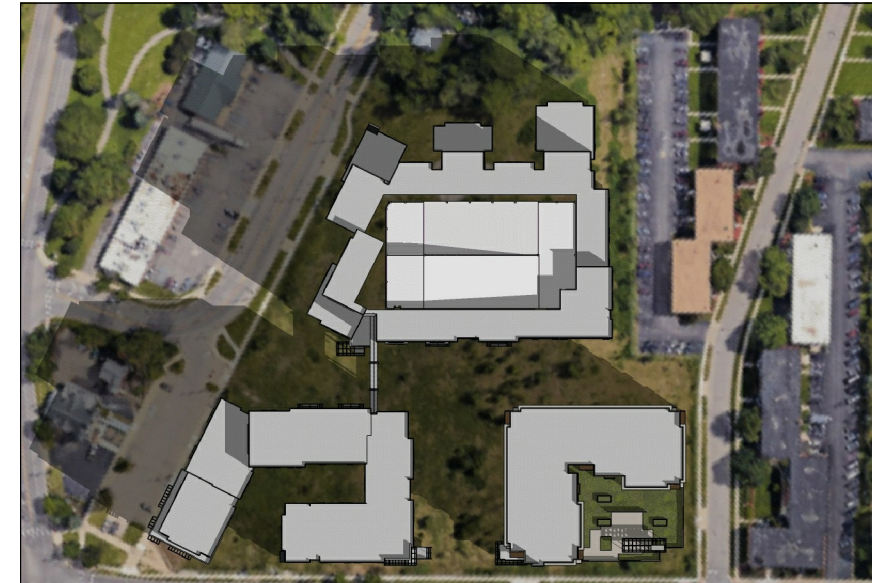
Early evening shadows cast to the East

UTC-07:00
Time: 04:37 AM Noon 7:28 PM 05:00 PM
Date: J F M A M J J A S O N D 06/21



North

Winter Solstice
Sunrise: 08:00am Sunset: 05:05pm



Morning shadows cast to the West and North

UTC-07:00
Time: 07:25 AM Noon 4:34 PM 10:00 AM
Date: J F M A M J J A S O N D 12/21



North

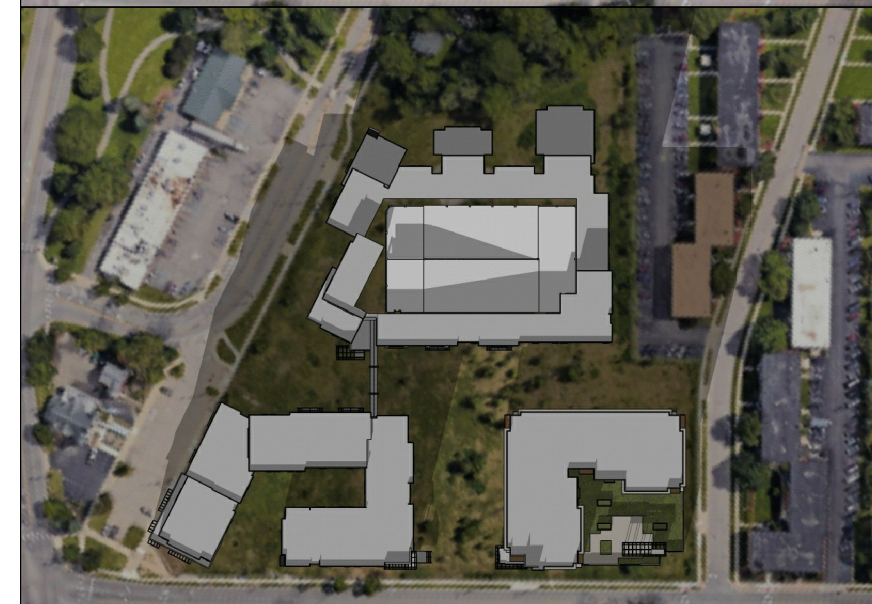


Afternoon shadows cast to the North

UTC-07:00
Time: 07:25 AM Noon 4:34 PM 01:00 PM
Date: J F M A M J J A S O N D 12/21



North



Evening shadows cast to the North

UTC-07:00
Time: 07:25 AM Noon 4:34 PM 03:00 PM
Date: J F M A M J J A S O N D 12/21



North



SUSTAINABILITY

LOCATION AND TRANSPORTATION

- Infill / brownfield development site
- Compact development to conserve land
- Proximity to employment, commerce, recreation, and entertainment
- Bicycles: 1 space / DU (5x code rqmt.) - covered and secure
- Multi-modal: AATA, UM Transit, Amtrak, Maven, Zipcar, ArborBike
- Electric vehicle charging stations

INDOOR ENVIRONMENTAL QUALITY

- Make-up air RTU's / ventilation with outdoor air in residences
- No-smoking environment
- Low-emitting (low VOC) materials
- Open-air parking deck (Building A) - reduces energy use
- Parking garage exhaust system (Building B)
- Enhanced acoustic performance of wall partitions and floor assemblies

SUSTAINABLE SITES

- Permeable Reactive Barrier to remediate groundwater
- Excavation and disposal of contaminated soil
- Green roof over condo building podium (Building B)
- Stormwater detention / Green Streets (Broadway)
- Traver Creek buffer restoration / non-invasive plantings
- Erosion and sedimentation control

WATER EFFICIENCY

- Individual water metering (as well as for gas and electric)
- WaterSense - high efficiency / low flow fixtures
- Energy Star qualified appliances (water / energy conserving)
- Efficient landscape design / no irrigation system
- Efficient central hot water recirculating system
- Drinking fountains in common areas - with bottle fillers to reduce waste

MATERIALS AND RESOURCES

- Separate trash and recycling chutes for residents + trash compactor
- Prefabrication and panelization
- Construction waste reduction / recycling
- Durable, long-life building envelope materials
- Environmentally preferable products / no tropical wood
- Indoor moisture control / water resistant materials

ENERGY AND ATMOSPHERE

- Solar panels: investigating thermal and photovoltaic
- Continuous insulation to reduce thermal bridging and heat loss
- Insulated glazing with low-e coating and argon gas between panes
- Programmable / learning thermostats
- Daylighting and occupancy sensors / LED and CFL light fixtures
- High efficiency HVAC systems



Biker's Paradise
Flat as a pancake, excellent bike lanes.

