




## 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:	1101 S. UNIVERSITY ADT'N
Project Location and/or Address:	1101-1103 S. UNIVERSITY
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D1 SOUTH UNIVERSITY CHARACTER AREA S. UNIVERSITY - PRIMARY FRONTAGE E. UNIVERSITY - PRIMARY 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:	OWNER
Property Owner:	S. UNIVERSITY PROPERTIES 1338 GIRARD ST. NW WASHINGTON, DC 20009
Property Owner's Signature:	 FOR S. UNIVERSITY PROPERTIES
Developer's interest in property if not owner:	

Design Team (include all individuals, firms and groups involved):	<p>J. BRADLEY MOORE &amp; ASSOC. ARCH INC                  J. B. MOORE</p> <p>MIDWESTERN CONSULTING                  TOM CONERT</p>
Contact Person (name, phone number and email of one person):	<p>J. BRADLEY MOORE                  734-970-1500                  BRAD@JBRADLEYMOORE.COM</p>

**Section 2: Project Details**

Project Specifics:	<p>Site size (sq. ft.): <u>2,275.43 SF</u></p> <p>Total floor area (sq. ft.): <u>8,117.00</u></p> <p>Number of stories: <u>5</u></p> <p>Building Height (ft.): <u>64</u></p> <p>Ground floor uses: <u>RETAIL</u></p> <p>Upper floor uses: <u>2<sup>ND</sup> = OFFICE 3-5 RESIDENTIAL</u></p> <p>Number dwelling units: <u>3</u></p> <p>Number off-street parking spaces: <u>0</u></p> <p>Open space (sq. ft.): <u>0</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.

# Design Narrative

## 2a Brief Description of Design Concept

1101 S University Avenue Addition is a proposed vertical expansion of an existing mixed-use building incorporating ground floor retail, second floor office and upper floor residential uses. The design reflects the continuing evolution of the South University Area from low-rise to mid-rise and high-rise, mixed use structures and maintains existing active uses at street level to enhance and activate the pedestrian experience. Fronting both S. University Avenue and the pedestrian mall in the former E. University R.O.W., the building is designed with two primary facades, one on the West and one on the South. The site geometry is long and narrow, and the building design reflects this geometry. The building is being surrounded on the north and east by a new high-rise apartment building currently under construction and there is another high-rise under construction less than half a block south. The project, located in the South University 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 8,117 SF of floor area contributing to FAR.

By right, the maximum building height is 150 ft.; the offset above the street wall of five ft. is not required on a corner site of this size; and the maximum building module length, based on pre-existing lot modules, is approximately 60 ft. Our project will be approx. 64' tall and five stories above grade.

## 2a Brief Description of Development Program

The Development Program for the project is an urban apartment community catering to 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 25 year-old range and either living alone or with a group of friends. The program offers multiple bedroom apartment configurations with shared bathrooms.

The design incorporates unusual amenities for the area in the form of exterior balcony/patio spaces. The ground floor program consists of neighborhood-focused commercial retail space including a coffee shop and 24 hour banking venues. The second floor is configured for office space. Parking is not required since base FAR is not exceeded.

Vertical access throughout the building, via both stairways and elevators, will be distributed at both the east and west ends of the building, providing multiple arrival/departure points for building occupants. Residents will not only have access to the on-site amenities, but also to the many nearby neighborhood businesses in the South University Area that are within easy walking distance. They will also be only a short walk to the heart of the U of Michigan central campus area, with convenient access to its many educational, entertainment and cultural opportunities. The heart of the University of Michigan bus system is a short walk, north, down the E. University Avenue pedestrian mall and AAATA bus service runs along South University Avenue.

The project includes three new student apartments with a total of 16 beds.

### 3a Site Context

The project, located at 1101 South University Avenue in the City of Ann Arbor, (Washtenaw County, Michigan), is a corner site bounded by E. University Ave. pedestrian mall to the west and South University to the South. The site is approximately 0.05 acres and is zoned D1.

The proposed project site is in the South University Character Area that includes a mixture of rental housing (both converted historically single family homes and an increasing number of new high-rise apartment buildings) and a wide variety of retail buildings, many of which include offices above street level retail. The area, home to the city's first student-focused residential high-rise, has seen the recent construction of many new residential high-rises that cater primarily to University of Michigan students, including Zaragon Place, The Landmark, and Arbor Blu. Two new high-rise apartments (The Collegian North and Six11 E University) are currently under construction near by (these properties are also zoned D1). The proposed project at 1101 S. University is surrounded by the new Collegian North project on the North and East.

The block in which our site resides is bounded by E. University, S. University, Church Street and University property to the north. The block is transitional as it mediates between the shorter institutional structures to the north, west, and east and the taller commercial structures to the east and South. The predominantly urban streetscape includes varying types and quality levels of architectural treatment.

#### Pedestrian Experience: E. University Avenue

As allowed per zoning, our project extends to the E. University Avenue property line with the building footprint remaining essentially the same as it is now. The sidewalk and landscaping will continue E. University's existing pedestrian orientation. The building's street walls feature retail window walls that are accented by projecting metal canopies. The building's masonry exterior will be continued. The E. University Avenue front provides access to the second through fifth levels via an internal stair.

#### Pedestrian Experience: S. University

As allowed per zoning, our project extends to the S. University Avenue property line at some areas with the building footprint remaining essentially the same as it is now (with a slight set-back mid-building). The sidewalk and landscaping will continue S. University's existing pattern of mid-block parallel parking spaces with planters. The building's street walls feature retail window walls that are accented by a projecting metal canopies. The building's masonry exterior will be continued. The main first floor retail entry (on the diagonal) at the corner of East & South University will remain. The S. University Avenue front also provides access to the second through fifth levels via an internal stair. Access to retail banking facilities on S. University are maintained.

### **3b Design Theme and Inspiration**

The project's vertical expansion on the existing footprint is the resultant of the site's constraints. The shaping at the top floor of the building was driven by the Owner's desire for outdoor amenities oriented toward the views of the Central campus "diag". Masonry exteriors were desired by the owner to reflect the nearby university buildings.

### **3c Response to Design Guidelines for the Character Area**

1101 S. University Avenue will be a "jewel-box" infill development occupying a long, narrow site at the end of the block, at the corner NE of East University and South University. The project responds affirmatively to the evolution of the South University 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 historically appropriate for the area.

The design of the project enhances and reinforces the street edge with active uses (a direct reflection of the streetscapes found in the South University Character Area) with retail/commercial uses in a timeless motif, in keeping with new and old construction in the Character Area.

### **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 sixteen stories in height and include a wide variety of architectural massing, styles, materials, and forms. 1101 S. University Avenue seeks to enhance this variety and eclecticism in a sympathetic 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. Stormwater management has been incorporated into the new adjacent high-rise by agreement between the adjacent property owners (the existing soils are highly absorbent) in chambers that will be incorporated into and below the new high-rise.

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 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 a distinctive top. Sidewalk level features have been designed to enhance/enrich the pedestrian experience, and building entries are clearly defined and featured on both street frontages.

The building is presently designed with an FAR of 356.72% compared to a maximum permitted FAR of 700%. This amount of built area seems appropriate given the size and shape of the site, the constraints of maintaining the existing uses, and the overall site context. The proposed building height is appropriate for its smaller footprint.

### **3f Response to Design Guidelines for Building Elements**

In the spirit of the Design Guidelines, we utilized the horizontal lines created by the shade canopies as a way to delineate the base of the building with a significant projected cornice at the top of the building.

The building is conceived as an asymmetrical composition of windows, masonry, glass, and metal rising 5 stories and culminating in generous cornice line at the top of the building. Balconies are liberally distributed on the south and west side of the building to give the residents outdoor space. Traditional window openings are not permitted by building code in the north and east facades which lie on the property lines (although we have proposed a limited number of fire rated glass block "punch" openings in the east and north facades to add visual interest here).

Canopies and balconies add an extra dimension to the public facades of the building while the modest setback along S. University affords opportunities for outdoor seating along the sidewalk without reducing the sidewalk width.