

**Zoning Board of Appeals  
February 24, 2021 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 21-005; 201 South First Avenue**

**Summary:**

Amanda Caldwell of Ideal Due-Diligence, representing the property owners, is seeking a variance from Section 5.24.5 (B) Other Mixed-use and Nonresidential and Special Purpose Districts Area in order to install a 636 square foot wall sign on the east façade of the building. The maximum sign area allowed for this property is 200 square feet. The property is zoned PUD, Planned Unit Development District.

**Background:**

The subject property is located on the southeast corner of West Washington Street and South First Avenue in the Downtown area of the City. The development was approved by City Council on December 1, 2008 and the first units were occupied in December of 2013. The property contains 155 dwelling units with the City owning the 240-space parking deck.

**Description:**

The petitioners are proposing to install a framed historical photo on stretched vinyl canvas to the east facing building façade. The building consists of metal panels and the vinyl canvas is the only viable method of installation. If the photo was painted to the building, the proposal would be classified as art and a variance would not be required. Based on the definition of a Sign in the Unified Development Code (UDC) below, the framed vinyl banner meets the definition of a Sign and therefore requires ZBA approval.

**Approved PUD Zoning Districts and Supplemental Regulations**

- a. When an approved PUD Zoning District is located within or abutting the Downtown Development Authority boundary, it shall be treated the same as D1, D2, and C1A/R Districts in this section.
- b. Each Building in the D1, D2, and C1A/R district is permitted two square feet of Sign Area per linear foot of Building Frontage up to a maximum of 200 square feet of Sign Area for Permanent Signs.

**Sign Definition**

Any display or object which is primarily used to identify or display information about or direct or attract attention to a Person, institution, organization, Business, product, event, or location, or any religious, political, social, ideological, or other message, by any means which is visible from any public Street, Sidewalk, Alley, park, or public property and is located or set upon or in a Building, Structure, or piece of land. Sign does not include any goods displayed in a window.

**Standards for Approval- Variance**

Zoning Board of Appeals  
February 24, 2021

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

- (a). ***That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.***

The applicant has stated that because of the existing building wall containing metal and cement materials as well as mechanical vents and ducts, painting directly to the surface is not feasible.

- (b). ***That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

Painting directly to the building wall creates a maintenance issue due to peeling and cracking at the joints and panels along with water and rust stains. Attaching the vinyl canvas to the wall is the best option available.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

The applicant contends the variance will allow the owner to enhance the blank panel wall with art that enhance the view for neighboring properties as well as adding to the historical fabric of the City.

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.***

The petitioner states the proposed application to the building represents the only viable method the owner has to add public artwork to the building.

- (e). ***A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.***

The application states the variance for this size sign is proportional to the size of the blank façade of the building.

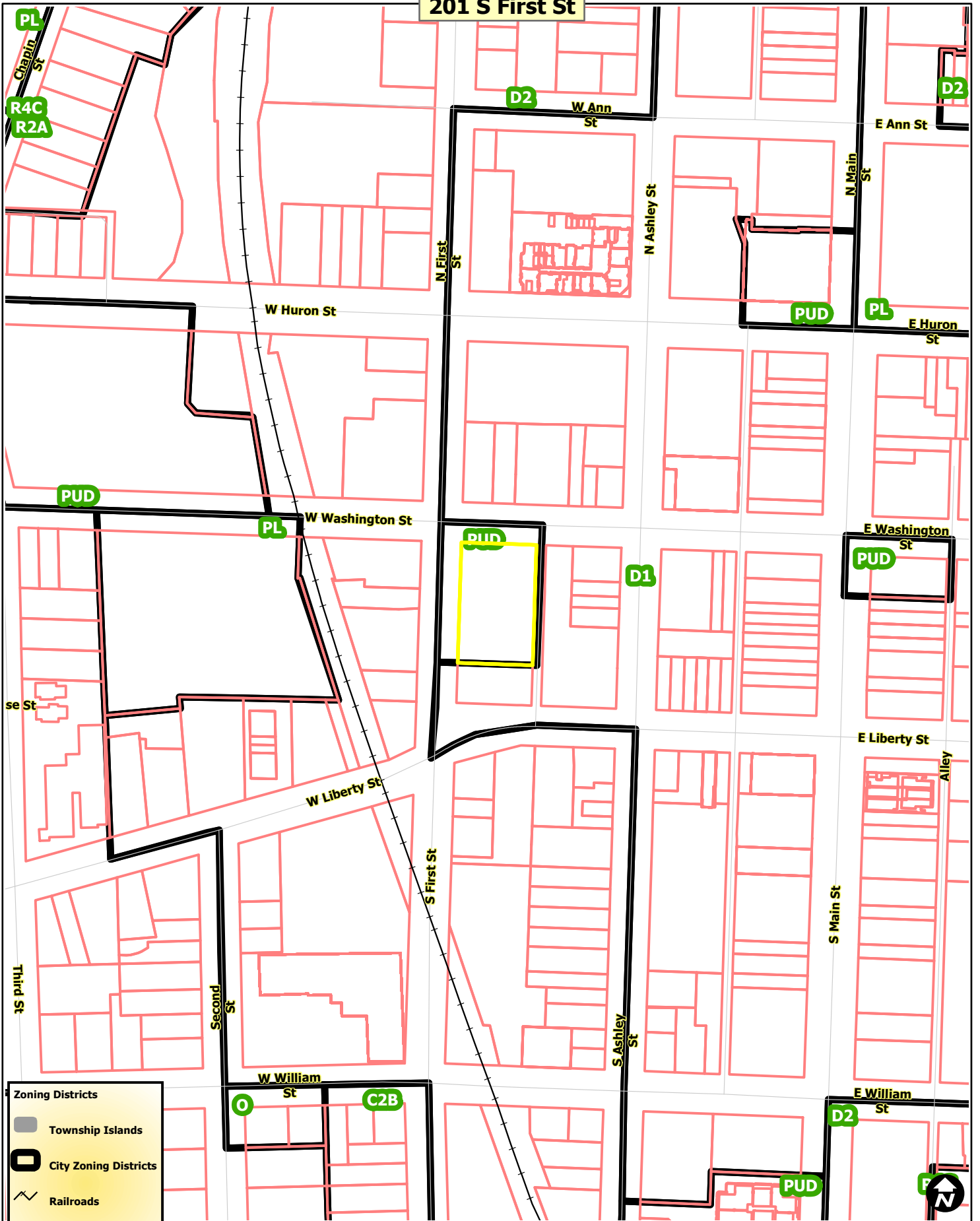
Respectfully submitted,

Zoning Board of Appeals  
February 24, 2021

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large, rounded letters and a prominent flourish at the end.

**Jon Barrett-**  
**Zoning Coordinator**

201 S First St



**Zoning Districts**

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 2/1/2021  
 Any aerial imagery is circa 2020 unless otherwise noted  
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# 201 S First St



- Railroads
- Huron River
- Tax Parcels



Map date: 2/1/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
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201 S First St




W Washington St

S First St

Alley

W Liberty St



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 2/1/2021  
 Any aerial imagery is circa 2020  
 unless otherwise noted  
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# ZONING BOARD OF APPEALS APPLICATION

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Fax: 734-794-8460 Email: [planning@a2gov.org](mailto:planning@a2gov.org)

## PROPERTY INFORMATION

ADDRESS OF PROPERTY <b>221 W Washington St, Ann Arbor, MI</b>		ZIP CODE <b>48104</b>
ZONING CLASSIFICATION <b>PUD</b>	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided <b>Ann Arbor City Apartments, LLC</b>	
PARCEL NUMBER <b>09-09-29-224-004</b>	OWNER EMAIL ADDRESS <b>pburgoyne@cityclubapts.com</b>	

## APPLICANT INFORMATION

NAME <b>ideal due diligence - Amanda Caldwell</b>			
ADDRESS <b>5350 Iroquois Ave</b>	CITY <b>Fairfield</b>	STATE <b>OH</b>	ZIP CODE <b>45014</b>
EMAIL <b>amandac@ideald.com</b>		PHONE <b>(513) 389-1059</b>	
APPLICANT'S RELATIONSHIP TO PROPERTY <b>Agent for Owner</b>			

## REQUEST INFORMATION

<input checked="" type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input type="checkbox"/> REQUEST TO ALTER A NONCONFORMING STRUCTURE Complete Section 2 of this application
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## REQUIRED MATERIALS

One hard copy application complete with all required attachments must be submitted. Digital copies of supportive materials included in the submitted hard copy will only be accepted in PDF format by email or accompanying the hard copy application on a USB flash drive.

### Required Attachments:

- Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.

### OFFICE USE ONLY

Fee Paid: ZBA:

DATE STAMP

## ACKNOWLEDGEMENT

All information and materials submitted with this application are true and correct.

Permission is granted to City of Ann Arbor Planning Services and members of the Zoning Board of Appeals to access the subject property for the purpose of reviewing the variance request.

Property Owner Signature : \_\_\_\_\_

Date: 1/25/2021

# Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

## VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Article 3, Section 5.26)

### Unified Development Code - Signs Section 5.24.3

REQUIRED DIMENSION: (Example: 40' front setback)

Feet: 200 SF Inches:

PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback )

Feet: 636 SF Inches:

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Owner proposes installation of public Art onto the building facade to enhance the building. Due to the metal panel structure of the building attaching the art with a stretched vinyl canvas is the only viable method of installation. The art has been classified as sign-age as a result of the material and install method. Signage is limited to 200 SF, Art classification would not impose the same

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when all of the following statements are found to be true. Please provide a complete response to each of the statements below.

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

The architectural structure of the building includes metal & cement panels, as well as mechanical vents and ducts that cannot be painted directly on restricting the viable options to apply public art.

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

Painting directly onto the building system risks uneven future degradation and maintenance of the facade. Peeling and cracking at the joints and panels, water & rust stains etc. Attaching a vinyl canvas to the structure is the only feasible method to install the artwork.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

By allowing the variance the owner will be able to enhance the building elevation, which is currently a simple blank paneled wall, with public Art that will enhance the view for neighboring properties as well as adding to the historical fabric of the neighborhood & city.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

The artwork will be installed on an existing structure that is not able to support a direct mural application as described above. Therefore the proposed variance represents the only viable method the owner has to add public artwork to the building.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

The variance requested is the minimum required to complete the installation of the proposed public art on the building elevation.





Monday, January 25, 2021

City of Ann Arbor Planning Services  
City Hall:301 E Huron Street  
Ann Arbor, MI 48107-8747  
Tel: 734 794 6265

To whom it may concern;

I, Jonathan Holtzman of City Club Apartments LLC, hereby authorize Amanda Caldwell of Ideal Due Diligence, as agent, to appear on my behalf and request a signage variance at the Zoning Board of Appeals meeting to be held on February 24<sup>th</sup>, 2021.

Respectfully,

Jonathan Holtzman  
Founder and CEO  
City Club Apartments, LLC

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**DETROIT OFFICE**

31700 Middlebelt Rd, Suite 140 | Farmington Hills, MI 48334 | 248.385.3727

**CHICAGO OFFICE**

328 Jefferson St, Suite 570 | Chicago, IL 60661 | 312.971.8545

## Amanda Caldwell

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**From:** Barrett, Jon <JBarrett@a2gov.org>  
**Sent:** Thursday, November 12, 2020 12:13 PM  
**To:** Amanda Caldwell  
**Subject:** RE: Temporary Banner Permit Process Inquiry

Amanda,

I have reviewed this proposal with the Planning Manager and it has been determined that this would qualify as signage (see definition below). The property qualifies for the maximum amount of signage (200 sf), however, you have stated that it is 22'x28' (616 sf) which would not be allowed as it exceeds 200 sf. If this image was to be painted onto the building façade then it would not qualify as signage and would be allowed. Since it is a framed banner and not a painting it therefore meets the sign definition and must be considered as such. Let me know if you have additional questions.

### Sign

**A name, identification, description, display, light, balloon, banner, or illustration that is affixed to, or painted, or otherwise located or set upon or in a Building, Structure or piece of land and that communicates information or directs attention to an object, product, place, activity, Person, institution, organization, or Business and that is visible from any Public Right-of-Way, Parks, Recreation, and Open Space, or other public property. The definition includes any support Structure, lighting, or other accessory features. The definition does not include goods displayed in a window. The definition does not include religious symbols or paintings that do not display lettering and do not advertise a Business, product or service.**

### Jon Barrett

Zoning Coordinator, City of Ann Arbor Planning & Development Services  
301 E Huron Street, Ann Arbor, MI 48107  
General: 734-794-6525 [planning@a2gov.org](mailto:planning@a2gov.org)  
Direct: 734-794-6000 x 42654 [jbarrett@a2gov.org](mailto:jbarrett@a2gov.org)

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**From:** Amanda Caldwell <amandac@idealdd.com>  
**Sent:** Wednesday, November 11, 2020 6:26 AM  
**To:** Barrett, Jon <JBarrett@a2gov.org>  
**Subject:** RE: Temporary Banner Permit Process Inquiry

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Mr. Barrett,

Good morning. I obtained the additional details from the client contact regarding the exterior wall mounted sign. Thank you for your assistance in reviewing and discussing the project.

- The image shown on the rendering. Is that the anticipated image? If so, will this image be on any marketing materials for your company or just intended as a community “mural” of sorts? [For City Club this a piece of historic photography that we consider as art, it is in no way advertising and will not be used for advertising or commercial activities. It would only appear in photos of the building in relation to the art.](#)
- How long would you intend to have on display? [The is semi-permanent, 3-6 years we anticipate for the life of the piece.](#)
- What is the anticipated cost of banner and installation? I can calculate all the fees for the city. [The anticipated cost is approximately \\$10,095](#)

I am available by phone or email as convenient to discuss further.

Thank you,

Amanda

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**Amanda Caldwell**

Owner / Founder, Ideal Due Diligence

o: 513.389.1059 Ext. 110 | m: 513.319.9184 | f: 513.685.3996  
[www.permitsmadepossible.com](http://www.permitsmadepossible.com) | [amandac@idealdd.com](mailto:amandac@idealdd.com)

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**From:** Amanda Caldwell

**Sent:** Tuesday, November 3, 2020 9:49 AM

**To:** [jbarrett@a2gov.org](mailto:jbarrett@a2gov.org)

**Subject:** Temporary Banner Permit Process Inquiry

Mr. Barrett,

Good morning. To follow up on my voice mail, please find my contact information and details about the proposed signage.

City Club Apartments has requested we research the permitting process with your team for a temporary banner sign installed to the building. I attached documents for reference of installation and location. This is a vinyl banner attached to the exterior with a frame at top and fasteners on remaining sides.

- Would the process include a signage permit application only? Or would a building permit process also be required?
  - If a building permit process, would your team require drawings prepared by an architect or structural engineer? Or will shop drawings suffice?
- As this is a temporary installation, is there a limit for timeframe? And are there limits placed yearly number of temporary signage installations?
- Would any design review board meeting or hearing be required?
- What is the anticipated timeframe for review and processing?
- What inspections would be required?

I am available by phone or email as convenient to your schedule.

Respectfully Submitted,

Amanda



**Amanda Caldwell**

Owner / Founder, Ideal Due Diligence

o: 513.389.1059 Ext. 110 | m: 513.319.9184 | f: 513.685.3996

[www.permitsmadepossible.com](http://www.permitsmadepossible.com) | [amandac@idealdd.com](mailto:amandac@idealdd.com)



mark's carts

PITA Cruiser

mark's carts

P  
Public Parking  
FIRST & WASHINGTON  
PUBLIC PARKING  
187

Bicycles Welcome





MULTIPLE GRATES/ GRILLS BEHIND ART

mark's carts

PITA Cruiser

mark's carts

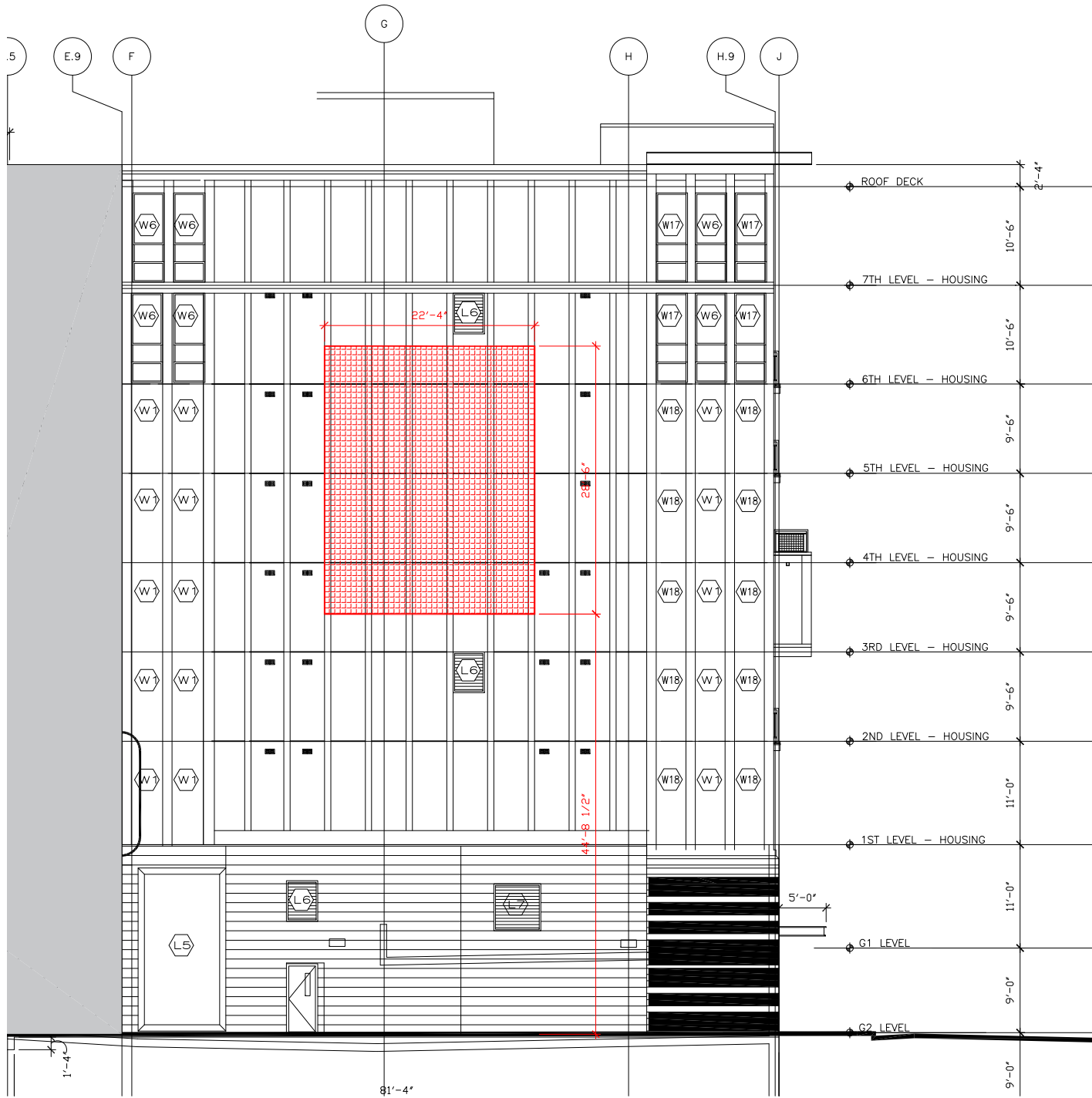
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FIRST & WASHINGTON PUBLIC PARKING

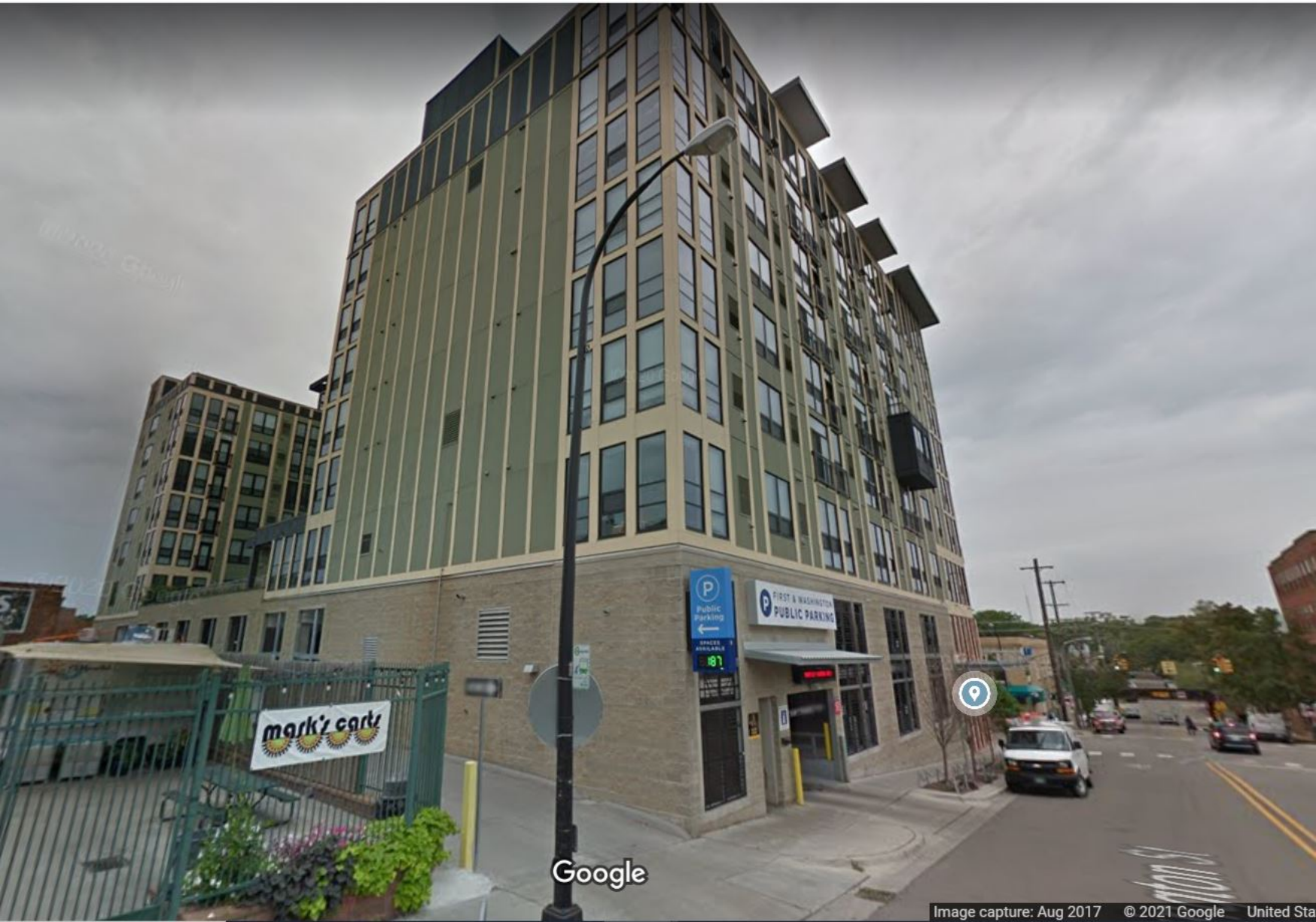
No Dogs











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# Installation Examples



# Ann Arbor City Apartments

City of Ann Arbor, Michigan  
**PUD SITE PLAN**  
 March 22, 2011

## Petitioner

VILLAGE GREEN RESIDENTIAL PROPERTIES  
 1201 N. Clark St., Ste. 400  
 Chicago, IL 60610  
 312.335.2630 Phone  
 Attn: Yohannes Cramlet

## Design Team

### Architecture

BKV Group  
 222 N. Second Street  
 Minneapolis, MN 55401  
 612.339.3752 Phone  
 Attn: Mike Krych

### Civil Engineering

JJR, LLC  
 110 Miller Ave  
 Ann Arbor, MI 48104  
 (734) 662-4457 Phone  
 Attn: Cheryl Zuellig

### Survey

Washtenaw Engineering  
 3250 W. Liberty Rd, P.O. Box 1128  
 Ann Arbor, MI 48106  
 734.761.8800  
 Attn: Tom Sutherland

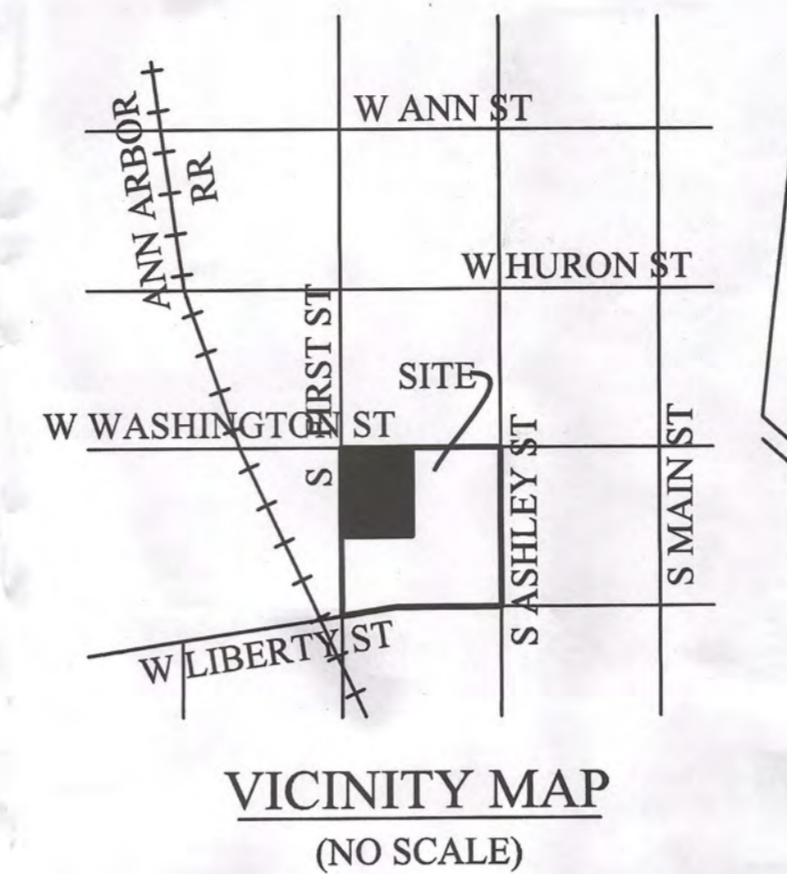
## Project Description

ANN ARBOR CITY APARTMENTS IS A DOWNTOWN URBAN INFILL PROJECT THAT WILL PROVIDE A HIGH DENSITY RESIDENTIAL USE IN THE FORM OF 156 RENTAL UNITS. IN ADDITION TO SUPPLYING THE NEED FOR DOWNTOWN RENTAL HOUSING, THIS DEVELOPMENT PROJECT WILL RESTORE PUBLIC PARKING AT FIRST AND WASHINGTON STREETS.

ANN ARBOR CITY APARTMENTS PROVIDES AN ALTERNATIVE TO PURCHASING DOWNTOWN HOUSING TO BOOST THE RESIDENTIAL POPULATION OF THE CITY'S CORE. THE PROJECT:  
 • EXPANDS DOWNTOWN RENTAL HOUSING CHOICES AND INCLUDES AFFORDABLE UNITS;  
 • RESTORES LOST PUBLIC PARKING FOLLOWING THE DEMOLITION OF THE FIRST/WASHINGTON PARKING STRUCTURE;  
 • CAPITALIZES ON OPPORTUNITIES TO EXPAND TRANSPORTATION CHOICES AND REDUCE AUTO DEPENDENCY FOR RESIDENTS.

## Development Program and General Information

OWNER AUTHORIZATION: SUBMITTED SEPARATELY  
 EXISTING LAND USE: PARKING LOT  
 PROPOSED LAND USE: MIXED USE (APARTMENTS AND PARKING DECK)  
 EXISTING FLOOR AREA: NONE  
 TOTAL USABLE PROPOSED FLOOR AREA: 165,743 SQUARE FEET  
 130,827 SQUARE FEET OF MULTI-FAMILY RESIDENTIAL  
 34,916 SQUARE FEET OF PARKING  
 DWELLING UNITS: 155  
 UNIT MIX: 45 STUDIOS  
 71 ONE-BEDROOM  
 39 TWO-BEDROOM  
 PROPOSED PARKING: SEE COMPARISON CHART  
 RELATED IMPROVEMENTS: RECONSTRUCTED SIDEWALKS ALONG WASHINGTON AND FIRST STREETS WITH SPECIAL PAVING ACCENTS, STREET TREES AND PLANTERS.  
 ANTICIPATED CONSTRUCTION: ESTIMATED START: SUMMER 2011  
 ESTIMATED COMPLETION: WINTER 2012



## Ann Arbor City Apartments Comparison Chart

SITE DETAILS	EXISTING CONDITIONS	REQUIREMENTS UNDER CURRENT ZONING	REQUIREMENTS UNDER COMPARABLE ZONING	PROPOSED
ZONING DISTRICT	P	PARKING	D1 (DOWNTOWN CORE DISTRICT)	PUD
LOT AREA	24,673 SQ FT. (.57 ACRES)	NO MINIMUM	NO MINIMUM	24,673 SQ FT. (.57 ACRES)
LOT WIDTH	124.02'	NO MINIMUM	NO MINIMUM	124.02'
FLOOR AREA (USABLE) AS PERCENTAGE OF LOT AREA	VACANT	NO MAXIMUM	TOTAL = 128,546 SF = 52% EXCLUDING PARKING	TOTAL = 165,743 SF = 672%
SETBACKS - ABUTTING PUBLIC STREET	N/A	EQUAL TO ABUTTING ZONING DISTRICTS	NO FRONT SETBACK REQUIRED	0'
SETBACKS - SIDE OR REAR (WHEN NOT ABUTTING A PUBLIC STREET)	N/A	2.5 FEET EACH SIDE	NONE REQUIRED	0'
HEIGHT	N/A	GARAGES MAY NOT EXCEED HEIGHT LIMIT OF NEAREST CONTIGUOUS DISTRICT	NO MAXIMUM	9 STORIES MAX 104 FEET
PARKING - AUTOMOBILE			PER CHAPTER 59, SEC. 5:169 PARKING IS EXEMPT, EXCEPT FOR THE FOLLOWING PREMIUM USES/AREAS: 1 SPACE / 1000 SF RESIDENTIAL PREMIUM FLOOR AREA 165,743 SF LESS 98,692 SF (400% FAR) = 67,051 SF RESIDENTIAL PREMIUM 67,051 / 1,000 = 67 SPACES	PER CHAPTER 59, PARKING WITHIN A PUD SHALL BE PROVIDED FOR THE FLOOR AREA IN EXCESS OF 300% OF THE LOT AREA. TOTAL USABLE AREA = 165,743 SF = 300% = 74,019 SF TOTAL = 91,724 SF REQUIRED: 91,724 / 1000 = 92 SPACES PROVIDED: 244 CAR SPACES, (INCLUDING 7 BARRIER FREE AND 68 COMPACT SPACES (27.9% MINIMUM SIZE = 8'X16')) PROVIDED: 16 MOTORCYCLE SPACES (±4' WIDEX8'DEEP) SPACE DISTRIBUTION RESIDENTIAL PERMIT = UP TO 73 SPACES FLEX PARKING = UP TO 73 SPACES PUBLIC PARKING = 98 SPACES
PARKING - BICYCLE				PER CHAPTER 59, SEC. 5:169 PARKING IS EXEMPT, EXCEPT FOR THE FOLLOWING PREMIUM USES/AREAS: RESIDENTIAL - MULTIFAMILY: PREMIUM 91,724 SF AVERAGE UNIT SIZE: 736 SF / 91,724 = 125 UNITS 1 SPACE/5 UNITS 125 UNITS / 5 = 25 SPACES REQUIRED (50% A & 50% C) PROVIDED: 18 CLASS A & 8 CLASS C
CLASS A (MEDIUM TO LONG-TERM PARKING) ENCLOSED BICYCLE STORAGE				
CLASS B (SHORT TO MEDIUM-TERM PARKING) COVERED BICYCLE RACKS				
CLASS C (SHORT-TERM PARKING) FIXED BICYCLE RACKS				

## Community Analysis

### COMMUNITY CONTEXT

THE ANN ARBOR CITY APARTMENTS SITE IS MADE UP OF ONE PARCEL TOTALING 24,673 SQUARE FEET (0.57 ACRE) ZONED P. A DETERIORATED PARKING STRUCTURE WAS REMOVED FROM THE SITE FOR HEALTH AND SAFETY REASONS. THE SITE IS CURRENTLY USED AS A SURFACE PARKING LOT WITH THE EXISTING RETAINING WALLS BEING STABILIZED BY TEMPORARY STRUCTURES.

### RELATIONSHIP TO SURROUNDING LAND USE

A VARIETY OF LAND USES EXIST WITHIN THE BLOCK OCCUPIED BY THE SITE AND A PUBLIC ALLEY TRAVERSES THE EASTERN EDGE OF THE PROJECT SITE. THE EXISTING ZONING DISTRICTS WITHIN SAID BLOCK ARE C2B TO THE SOUTH AND GENERALLY C2A TO THE EAST WITH TWO PARCELS DESIGNATED AS C2B. THE EXISTING 1- TO 3-STORY STRUCTURES SURROUNDING THE SITE (OCCUPIED BY PRIMARILY COMMERCIAL USES WITH SOME RESIDENTIAL) FACE W. LIBERTY AND S. ASHLEY. SMALL SURFACE PARKING LOTS ARE ALSO ASSOCIATED WITH THESE USES.

EXISTING ZONING TO THE NORTH OF WASHINGTON IS C2B/R (BUSINESS SERVICE/RESIDENTIAL DISTRICT) AND IS CURRENTLY USED AS A PUBLIC SURFACE PARKING LOT. ZONING TO THE WEST OF FIRST STREET IS DESIGNATED C2B (BUSINESS SERVICE DISTRICT). TWO- AND 3-STORY COMMERCIAL STRUCTURES LINE THE WEST SIDE OF FIRST STREET AND ACCOMMODATE NIGHTCLUB ESTABLISHMENTS AND RESALE SHOPS.

### IMPACT ON HISTORIC STRUCTURES/DISTRICTS

THE SITE IS NOT LOCATED WITHIN AN HISTORIC DISTRICT, BUT IS IMMEDIATELY ADJACENT TO THE MAIN STREET HISTORIC DISTRICT. AS A RESULT, SEVERAL BUILDINGS LOCATED ADJACENT TO THE SITE HAVE BEEN IDENTIFIED AS HISTORIC STRUCTURES:

- 119-123 W. WASHINGTON AND 209-211 S. ASHLEY, GERMANIA BUILDING COMPLEX, IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- 122 W. WASHINGTON, JOHN WAGNER JR. BLACKSMITH SHOP, WAS ON THE CITY'S LIST OF INDIVIDUAL HISTORIC PROPERTIES.
- 120-130 S. FIRST, ALLMENDINGER ORGAN FACTORY, WAS ON THE CITY'S LIST OF INDIVIDUAL HISTORIC PROPERTIES.
- 206-222 S. FIRST, CITY BREWERY-ANN ARBOR CENTRAL MILLS, WAS ON THE CITY'S LIST OF INDIVIDUAL HISTORIC PROPERTIES.
- 210 S. ASHLEY, HERTLER BROTHERS, WAS ON THE CITY'S LIST OF INDIVIDUAL HISTORIC PROPERTIES.

IMPACT TO THE HISTORIC STRUCTURES EAST OF THE PROJECT AREA IS MINIMIZED DUE TO THE ORIENTATION OF THE PROPOSED BUILDING TOWARDS FIRST AND WASHINGTON STREETS AND BECAUSE THE ALLEY PROVIDES SEPARATION AS WELL. PROPOSED BUILDING MATERIALS WILL BE COMPATIBLE TO THE SURROUNDING NEIGHBORHOOD.

### IMPACT ON PUBLIC SCHOOLS

BASED ON 2000 CENSUS DATA ON AVERAGE FAMILY SIZE IN ANN ARBOR (2.9 PERSONS) AND PERCENTAGE OF POPULATION AGES 5-19 YEARS (20.2%), 156 RESIDENTIAL UNITS AT ANN ARBOR CITY APARTMENTS COULD ADD AS MANY AS 91 PRIMARY AND SECONDARY SCHOOL STUDENTS TO THE PUBLIC SCHOOL SYSTEM. THE SIZE DISTRIBUTION OF THE PROPOSED UNITS AND THE PROJECT'S DOWNTOWN LOCATION, HOWEVER, INDICATE THAT SIGNIFICANTLY FEWER SCHOOL AGE CHILDREN WILL LIVE AT ANN ARBOR CITY APARTMENTS.

### NATURAL FEATURES IMPACT

BASED ON THE DEFINITIONS PRESENTED IN ATTACHMENT A OF CHAPTER 57, LAND DEVELOPMENT REGULATIONS, NONE OF THE FOLLOWING NATURAL FEATURES ARE PRESENT ON THE PROJECT SITE:

- ENDANGERED SPECIES
- 100-YEAR FLOODPLAIN
- STEEP SLOPES
- WATER COURSES
- WETLANDS
- WOODLANDS AND LANDMARK TREES

### AIR QUALITY IMPACT

THE PROJECT IS INTENDED TO SERVICE DOWNTOWN RESIDENTS WHO WILL UTILIZE ALTERNATIVE METHODS OF TRANSPORTATION. THIS POTENTIALLY REDUCES THEIR IMPACT ON AIR QUALITY. THE PROPOSED PARKING STRUCTURE REPLACES THE ORIGINAL STRUCTURE THAT WAS ON THE SITE AND AS SUCH SHOULD NOT CONTRIBUTE TO FURTHER IMPACT ON THE QUALITY.

THE FOLLOWING MODIFICATIONS HAVE BEEN MADE TO THE ENCLOSED DRAWINGS AND ARE BUBBLED TO ASSIST WITH YOUR REVIEW:

- SHEET A0 ADDED TO THE LIST OF DRAWINGS ON THE COVER SHEET
- REVISED THE COMPARABLE ZONING DISTRICT AND THE DETAILS ASSOCIATED WITH IT TO D1
- REVISED THE PUD FAR AND PARKING CALCULATIONS
- REVISED THE PUD HEIGHT TO MAX 104 FEET
- CORRECTLY IDENTIFIED "C" FLOORPLAN AS DETERMINED BY EXISTING SPOT ELEVATIONS
- STORM WATER DETENTION SYSTEM HAS BEEN RELOCATED ON SHEET B, STORM WATER MANAGEMENT PLAN; THE PROPOSED STORMCEPTOR HAS BEEN REMOVED AND A NOTE INDICATING HOW OVERFLOW PROTECTION WILL BE HANDLED HAS BEEN ADDED.
- PARKING LEVEL FLOOR PLANS REVISIONS WHICH BRING THE LOWEST LEVEL PARKING (FROM 797' TO A HIGHER 800' ELEVATION)
  - o CUT OUT BELOW GRADE PARKING (G4) SO THAT LOWEST SLAB LEVEL IS 800'.
  - o ADD IN PARKING AT TOP OF RAMP (G0) TO BE 2 STALLS MORE THAN WHAT WAS SUBTRACTED FROM G4.
  - o ADD SHEET "A" - G0 PARKING LEVEL
  - o REVISED THE STORM RETAINAGE PIPING SYSTEM TO WORK WITH THE MAT FOUNDATION THAT WILL BE USED FOR THE PROJECT
- BUILDING SECTION WITH THE CURRENT FLOOR TO FLOORS CREATING A 104'-0" BUILDING HEIGHT FROM THE LOWEST BUILDING CORNER (SW 810'-0').
  - o DECREASE HOUSING LEVELS OVERALL HEIGHT BY 2'-0"
  - o FIRST LEVEL HOUSING (11'-0" FLR-FLR / 10'-6" CEILING HEIGHT)
  - o 2ND - 5TH TYPICAL LEVELS (9'-6" FLR-FLR / 9'-0" CEILING HEIGHT)
  - o 6TH AND 7TH PENTHOUSE LEVELS (10'-6" FLR-FLR / 10'-0" CEILING HEIGHT)
- ELEVATION CHANGES
  - o WINDOW MULLIN PATTERN CHANGES
  - o RAISED PARKING / HOUSING TRANSITION LINE TO REFLECT PARKING VOLUME
  - o PARKING GRILL REVISION (1' LONGER)
  - o MODIFYING THE 'BUILD' 'HT' AND 'ELEVATION' REFERENCES IN DRAWING PACKAGE

## List of Drawings

C-0 - COVER SHEET	NTS
C-1 - SITE SURVEY	1" = 20'
C-2 - SOIL EROSION CONTROL PLAN & RIGHT-OF-WAY SITE PREP PLAN	1" = 10'
C-3 - LAYOUT PLAN	1" = 10'
C-4 - MATERIALS PLAN	1" = 10'
C-5 - GRADING PLAN	1" = 10'
C-6 - STORM WATER MANAGEMENT PLAN	AS NOTED
C-7 - UTILITY PLAN & PROFILE	AS NOTED
C-8 - SOIL EROSION & SEDIMENTATION CONTROL DETAILS	AS NOTED
C-9 - LAYOUT DETAILS	AS NOTED
C-10 - LAYOUT DETAILS	AS NOTED
C-11 - LAYOUT DETAILS	AS NOTED
C-12 - UTILITY AND STORM WATER MANAGEMENT DETAILS	AS NOTED
C-13 - SITE ANALYSIS/NATURAL FEATURES IMPACT ANALYSIS	1" = 20'
L101 - LANDSCAPE PLAN	AS NOTED
L102 - LANDSCAPE ENLARGEMENT PLAN	AS NOTED
A0 - G0 PARKING LEVEL PLAN	AS NOTED
A1 - G1 & G2 PARKING LEVEL PLANS	AS NOTED
A2 - G3 & G4 PARKING LEVEL PLANS	AS NOTED
A3 - EXTERIOR ARCHITECTURAL ELEVATIONS	AS NOTED
A4 - EXTERIOR ARCHITECTURAL ELEVATIONS	AS NOTED
A5 - FIRST AND TYPICAL RESIDENTIAL FLOOR PLANS	AS NOTED
A6 - FIRST AND TYPICAL RESIDENTIAL FLOOR PLANS	AS NOTED

ISSUED FOR: \_\_\_\_\_ REV DATE: \_\_\_\_\_

AMENDED PUD SUBMITTAL 03-22-11  
 AMENDED PUD SUBMITTAL 02-24-11  
 CITY RESUBMITTAL 10-20-08  
 CITY RESUBMITTAL 09-22-08  
 CITY RESUBMITTAL 08-08-08  
 CITY PUD SUBMITTAL 01-28-08  
 PRE-SUBMITTAL MEETING 12-21-07  
 OWNER REVIEW 12-11-07

**3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171**

FOR THE LOCATION OF UNDERGROUND FACILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

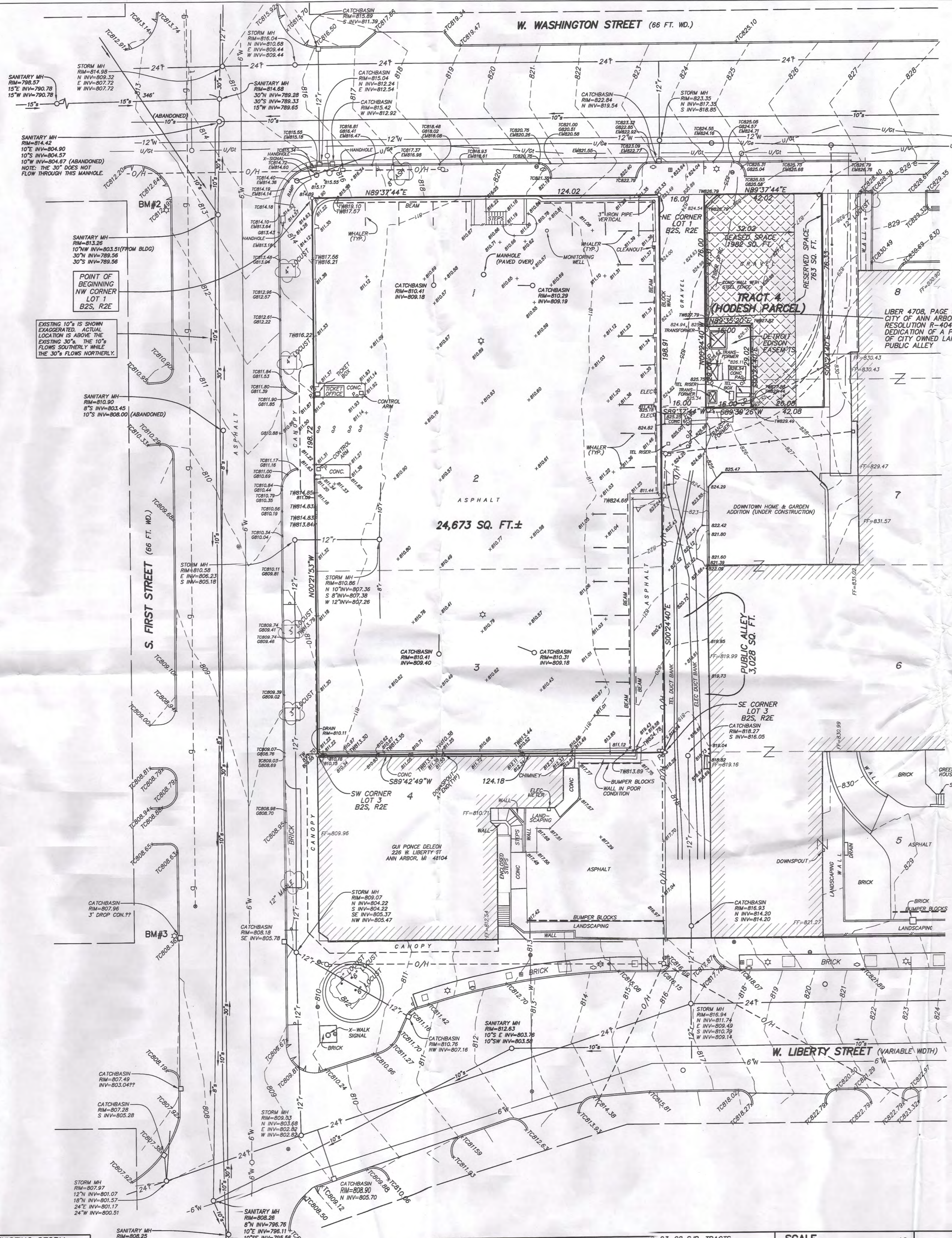
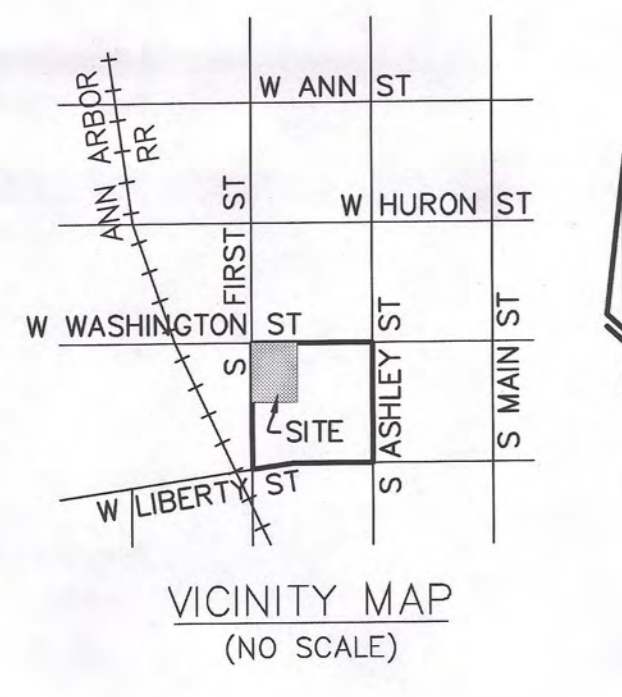
**Notice:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ABOVE OR BELOW GROUND. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, CONTRACT DOCUMENTS, FIELD NOTES, OR ANY OTHER INSTRUMENTS OR INFORMATION PROVIDED BY THE SURVEYOR FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY PROVIDED FOR IN THESE INSTRUMENTS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE OWNER AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THE DRAWINGS, SPECIFICATIONS, CONTRACT DOCUMENTS, FIELD NOTES, OR ANY OTHER INSTRUMENTS OR INFORMATION PROVIDED BY THE SURVEYOR.



**DESCRIPTION**

BEGINNING at the Northwest corner of Lot 1, Block 2 South, Range 2 East, "ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR", Washtenaw County, Michigan as recorded in Transcripts, Page 152, Washtenaw County Records; thence N89°37'44"E 124.02 feet along the Southerly right-of-way line of West Washington Street; thence S00°24'40"E 198.91 feet along the Easterly line of said Lot 1 and Lots 2 and 3 of said "ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR"; thence S89°42'49"W 124.18 feet along the Southerly line of said Lot 3; thence N00°21'53"W 198.72 feet along the Easterly right-of-way line of South First Street to the Point of Beginning. Being Lots 1, 2 and 3, Block 2 South, Range 2 East, "ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR", Washtenaw County, Michigan as recorded in Transcripts, Page 152, Washtenaw County Records and containing 24,673 square feet of land, more or less. Being subject to easements and restrictions of record, if any.

**BENCHMARK**

BM#1 = TOP OF SOUTHEAST BOLT ON LIGHTPOLE BASE AT NORTHWEST CORNER OF ASHLEY AND WASHINGTON. ELEV=831.47, NAVD 88

BM#2 = TOP OF SOUTHEAST BOLT ON LIGHTPOLE BASE AT SOUTHWEST CORNER OF FIRST AND WASHINGTON. ELEV=813.11, NAVD 88

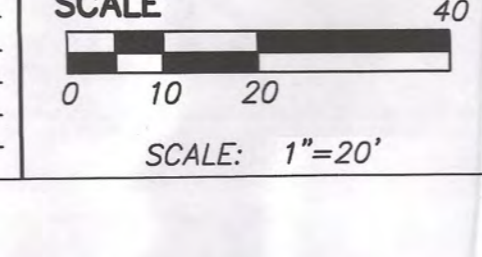
BM#3 = NORTHEAST BOLT LIGHTPOLE BASE WEST OF FIRST, 50'± NORTH OF LIBERTY (224 FIRST). ELEV=809.33, NAVD 88

**LEGEND**

☆	LIGHT POLE	TC	TOP OF CURB	—	GRAVEL	—	EXISTING STORM
○	UTILITY POLE	TW	TOP OF WALL	—	FENCE	—	EXISTING SANITARY
⊙	GUY ANCHOR	○	MANHOLE	—	CONCRETE	—	EXISTING WATER
⊕	HYDRANT	○	GATE VALVE	—	ASPHALT	—	EXISTING GAS
		○	CATCHBASIN	—		—	EXISTING ELECTRIC
		—	END SECTION	—		—	EXISTING TELEPHONE

SANITARY MH RM=808.25 30°N INV=791.36 30°S INV=781.12 10°W INV=793.12	SANITARY MH RM=808.28 8°N INV=796.76 10°E INV=791.11 10°S INV=795.56	SANITARY MH RM=808.19 10°N INV=793.69 30°N INV=791.89 30°S INV=791.94
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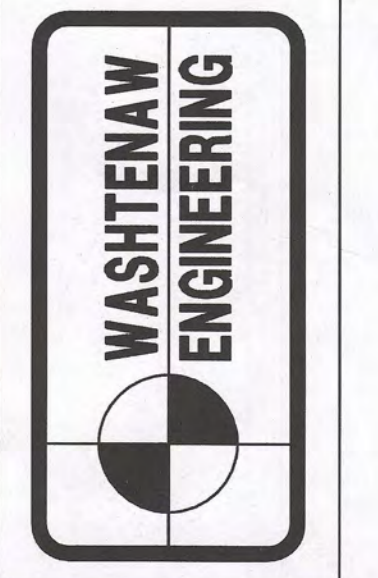
**REVISIONS** 4-3-08 D.J.H. PER SANITARY SEWER INFO. 12-23-08 S.J.B. TRACTS. 1-6-09 S.J.B. TAX ID NUMBERS. 6-21-11 D.J.H. UPDATE TO...



PREPARED BY THOMAS L. SUTHERLAND P.S., MICH No. 24620

CIVIL ENGINEERS  
PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

3250 W. LIBERTY RD.  
ANN ARBOR, MI 48103  
FAX: 734-761-9530  
WWW.WASHTENAWENGINEERING.COM



VILLAGE GREEN  
RESIDENTIAL  
PROPERTIES

CLIENT

**BOUNDARY & TOPOGRAPHICAL SURVEY**

SHEET

**LOTS 1 - 3  
BLOCK 2 SOUTH, RANGE 2 EAST  
ORIGINAL PLAT OF ANN ARBOR**

PROJECT

SECTION 29 TOWN 2 SOUTH RANGE 6 EAST

CITY OF ANN ARBOR  
WASHTENAW COUNTY • MICHIGAN

DATE 12-18-07 JOB NO. 30939  
DWG NO. 939-TOPD  
FIELD BOOK 556  
FILE NO. 9557

SHEET C-1



PERMIT  
SET  
08-30-2011

Ann Arbor City  
Apartments

CERTIFICATION



REVISIONS

No.	DATE

DATE  
DRAWN BY CC/SS  
CHECKED BY JBT  
COMMISSION NO. 169701

FIRST HOUSING  
LEVEL PLAN

**A101**

**FLOOR PLAN - GENERAL NOTES**

- A. DO NOT SCALE DRAWINGS.
  - B. PAINT FRAME/DOOR OF ALL ELECTRIC PANEL BOXES TO MATCH ADJACENT WALL.
- DIMENSIONING / LAYOUT NOTES**
- C. SITE ELEVATION 844.0' CORRESPONDS TO FIRST FLOOR FINISHED FLOOR LEVEL - ELEVATION OF 100'-0"
  - D. DIMENSIONS ARE TAKEN TO: (UNO)
    - THE CENTER LINE OF STUD AT INTERIOR WALLS
    - THE FACE OF STUD AT CORRIDOR WALLS (GRID @ CORRIDOR SIDE)
    - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID @ CENTERLINE)
    - THE OUTSIDE FACE OF SHEATHING OR FACE OF MASONRY AT EXTERIOR WALLS (GRID)
  - E. VERIFY ALL GRADES WITH CIVIL DRAWINGS
  - F. ALL WALLS AT TRASH ROOMS TO RECEIVE FRP UP TO 4'-6" AFF PER INTERIORS DRAWINGS.
  - G. REFER A500 SERIES (EXTERIOR ELEVATIONS) FOR EXTERIOR MATERIALS AND WINDOW TYPES.
  - H. REFER A900 SERIES (DOORS AND WINDOWS) FOR DOOR INFORMATION
  - I. REFER TO "I" SERIES (INTERIORS) FOR UNIT FINISH SELECTIONS
  - J. REFER TO "I" SERIES (INTERIORS) FOR FINISH TRANSITIONS

**WALL TYPE NOTES**

- WALL TYPES ARE DESIGNATED WITH
- K. REFER TO A050 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES
  - L. REFER TO A250 SERIES (UNIT PLANS) FOR UNIT WALL TYPES
  - M. TYPICAL WALL TYPES ARE AS FOLLOWS:
    - FOR UNIT SEPARATION WALLS WALL TYPE SP-1 UNO
    - FOR CORRIDOR WALLS WALL TYPE SC-1 UNO
    - FOR ELEVATOR/STAIR WALLS WALL TYPE AC UNO
    - FOR NON-BEARING INT UNIT WALL TYPE SN-1 UNO

**ROOF PLAN - GENERAL NOTES**

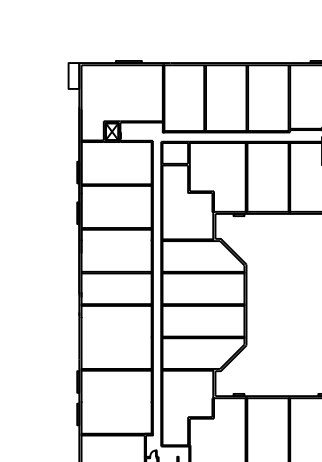
- A. ALL ROOF INSULATION AT FLAT ROOFS TO BE TAPERED TO DRAIN AT 1/4" PER FOOT UNLESS INDICATED OTHERWISE.
- B. REFER TO ALL FLOOR PLAN SHEETS FOR DIMENSIONS NOT SHOWN ON THE ROOF PLAN.
- C. COORDINATE ALL ROOF PENETRATIONS AND EQUIPMENT WITH MECHANICAL, ELECTRICAL, OR OTHER CONTRACTORS.
- D. +0" - DESIGNATES THICKNESS OF ROOF INSULATION IN INCHES

**FLOOR PLAN - KEYNOTES**

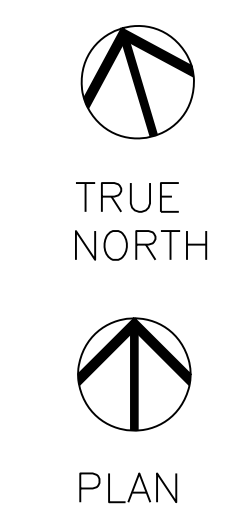
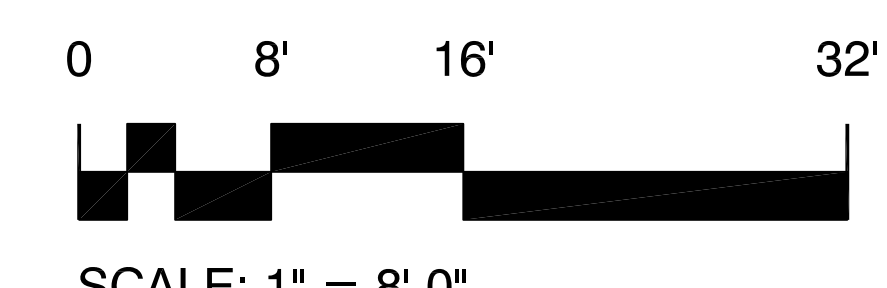
- 
- 1. FIRE EXTINGUISHER CABINET, SEE 25/A801
  - 2. SEE INTERIORS SHEETS FOR INTERIOR ELEVATION MARKERS
  - 3. EDGE OF ROOF ABOVE
  - 4. EDGE OF BALCONY ABOVE

**PARKING LEVEL - KEYNOTES**

- 
- A. EDGE OF BUILDING ABOVE
  - B. CONCRETE STOOP, SEE STRUCTURAL
  - C. FIRE EXTINGUISHER
  - D. RAIN WATER LEADER, SEE MECHANICAL
  - E. CHAIN LINK ENCLOSURE AT METER STACKS - FLOOR TO CEILING



KEYPLAN



1 FIRST HOUSING LEVEL PLAN  
A101/1/8" = 1'-0"

