

# 228 PACKARD

DESIGN REVIEW BOARD SUBMITTAL

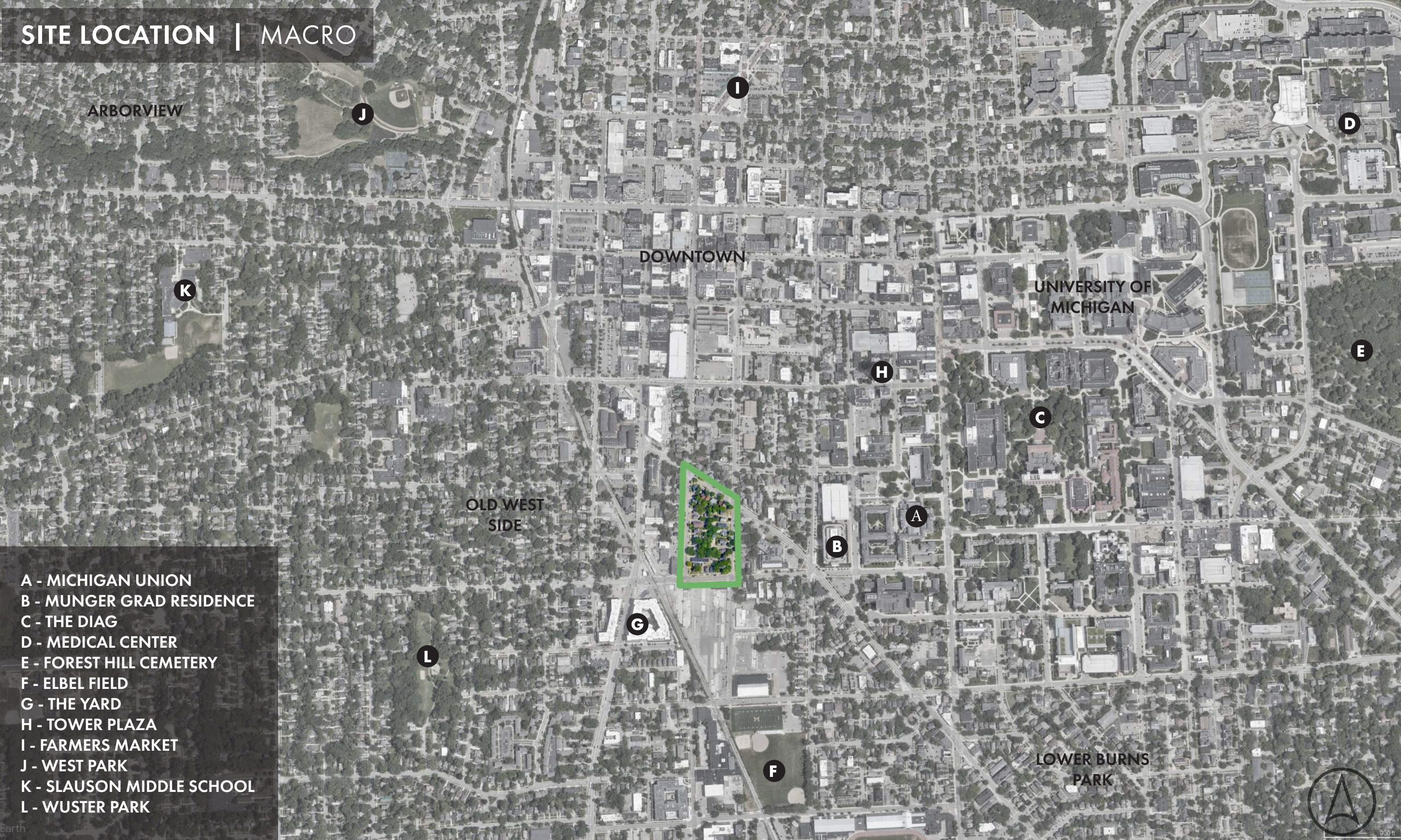
ANN ARBOR, MICHIGAN, DECEMBER 2023



esg subtext



# SITE LOCATION | MACRO



- A - MICHIGAN UNION
- B - MUNGER GRAD RESIDENCE
- C - THE DIAG
- D - MEDICAL CENTER
- E - FOREST HILL CEMETERY
- F - ELBEL FIELD
- G - THE YARD
- H - TOWER PLAZA
- I - FARMERS MARKET
- J - WEST PARK
- K - SLAUSON MIDDLE SCHOOL
- L - WUSTER PARK



SITE LOCATION | MICRO





# SITE AERIALS





# DETAILED SITE PLAN

## PC WORKING SESSION MODIFICATIONS:

- 1 - LINER UNITS ADDED TO 4TH STREET FACING ELEVATION WITH WALK-UP UNITS
- 2 - MASSING AT PACKARD AND 5TH STREET REDUCED BY 1 LEVEL
- 3 - INTERNAL PARKING STRUCTURE REDUCED IN HEIGHT BY 1 AND 1/2 LEVELS.

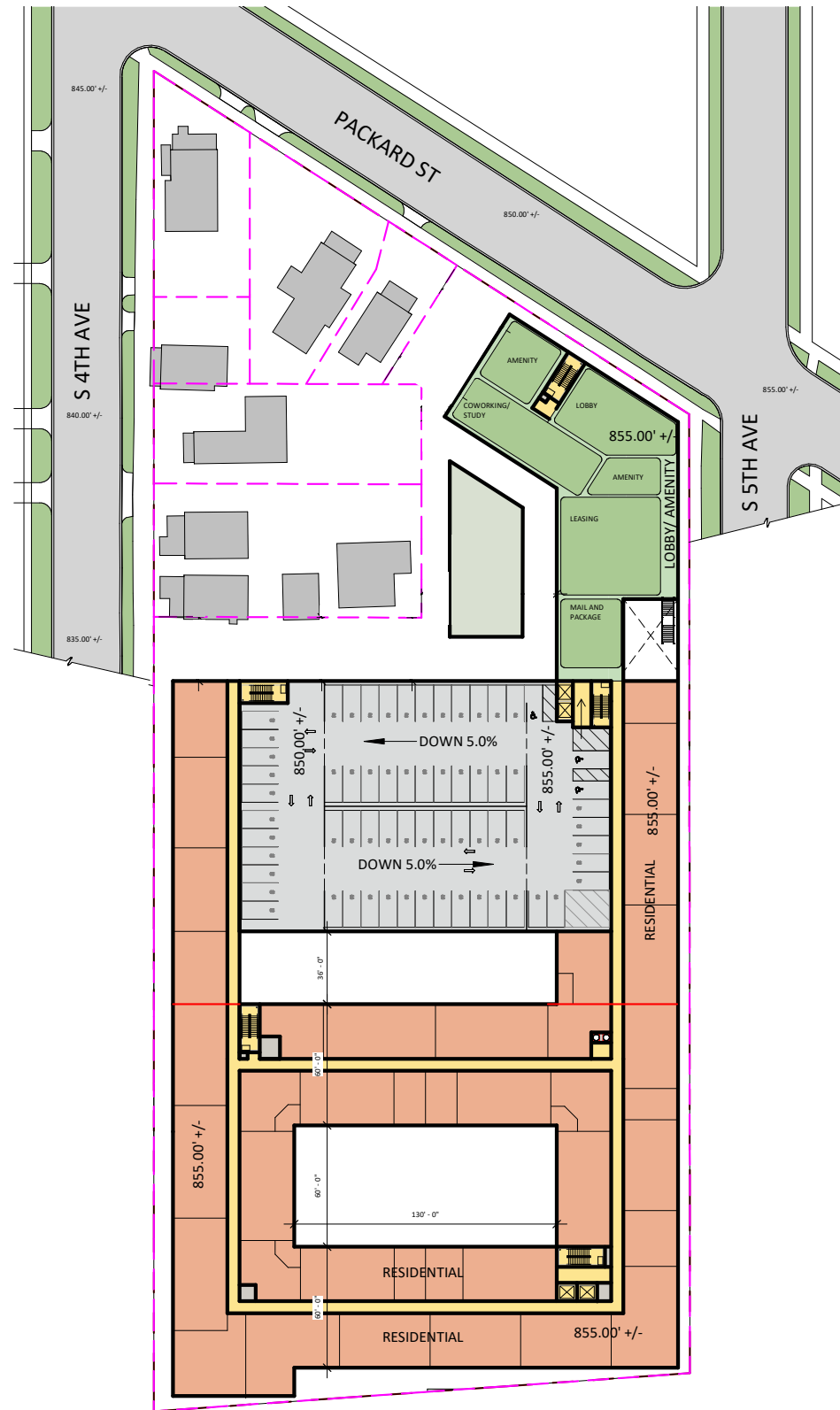




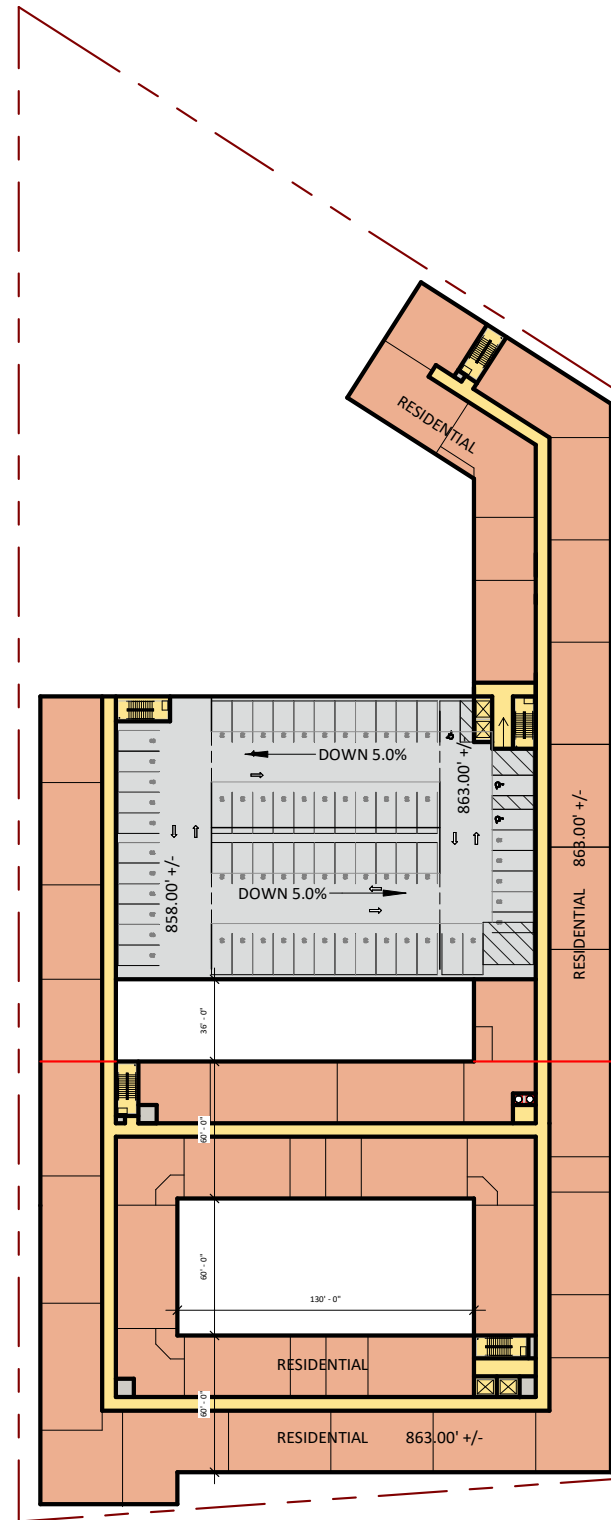




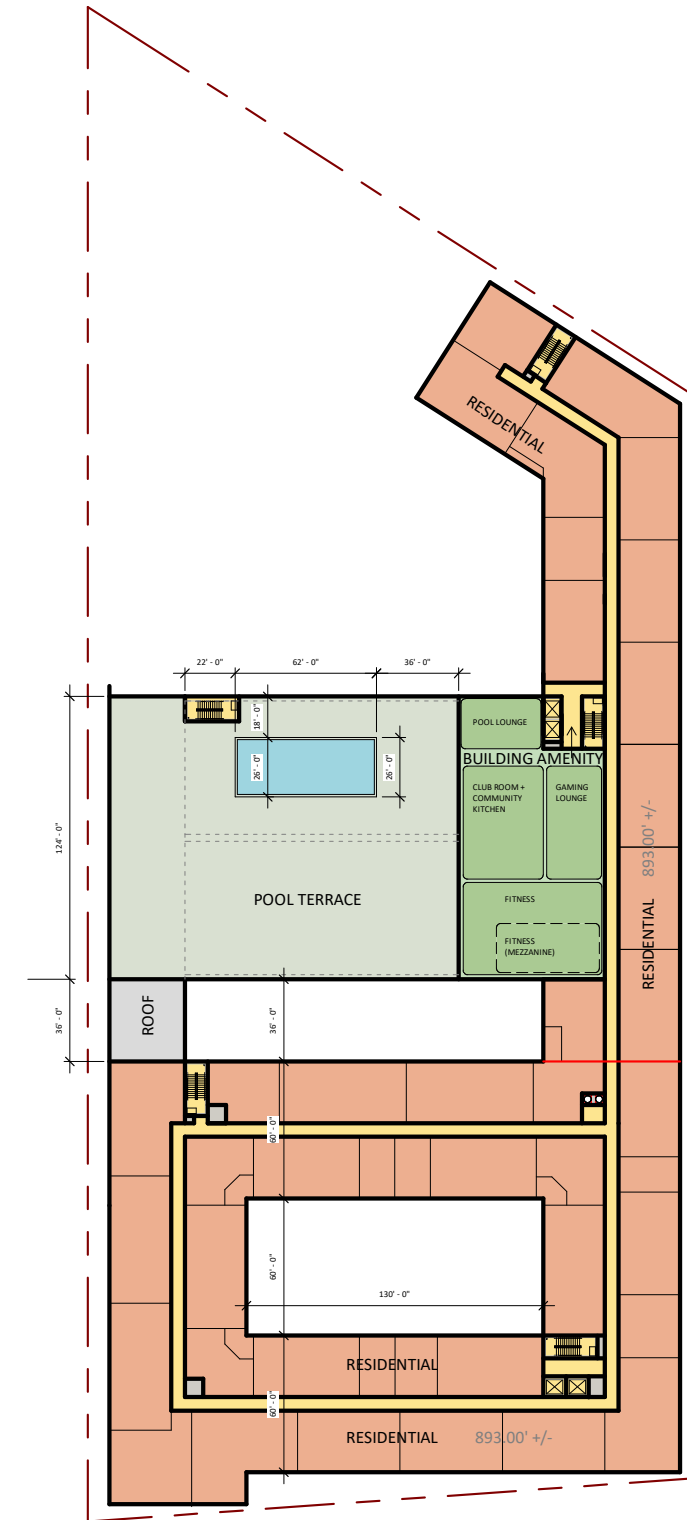
# LEVEL 04-08 | FLOOR PLANS



LEVEL 04 PLAN

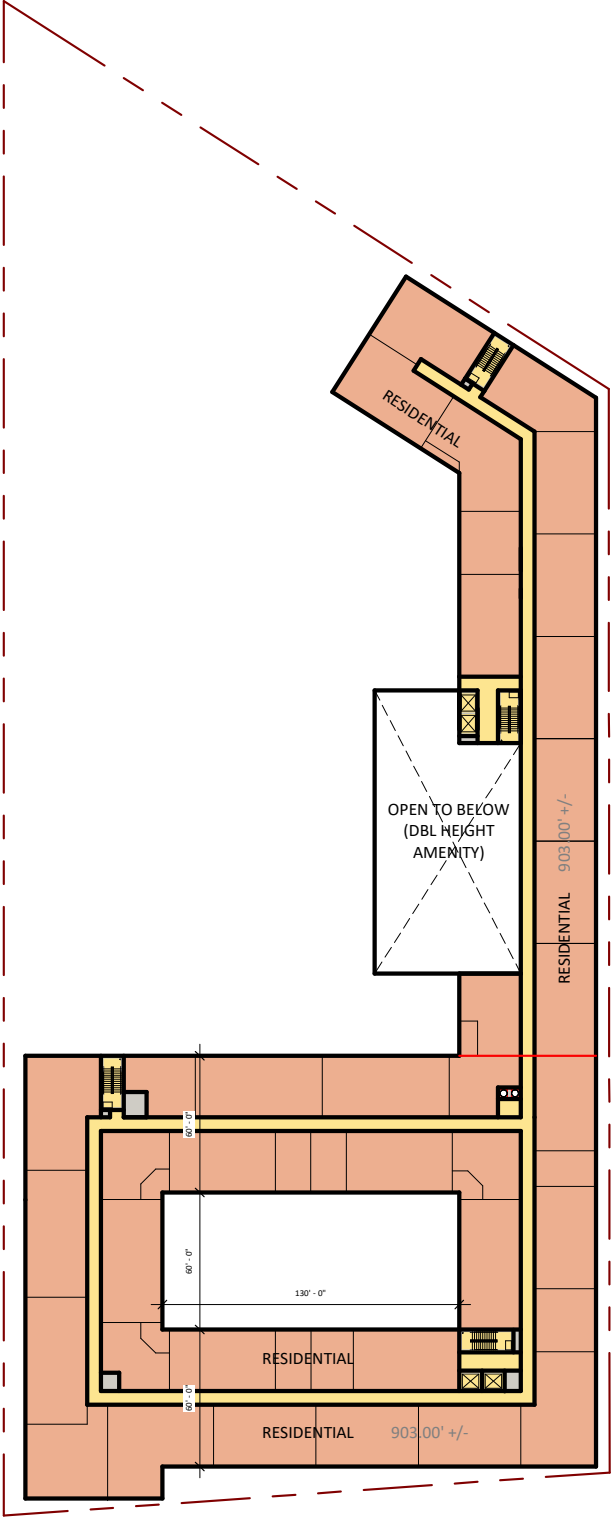


LEVEL 05-07 PLAN

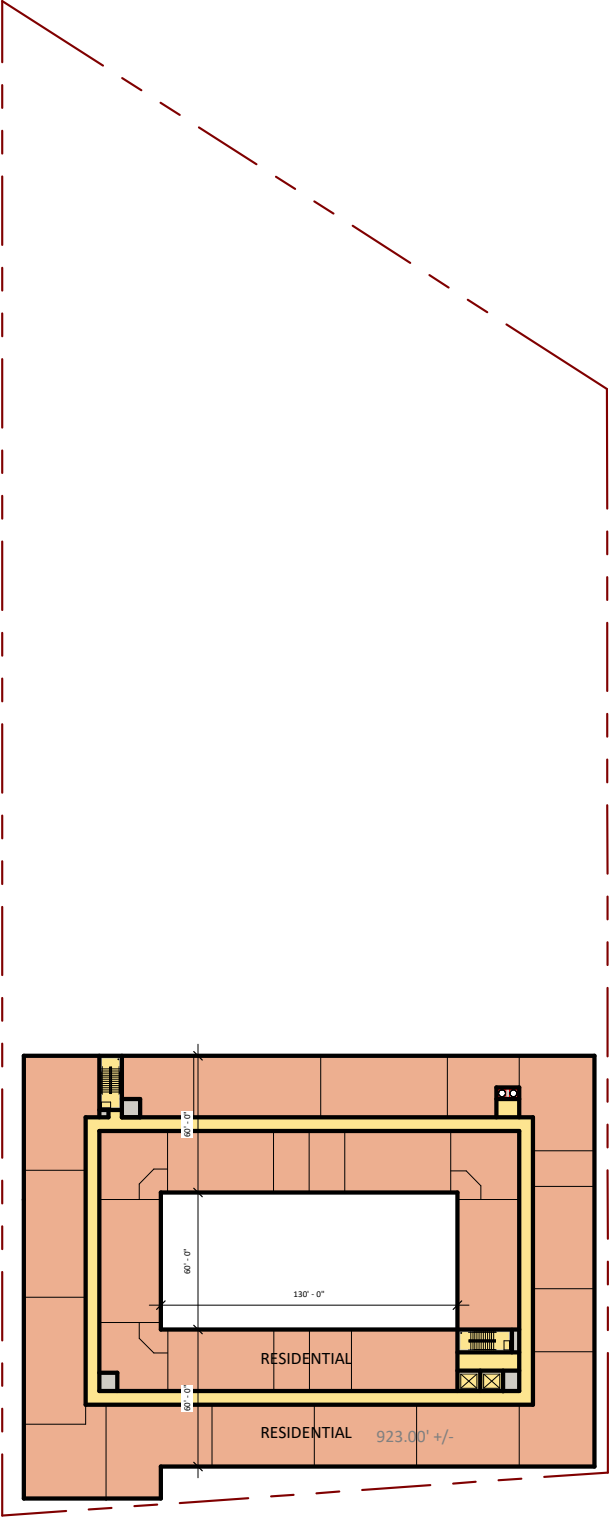


LEVEL 08 PLAN

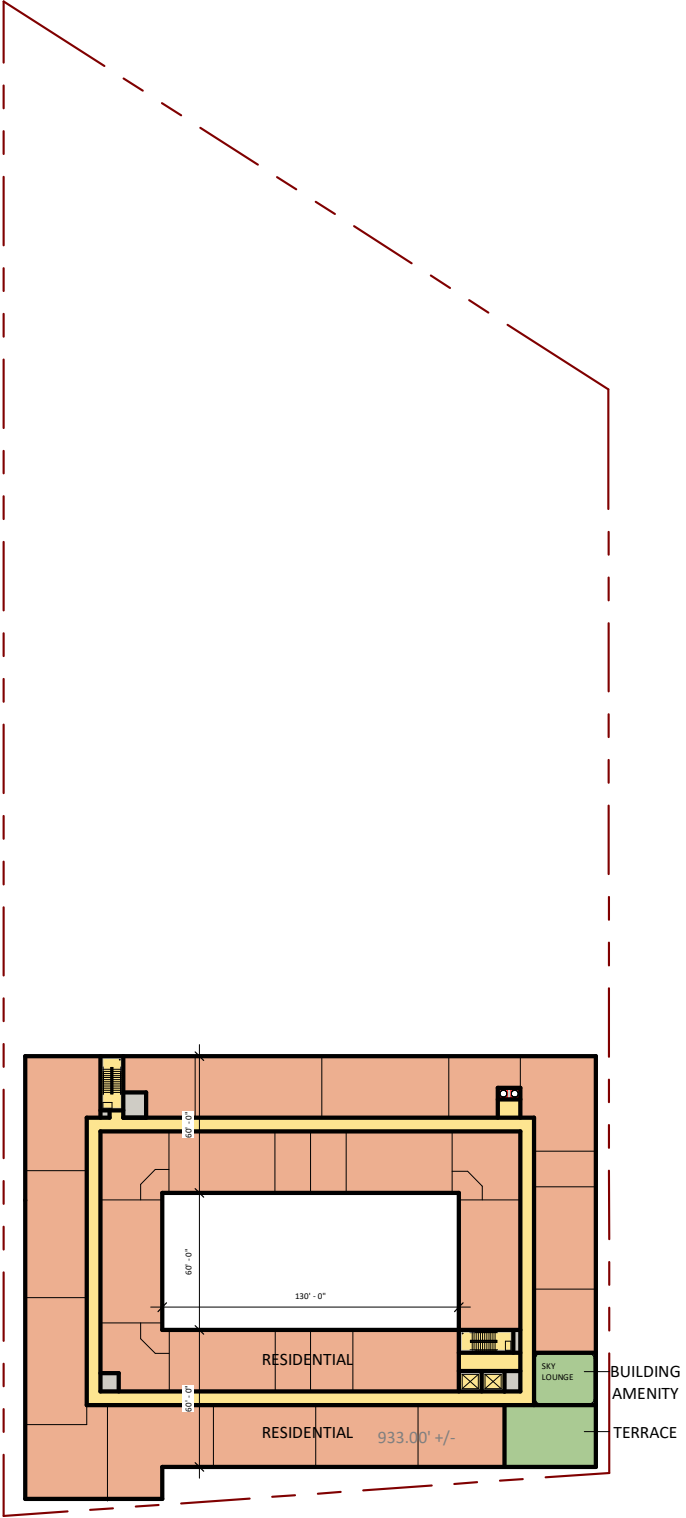




LEVEL 09 PLAN



LEVEL 10-11 PLAN

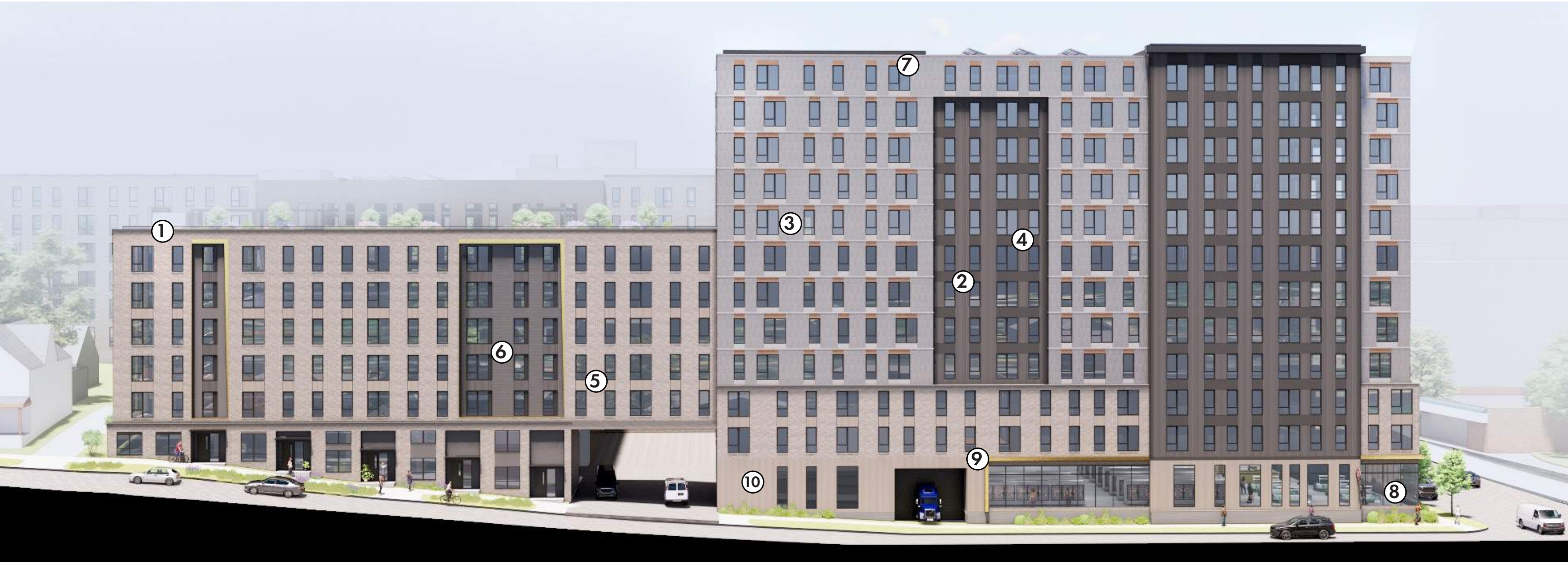


LEVEL 12 PLAN



# BUILDING ELEVATION | MATERIALS

- ① METAL COPING
- ② METAL PANEL 1
- ③ STUCCO (LIGHT)
- ④ METAL PANEL INFILL (GREY)
- ⑤ BRICK
- ⑥ STUCCO (DARK)
- ⑦ METAL PANEL INFILL (ORANGE)
- ⑧ STOREFRONT
- ⑨ METAL PANEL 03 (FEATURE COLOR)
- ⑩ METAL PANEL (TAN)



EAST ELEVATION



# ELEVATIONS | EAST AND WEST



WEST ELEVATION

- HIGH ROOF 955' - 0"
- ROOF 946' - 0"
- LEVEL 12 935' - 0"
- LEVEL 11 925' - 0"
- LEVEL 10 915' - 0"
- LEVEL 09 905' - 0"
- LEVEL 08 895' - 0"
- LEVEL 07 885' - 0"
- LEVEL 06 875' - 0"
- LEVEL 05 865' - 0"
- LEVEL 04 855' - 0"
- LEVEL 03 845' - 0"
- LEVEL 02 835' - 0"
- LEVEL 01 820' - 0"



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# ELEVATIONS | NORTH AND SOUTH



**NORTH ELEVATION**



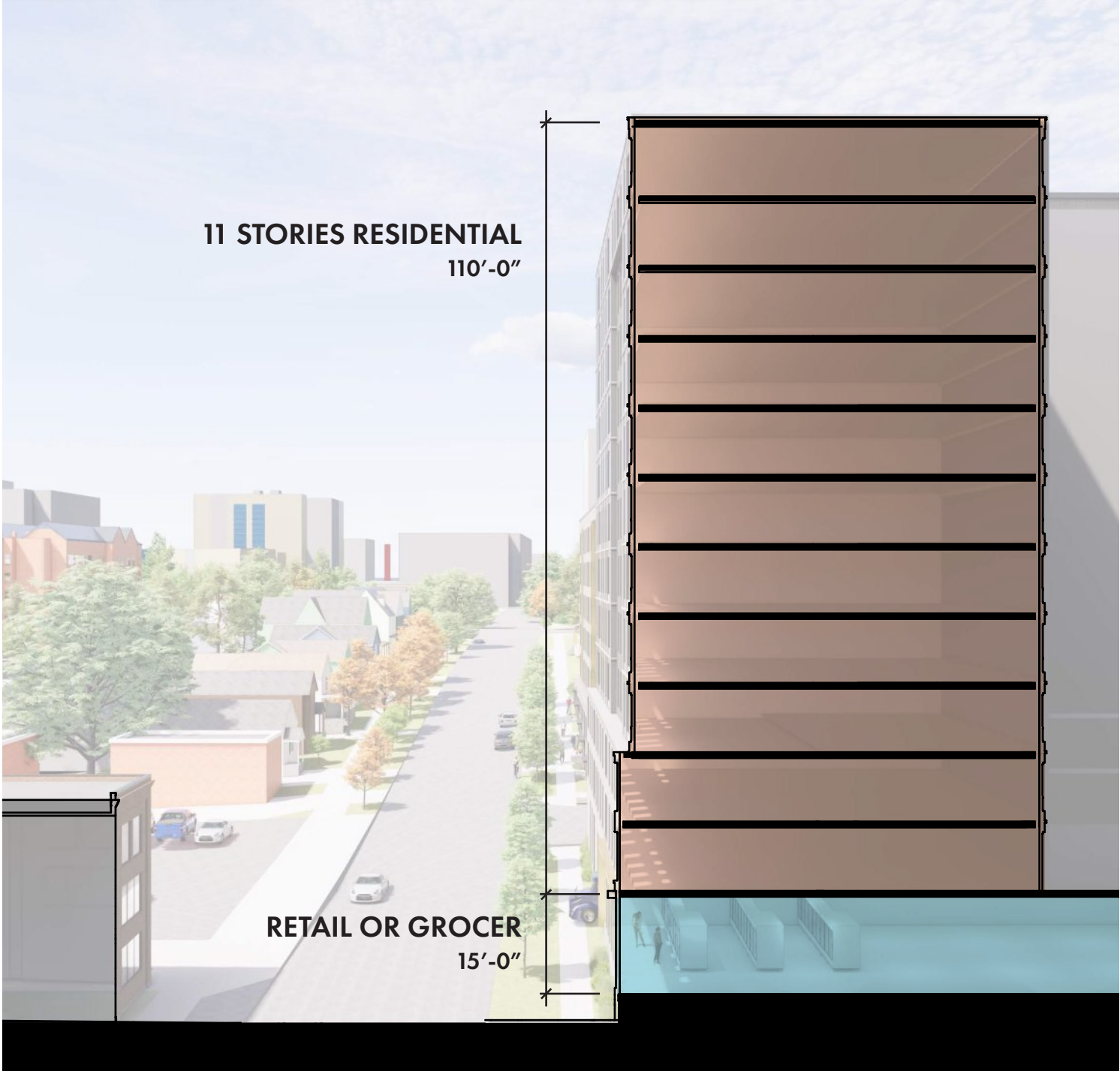
**SOUTH ELEVATION**



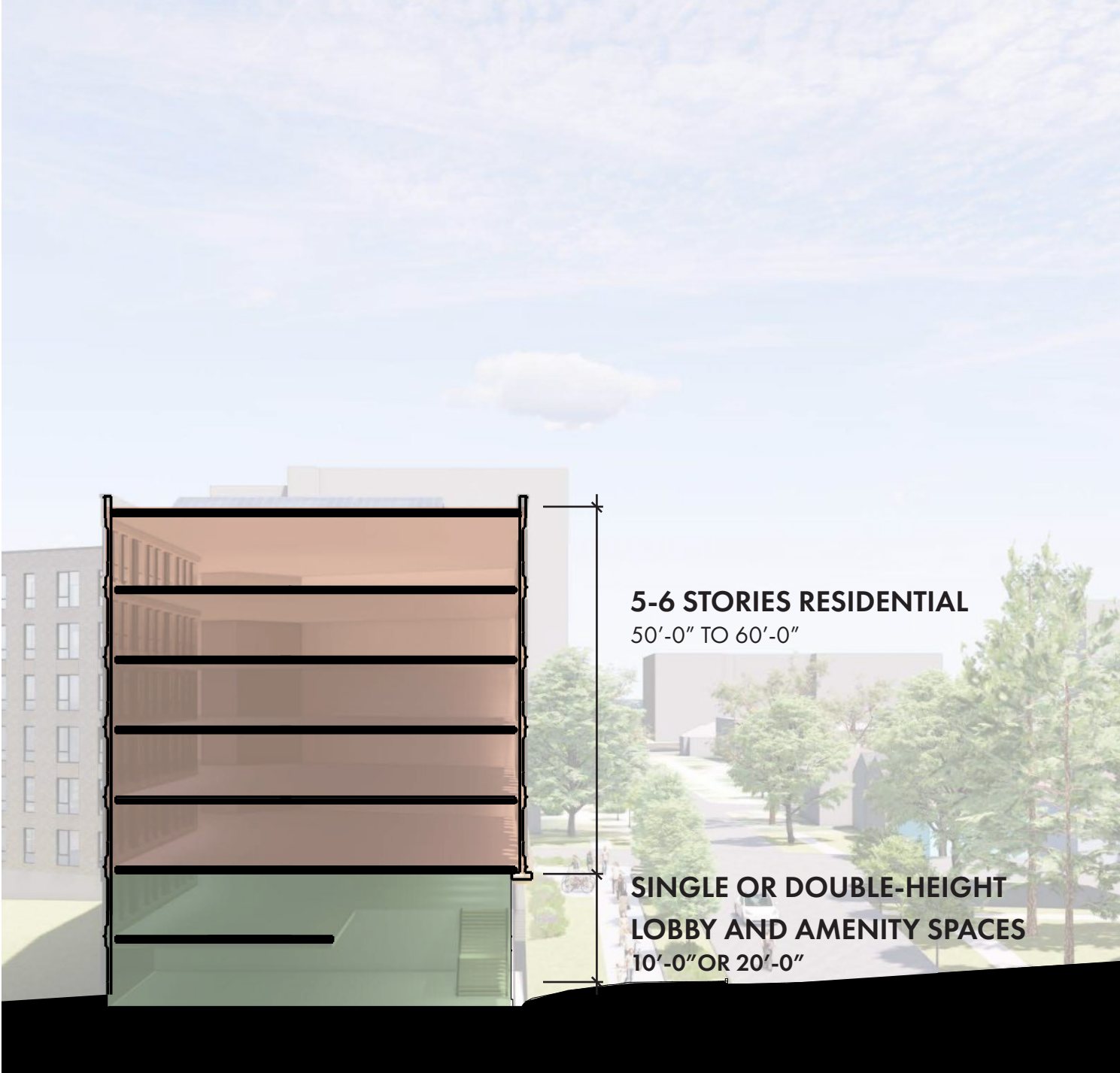
**NORTHEAST ELEVATION**



# BUILDING SECTIONS | EAST AND WEST



Ⓐ WEST SECTION AT RETAIL



Ⓑ EAST SECTION AT RESIDENTIAL LOBBY



RENDERING | EXTERIOR



PACKARD



RENDERING | EXTERIOR





RENDERING | EXTERIOR









RENDERING | EXTERIOR





# BUILDING ELEVATION | BASE-MIDDLE-TOP DIAGRAM



HIGH RISE ————— TOP



LOW RISE ————— TOP



HIGH RISE ————— MIDDLE



LOW RISE ————— MIDDLE



HIGH RISE ————— BASE



LOW RISE ————— BASE



# SUSTAINABLE DESIGN FEATURES

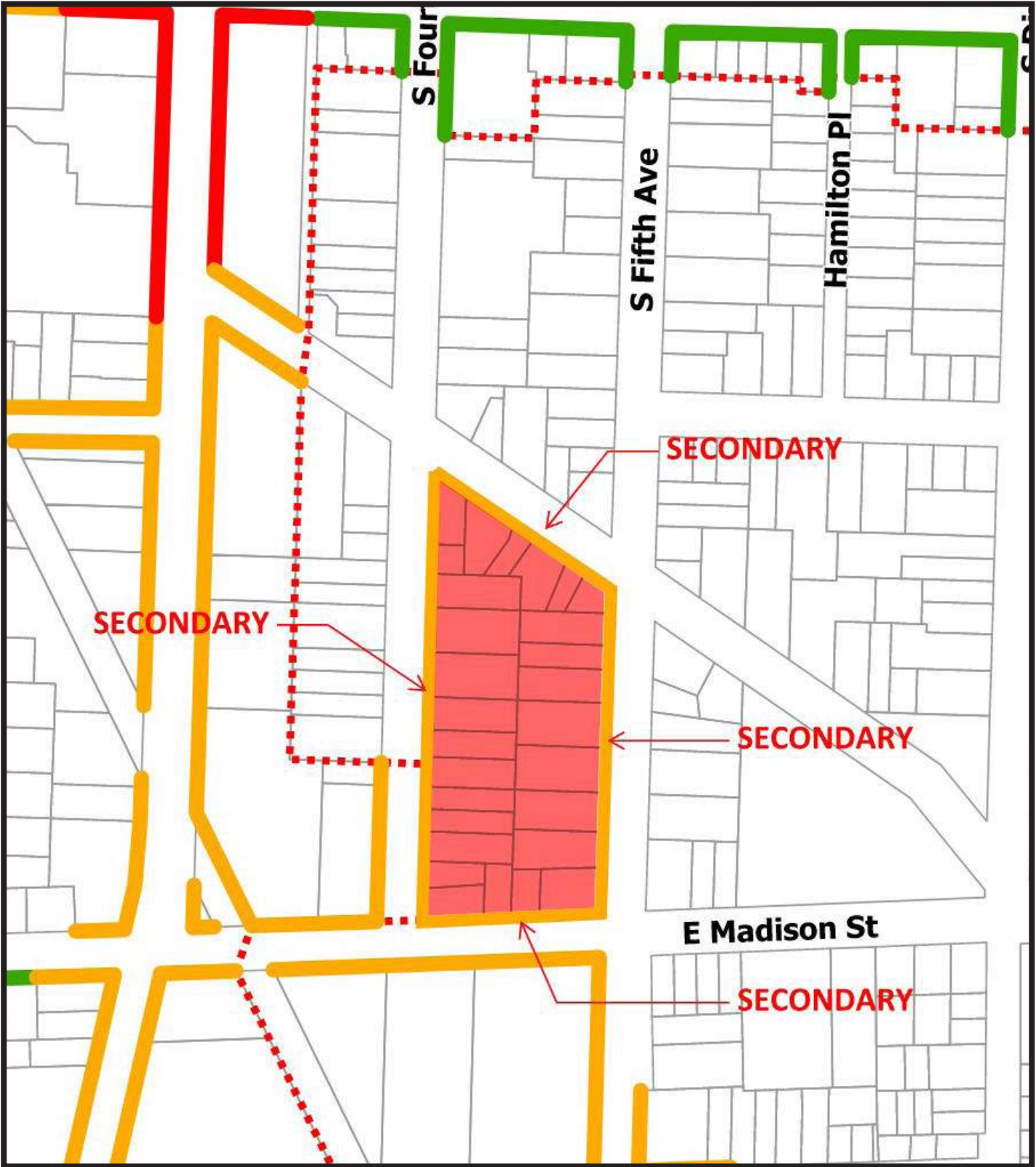


- HEAT EXCHANGE IN COMMERCIAL SPACE
- SOLAR PANELS
- MULTIMODAL TRANSPORTATION CONNECTIVITY
- NATIVE PLANTS AND POLLINATORS
- LEED SILVER STANDARDS
- UNDERGROUND GEOTHERMAL
- STORMWATER MANAGEMENT

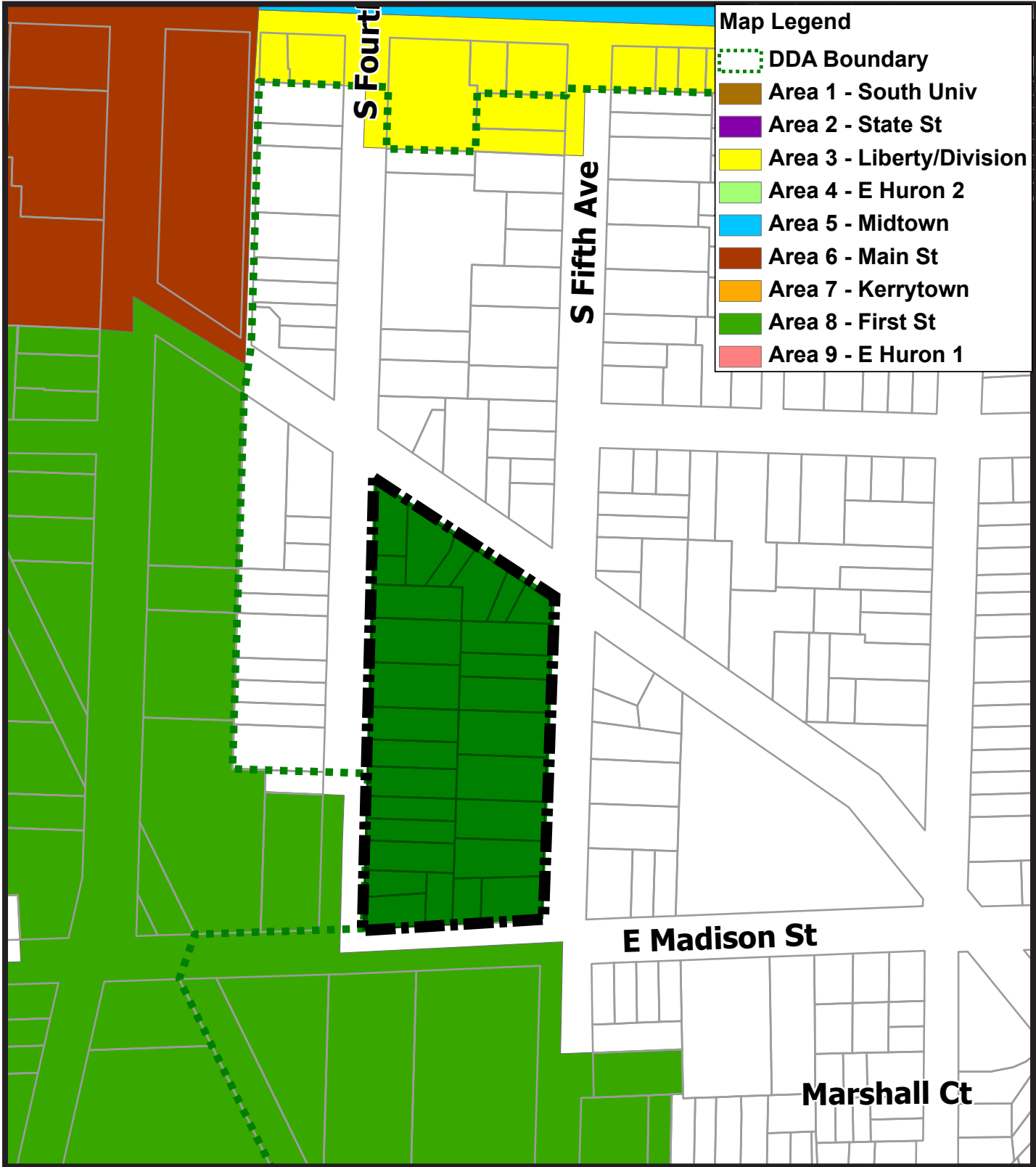




# CHARACTER OVERLAY AND STREET FRONTAGE



MADISON, PACKARD, 4TH AVE, 5TH AVE - SECONDARY RECOMMENDED



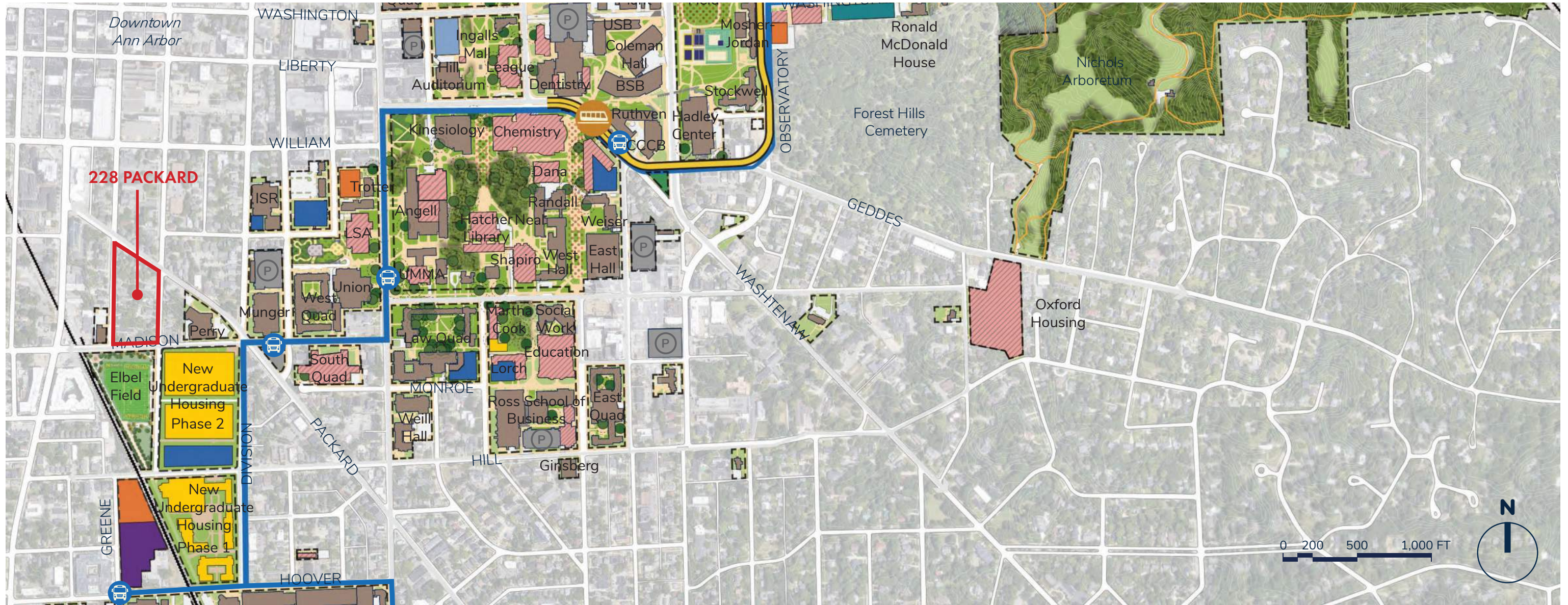
AREA 8 - FIRST ST (CHARACTER OVERLAY) RECOMMENDED



# PRESENTATION **APPENDIX**



# U of M CAMPUS PLAN 2050 - LAND USE IDEA A



## EXISTING

- U-M PROPERTY
- EXISTING BUILDINGS
- SURFACE PARKING
- STRUCTURED PARKING
- SIGNIFICANT TREE
- PLAZA

## PROPOSED DEVELOPMENT ZONES

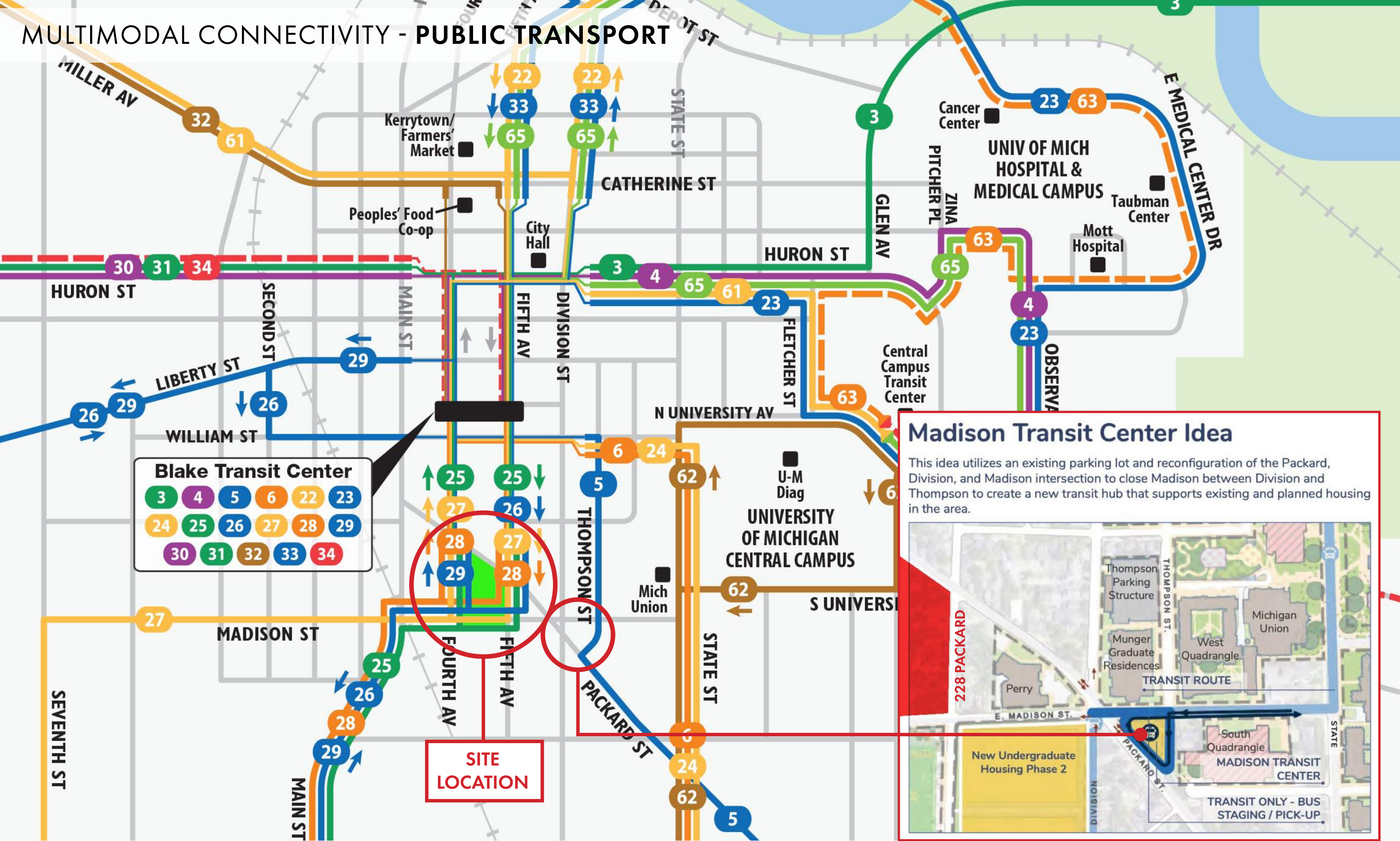
- ACADEMIC
- UNDERGRADUATE HOUSING
- GRADUATE HOUSING
- MEDICAL / RESEARCH
- CLINICAL
- MIXED-USE
- MULTIDISCIPLINARY RESEARCH
- AMENITY
- CHILDCARE
- INDOOR RECREATION
- ARTS DISTRICT
- SUPPORT
- PROPOSED GREEN
- POTENTIAL RENOVATION
- DEMOLITION

## UTILITIES / INFRASTRUCTURE MOBILITY

- GEOTHERMAL FIELD
- GEOTHERMAL FACILITY
- ATS STOP
- BUS RAPID TRANSIT STOP
- BUS RAPID TRANSIT
- ATS CONNECTOR
- PEDESTRIAN PATH
- PEDESTRIAN BRIDGE
- PEDESTRIAN UNDERPASS

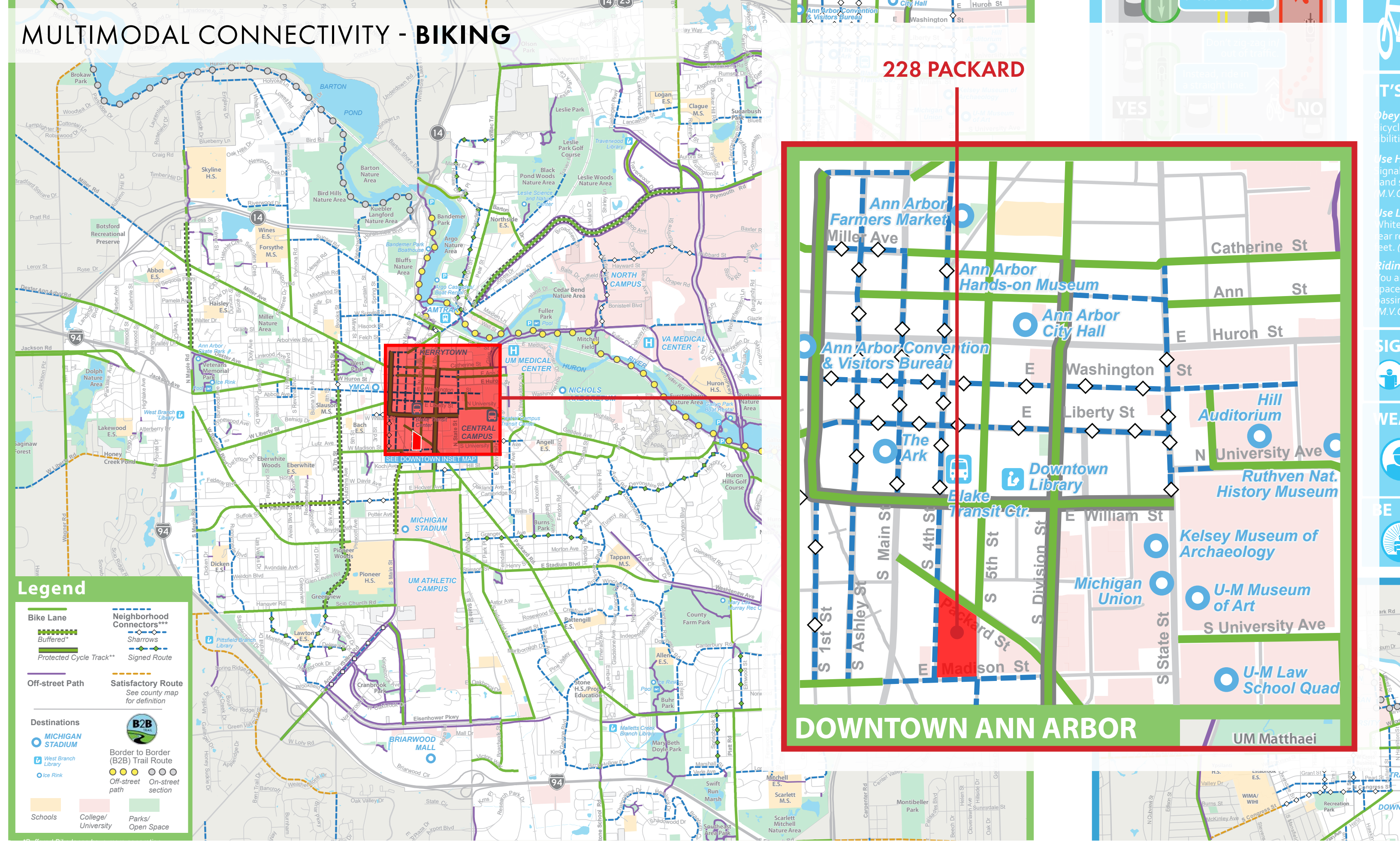


# MULTIMODAL CONNECTIVITY - PUBLIC TRANSPORT





# MULTIMODAL CONNECTIVITY - BIKING



**Legend**

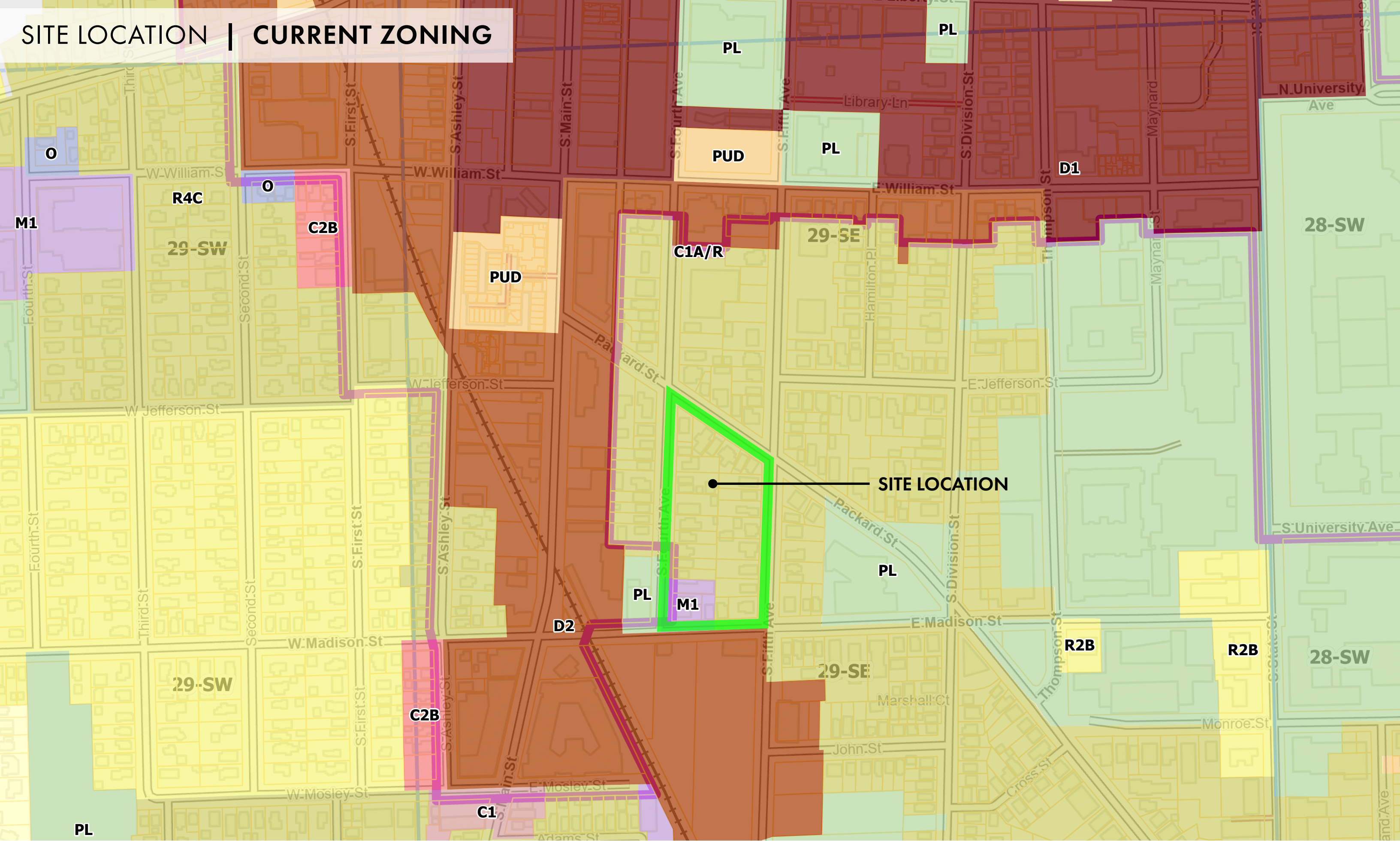
- Bike Lane**
  - Buffered\*
  - Protected Cycle Track\*\*
- Off-street Path**
- Destinations**
  - MICHIGAN STADIUM
  - West Branch Library
  - Ice Rink
- Schools**
- College/University**
- Parks/Open Space**
- Neighborhood Connectors\*\*\***
  - Sharrows
  - Signed Route
- Satisfactory Route**  
See county map for definition
- Border to Border (B2B) Trail Route**
  - Off-street path
  - On-street section

**228 PACKARD**

**DOWNTOWN ANN ARBOR**

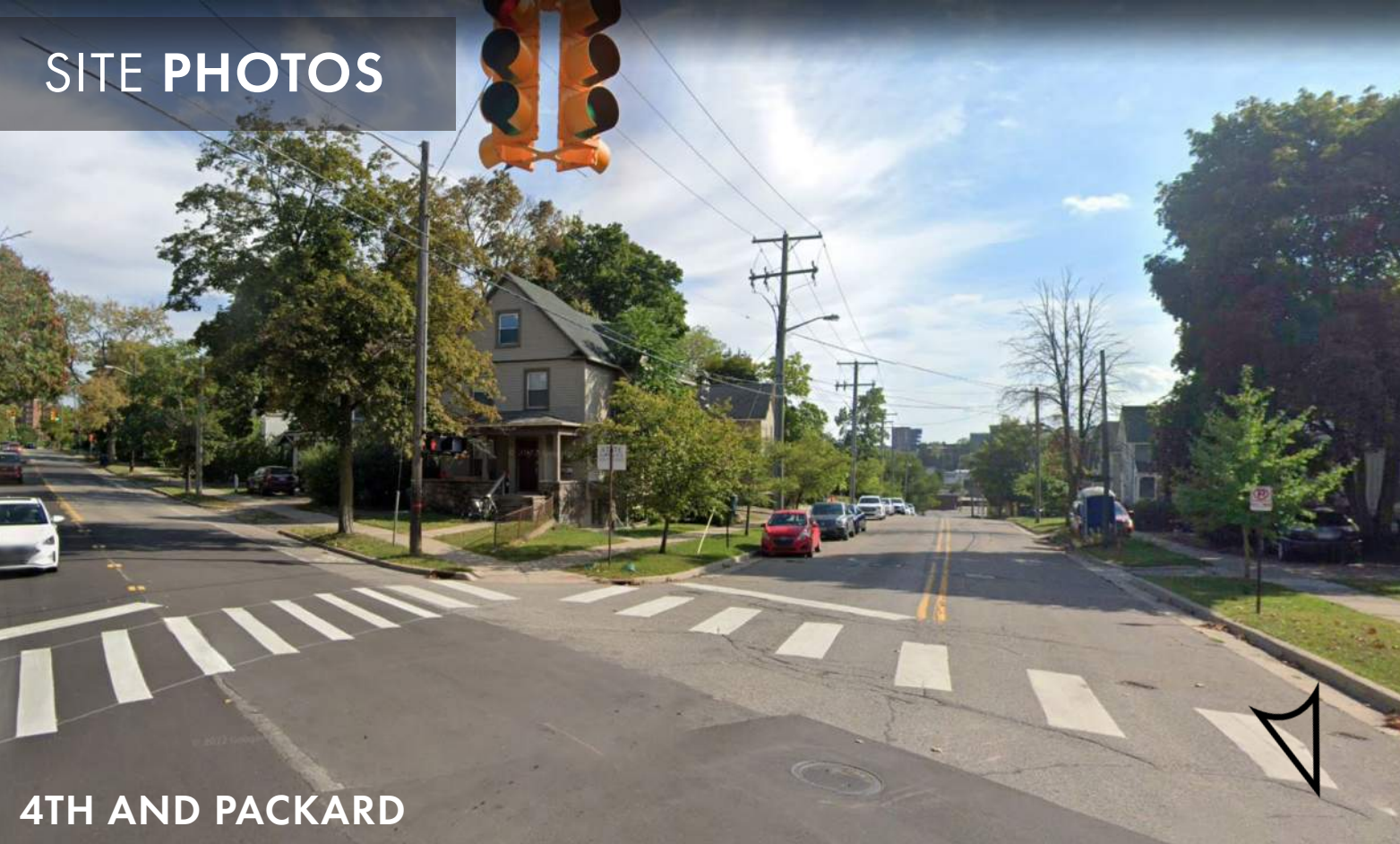


# SITE LOCATION | CURRENT ZONING





SITE PHOTOS



4TH AND PACKARD



5TH AND PACKARD



4TH AND MADISON



5TH AND MADISON



CONTEXT PHOTOS



MAIN AND PACKARD



MAIN AND PACKARD



MADISON AND PACKARD



MAIN AND MADISON



MAIN AND MADISON



MAIN AND PACKARD



MAIN AND PACKARD



5TH AND HILL

(NEW QUAD @ ELBEL FIELD)



5TH AND MADISON



# ANN ARBOR | HEIGHT AND MASSING DIVERSITY

