



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

Ann Arbor Design Review Board Application

| Section 1: General Information | |
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| Project Name: | The Residences At 615 S. Main St. |
| Project Location and/or Address: | 605 - 637 S. Main St. Ann Arbor Michigan |
| Base Zoning District, Character Overlay District, and Building Frontage Designation: | D-2 First Street Charter Area Secondary Street |
| 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 checked="" type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change |
| Developer: | CDG 711 Bonhomme, Suite #350 Clayton, MO 63105 T:(314) 721-5559 |
| Property Owner: | South Main Assoc. LLC, 637 South Main, LLC Malakeh Properties LLC |
| Property Owner's Signature: | See attached autorizations |
| Developer's interest in property if not owner: | Agreement to purchase (See attached) |

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| <p>Design Team (include all individuals, firms and groups involved):</p> | <p>Brandt Stiles - CDG Brad Moore - J Bradley Moore & Associates Architects, INC. Bob Lamkin - HLR Architects Scott Betzold - Midwestern Consulting</p> |
| <p>Contact Person (name, phone number and email of one person):</p> | <p>Brad Moore J Bradley Moore & Associates Architects, INC 4844 Jackson Rd. Suite #150 Ann Arbor, MI 48103 (734) 930-1500</p> |

| <p>Section 2: Project Details</p> | |
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| <p>Project Specifics:</p> | <p>Site size (sq. ft.): _____ 86,162.40 SF.</p> <p>Total floor area (sq. ft.): _____ 336,290.47 SF.</p> <p>Number of stories: _____ 6</p> <p>Building Height (ft.): _____ 75</p> <p>Ground floor uses: _____ Commercial/ Residential</p> <p>Upper floor uses: _____ Residential</p> <p>Number dwelling units: _____ 246</p> <p>Number off-street parking spaces: _____ 199</p> <p>Open space (sq. ft.): _____ 32,604</p> |

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.

2a Brief Description of Design Concept

The Residences at 615 S Main is a mixed use project incorporating the most diverse mix of Urban Apartments types/styles in the city. The design reflects this diversity by breaking the building up into discrete modules rather than presenting a large, monolithic, block. The building has been designed to enhance the east side of the 600 block of South Main Street (between Madison and Mosley) Streets, in keeping with recent building trends in the area, while providing a unique residential living environment close to downtown and the University of Michigan Campus.

The apartments offered range from/include townhouses, studios, micro units as well as multiple bedroom units for shared living opportunities. The building is organized around a central landscaped courtyard with community amenities and recreational opportunities including a pool. Neighborhood commercial/retail space is included at the corner of Main & Mosley and on-site parking has been provided below grade where it will be out of sight.

The Main Street façade is broken up into modules incorporating elements of design with a more pedestrian friendly scale. This facade has been intentionally designed to help activate the streetscape with large windows from interior amenity spaces facing the street, as well as front porches and individual entrances at the townhouse units. The building entry is well defined at the south-west corner with large, tall, windows and a sheltering entry canopy. At the south-west corner a portion of the old buggy factory, that originally occupied this portion of the site, will be lovingly preserved through restoration, reconstruction and adaptive reuse in order to offer neighborhood retail/commercial uses with possible outdoor dining opportunities.

The existing site contains a conglomeration of uses and building types and the new building has been organized to resemble an assemblage of building masses/modules/elements with related architectural treatments and materials drawn from both old and new buildings in the First Street Character area.

2a Brief Description of Development Program

The Development Program for the project is an urban apartment community catering to all the residential demographics found in the adjacent neighborhoods. It will cater to those of any age group wishing to live near the downtown and/or campus areas nearby. It is expected that most will be in the 20 to 35 year-old range living alone or with a spouse/partner or with a group of friends or suite/apartment-mates. There will be a wide range of unit types from "micro-apartments", for those on a tight budget, to studio units for those wishing to not share living expenses, to Townhomes for professional who want to

live near downtown and possibly work from their home, to multi-bedroom units for those who wish to keep costs down by sharing rental expenses.

The design incorporates many community amenities for the residents including a landscaped interior courtyard away from the hustle & bustle of urban living, a pool, a gym/work-out space, a community gathering room, business center/office, the possibility for shared bikes or cars, and more.

The ground floor program consists of neighborhood-focused commercial/retail space(s) at the corner of E. Mosley and Main Streets which could contain a cafe, coffee shop, market or pizzeria type uses. The ground floor will also contain the leasing office and community mail room/center. Parking will be accommodated principally below grade in a secured garage accommodating both gas and electric vehicles (with charging stations) and ample secured, enclosed, bike parking.

Vertical access throughout the building, via both stairways and elevators, will be distributed evenly around the building rather than being centralized, providing convenience for the residents no matter which direction they come from. Residents will not only have access to the many on-site amenities but also to the nearby neighborhood parks, landmark small businesses (like Washtenaw Dairy, Jefferson Market and Argus Farm Market) within easy walking distance. They will also be only a short walk to the heart of the Downtown and U of M campus areas with all the dining, entertainment and cultural opportunities to be found there. The heart of the AAATA system, the Blake Transit Hub, is only a short walk or bus ride from the site as is the U of M commuter bus route and the Greyhound Bus Depot. Thus the project will offer living arrangements that are not car dependent.

3a Site Context

The proposed project site is the southernmost site in the First Street Character Area along South Main Street. It is bordered on the west by South Main Street, on the south by the stub-street called East Mosley, on the west by the Ann Arbor Railroad tracks and to the north it abuts the existing gas station at the Corner of South Main and East Madison.

The area to the south of Mosley Street is a mixture of rental housing (both converted historically single family homes and apartment buildings) with a few owner-occupied single family homes as well as some commercial, office, and retail buildings. This area terminates to the south in the University of Michigan Stadium and U of M administrative buildings.

To the east, on the opposite side of the railroad tracks, is the Fingerle Lumber company along with a few other commercial and/office uses.

To the west is the city's Old West Side historic district which, although predominantly composed of older 2 story single family homes, has a mix of retail and converted industrial and commercial buildings. Directly across South Main Street is the newly constructed seven story residential, loft style apartment, building, known as 618 South Main (which has just been occupied). Adjacent to 618 to the north, at the south-west corner of South Main and West Madison, the recently approved six story apartment building, known as The Madison on Main, is just starting construction.

To the North, on both sides of Main Street, are a variety of office, commercial, and residential buildings of varying size, design and height between the project site and the heart of the city's historic downtown.

3b Design Theme and Inspiration

The design is influenced by its location, lot size and irregular shape, as well as its context - context of both the neighboring built environment and external environmental influences such as the railroad and the heavily trafficked Main Street. The design is inspired by the many multi-family buildings found throughout busy urban centers in Europe and America organized around internal courtyards. These interior courtyards offer a quieter, green, relaxing, respite from the hustle and bustle of surrounding urbanity for the building's residents and guests.

3c Response to Design Guidelines for the Character Area

The residences at 615 South Main will be an infill development occupying an irregularly shaped site encompassing nearly an entire block, fronting on two streets, situated between historically residential, commercial, office, and industrial land uses. The project responds affirmatively to the historic mix of uses in the First Street 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 as well as in the greater downtown. It is close enough to the downtown, U of M campus and neighborhood amenities to encourage non-motorized transportation modes historically appropriate for the area.

The design of the project enhances the street edges with a mix of uses (a direct reflection of the diversity found in the First Street Character area) with neighborhood commercial uses incorporating outdoor seasonal use areas, as well as raised residential uses with historic elements such as residential front porches and balconies manifested/incorporated, in a modern fashion, in keeping with new construction in the character area. For travelers

approaching from the south this project will serve, along with the recently completed 618 S. Main St. lofts development, as a gateway to the downtown establishing a break between the historically single-family home predominated neighborhoods to the south and the First Street Character area.

3d Response to Design Guidelines for Context and Site Planning

The project has been designed to complement the new developments recently finished or approved/under construction in the same block on the west side of Main Street without duplicating them. The area is an eclectic mix of residential, commercial, office, retail, and industrial uses and building forms. These range from single story to seven stories in height and include a wide variety of architectural massing, styles and forms. The Residences at 615 South Main seeks to incorporate this variety and eclecticism in a sympathetic and harmonious manner.

The new building is set back the maximum allowable distance permitted under the zoning ordinance which responds affirmatively to the setback established on the opposite side of Main Street. The exception to this is the portion of the old buggy factory to be retained as part of the project which will keep its current, historic, relationship to both Main and Mosley Streets.

Sidewalk level features have been designed to enhance/enrich the pedestrian experience. More so than the newly completed development on the opposite side of Main Street, The Residences at 615 South Main seeks to activate the streetscape experience to a great degree with front porches and large expanses of glass to active amenity spaces within. Street trees will be restored to both Main and Mosley streetscapes and street lights added along Main Street consistent with those newly added to the west side of Main in the same block, completing the transformation of this gateway entry to Downtown.

The Main & Mosley corner will be a main feature of the proposed development with an historic facade prominently featured and reconfigured to possibly provide outdoor seasonal amenity spaces which will help create a vibrant pedestrian experience as well as incorporate a distinctive architectural feature. The opposite corner of the building along Main Street will also recognize the visibility of the site from the downtown, be pedestrian oriented and add a sense of vibrancy to the block. The proposed project will be similar in height (although one story shorter) to the newly completed project on the west side of Main Street and the same height/number of stories as the project approved for the south-west corner of Main & Madison streets.

Parking will be provided in a level that is primarily below grade at a level beneath the other uses within the project. Part of this parking level will have a vegetated roof where the

interior courtyard is located permitting a portion of the stormwater to be captured and filtered before entering the stormwater infiltration chambers incorporated into and below the parking level. The entrance to the parking level has been oriented to Mosley rather than (the very much busier) Main St. to both enhance the pedestrian experience and building aesthetics along Main Street while minimizing potential traffic conflicts.

The project's major urban plaza space will be located in an interior courtyard sheltering and protecting its occupants from the harsher influences of the railroad and heavily traveled Main Street. The roof of the building will have exceptional solar access and will be constructed "solar ready". The courtyard is configured to provide good solar exposure whilst providing areas of cool shade as well.

Plants used along the streetscape will be selected, both native and non-native species, that are tolerant of urban conditions and periodic drought. Landscape irrigation systems will be designed to first utilize harvested rainwater.

3e Response to Design Guidelines for Buildings

The Residences at 615 S Main has been designed with an FAR of 390.3% compared to a maximum permitted FAR of 400%. This amount of built area is viewed to be most appropriate given the constraints of the uses proposed for the building, the site shape and project context. Rather than providing a monolith block the proposed design breaks down the building's mass in response to the varying uses and housing types incorporated into the project. Streetwalls, varying in height from two to three stories, are provided along both Main & Mosley Streets allowing for variations of building massing to be differentiated both horizontally and vertically. Further, the height of the varying building modules have been differentiated. The cornice lines of the varying building modules have also been differentiated. Changes in wall surface materials, colors and textures, drawing from the First Street Character Area, have also been included into the proposed design. Step-backs in the plane of the exterior walls have been incorporated to further differentiate the various building modules.

The streetwall height-defined base for the building has been carried around the building through the choice of building materials. The corners of the building have been differentiated through differences in height, materials, fenestration, and cornice treatment thus punctuating, to differing degrees, the beginning and ending of each facade and accommodating the differing functions found therein. Upper floors along the two adjacent streets are set back 5 feet.

3f Response to Design Guidelines for Buildings.

While some buildings in the First Street Character area are organized with a distinct base, middle, and top, the degree to which this is expressed (if at all) varies widely. The building modules of the proposed project reflect this diversity.

The street edge is characterized not only through landscape features but through varying building elements including elevated front porches, larger windows, protruding/projecting awnings and seasonal outdoor amenity spaces suitable for sidewalk café dining. An information placard, typical of those found throughout the downtown, will be attached to the adapted/salvaged facade of the old buggy factory to inform pedestrians of the historic use of that portion of the site.

The main building entry is clearly defined at a prominent corner of the building closest to downtown. It is differentiated through the change in fenestration pattern and height, through building & paving material changes, and through the use of an entry canopy that wraps the corner. Window form and size will be varied to create visual interest. A portion of ground floor storefront glazing has been incorporated at areas of interior amenities to provide visual interest and activity to passing pedestrians.

Window reveals will be appropriate to adjacent building materials so the various windows will have differing setbacks and shadow lines. Operable windows will be the predominant type. Building environmental systems will be selected to minimize the impact on the building facade of mechanical grill-work etc.

Building material selections are drawn from the context of the First Street Character Area and include brick, cement/concrete, storefront glazing, varying window configurations, metal panel siding, stone (natural or simulated), cementitious panel siding and cementitious horizontal lap siding. Metal balconies and railings are included where appropriate. The materials selected are of a type requiring low maintenance with long life spans which can be locally sourced. These are proposed to be located in areas to provide a sense of scale and proportion to both the passersby and residents.