



THE MADISON ON MAIN

600 S. Main Street • Ann Arbor, Michigan

Design Review Board Application

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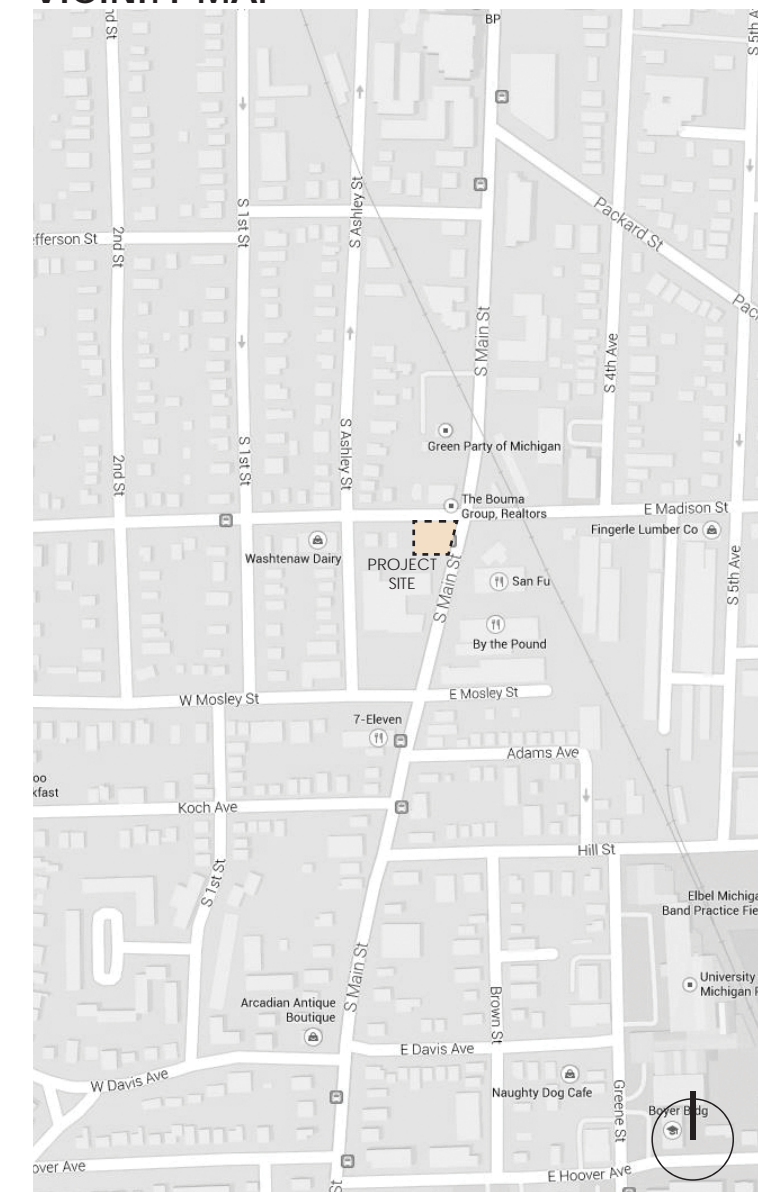
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VICINITY MAP



2a. BRIEF DESCRIPTION OF THE DESIGN CONCEPT

The Madison on Main is a well-appointed apartment building tailored for established professionals and mature financially secure adults who no longer want the responsibility of homeownership. The building design is rooted in traditional architectural values, pedestrian scale and order that draws inspiration from small urban multi-family buildings present throughout European and North American cities. As such, the scale compliments the charming Midwest neighborhood to the west. We feel The Madison on Main will nestle into and integrate nicely with this diverse Ann Arbor neighborhood.



The exterior design, as planned, will have an established street level stone clad “base”, brick clad main “body” and metal rain-screen clad “top”. The building’s exterior elements will become visual expressions of the interior program functions. Starting at pedestrian street level, a small corner retail/café will be highlighted with outdoor café seating, awnings, urban street scape planters, and operable window walls to create an indoor/outdoor experience. The residential entry lobby, located off of Madison Street, is expressed with a two-story stone surround and large wood and glass doors. Meticulously detailed canopies will identify the street level pedestrian entrances. Moving up the building, appropriately proportioned window and balcony punched openings express the residential living quarters. Residential terraces are provided at the building massing setbacks. These can be found at various levels and locations throughout the project. The roof top will feature a shared terrace for residents and guests. This space may include amenities such as shade structures, a fire-pit, lounge seating, refrigeration and an outdoor grill to provide a focal point and community meeting place for the residents. One residential penthouse unit, set back 30 feet from the exterior wall, is also included in the roof top mix.



A small quaint courtyard is being considered between the south side of The Madison on Main building and the north side of the 618 South Main residential development, currently under construction.

The overall building height is 76 feet and is measured to the top of the elevator overrun and average building footprint at grade. The elevator is setback 24 feet from the edge of the main building facade. The main building mass cornice measures 64 feet 6 inches.

2b. BRIEF DESCRIPTION OF THE DEVELOPMENT PROGRAM

The Madison on Main will consist of urban apartments for rent that target a mature and professional demographic. There is a demand for rental space in this area for residents who want to remain in the neighborhood, but are ready to retire and leave the responsibility of home ownership. We feel that The Madison on Main could serve this function for mature residents who are ready for this transition, as well as people who want to move to the area and enjoy the myriad advantages of living in an eclectic, pedestrian friendly, urban neighborhood.

The primary program component will be 28-32 sophisticated residential apartments. The apartment mix ranges from well-designed 600sf one-bedroom luxury apartments to larger and gracious two-bedroom with study units.

The ground floor/street level program contains prime corner retail/café space of approximately 1,267 sf of lease space. This location on the northeast corner of the site at Main and Madison will be a significant benefit to the surrounding community and the building's residents. Within a short walk from downtown or the Old West Side neighborhood, people could possibly meet up for coffee & deserts, sandwiches, and a light lunch. Wine, cheese, meats and sundry goods may be available for purchase as well.

The residents of The Madison on Main will enter a secured entry lobby off of Madison Street. The street level residential amenities will include a mail room, concierge, heated parking and a screened solid waste/recycling area. Two exit stairs and one passenger elevator will provide the necessary vertical circulation. The plan includes 26 private off-street heated parking spaces located between street level and one level of below grade parking. Mechanical rooms, bicycle parking and storage rooms are located in the basement level.



CAFE DINING



CAFE DINING



PRIVATE BALCONY



MADISON CAFE/RETAIL ENTRY

The upper level floors two through six will be a mix of apartment units. The number of units decreases and size increases as the building ascends. All residential floors will have a common lobby and waste/recycling room with chute. All apartment units will have a small balcony or private terrace. One penthouse unit will be provided on the roof. The roof top will also include a shared terrace that will promote a sense of community and provide a gathering space for the residents.

Best practice efforts are underway to assure that The Madison on Main will be designed as a sustainable and environmentally responsible development. Incorporating locally sourced and energy efficient building materials, mechanical systems, appliances, and low flow plumbing fixtures, rainwater collection and underground storm water infiltration systems, and other sustainable features will minimize the impact of the building on the environment and public water system.

3b. SITE CONTEXT

The Madison on Main site is located at the southwest corner of the S. Main Street and Madison Street intersection. The site is located within several distinct and eclectic architectural areas. To the east, across S. Main Street, is the railroad corridor, which consist of masonry industrial and warehouse type buildings. The buildings are simple forms with expressed structural rhythmic bays. Some have the traditional order of base, middle and top. The masonry detailing and structural opening expressions add a sense of warmth and timelessness to the area. A small auto repair, a filling station, Fingerle Lumber and retail shops are also located in the mix to the east.



BOUMA GROUP REALTORS



109 W. MADISON ST. RESIDENCE



CLARK GAS STATION



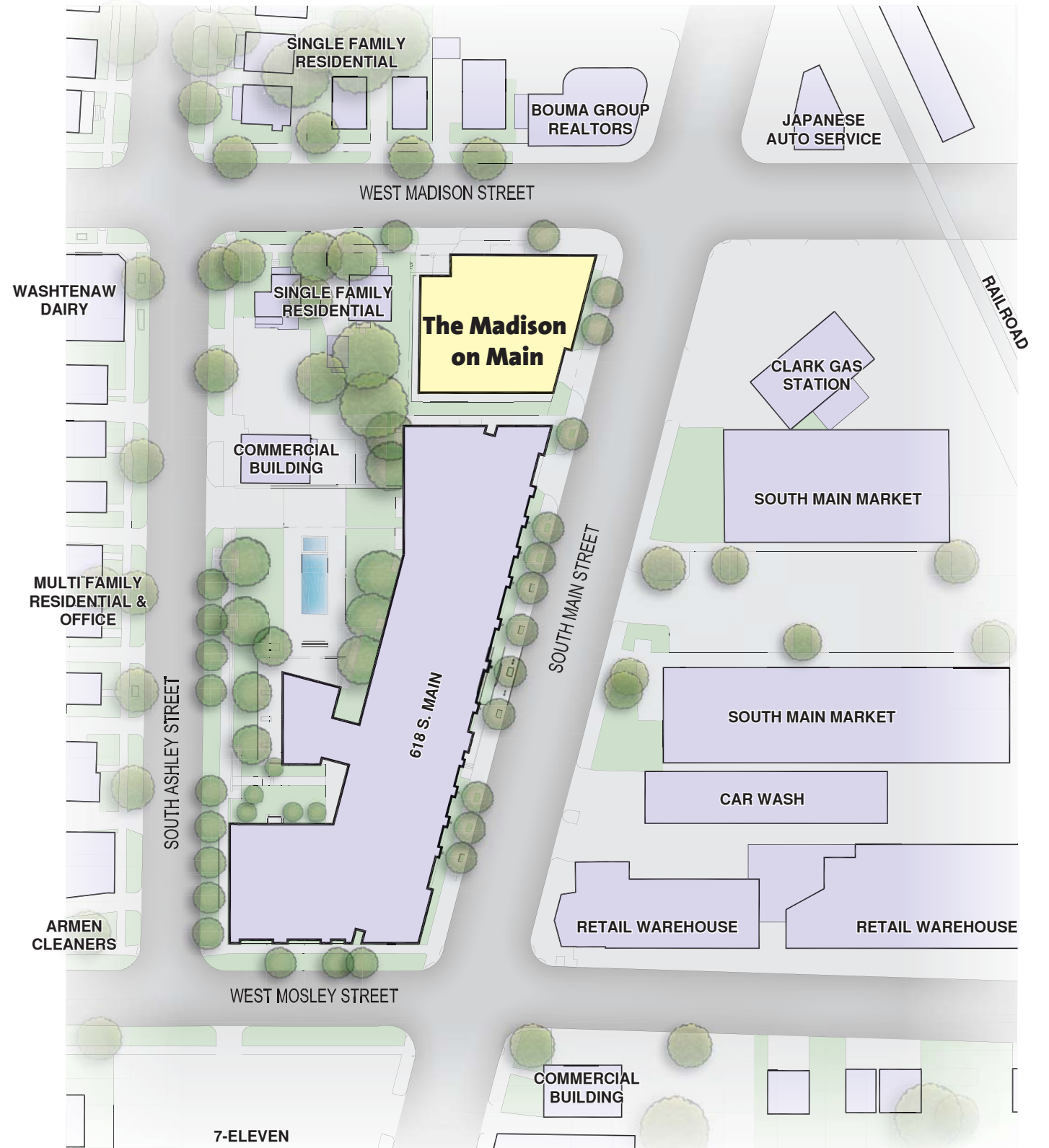
618 MAIN BUILDING



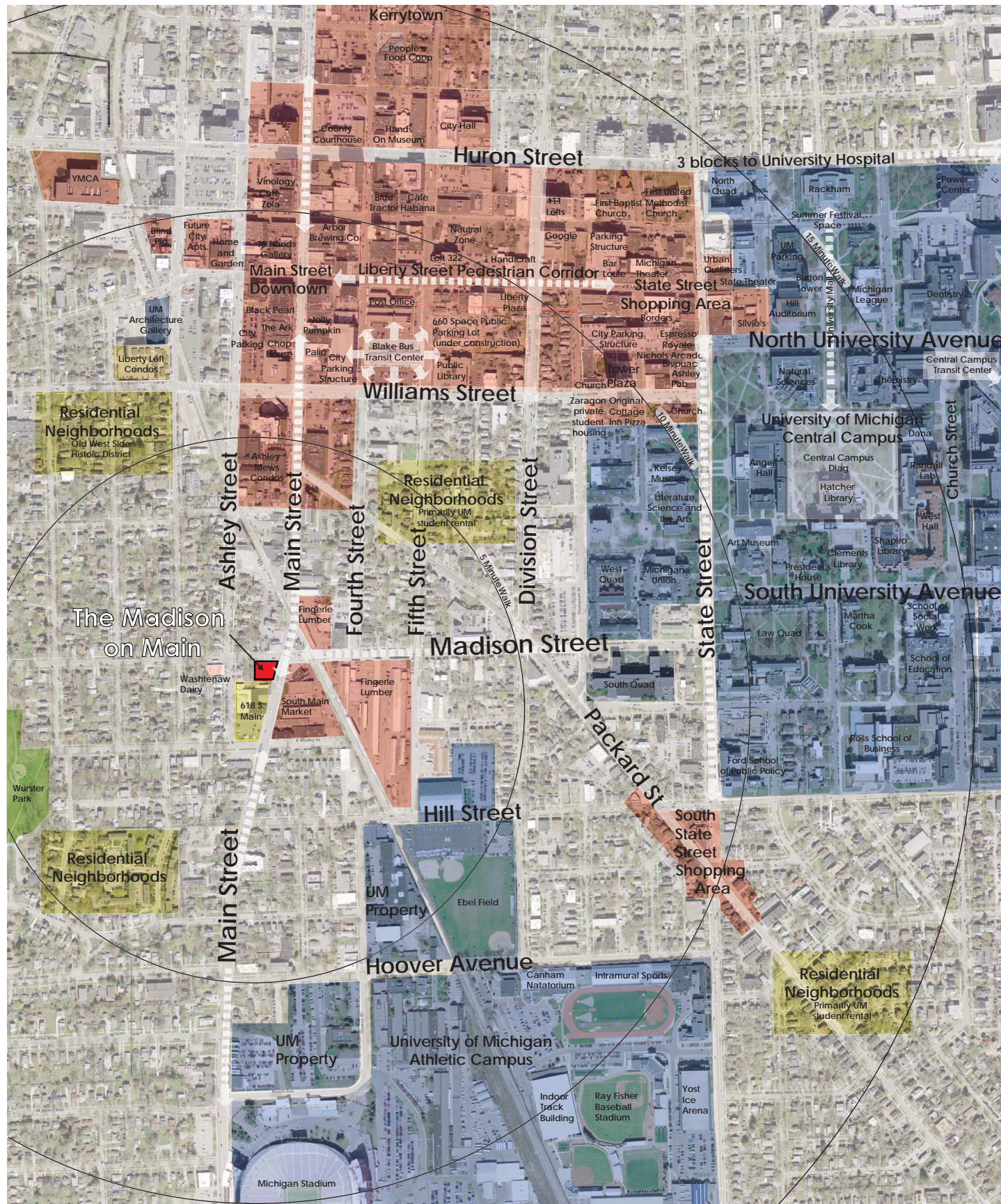
JAPANESE AUTO SERVICE



SOUTH MAIN MARKET



Context Site Plan
Scale: 1" = 80'-0"



NEIGHBORHOOD CONTEXT PLAN

To the west is an area known as “Old West Side.” This is a wonderful collection of residential homes and intermittent commercial and institutional buildings intertwined within the neighborhood. The homes are 2-1/2 story structures clad in brick, stucco and wood. Most have pitched roofs and sit within a yard. The larger commercial buildings, such as the old Chrysler plant, have been converted into the well-received Liberty Lofts. The Argus buildings, formerly a manufacturing location for Argus cameras, have been repurposed into rental offices. These structures are three to six story brick buildings that occupy much larger parcels than the surrounding homes. Even though the large buildings sit close to the property line, the interesting old masonry detailing and a residential scale of fenestration help soften the edge. Overall, the larger buildings sit comfortably within the surrounding context.

The north/south Main Street corridor context is a mix of tall structures, such as the University of Michigan football stadium, and two and three story commercial and residential buildings. A few short blocks to the north of the site are three, five and seven story structures that line Main Street as it rises to within two to three blocks of the top of the hill. Experientially, these taller structures work to transition to the height and density of downtown Ann Arbor. At the intersection of Main Street and Stadium Boulevard, the recorded elevation is 890 ft. From that point heading north, Main Street slopes down significantly to a low point of 818 feet at the intersection of Madison Street...a drop of 72 feet. From there, heading north, Main Street rises to an elevation of 841 feet at William Street. -an elevation delta of 23 feet. The Madison on Main is located very near the low point or bottom of S. Main Street.



OLD WEST SIDE NEIGHBORHOOD

3b. DESIGN THEME & INSPIRATION

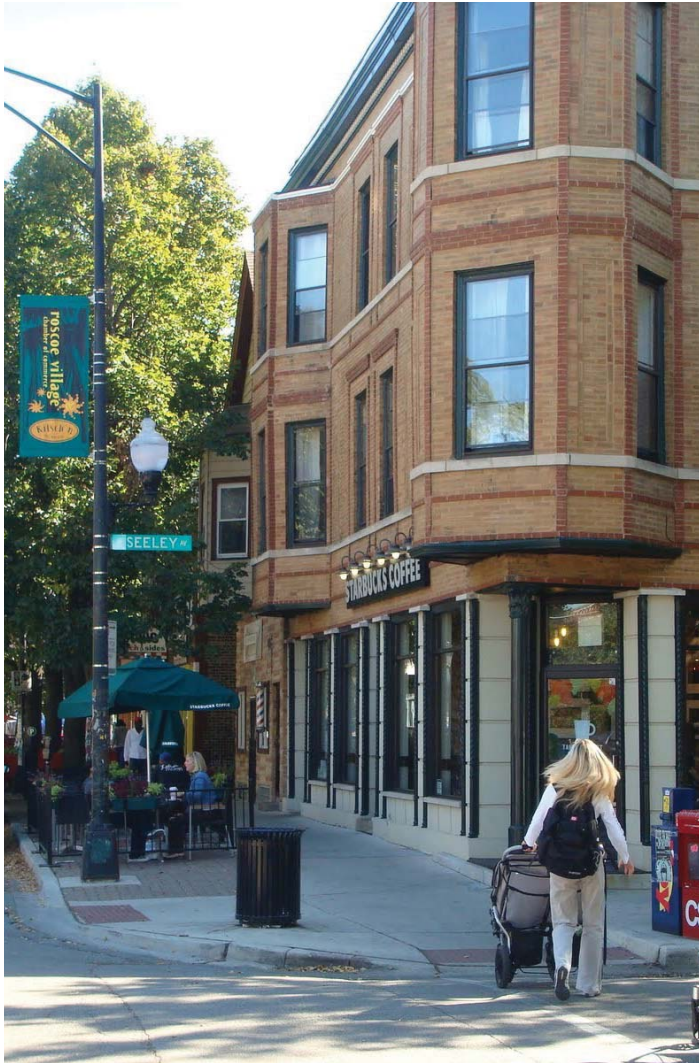
Inspiration for The Madison on Main is in the result of travels and experiences throughout Europe and the United States, specifically to cities such as Seville, Spain; Vienna, Austria; and Chicago, Illinois. The Madison on Main site has many unique characteristics and similarities to those found in these cities. Irregular shaped lots, diverse context fabric and the integration of urban multifamily buildings into surrounding neighborhoods are just a few similarities. These modestly scaled buildings often have small shops and cafes at street level that support small communities within the larger surrounding city. Small plazas and courtyards are created and discovered unexpectedly between buildings and busy streets. These small urban courtyard spaces provide landscape opportunities, respite and a chance to get off the beaten path. The Madison on Main's design is also shaped partly by the surrounding neighborhood and community. This will be evident in the proposed use of brick, stone, residentially scaled windows and doors, balconies and terraces. Along with the neighboring 618 South Main project, currently under construction directly to the south, The Madison on Main strives to serve as a positive development catalyst and to demonstrate a new level of sophistication in the Ann Arbor community.



THE MADISON ON MAIN



CHICAGO, ILLINOIS



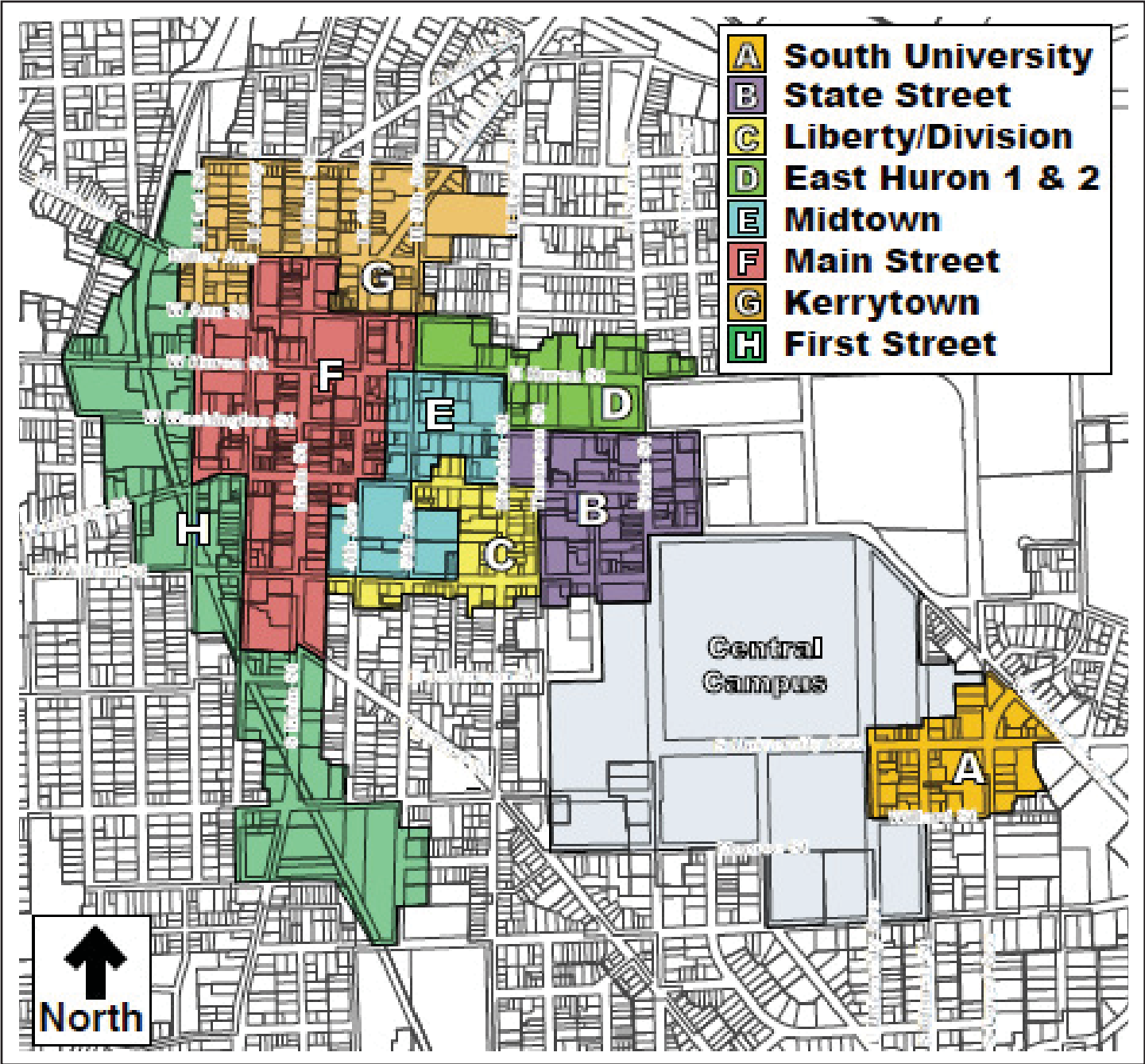
SEVILLE, SPAIN



VIENNA, AUSTRIA

3c. RESPONSE TO THE FIRST STREET DISTRICT

The Madison on Main will be an infill corner development on an irregular shaped lot created by the acute angle between Madison and S. Main Street. The development will preserve and perpetuate the blend of historic and non-historic building elements of the area. The development could also serve as a gateway to the “Old West Side.” It will also support downtown activities and is close enough to encourage non-vehicular transportation and the pedestrian use of the future Allen Creek Greenway. The building program is a mix of uses and a direct reflection of the First Street District context. It may provide a small retail/café, residential housing and a potential small urban courtyard -all consistent with The First Street Character district.



CHARACTER DISTRICTS



THE MADISON ON MAIN



LIBERTY LOFTS



SCHLENKER BUILDING



WASHTENAW DAIRY