625 CHURCH
Ann Arbor, MI
Planning Commission Presentation
5/20/2025

CORE SPACES
Schenk Realty
DLRGROUP
MIDWESTERN CONSULTING
J BRADLEY MOORE & ASSOCIATES

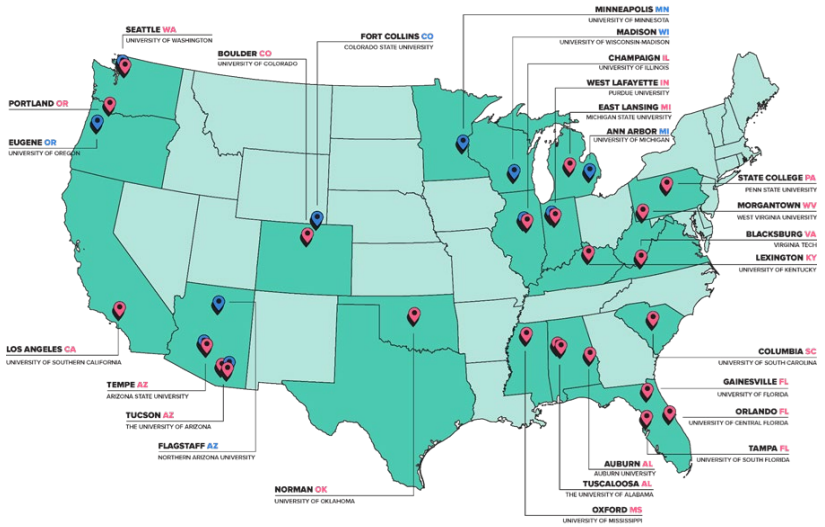
ABOUT THE DEVELOPERS

CORE SPACES

Core is a vertically-integrated developer, owner, and manager of real estate assets in education markets. Core consistently leads the industry in awards, as judged by our peers, for both building design and property management. Since Core's inception in 2010, it has developed over 30,000 beds and over $4B in value across 24 states. Core's pipeline nationally includes about $600M per year of ground up development and a $1.5B acquisition fund that is set up to acquire existing assets.

Schenk Realty

Founded in 1998 by Jared Schenk, Schenk Realty has acquired or developed over 12,000 units containing over 25,000 beds in university markets across the country, including over $500 million of new construction student housing development.



DEVELOPMENT

26 Projects
27,444 beds

MANAGEMENT

52 Assets
32,882 beds

AWARDS AND ACCOLADES

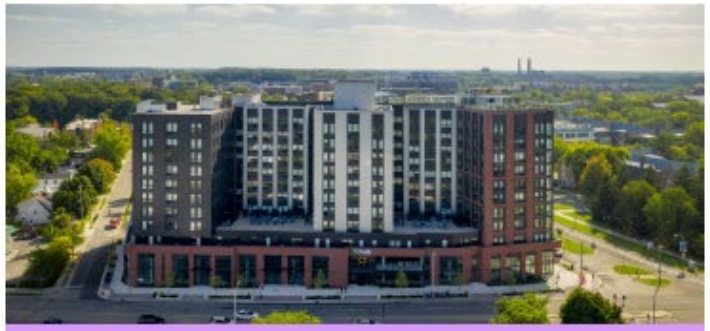
2014 Best Architecture/Design
2014 Best New Development
2015 Best New Development
2015 Best Package and Offering of Amenities
2015 Best Renovation of an Existing Project
2016 Best Package and Offering of Amenities
2017 Best New Development
2018 Best New Development
2018 Best Architecture/Design
2019 Best Package And Offering of Amenities
2019 Best Implementation of Mixed Use
2019 Best New Development 400 Beds or Fewer
2019 Best New Development 400 Beds or More
2020 Best Architecture and Design
2020 Best New Development
2020 Best Implementation of Mixed-Use
2020 Best Architecture and Design
2021 Best Implementation of Mixed-Use
2022 Best Architecture and Design
2022 Best Implementation of Mixed-Use
2022 Best Turnaround Project / Value-Add

PAST PROJECTS

THE JAMES – Madison, WI

HUB ON CAMPUS WEST LAFAYETTE – W Lafayette, IN

HUB ON CAMPUS LEXINGTON – Lexington, KY

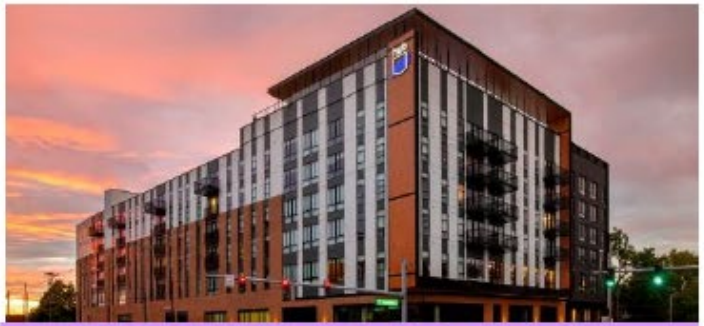


HUB ON CAMPUS EAST LANSING – East Lansing, MI

HUB ON CAMPUS MINNEAPOLIS – Minneapolis, MN

HUB ON CAMPUS ANN ARBOR – Ann Arbor. MI

HUB ON CAMPUS MADISON – Madison, WI



HUB ON CAMPUS LIMESTONE – Lexington, KY

HUB ON CAMPUS DANIEL – Champaign, IL

CORE SPACES | Schenk Realty | DLRGROUP | MIDWESTERN CONSULTING | J BRADLEY MOORE & ASSOCIATES

PROJECT SITE

EXISTING CONDITIONS

PROPOSED DEVELOPMENT

OVERVIEW

- 19 stories / 195’ tall
- 198 units
- No parking given excellent location and adjacency to public parking deck.
- Developers have negotiated air-rights purchase allowing the building to cantilever over a city-owned parcel that currently functions as an alley. The air-rights Purchase has been approved by City Council and is scheduled for 6/1 subject to approval of the project.
- Projected construction start in December 2025 for a June 2028 delivery

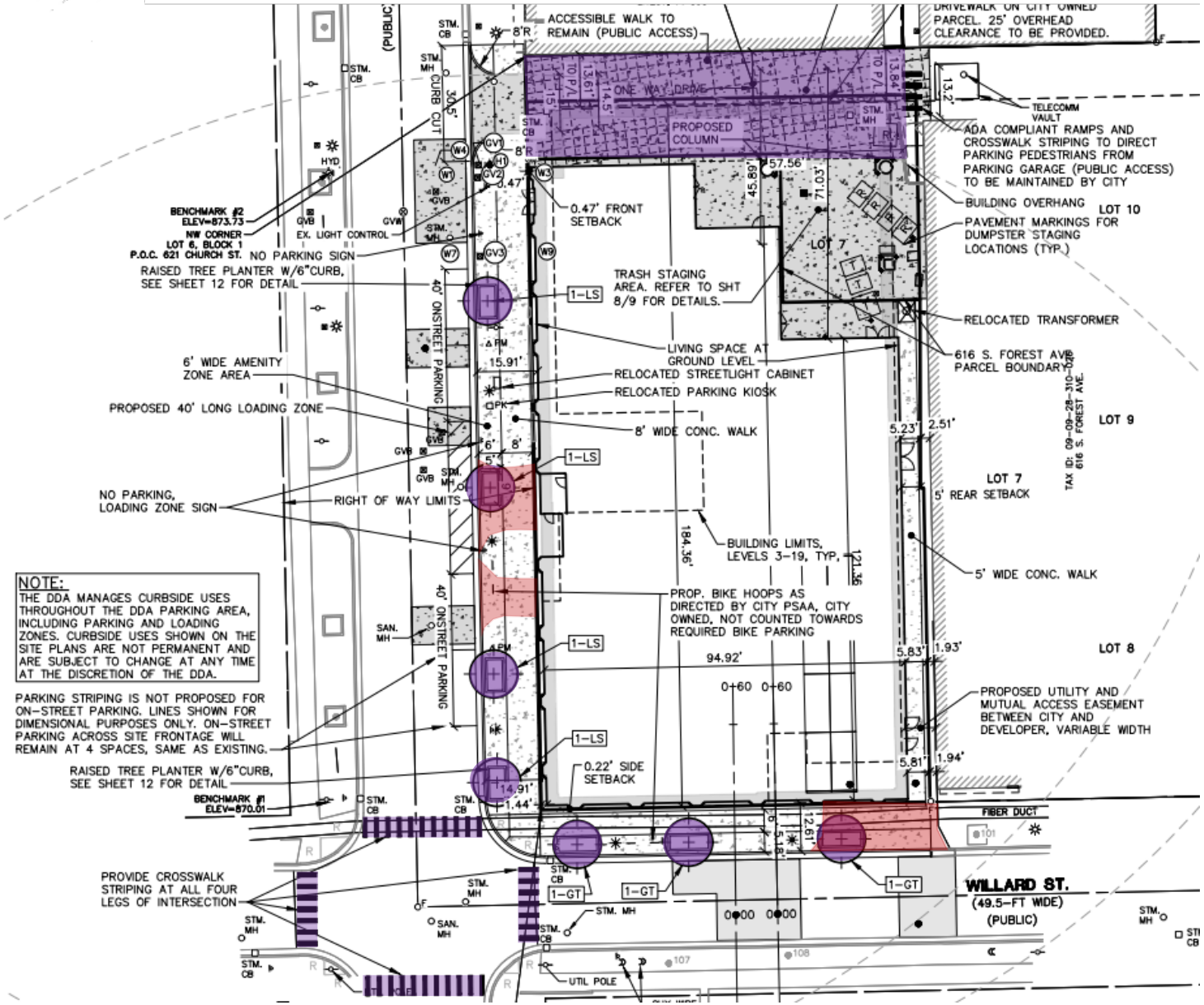
PROPOSED DEVELOPMENT

OFFSITE IMPROVEMENTS

1. **Reduce** the number of curb cuts along the street frontage of the project from four (4) to one (1) cub cut, increasing safety for pedestrians and cyclists. Added crosswalk at Church & Willard.

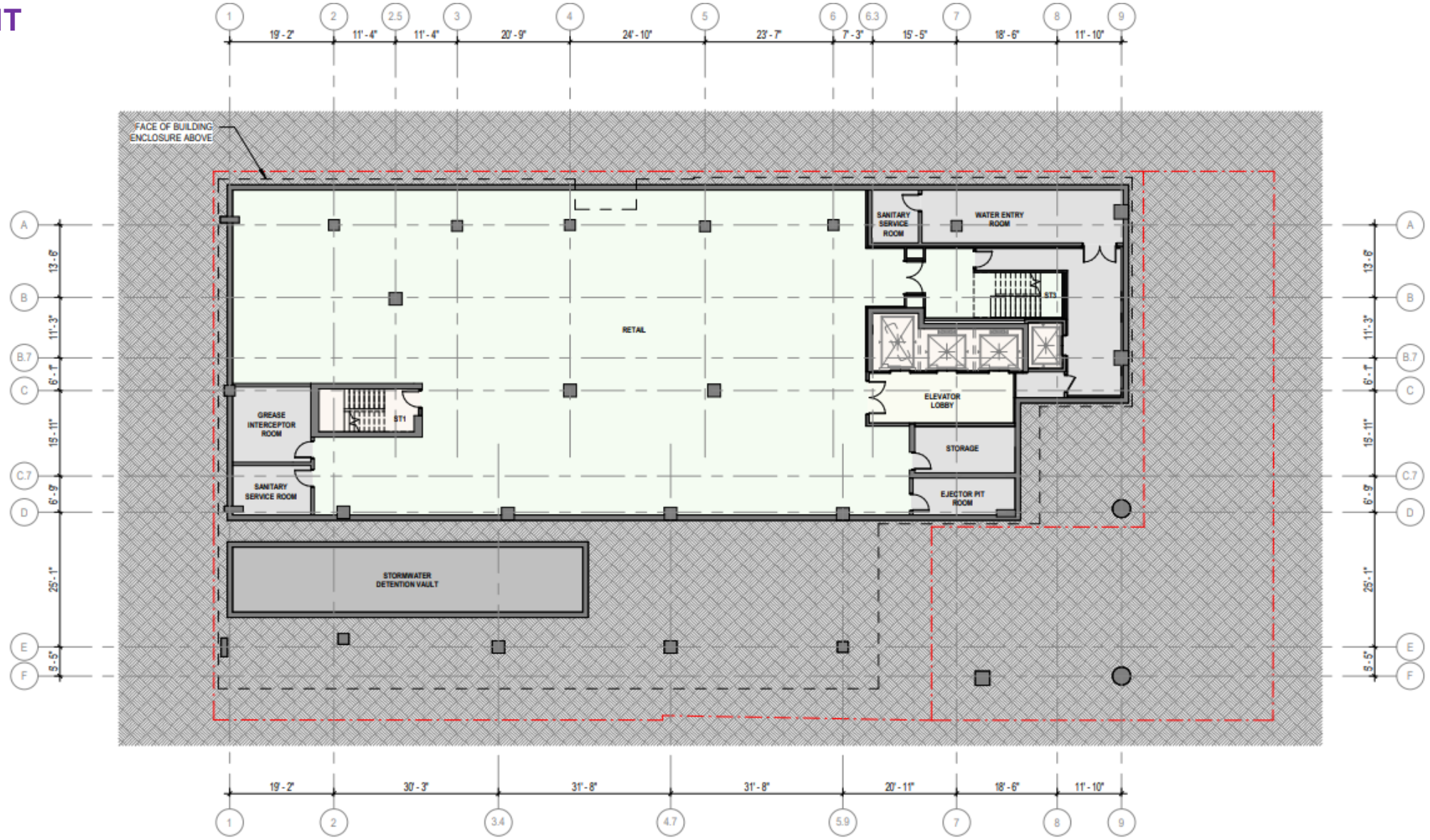
2. Developer is committed to redeveloping and converting the city parcel alley way into a curbless design. Concepts are still being developed by the DDA and the details are pending coordination with the Galleria project to the east. The final design shall be provided in the detailed engineering plans once the DDA has confirmed a final design.

3. Seven (7) new street trees.



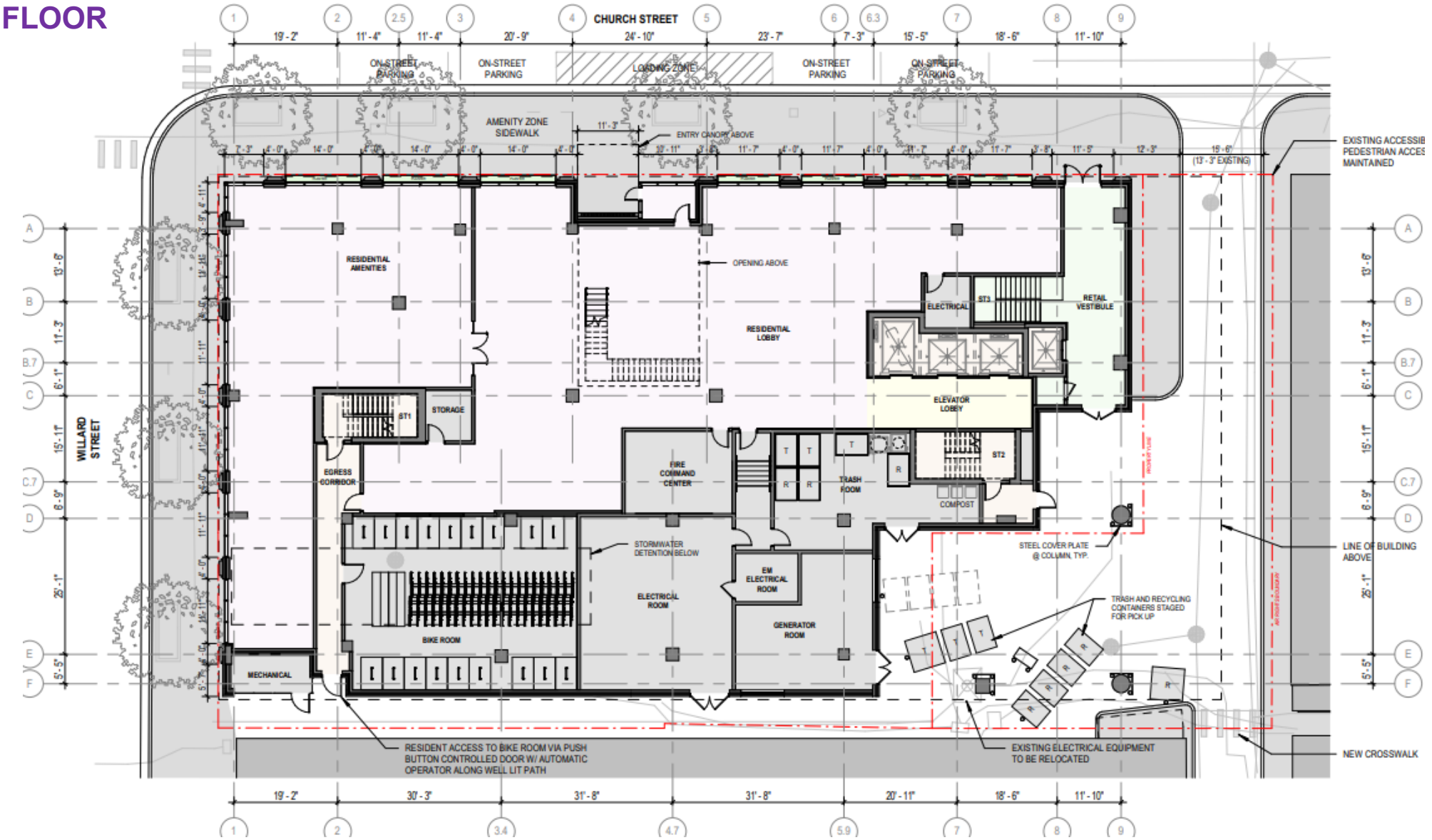
PROPOSED DEVELOPMENT

BASEMENT



PROPOSED DEVELOPMENT

GROUND FLOOR



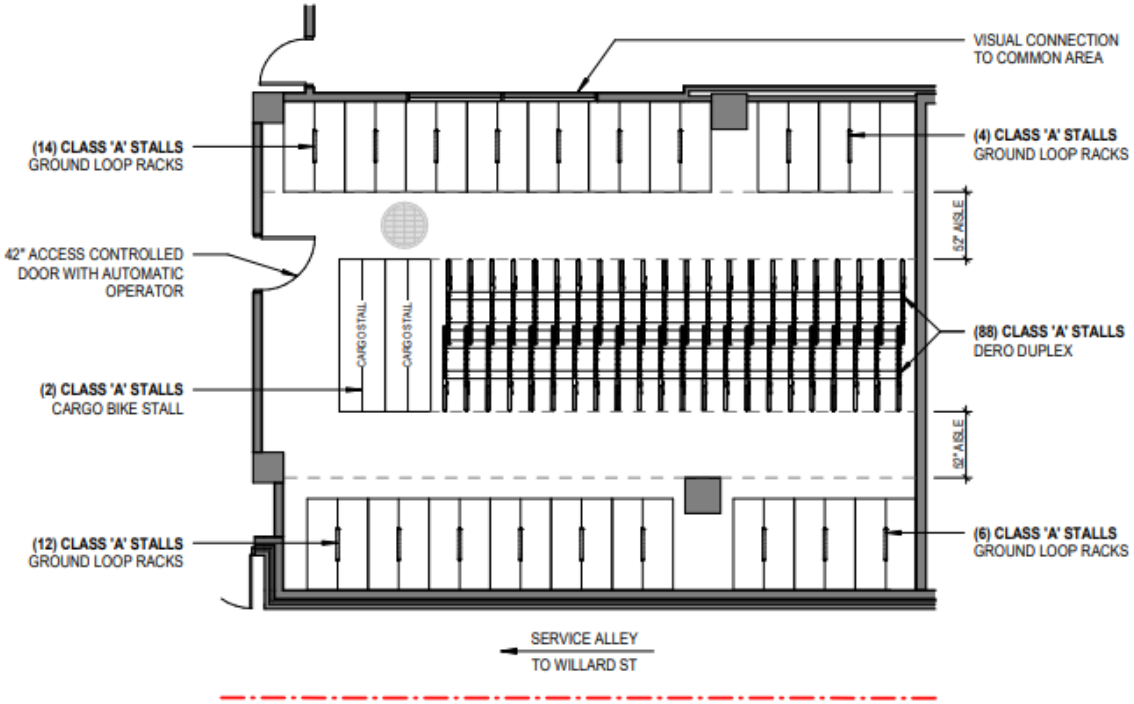
PROPOSED DEVELOPMENT

BIKE ROOM DETAILS

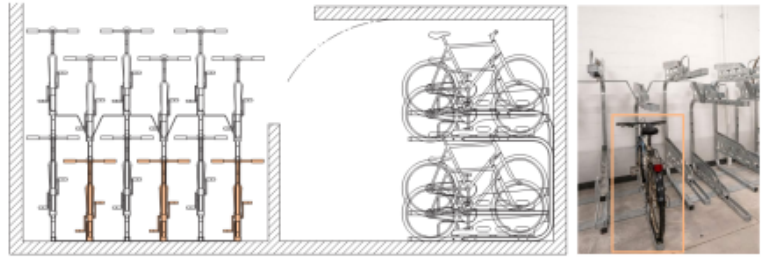
BIKE STALLS REQUIRED
1 SPACE / 2,500 NET RENTABLE SQUARE FEET
222,292 NRSF / 2,500 NRSF = 88.92 ≈ **90 TOTAL BIKES REQUIRED (MINIMUM)**
2/3 OF STALLS TO BE FLOOR LEVEL REQUIRING MINIMAL EFFORT = **60 BIKE SPACES (MINIMUM)**
1/3 OF STALLS TO BE OTHERWISE REQUIRING HUMAN LIFTING = **30 BIKE SPACES (MINIMUM)**

BIKE STALLS PROVIDED
(88) DERO DUPLEX BIKE STALLS
(22) "WHEELS DOWN" STALLS
(66) "LIFTING EFFORT" STALLS
(36) FLOOR-MOUNTED LOOP STALLS
(2) CARGO STALLS

(60) "WHEELS DOWN" STALLS PROVIDED TOTAL
(66) "LIFTING EFFORT" STALLS PROVIDED TOTAL
(126) BIKE STALLS PROVIDED TOTAL



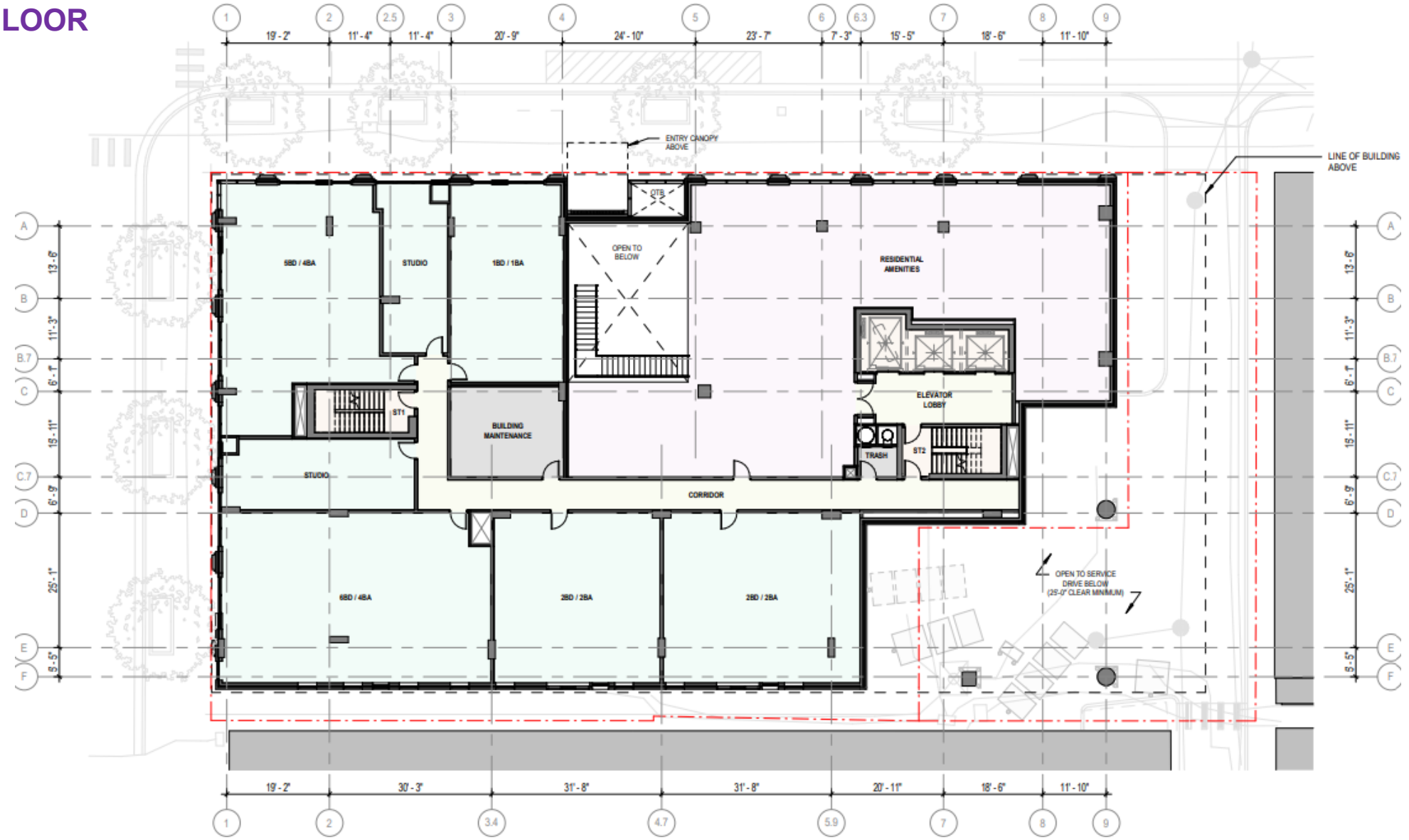
DERO DUPLEX PRODUCT DATA



TWO WHEELS ON THE GROUND STALLS WITHIN THE DERO DUPLEX BIKE STORAGE SYSTEM

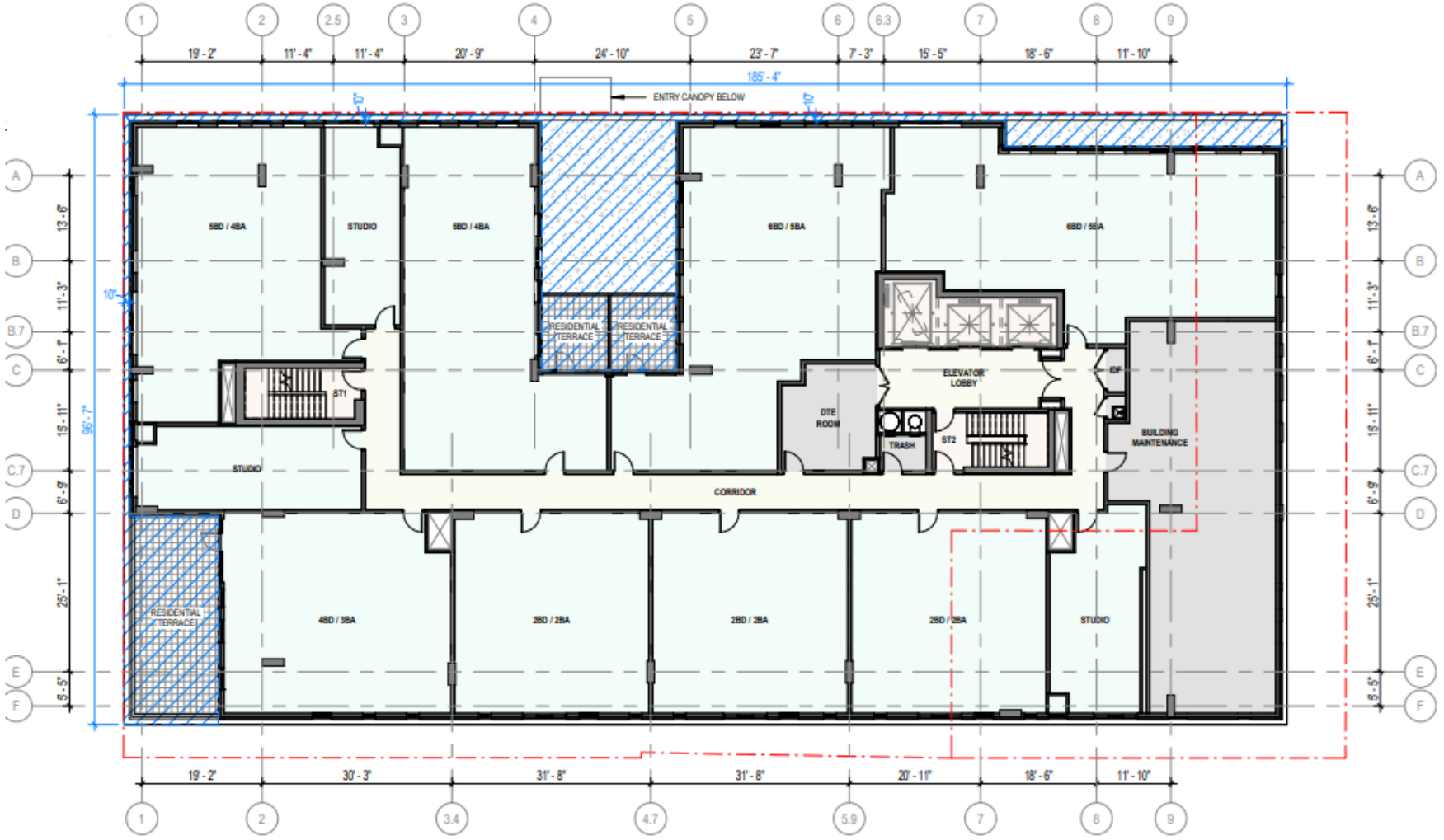
PROPOSED DEVELOPMENT

SECOND FLOOR



PROPOSED DEVELOPMENT

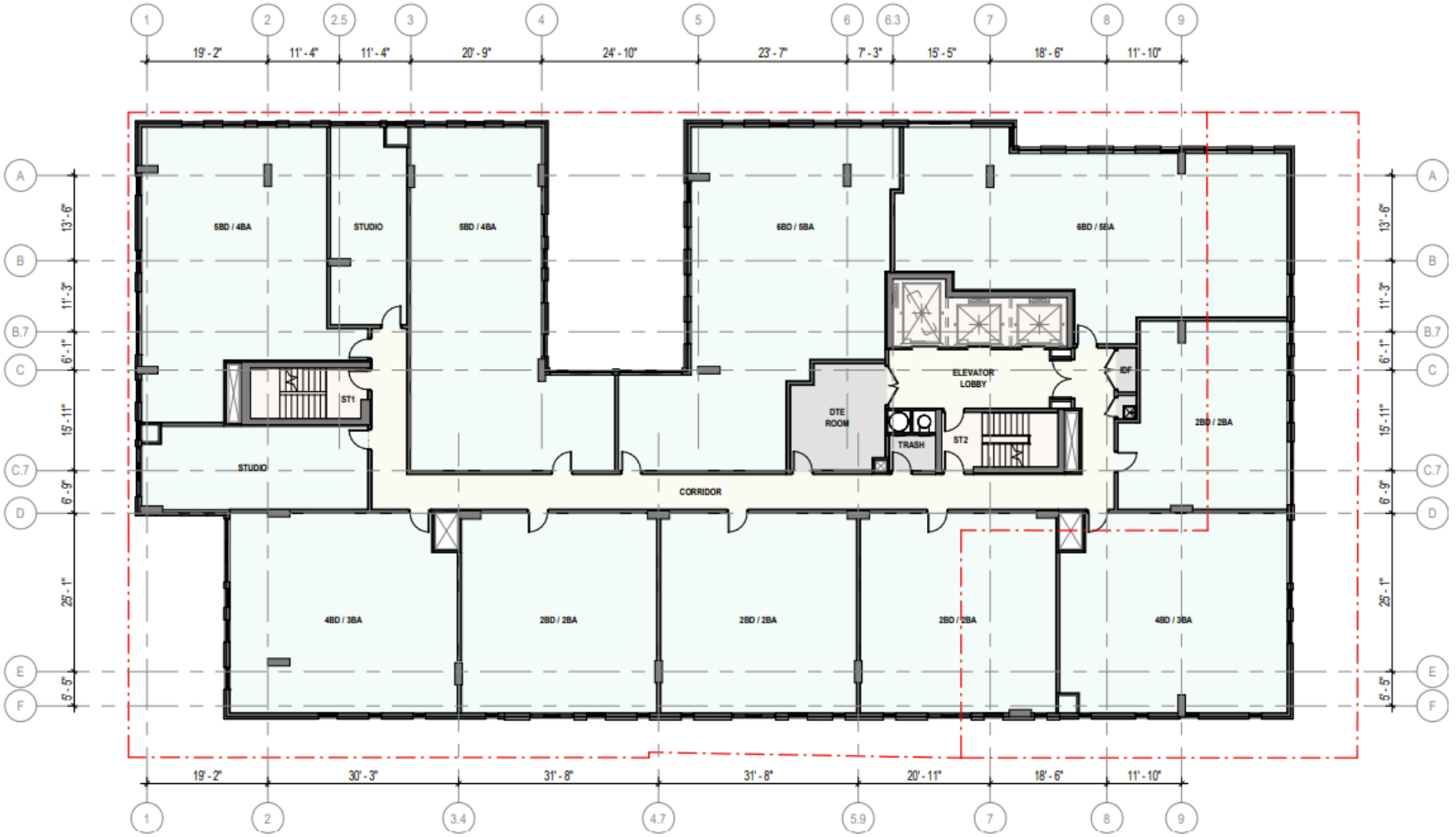
THIRD FLOOR



WILLARD STREET STREETWALL OFFSET REQUIRED = 96-7" x 5'-0" = 483 SF
WILLARD STREET STREETWALL OFFSET PROVIDED = 557 SF

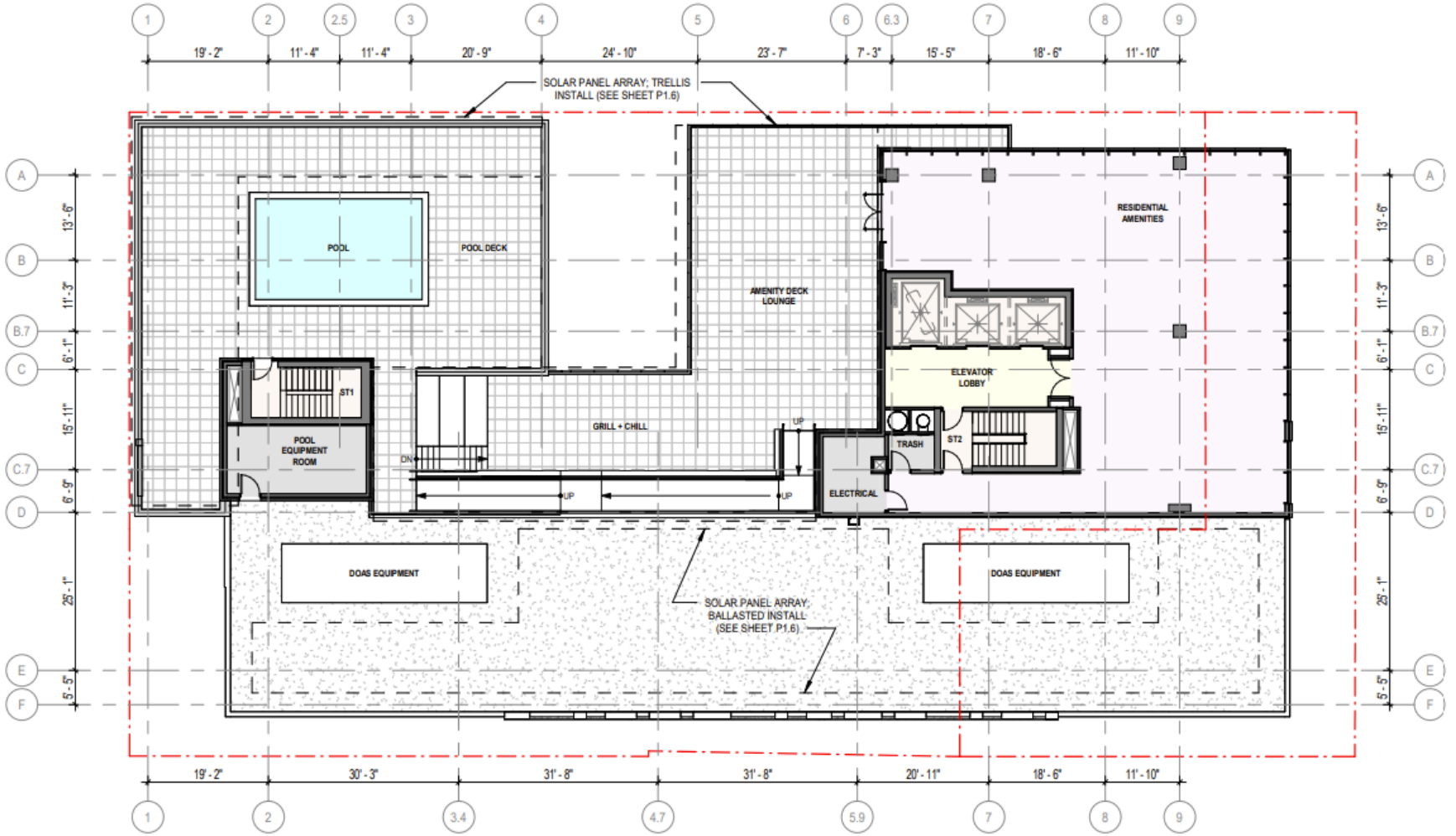
PROPOSED DEVELOPMENT

TYPICAL FLOOR



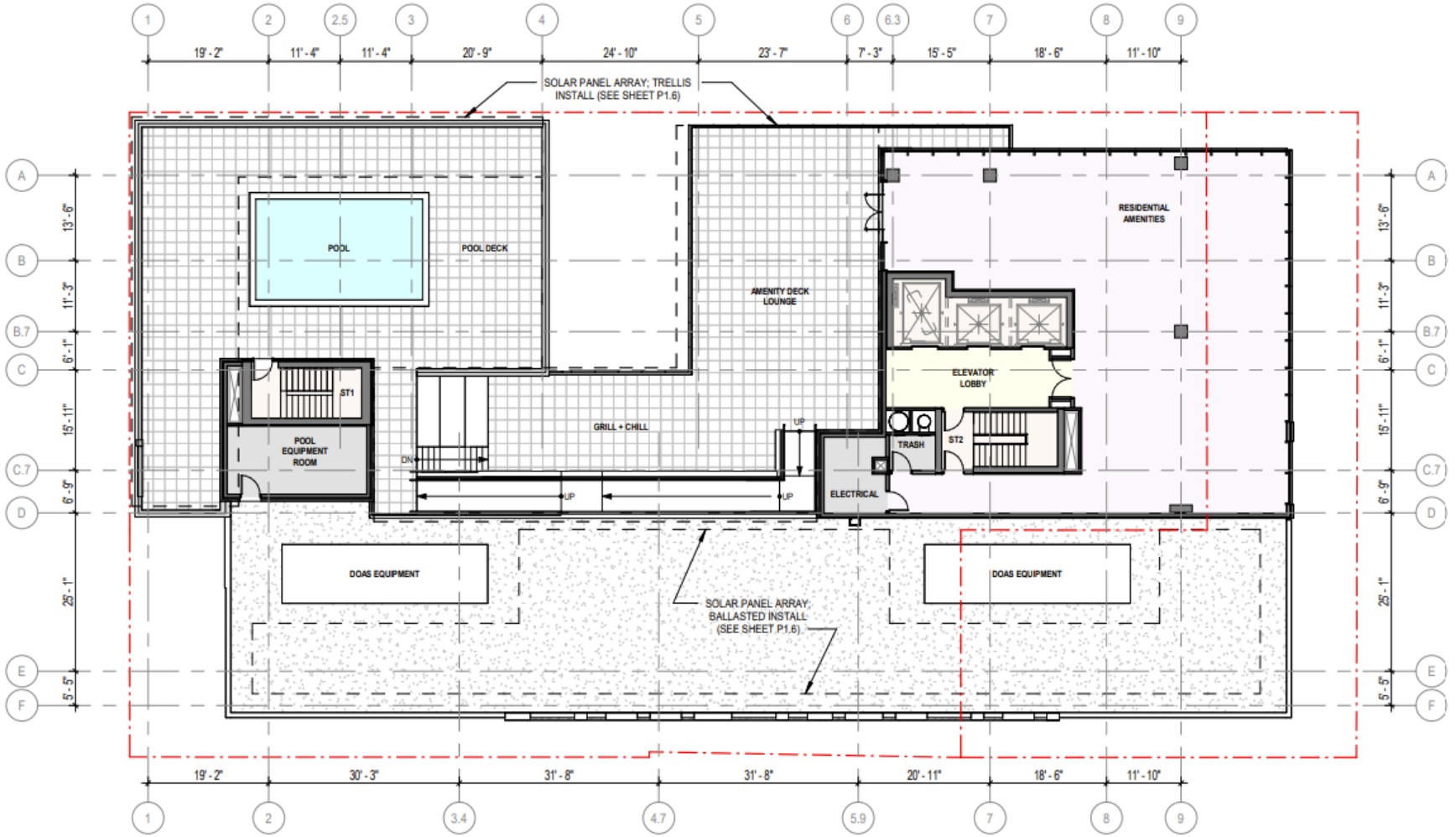
PROPOSED DEVELOPMENT

ROOF DECK



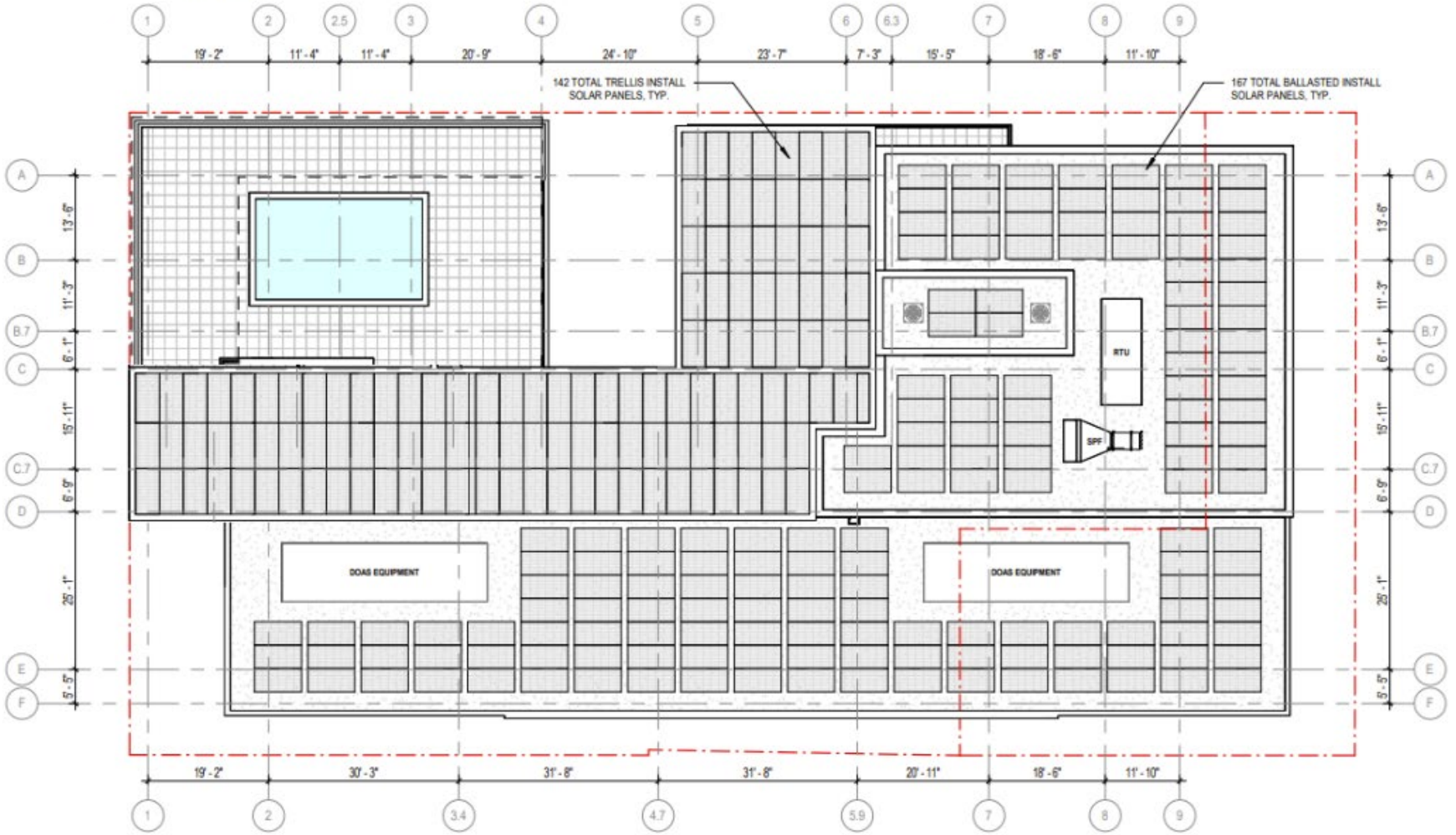
PROPOSED DEVELOPMENT

ROOF DECK



PROPOSED DEVELOPMENT

SOLAR PANELS



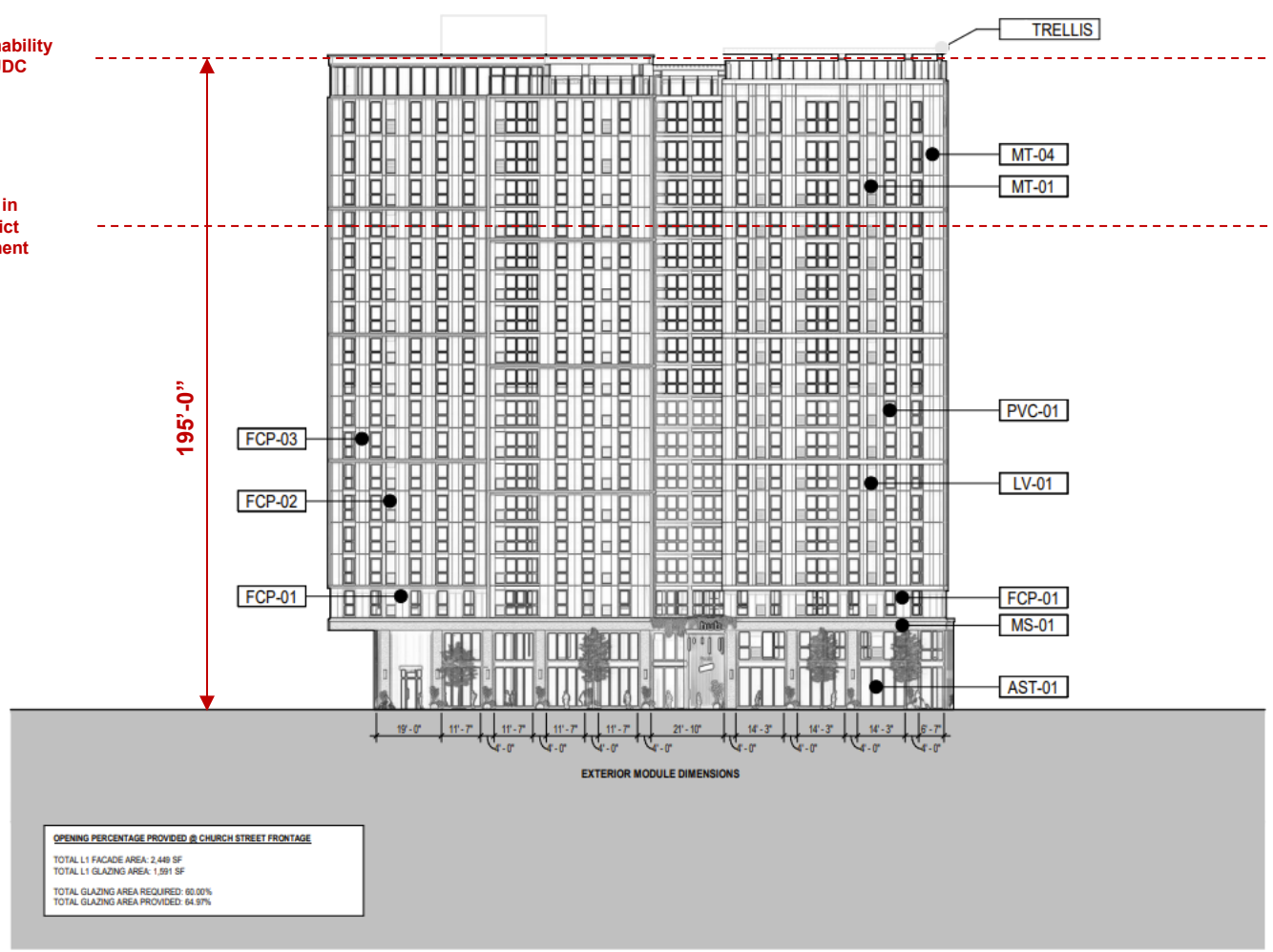
APPLICANT TO PROVIDE AT LEAST 60% SOLAR PANEL COVERAGE

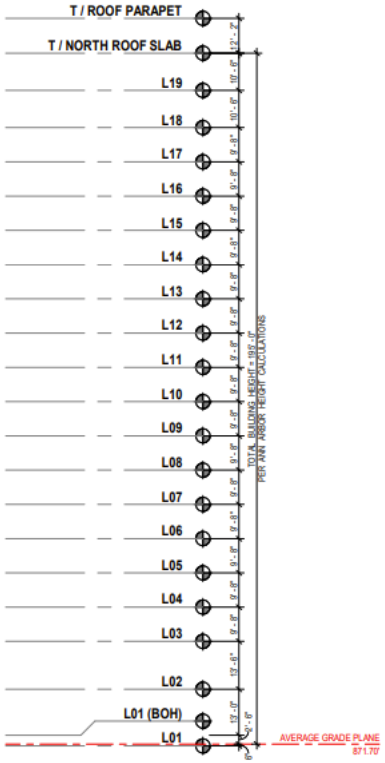
PROPOSED DEVELOPMENT

BUILDING HEIGHT

195' – max height with Sustainability Component per 5.18.4.B.1 of UDC (excluding trellis/overruns)

150' – max height of D1 parcel in South University Overlay District without Sustainability Component





MATERIAL LEGEND - DRB

MATERIAL	DESCRIPTION
AST-01	ALUMINUM STOREFRONT SYSTEM
CM-01	CEMENTITIOUS CLADDING (DARK GRAY)
CM-02	CEMENTITIOUS CLADDING (GRAY)
CM-03	CEMENTITIOUS CLADDING (LIGHT GRAY)
CM-04	CEMENTITIOUS CLADDING (CHAMPAGNE)
FCP-01	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (DARK GRAY)
FCP-02	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (GRAY)
FCP-03	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (LIGHT GREY)
LV-01	METAL LOUVER SYSTEM (DARK)
MS-01	MASONRY
MS-02	MASONRY
MT-01	METAL PANEL SYSTEM (DARK GRAY)
MT-04	METAL PANEL SYSTEM (CHAMPAGNE)
PVC-01	uPVC & GLASS WINDOW SYSTEM

MAXIMUM BUILDING HEIGHT: 195' (30% INCREASE TO ALLOWABLE HEIGHT PER 5.18.4.B.1 OF UDC - ALL ELECTRIC WITH 60%+ SOLAR PANEL COVERAGE)

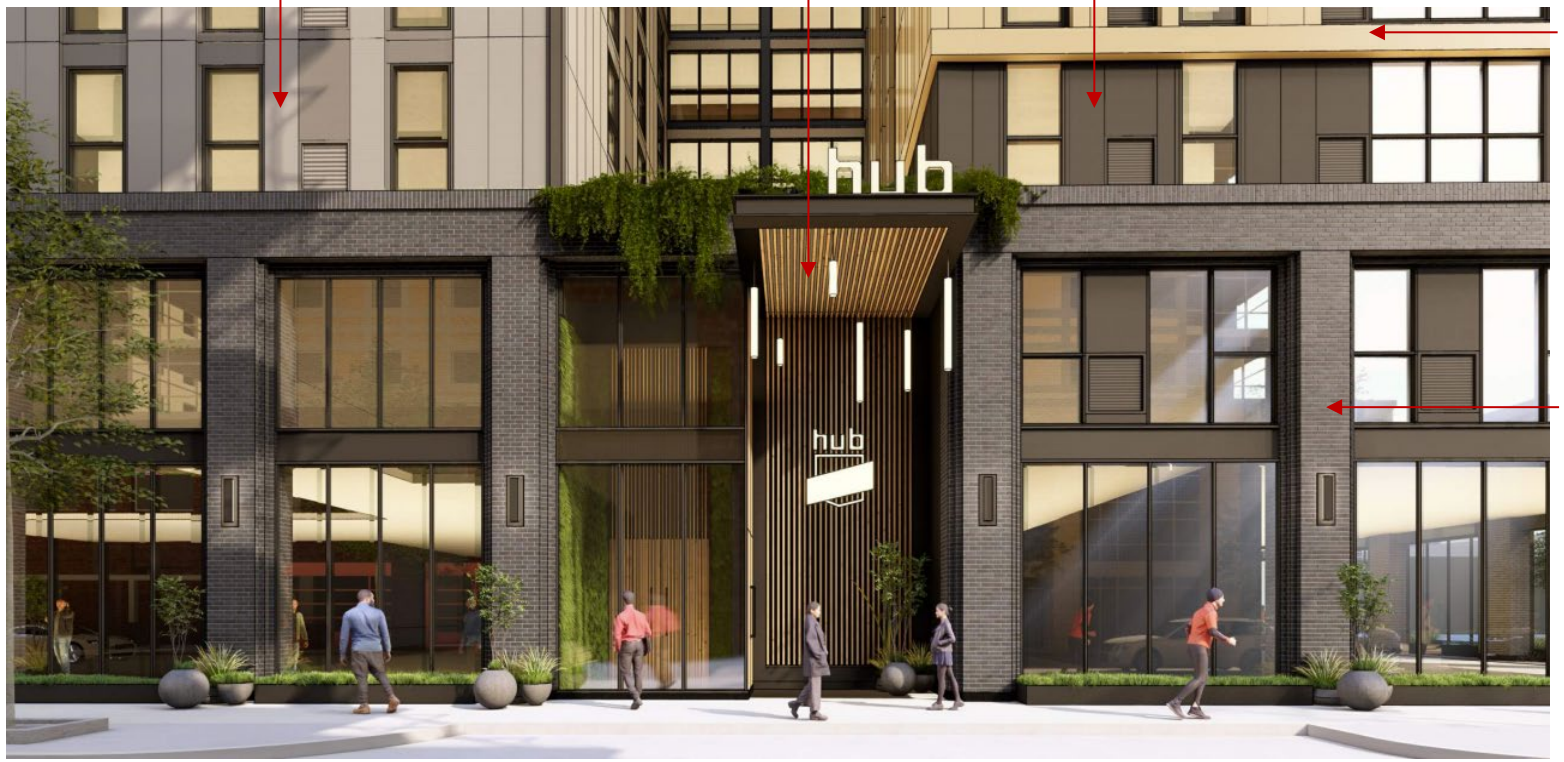
PROPOSED DEVELOPMENT

FAÇADE MATERIALITY

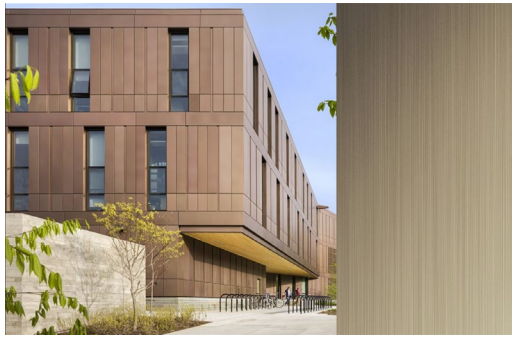
FIBER CEMENT CLADDING

WOOD-LOOK METAL EXTRUSION

CEMENTITIOUS CLADDING



METAL PANEL CLADDING



DARK MASONRY

PROPOSED DEVELOPMENT

RENDERING – OVERVIEW

PROPOSED DEVELOPMENT

RENDERING – FRONT ENTRY

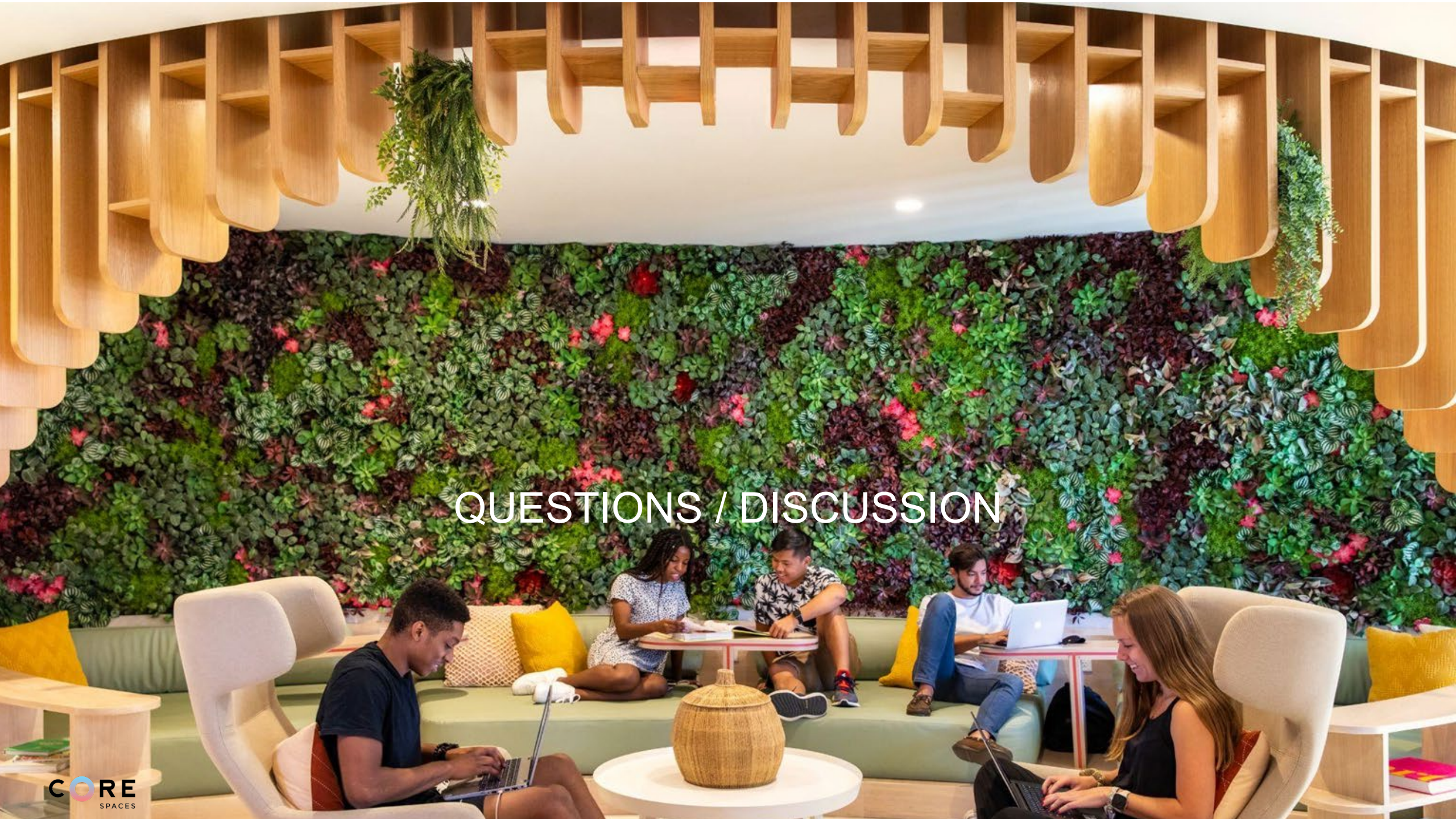
PROPOSED DEVELOPMENT

RENDERING – ART WALL AT AIR RIGHTS PARCEL

CONCLUSION

PUBLIC BENEFIT OVERVIEW

- Increased housing stock walkable to campus
- Increased real estate tax base
- Creation of approximately 300 construction jobs
- Creation of approximately 15 permanent jobs
- Added transparent frontage at street level, contributing to a lively and active streetscape
- Removal of 3 curb cuts, and addition of a crosswalk increasing safety for pedestrians and cyclists
- Opportunity for public art
- All-electric building with 60% solar panel coverage
- $113,125 contribution to City Parks and Recreation Services Unit
- Creative utilization of unused air rights to help alleviate housing shortage


QUESTIONS / DISCUSSION

PROPOSED DEVELOPMENT

SUSTAINABILITY PLAN

- All electric building
- Location lends itself to a walkable neighborhood with access to transit and no on-site parking.
- Reducing heat island effect by using a combination of pavers of over SRI 82 and landscaping.
- Rooftop solar arrays
- Reduced water indoor water use by use of WaterSense- and EnergyStar-rated fixtures and appliances.
- Waste stream management practices will be used to minimize the waste stream from demolition and construction
- The project is designed to perform at least 8%-10% better than ASHRAE 90.1-2010.
- Compost area provided for resident use
- The project will be specifying low VOC emitting materials.