



408-412 NORTH FIRST STREET

408-412 N. First Street, Ann Arbor, MI 48103

Design Review Board Application

October 22, 2014

Developer
 Huron Development Associates, LLC
 408 North First
 Ann Arbor, MI 48103

Owner(s)
 408 N. First:
 Huron Contracting, LLC
 408 N. First
 Ann Arbor, MI 48103

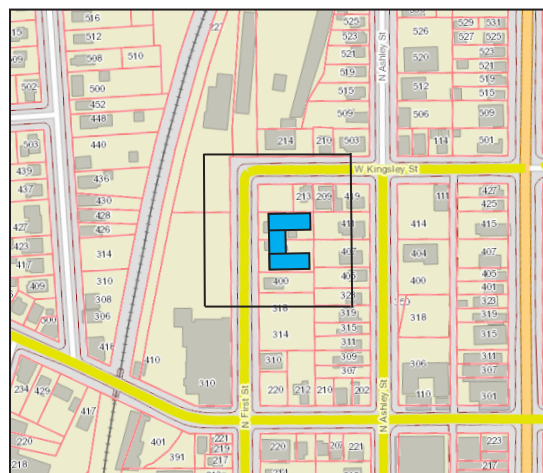
412 N. First:
 K. Lopata
 412 N. First
 Ann Arbor, MI 48103

Developer's interest in property: Partner

Contact person:
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Architect
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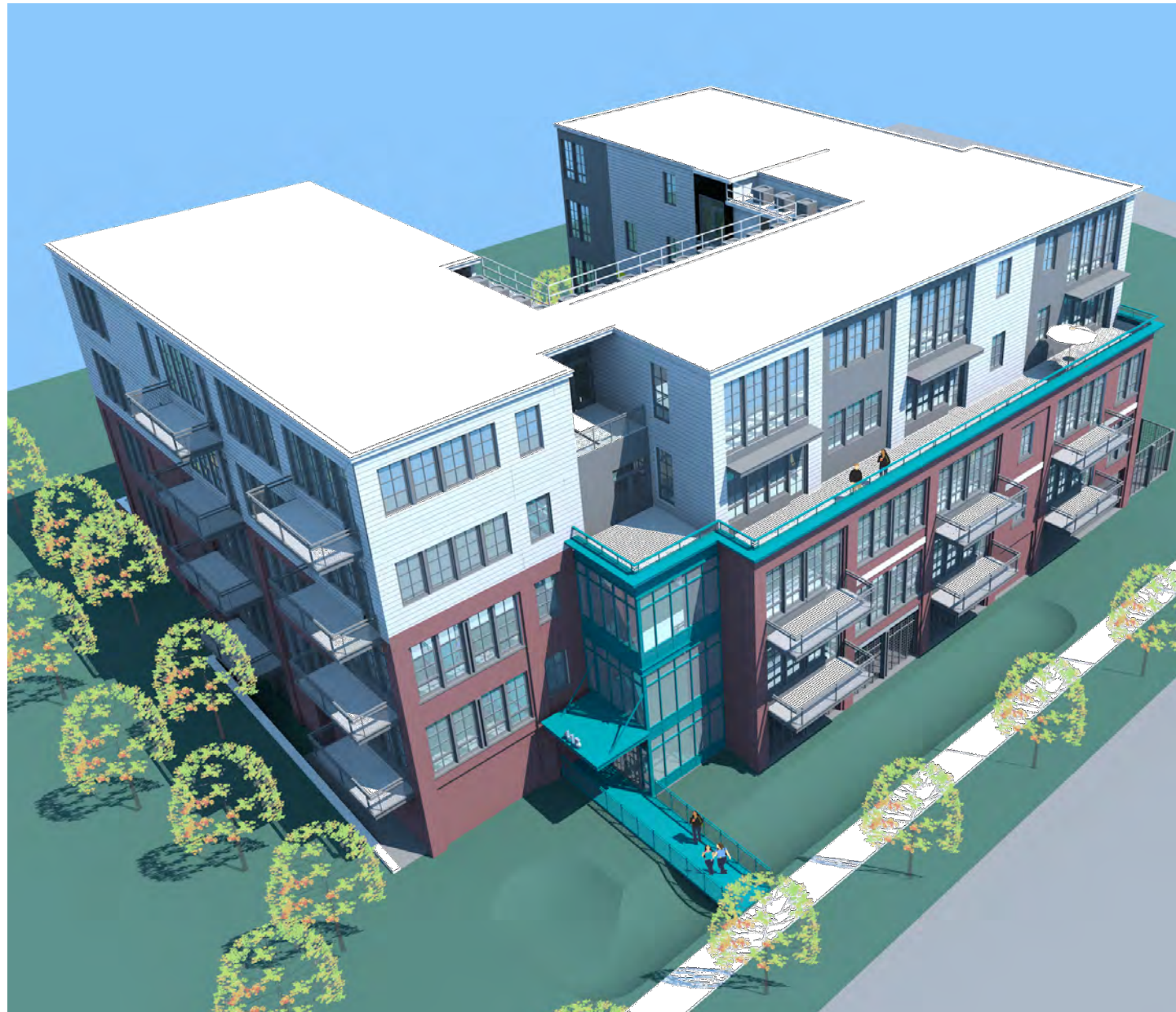
Engineer
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Location Map

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Top
Birdseye view from northwest

Right
View from Ashley Street of pedestrian and entrances.

2a. Design Concept

Flood Plain Considerations

The most significant site feature is the presence of the Allen Creek flood plain and floodway. The building site is 96% covered either by the flood plain or the flood way. The residential units are situated on a podium above the flood plain. The base flood elevation is approximately 789.0 feet. The residential floors are set at 793.0 feet or four feet above the base flood elevation.

What little fill is required along the east property line will be more than compensated for by the large removal of earth for the underground garage. Approximately 1000 cubic yards of earth will be removed for this garage which will substantially increase the amount of free area for flood water storage.

All stormwater storage and infiltration will be out of the floodplain and contained in a ten foot strip of land running along the east side of the property. Stormwater collected here will be either infiltrated into the earth or used to water the City owned rain garden immediately to the east.

Pedestrian and Vehicle Access

The site is bounded by a public street and a City-owned permanently deeded open space rain garden. There is an opportunity to take advantage of these two access points. Ashley Street will be the primary pedestrian access with an opportunity to cut across the rain garden, through the Fish and up Kingsley Street.

Pedestrian access walkways will converge at a steel bridge over an open bioswale, designed for first flush stormwater treatment and into a two story atrium. Vehicle access off Ashley is separated from pedestrian access. Vehicle access is off Ashley street via an existing curb cut. Parking is hidden from view from both public streets by metal screening and landscaping.

Building Massing and Shape

The size, height and massing of the building are strongly influenced by building codes, flood plain considerations, zoning codes and the planning design guidelines. FEMA requires that the residential units be elevated on a podium at least 1 foot above the base flood elevation. Wood

construction is limited to four stories and the planning guidelines require a street-wall average setback of five feet along Ashley Street. The upper stories are set back seven feet not only to provide a more generous upper terrace but to provide the required average street-wall setback on the portion of the building north of the entry atrium. The northwest corner is stepped back approximately twenty feet so as not to project into the floodway.

The building is massed around a central courtyard. The main living areas look outward to the street, over the rain garden and over neighboring side yards and backyards. The service areas of the building are clustered around the courtyard.



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2b. Development Program

Proposed Development Program

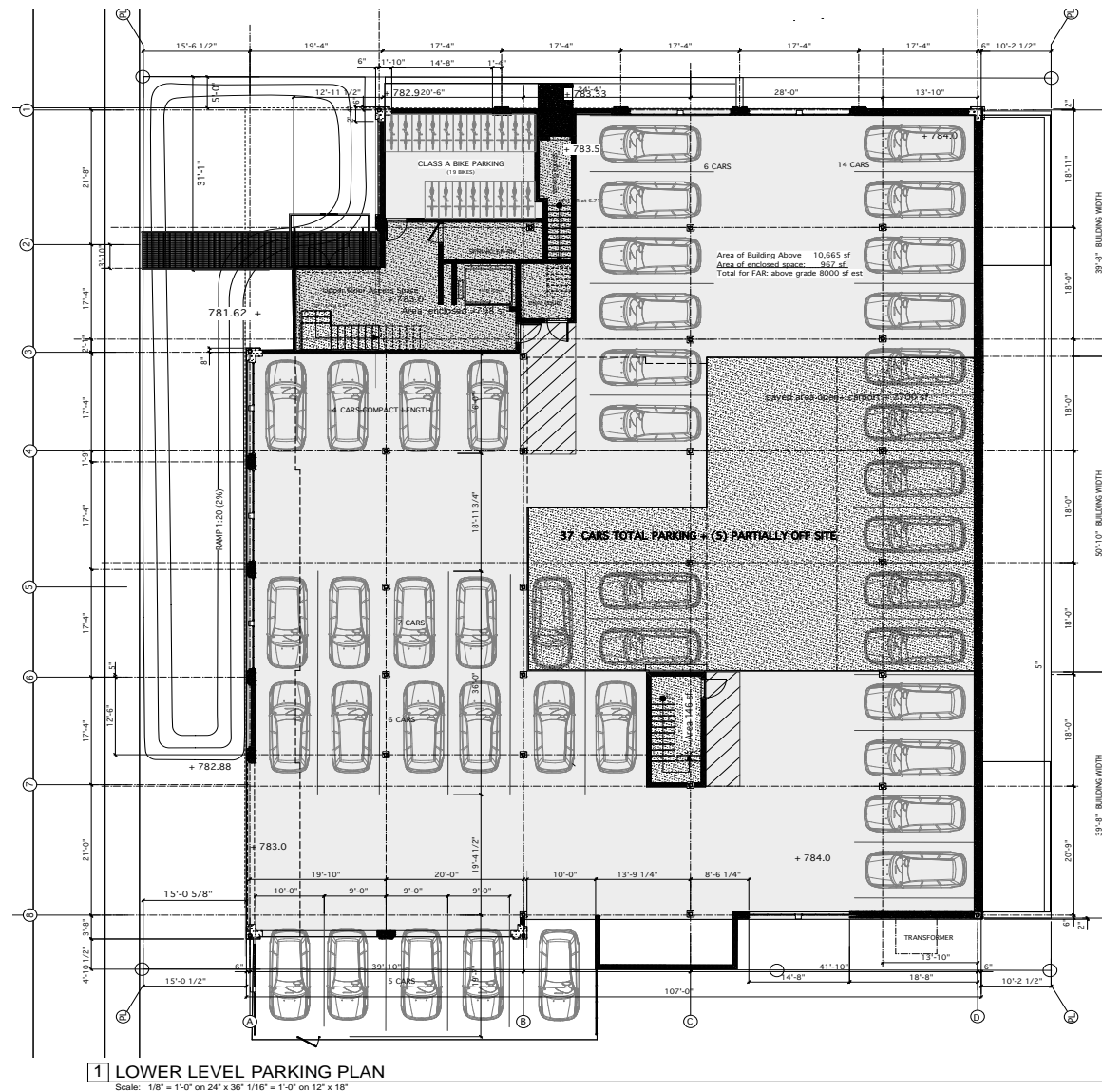
“408-412 North First Street ” is designed as a condominium for residents desiring close proximity to the Kerrytown Neighborhood and pedestrian access to the Huron River parks and trail systems. The project is also close to transit and the downtown. It has a walk score of 92, a transit score of 65 and a bike score of 94. (see www.walkscore.com).

The building site is comprised of two lots which will be combined for a total lot area of 19,007 square feet. The lower parking level has a total of 13,365 square feet. Only about 8000 square feet of this space will contribute to the Floor Area Ratio (FAR) as it lies below the average computed grade and is completely roofed by structures and screened by retaining walls. Above the parking level are four stories of residential units with a gross area of 38,711 square feet. The total enclosed area on all floors is 39,678 square feet. The FAR is 244%. The D2 District in which this project is located has a maximum allowable FAR of 200% with increases allowed through various premiums. Using the residential premium alone would allow for a maximum developed FAR of 275%.

Lower Parking Level

This level has parking for 37 cars under the residences above. An additional five cars are partially off site in an easement held in common with the property immediately to the south. Nineteen Class A bicycle spaces are provided in an enclosed area near the front entry and elevator. A refuse and recycling area is screened from the adjacent lot. Two four cubic yard roll-out dumpsters will be provided for refuse and recycling.

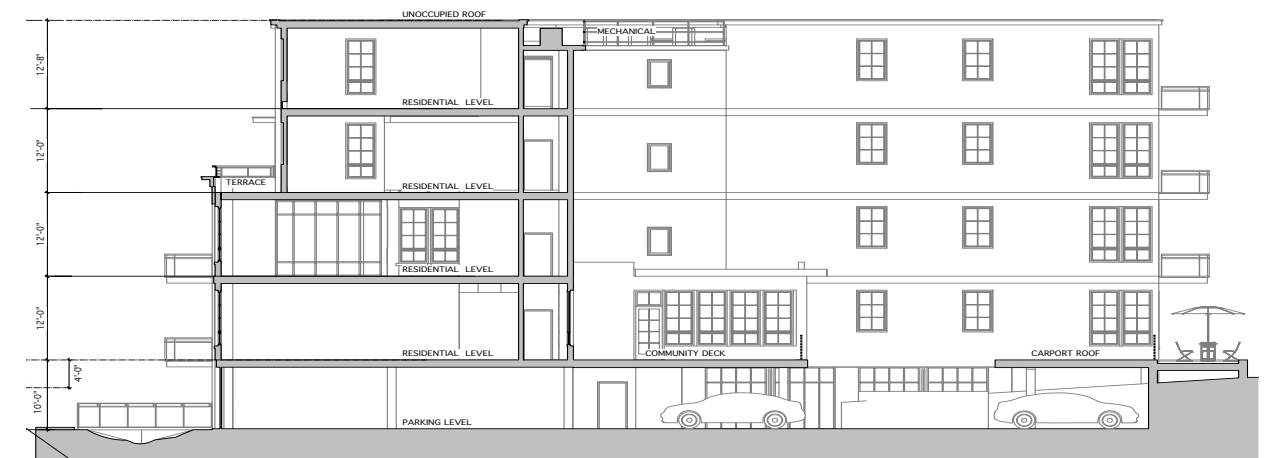
In accordance with FEMA requirements, spaces not flood-proofed are limited to areas necessary for access to the upper levels including stair towers, elevator lobbies and certain service areas. These areas contain 967 square feet of space. These spaces must be constructed of flood resistant materials and be allowed to flood via special shut-



ters intended to eliminate hydrostatic pressure on the enclosing walls. Additionally, special electrical and mechanical techniques must be used to reduce potential flood damage to building services.

Upper Residential Levels

On all four floors there are a total of 25 residences. There are seven two bedroom two bath residential units on the first two levels above the parking level. The three smaller units average 1000 square feet and the four larger units average 1525 square feet. Also on the first floor above the parking level is a 647 square foot community room with an adjacent 688 square foot open landscaped deck. Upper level floors three and four have the largest units. On the third floor three residences front Ashley Street and have large individual terraces. These two story units average 1850 square feet. On the same floor are three larger units averaging 1480 square feet and a small unit of 851 square feet. The fourth floor has similar one story units, three large and one small unit.

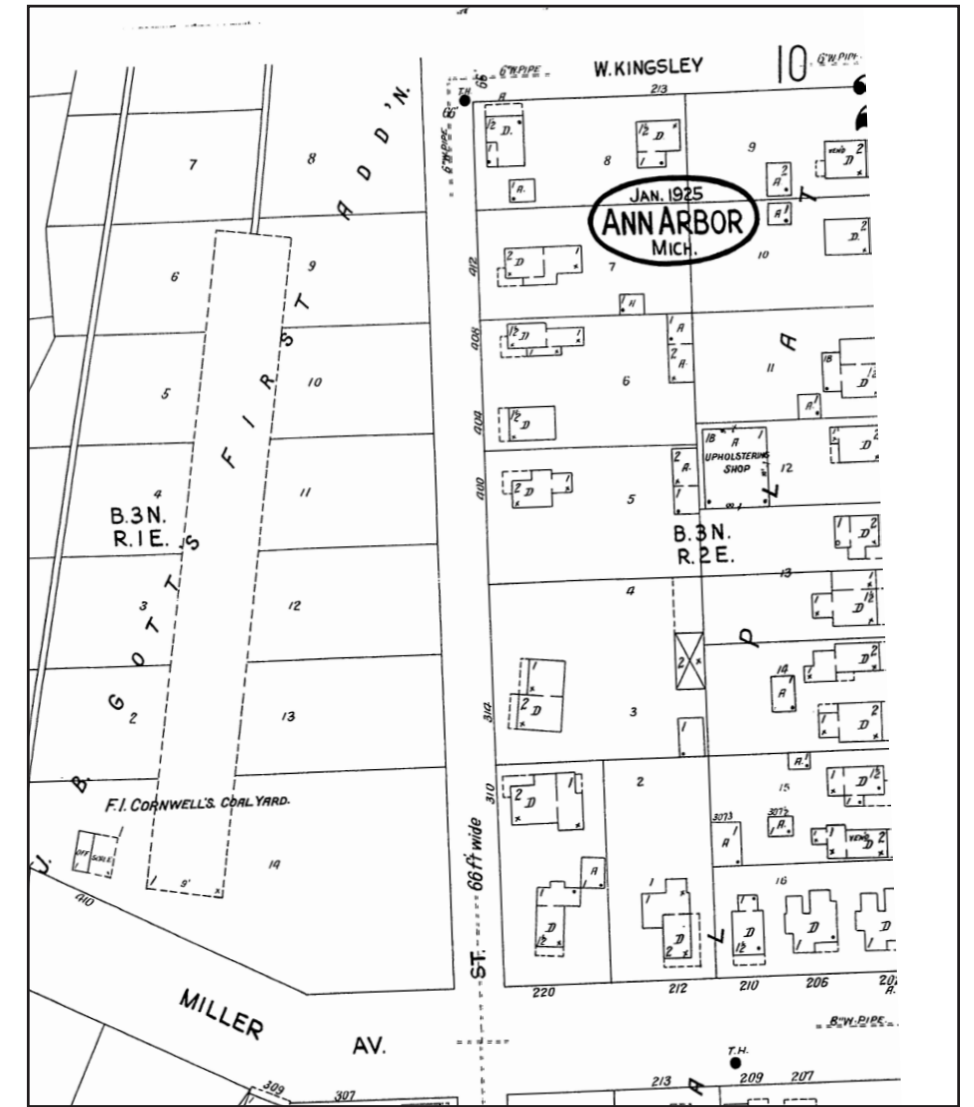
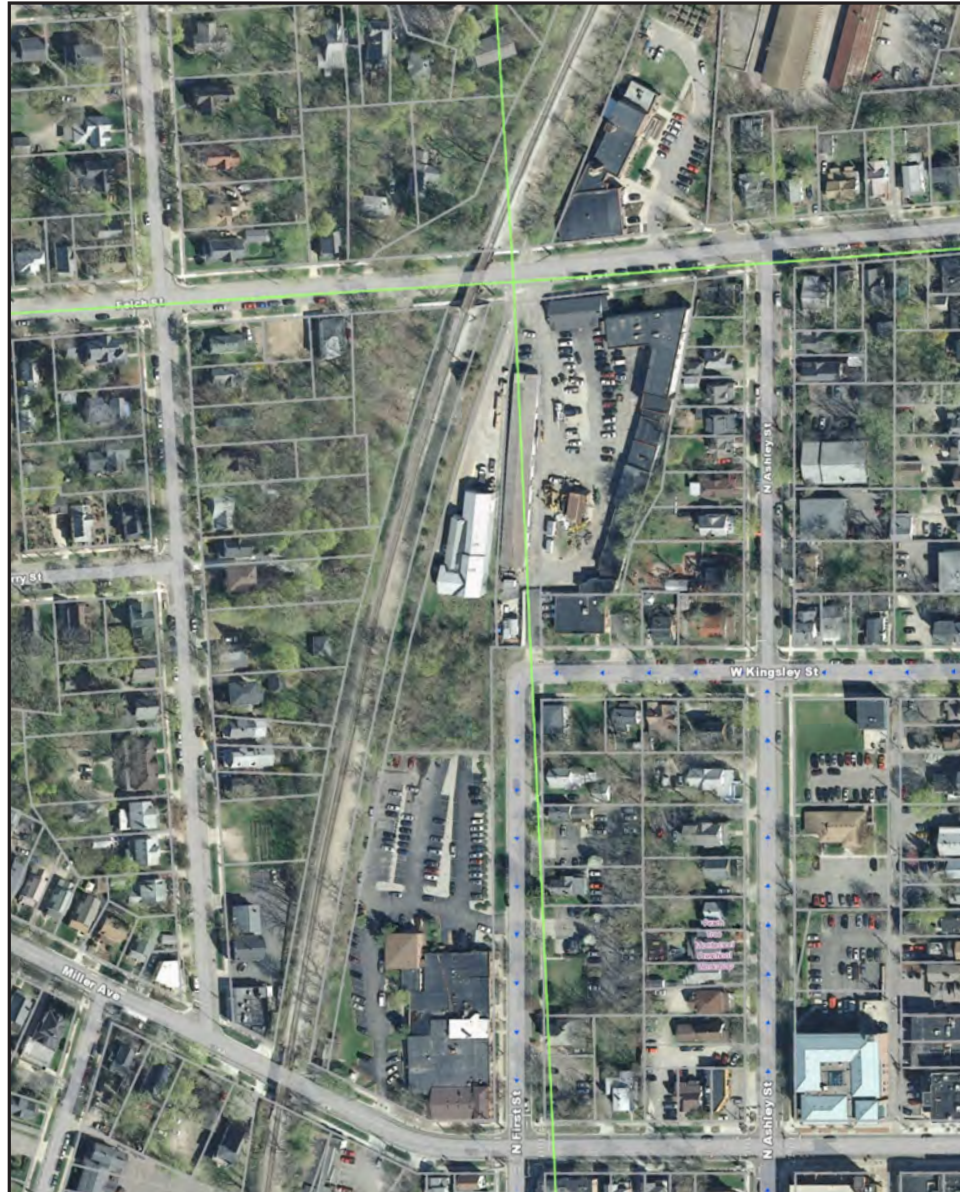


3a. Site Context

The block on which the project is located is zoned D2. It was previously zoned C2B a business and commercial zoning. The 1925 Sanborn map shows a string of structures located along the east side of the Ann Arbor Railroad tracks. These were the coal sheds of Cornwell's Coal Yard. Many of these structures remained until the beginning of the 1980's. They were eventually torn down for a parking lot serving the offices of 310 Miller Avenue. The 1892 Sanborn Map shows Allen Creek running down the center of Ashley Street. By 1925, the Creek was confined to an underground drainage structure.

Across Ashley Street, there were no residential structures except for a Queen Anne house at 310 First St. and a Greek Revival house on a small split-off lot at 213 Kingsley Street, the western part of which is now the City rain garden. By 1908 most of the present residences were constructed. Kingsley Street was originally platted as North Street and by 1880 was renamed Kingsley.

In the last 40 years, most of these structures have been occupied for commercial uses with a couple used as multi-family. Most of these original dwellings are on lots completely covered by surface parking with little or no surface runoff control or stormwater retention. It would be reasonable to assume that this block will see higher density residential development further south on Ashley Street and on the adjacent industrial or commercial properties.



214 Kingsley Street offices raised above flood elevation

Public rain garden at Kingsley and First Streets

Offices on North First Street

Parking lot and old coal yards on North First Street

Parking lot and old coal yards on North First Street

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3a. Site Context continued

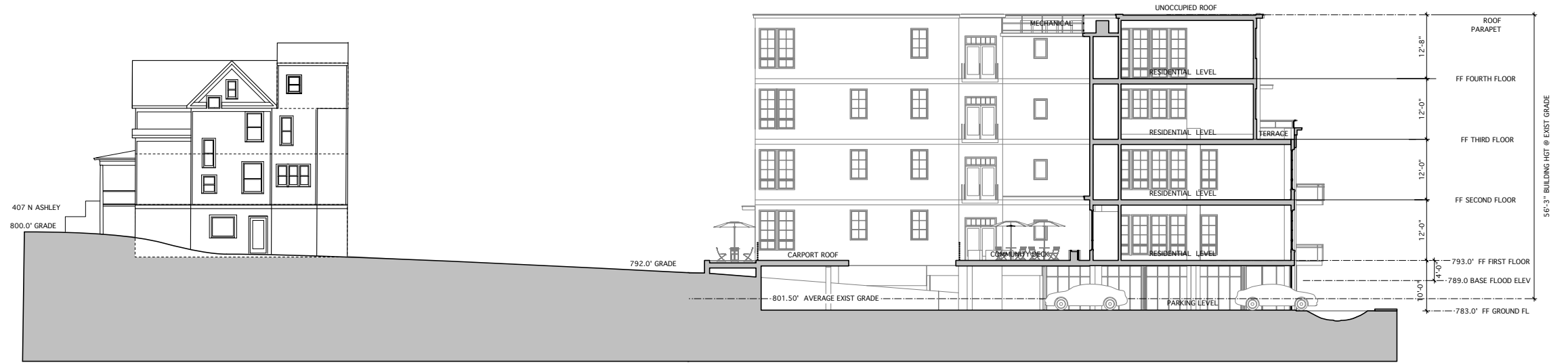
The photos at the bottom of the page show the present character of North First Street looking east. Two houses have been torn down for parking lots south of 408 North First and south of 400 North First. The Site Cross Section below shows the relationship between the houses on North Ashley and the proposed new condominium building.



Photo of 407 North Ashley Apartment Building



407 North Ashley Apartment Building Looking South



Cross Section thru Proposed Building Looking South



412 North First Street (to be demolished)



408 North First Street (to be demolished)



Parking Lot South of 408 North First Street



400 North First Street Office Building



Parking lot South of 400 North First Street

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