ANN ARBOR DESIGN REVIEW BOARD

Staff Report

MEETING DATE: October 13, 2021

PROJECT: 212 Miller Avenue
Project No. DR21-001

ADDRESS: 212 Miller Avenue

ZONING: D2 Downtown Interface (base)
Kerrytown Character (overlay)
Front Yard (street designation) – Miller Avenue

DESIGN TEAM: Carl O. Hueter

PROJECT LOCATION: The site is located on the north side of Miller Avenue, west of North First Street.

PROJECT HISTORY: The site includes a mid to late 19th century single-family, two-story brick home that is now being used for office space. The site is not in an historic district.

PROPOSED PROJECT: The petitioner proposes to demolish the existing building and construct a 3.5 to 4.5 story residential building with 8 dwelling units. Parking is proposed to be provided under the units and accessed on the west side of the site. Primary façade materials are proposed to be brick, Nichiha wall panels, "architectural" wall panels with metal balcony railings. The west side of the building is proposed to be 4 floors with an additional penthouse level. The east side of the building is proposed to be 3 floors with an additional penthouse level.

The design plan application illustrates the proposed redevelopment.

STAFF COMMENTS:

1. **Zoning Compliance (Area, Height, Placement).** The following provides a cursory review of the proposed development for compliance with the D2, Kerrytown Character Overlay District, Front Yard frontage designation area, and area, height and placement regulations.

	Requirement	**Proposed**
Lot Area	NA	8,712 sq ft

Floor Area	17,424 sq ft standard MAX	13,896 sq ft
FAR (Floor Area Ratio)	200% standard MAX	160% FAR
Rear Setback-North	0 ft MIN	1 ft
Side Setback-West	0 ft MIN	20 ft
Side Setback - East	15 ft MIN, none ft MAX	7 ft
Front Setback - South	15 ft MIN	15 ft
Streetwall Height	Min 2 stories, Max 3 stories	3-4 stories
Offset at Top of Streetwall	Average 5 ft MIN	30 ft
Total Height	60 ft MAX	49 ft
Massing Articulation	Not applicable	
Tower Diagonal	Not applicable	
Building Coverage	Not applicable	
Open Space	Not applicable	

2. **Site Context and Site Planning.** The design guidelines for context and site planning address the arrangement of buildings and features on the site, including how the site relates to its neighbors, and suggests preferred ways to express and articulate some of the minimum and maximum area, height, and placement standards. Staff finds the design team assessed the character of the adjacent streetscapes and buildings in keeping with the recommendations of the design guidelines and incorporated the positive characteristics into the proposed project. The following guidelines are particularly relevant:

   a. Guideline A.1.2 – Enhances pedestrian sidewalk level features and facilities to enrich the pedestrian experience.

   b. Guideline A.1.4 – For mid-block sites, identify adjacent site and building design qualities, noting that a design may be appropriate for a mid-block site that best serves the area in a secondary role.

3. **Building.** The design guidelines for buildings focus on breaking down massing of larger buildings from their lower-scale neighbors. Staff find that the building mass includes most of the suggested strategies to visually divide the mass, provide clear definitions and a sense of scale. The following guidelines are particularly relevant:

   a. Guideline B.1.2 – Vary the height of building modules, cornice lines and roof finish elements.

b. Guideline B.1.3 – Use a distinct horizontal molding to define the base, provide district change in ratio of solid to void to distinguish base from upper floors. The design guidelines for buildings focus on breaking down massing of larger buildings from their lower-scale neighbors.

4. **Building Elements.** Building elements include specific features that give character and detail to a building and influence the degree to which a new building contributes to the urban fabric. This section of the design guidelines call for features and architectural details at the street edge to have a direct impact on the quality of the pedestrian experience and to create an attractive and interesting street front. Staff finds the design achieves the goals of the design guidelines for building elements. The following guidelines are particularly relevant:

a. Guideline C.1.1 – Wall surfaces with visually interesting detailing, textures and colors. First floor canopy that complements the design character of the building and its street front, wall surfaces with interesting detailing, textures and colors

b. Guideline C.2.1 – Clearly define a primary entrance and orient it toward the street. c) Design a change in wall materials, textures, or colors that frames the entry.

c. Guideline C.3.1 – High level of ground floor transparency is encouraged throughout downtown.

d. Guideline C.7.1 – Use sustainable building materials whenever possible.

5. **General Comments**

a. The Unified Development Code (Section 5.17:6) requires a maximum streetwall height of 3 stories. The south elevation shows that the petitioner is proposing a streetwall that appears to exceed 3 stories. The garage level of the building (which has enclosed garages) adds a portion of a floor to the streetwall height which results in the streetwall height exceeding 3 stories.

b. The south façade of the building includes a cantilevered portion with a glass wall. Staff does not consider floor to ceiling features such as this to be a bay window (bay windows are allowed to protrude into a setback up to 2 feet). Therefore, if it protrudes into the 15-foot front setback (minimum front setback), it would be inconsistent with City code.

c. The design team should consider providing solar panels on the roof of the building in order to reduce energy costs and the building’s carbon

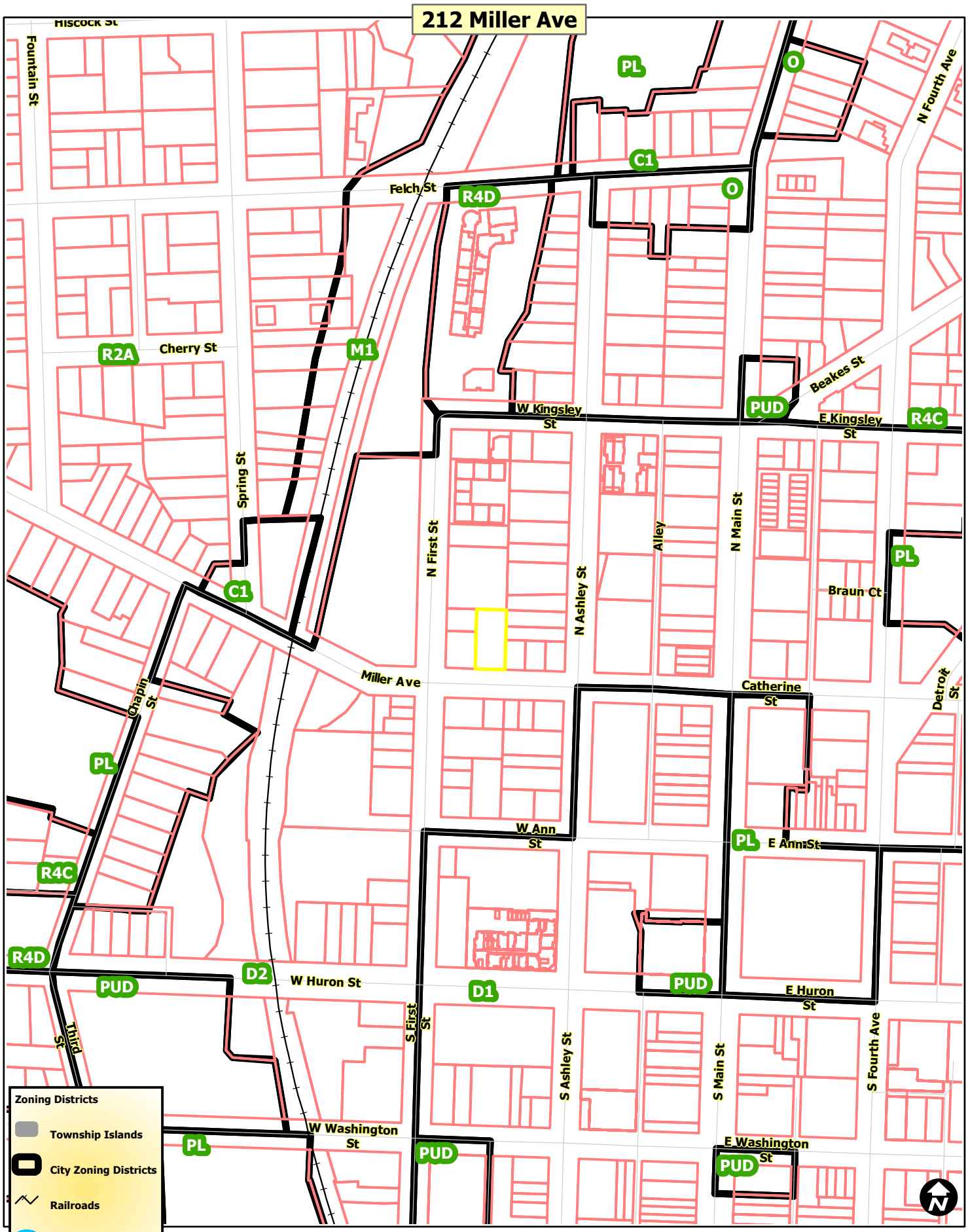
footprint.

d. Over time, the south elevation will be the most visible to pedestrians. Consider providing larger windows on the south side to enhance solar capture. Architectural features that protrude from the south elevation such as balconies or sunshades might provide a richer, more interesting feel.

e. It's difficult to tell the color of the brick from the elevations provided. Updating the elevations with a clearer images would help.

Attachment: Location Map
Application & Narrative
Proposed Plans

Prepared by Jeff Kahan, City Planner
September 29, 2021


212 Miller Ave
Hiscock St
Fountain St
PL
O
N Fourth Ave
C1
Felch St
R4D
O
R2A
Cherry St
M1
Beakes St
W Kingsley St
PUD
E Kingsley St
R4C
Spring St
N First St
Alley
N Main St
N Ashley St
PL
Braun Ct
C1
Miller Ave
Catherine St
Detroit St
Chapin St
PL
W Ann St
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E Ann St
R4C
R4D
D2
W Huron St
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D1
PUD
E Huron St
Third St
S First St
S Ashley St
S Main St
S Fourth Ave
W Washington St
PL
PUD
E Washington St
PUD
Zoning Districts
Township Islands
City Zoning Districts
Railroads
Huron River
Tax Parcels
CITY OF ANN ARBOR MICHIGAN
Map date: 9/21/2021
Any aerial imagery is circa 2020 unless otherwise noted
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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	
Project Name:	212
Project Location and/or Address:	212 MILLER AVENUE
Base Zoning District, Character Overlay District, and Building Frontage Designation:	· D2 · AREA 7 · KERRYTOWN · FRONT YARD
Type of Site Plan Petition (check):	☑ Site Plan for City Council approval ☐ Site Plan for Planning Commission approval ☐ PUD Site Plan ☐ Planned Project Site Plan ☐ Administrative Amendment with façade change
Developer:	410210LLC P.O. BOX 3783 ANN ARBOR, MI. 48106
Property Owner:	SAME AS ABOVE
Property Owner's Signature:	9-8-21
Developer's interest in property if not owner:	

Design Team (include all individuals, firms and groups involved):	CARL O. HUETER, CARL O. HUETER A.I.A. (ARCHITECT) 1321 FRANKLIN BLVD., ANN ARBOR, MI. 48103 KATHY KEINATH, MACON ENGINEERING LLC (CIVIL ENG.) P.O. BOX 314, CHELSEA, MI 48118
Contact Person (name, phone number and email of **one** person):	CARL O. HUETER 734.276.8175 carl@huetenarchitects.com

Section 2: Project Details

Project Specifics:

Site size (sq. ft.): 8,712 SF

Total floor area (sq. ft.): 13,896 SF

Number of stories: 3

Building Height (ft.): 46 FT.

Ground floor uses: PARKING

Upper floor uses: RESIDENTIAL 1st, 2nd, 3rd

Number dwelling units: 8

Number off-street parking spaces: 8 (+8 STACKED)

Open space (sq. ft.): 6,147 SF

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.

212 MILLER DESIGN NARRATIVE For Design Review Board Submission 09/08/2021

2A: Design Concept

212 Miller is proposed to be a new 3 story, 8 dwelling unit, residential (condominium) building situated on what is now a single platted 66' X 132 ' lot containing an older (non-historic) brick single family residential structure now being used as offices and a staging area for the construction next door at 309 North Ashley. The development represents the continuing evolution of this area from low rise single family and duplex structures to low and mid-rise residential uses. Fully fronting on Miller Avenue, on this minor arterial road entry approach into Downtown Ann Arbor, the building will have its principle pedestrian entrance off of Miller through a raised private landscaped open air courtyard. This entry area and all the units will be wheelchair accessible. The building will sit on a below grade "basement" parking area containing 8 private garages sized to fit two vehicles stacked front to back inside. Nearby is the large multi-story public Ann-Ashley Parking structure ½ block east of this property serving the north end of the Ann Arbor Downtown area and the residential structures in the surrounding neighborhood. The project is located on the far western edge of the Kerrytown Character Overlay in the D2 Zoning District which concludes along its western edge against the gentle arc of the Ann Arbor Railroad right-of-way and is responsive to the Ann Arbor Design Guidelines in its design.

2B: Development Program

The Development Program for this project is to create an urban scale townhouse/condominium community catering to those individuals who would like to live near the urban core of Ann Arbor. This would include, but not be limited to, working professionals and active retired adults ages 21 and up. There will be a mix of one, two and three bedroom units provided, ranging in size from approximately 950 square feet to 2,300 square feet.

The design accommodates private outdoor space for each unit in the form of exterior patios and/or balconies. All the walkup entries for the project come up and off the street pedestrian plane onto a development specific, private landscaped open air courtyard.

Vertical access through the building will be provided by individual private elevators from the parking garages and the first floor courtyard entry foyers to the each individual unit floor level, as well as, individual private stairways. Two of the first floor units will have stairs to their parking garages, not elevators. Residents will have easy access to the surrounding neighborhood amenities primarily via walking/bike/rental electric scooters/AATA transportation services. Available nearby is the Kerrytown commercial district, the north end main street and main street commercial districts, YMCA, City Hall, Amtrak rail station and Greyhound bus station. Further out, but still close by, are numerous University of Michigan event and campus associated public venues.

3A: Site Context

The project site is wholly fronted on Miller Avenue in the D2 zoning district on a standard platted 66 ft. X 132 ft. residential lot. There is a at grade parking lot immediately to the west of the subject property serving the 220 North First apartment building and immediately east a five story new condominium project (309 North Ashley) currently under construction.

The proposed project is on the far western edge of the Kerrytown Character Area and D2 zoning district which includes a mixture of rental housing (both converted historical single family homes) and an increasing number of new low and mid-rise residential buildings. This character area also includes a wide mix of commercial offices and retail businesses. The entire area is rapidly transitioning to a more densely developed urban area as promoted by the D2 zoning ordinance. 2 blocks to the west is the 120 foot wide arc of the operational Ann Arbor Railroad right-of-way.

The neighborhood of Miller Avenue in which this project resides is transitional from zero setback of the commercial buildings to the modest setbacks west of the Main Street. Most of Miller Avenue's streetscape has green space in front of its buildings and this design will continue this along the street frontage and with the addition of the elevated landscaped entry courtyard. The lowest level of the building will be exposed concrete foundation and terraced (skateboard protected) landscape wall forming a public to private edge for the development. Above grade the building exterior will consist of a mixture high quality architectural hard surfaced purpose made exterior building materials.

Pedestrian Experiences: Miller Avenue

The proposed building is setback from the sidewalk through a set of stepped landscaped terraces rising to the eastern side open air landscaped common entry courtyard. Landscaping will be a mix of street type trees and low urban durable ground cover plantings. The courtyard will have private resident planters and landscape planters to receive appropriately selected urban shade tolerant low scale ornamental trees and/or shrubs. (Note, building is heavily shaded by adjacent 5-story 309 Ashley.). The first floor courtyard wall will be a high quality durable hard surfaced exterior wall cladding material. Doors to be wood or wood like (insulated fiberglass type) with seamed copper canopies and detailed surrounds.

3B: Design Concept Theme/Inspiration

The proposed design is inspired by the more urban, small scaled, residential developments seen in much of the larger urban areas in the upper mid-west and northwest United States. It also wishes to acknowledge the more sophisticated architecture being found on the more recent University of Michigan campus buildings. The building responds to the site geometry and topography as the parking level takes advantage of the street sloping down to the west and the west elevation reflects the arc of the adjacent Ann Arbor Railroad right-of-way. The design gives each residential unit ample exterior living space through balconies and/or patios. Large window walls are located in the balcony recesses and exterior facing living areas.

Exterior material are being chosen to reflect the denser, urban image the area is transitioning to. The building will rest on an architectural treated exposed concrete foundation base and transition to durable exterior facing materials in compliance with the Ann Arbor Uniform Development Code criteria reinforcing the various elements of the structural façade of the building. The curved west face will be clad in a non-reflective tone high quality finished panel that will subtly change in appearance as the skyscape and light changes during the day and during weather events, this would be a matte finished high quality commercial metal panel or brick veneer. Due to the curve, and the play of the projected and inset balconies, this elevation will not be uniform in its lighting and appearance thereby, not presenting a large flat solid wall to the cityscape from the west approach. The south street face, east elevation and rear north elevation will be dominated by looser/rougher textured brick, much like a "Chicago Common" type seen in many older masonry building in and around the area. The vertical circulation cores (stairs and elevators) set forward of this on the east elevation will be a Nichiha or similar exterior cladding material. The materials are simple in nature and play off each other in color and surface texture creating definition

to the architectural elements with a coordinated visual interest enhanced with the smaller detailed railings, entry canopies and screen fences.

3C: Design Guideline Compliance for Kerrytown character district

The Kerrytown Character District includes areas of continuous hardscape transitioning into "ribbons of walkways bordered by landscaped setbacks". The project responds affirmatively to this evolution in the landscaped areas provided within the fifteen-foot terraced front yard setback along the Miller Avenue street frontage. This provides a transition from the pediment hardscape of the adjacent 309 Ashley project and old re-capitalized gas station building towards the western more residential scaled neighborhood of Miller Avenue.

The building entrances are found along the site internal landscape plaza consisting of paver walk surfaces with ornamental tree/shrub planters and private resident flower bed planters. Each entry will have a seamed copper roof and architectural light fixture over an identifying graphic. The building accommodates individual unit patios or balconies. These amenities can accommodate container low scale plantings and outdoor furniture.

3D: Design Guidelines for Context & Site Planning

The project has been designed to complement the newer developments in the area, an eclectic mix of residential housing, with eclectic building forms. Existing buildings range from one to six stories in height and include a wide variety of architectural massing, styles, materials and forms. This includes the massive Ann-Ashley parking structure across the street and ½ block away, new condominium buildings, hotel and commercial buildings. The building architectural styles range form turn-of-the-century single family residential to current contemporary boxy, multi material clad facades. This building is purposefully designed to provide an alternate to the seemingly common exterior themes of its newer neighbors.

The following guideline specific points are accommodated in this project.

A1.1: Through the smaller massing scale of this building's street façade provide a transition of structure size between the single family residential neighborhoods to the west and the taller denser built downtown to the east. Included is a terraced landscape front yard and landscaped entry courtyard.

A1.2: The terrace landscaped front yard areas, steps and ramps to the elevated open landscaped courtyard area and the use of the front privacy screen and coordinated exterior cladding elements all add to the visual interest to the pedestrian users at the sidewalk level.

A1.4: The east elevation of the proposed building reflects the character and nature of the 309 structure and other recent buildings in the neighborhood yet distinctively its own, while the west curved elevation overlooking the adjacent parking lot softens the Miller Avenue entry edge echoing the railroad right-of-way curve as one approaches into the harder edged city structures from the west.

A1.6: As noted in A1.4 conceptually the same answer applies.

A2.1: The tight nature of this site forces the specific orientation. The roof garden and large street facing planting beds helps mitigate storm water runoff on this small site. The existing natural grade is used to allow the access to the garage level.

A2.2 Of note the adjacent 309 building present a difficulty with shading this site for most of the morning hours of the day. This building then shades the lower level of the 309 building in the afternoon. The narrow design of the building south to north lessens the shade impact to the property to the north. The building is less in height than the existing northern property tree line.

A2.3 Deciduous trees are planned for all the planted landscape features. Larger approved street trees at the front and more intimate ornamental plantings in the private courtyard. Varieties will be selected to meet viability in an urban landscape.

A2.5 Native and non-invasive planting will be accommodate throughout the landscape plan.

A2.6: Project will have a green vegetated roof.

A2.7: First flush detention will be accommodated on this site. The existing site and use render the entire property non-permeable. The proposed development will increase the amount of permeable surface area, as well as, provide first flush storm water mitigation.

A3.1: The street frontage is designed for a scale level humane to the users. The wide side setback and landscaped raised courtyard provide visual relief to the street scape and to the neighboring building. The use of the brick surface as the majority surfacing on three elevations is always considered a human scale building material. The loose nature of the proposed brick along with architectural elements gives character interest and a more natural feel to the building's wall surfaces along the pedestrian walkways. Building is accessible to all floors through elevators and exterior accommodations.

A3.2: Again, the noted courtyard promotes a private neighbor use area and visual relief to the occupants at 309

A3.3: Again the noted private open space, visually accessible to neighboring buildings and street passerbys improves and enhances the urban landscape by this site.

A3.4: Again as noted above, the landscaped entry courtyard and terraced landscaped front yard all enhance this as an urban space visually accessible to owners and the passing public.

3.5: Noted courtyard and terraces are oriented to the street.

A3.7: Space enriched with paver material and landscape planters plus building elevation material elements.

A4.1 Drive is down and out of view of street, but egressing in and out at a modest slope giving both vehicle operators and pedestrians' clear visual contact. Trash receptacles are contained inside garages.

A4.2: Previously noted, terraced front yard landscaped area provide a pedestrian friendly edge to this project.

A4.3: The parking areas are fully enclosed and out of view.

A5.1: Walkways shall be built out to city standards and enhance the public pedestrian circulation by this site.

A5.4: Courtyard to have outside seating.

A6.2: Owners bicycle storage to be contained within their garages.

3E: Design Guidelines for Buildings

The proposed project has a FAR less than the maximum allowed for the site (200%) at 160%. Lessening the mass and scale of the building at this transitional edge of the D2 district heading west into the more residential district immediately west along Miller Avenue. The location is such, along with the established parking lot immediately west along Miller Avenue, that this building has a certain gateway prominence coming east into town on Miller. The soft curve of this building west facade is an attempt to soften this edge against the larger newer blockier buildings further east and north on Miller to Main Street and now dominating more the area to the north of this site. The eastern elevation echoes the design nature of its immediate neighbor to the east and breaks down this long wall elevation into smaller scale residential massing units at the unit entries.

The exterior walls are setback greater distances than the zoning allowed minimums off the east and west property lines. 20 feet on the east to create the private landscaped entry courtyard and give space to the large 309 Ashley structure and 5 to 7 feet off the west line. The South street elevation is at the 15 foot minimum setback, but presents the narrow residential scale 39 foot wall width and height broken up with the large windowed three story bay rising above the terraces landscaped beds. At the roof is a mezzanine structure for the two third floor dwelling units allowing access to a portion of the roof for private patios. This roof structure is purposefully sculptural to provide some interest to adjacent building residents and conceal mechanical equipment installations from view. The roof will also be constructed and maintained as a vegetated "green roof".

Guidelines encourage definition between a building's base and upper floors, in this case accomplished through the architectural treated concrete foundation and landscape terraced walls, as well as, the void formed under the west side for parking circulation (a play of solid and void). Above this point the building has a combination of rusticated brick masonry, exterior composite wall panels and systems wall cladding picking up and reinforcing elements of the architectural massing of the elevation surfaces.

3F: Design Guidelines for Building Elements

C.2 The building entry is clearly defined by the stepped and ramped pedestrian access to the deep full site depth 20 foot wide landscaped open air courtyard off which the individual unit entries front each with their own metal clad seamed canopies and architectural lighting elements over unit specific graphic designations. Evenings and nights lighting will add to this affect and will be placed as to not interfere with neighboring properties and the night sky above, while providing a well-lighted inviting night evening approach.

C3. Significant window openings of varying size and configuration are a significant component of the building exterior. Operable windows will be incorporated throughout. The window glazing will be treated for solar impacts based on their cardinal orientations. Careful selection of placement and architecturally appropriate design mechanical element penetrations will be thoughtfully placed on elevation faces. Gas and electrical service meters will be placed out of public view. The roof will contain the larger mechanical equipment in screened areas incorporated into the mezzanine structure.

C5. Building material selections will reflect the more current and therefore contemporary urban nature of this building with a nod to traditional elements of the neighborhood. It is hoped that this building is of its time, but sympathetic to its neighborhood contextual past, present and future. Hopefully, a successful effort to create a more timeless structure. As noted the south, east and north elevations will be dominated by the human scale brick masonry and unit tiled wall surfaces while the more elevated west and portions of the south and north elevations will be clad in a soft toned high quality architectural panel system or

brick. Pre-finished metal balconies and railings projecting out and recessed in, along with thoughtfully and playfully placed small window units will add to the visual interest of the facades. All exterior materials are selected for long term life cycle maintenance considerations and locally sourced as allowed. In all, the elevations will present not only a sculpturally interest massing, but a rational yet playful use of materials to interest the residents and passerbys.

C6. Solid waste and recycling will be handled in residential type containers, relocated on trash pickup days by the building management forces to a common collection area to be shared with the 309 project next door. This will relive the annoyance of trash collection to vehicular commuters along the busy Miller Avenue on collection days. This joint use easement will be constructed as a legally binding easement agreement between the two properties. No trash containers will be present on this site except the morning of collection day as they are moved and in the evening when they are returned to allow the unit owners to place them inside their garages.

C7. The building will have a predominately green roof over 60% of its area that will improve storm water runoff, detain storm water volume and reduce the "heat island" effect (thus reducing the cooling load in the building). Wood frame construction will allow higher insulation values to be achieved in the exterior thermal envelope also reducing the demand for heating and cooling annually to the units' owners and lessening this buildings carbon footprint. Operable windows and balcony/patio accessed areas will afford the opportunity for unit owner's to self-regulate there unit climates with natural ventilation during the times of year the outdoor climate is conducive to such.

3G: Other Pertinent Features of Note

See attached:

1) DEVELOPMENT REQUIREMENTS AND DATA CHART

2) D1/D2 Downtown Zoning Map

3) Character Overlay District Map

4) Building Frontage Map

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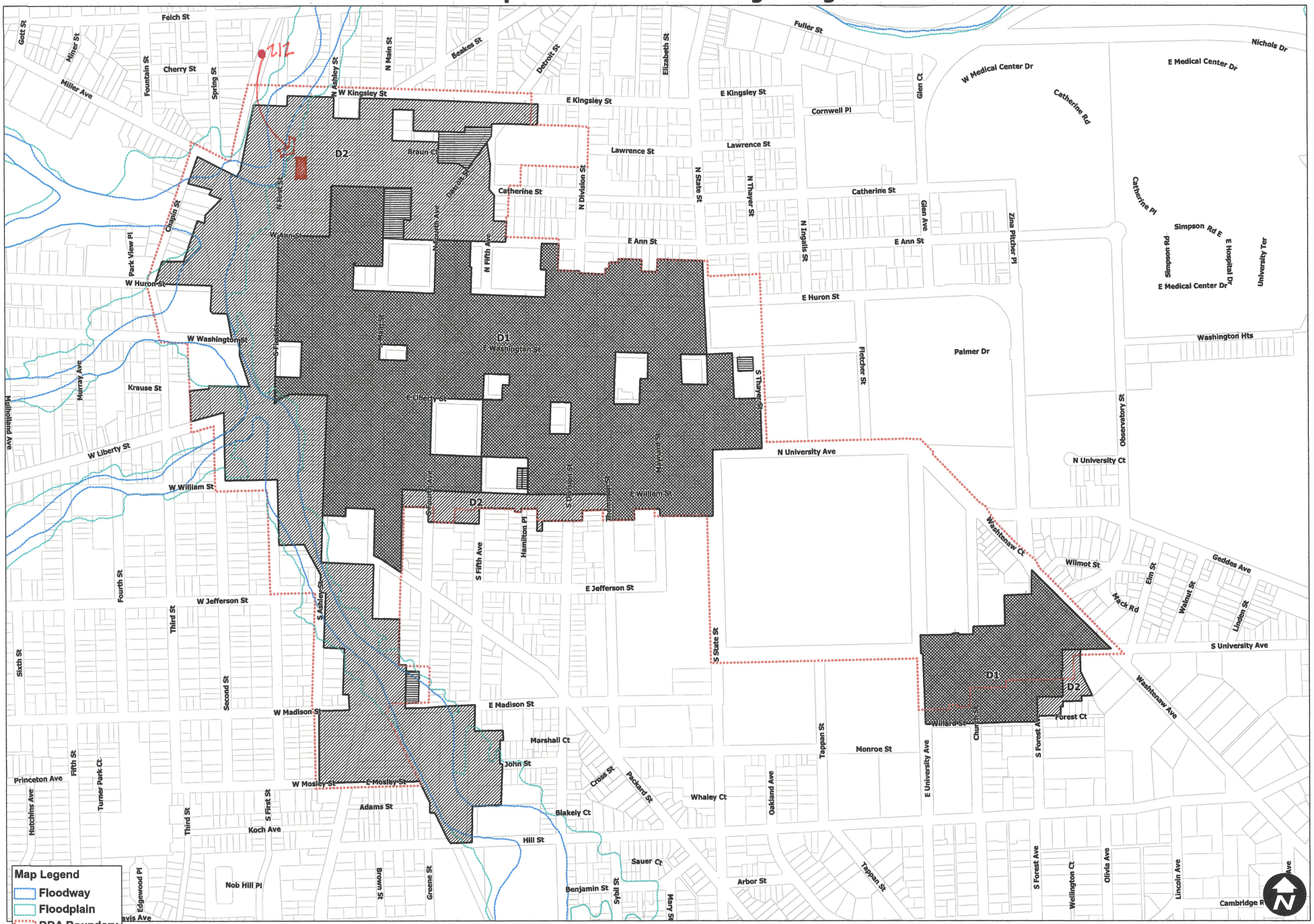
212 MILLER AVENUE CONDOMINIUM PROJECT

FOR DESIGN REVIEW BOARD SUBMISSION 09/08/2021

ZONING:	D2		
CHARACTER AREA:	KERRYTOWN		
MAXIMUM BUILDING HEIGHT:	60 FEET		
BUILDING HEIGHT ACHIEVED:	49 FEET		
REQUIRED SETBACKS:	FRONT: 15 FT.	SIDE: 0 FT.	REAR: 0 FT.
SETBACKS ACHIEVED	FRONT: 15 FT.	SIDE: 20 FT. EAST & 7 FT. EAST	REAR: 1 FT.
SITE:	212 MILLER AVENUE	AA TAX ID # 09-09-29-150-002	
SITE AREA:	8,712 SF		

BUILDING AREA:	GARAGE/ BASEMENT LEVEL:	5,064 SF
	FIRST FLOOR:	4,615 SF
	SECOND FLOOR:	4,445 SF
	THIRD FLOOR:	4,404 SF
	MEZZANINE LEVEL (OF 3RD FLOOR UNITS):	432 SF
	GREEN ROOF:	3,618 SF
	PRIVATE LANDSCAPE PLAZA:	1,827 SF
	FRONT YARD LANDSCAPE AREA:	390 SF
TOTAL AREA		13,896 SF
FAR ALLOWED:	200% @ 17,424 SF	
FAR ACHIEVED:	160% @ 13,896 SF	
PREMIUMS SOUGHT:	NONE, WORK PROPOSED TO STAY WITHIN STANDARD D2 ZONING REQUIREMENTS	

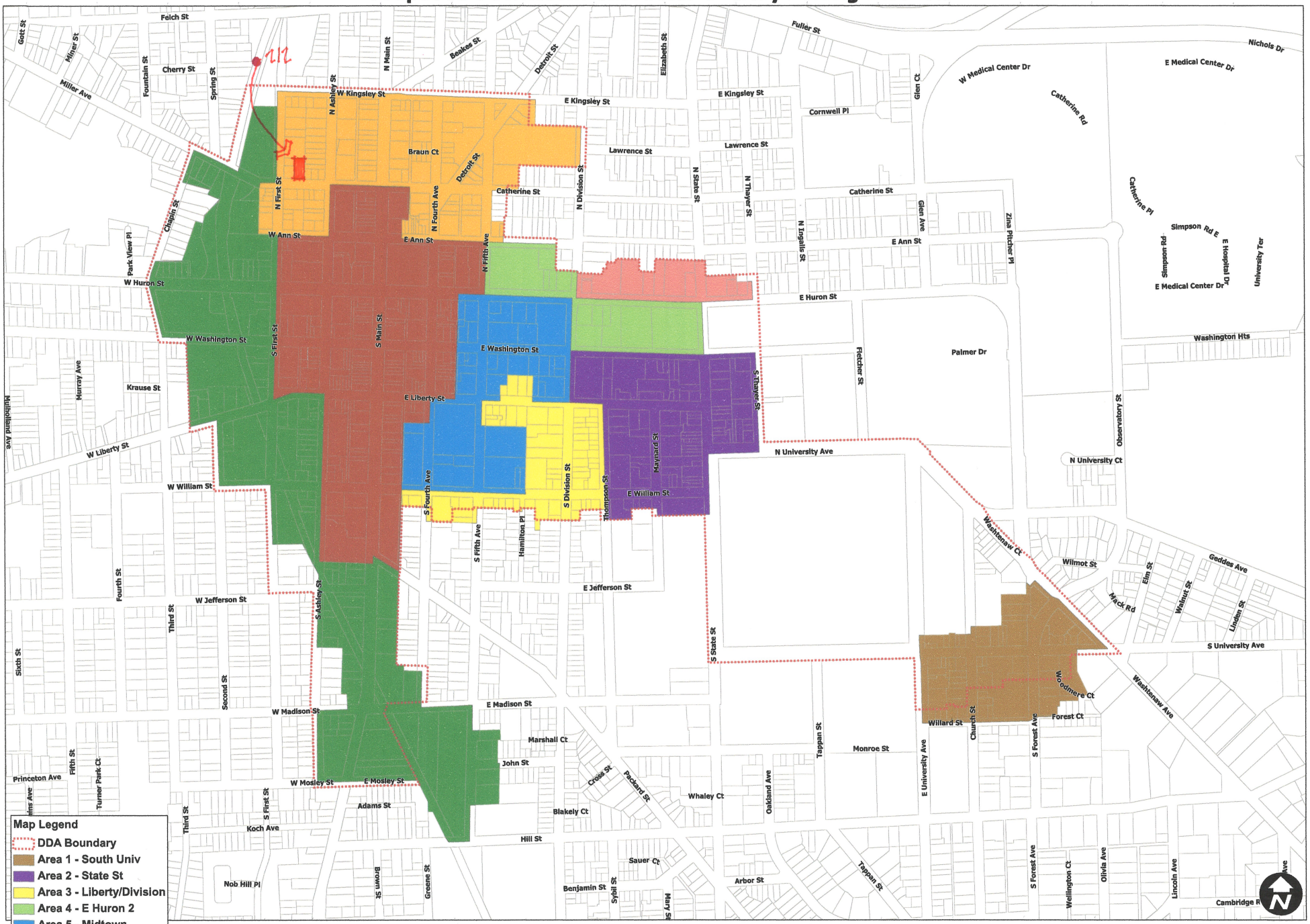
Proposed Downtown Zoning Changes



Maps available online:
http://gisweb.ewashtenaw.org/website/magwashtenaw/

June 22nd, 2009

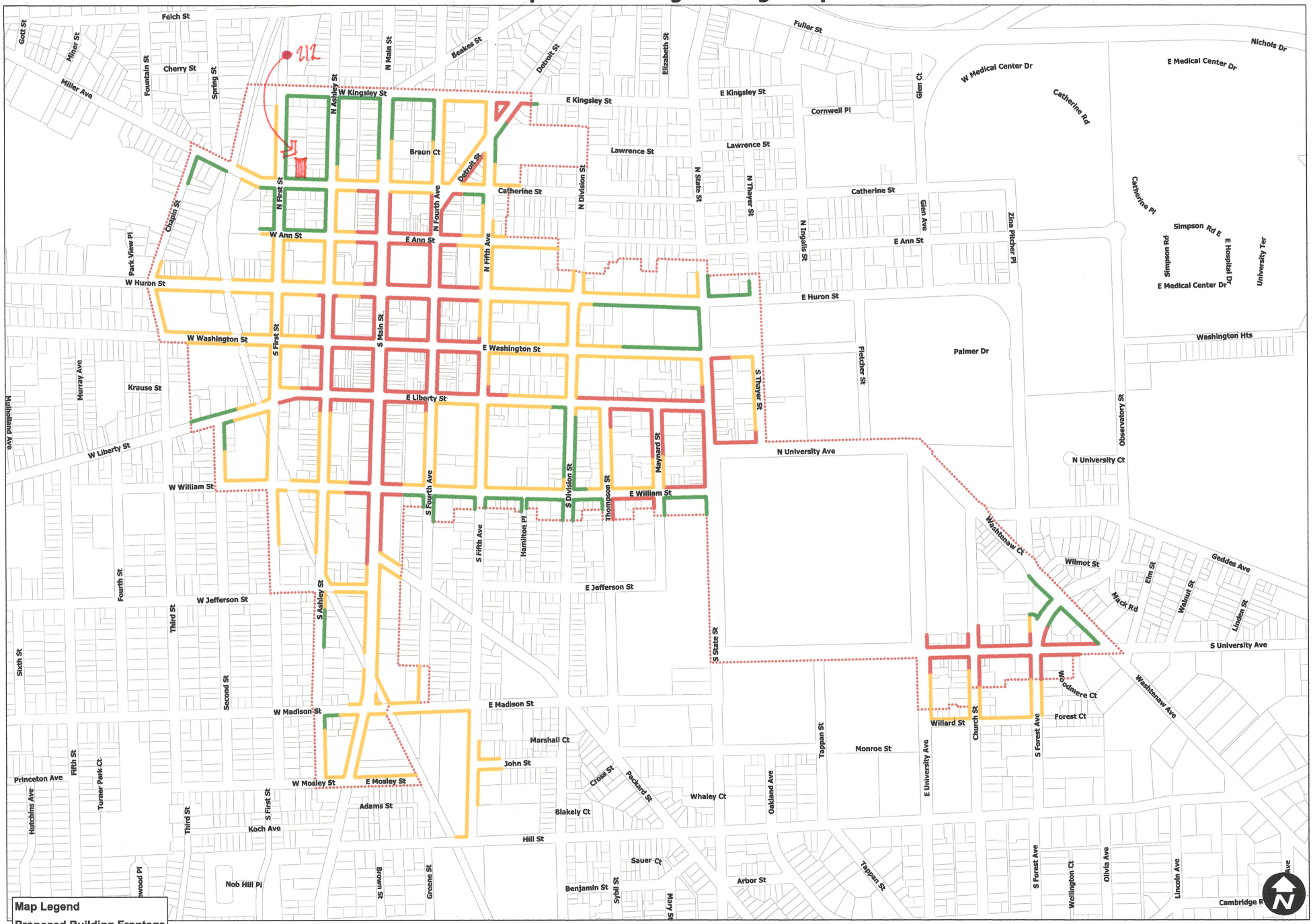
Proposed Downtown Character Overlay Zoning Districts



Maps available online:
http://gisweb.ewashtenaw.org/website/mapwashtenaw/

June 29th, 2009

Proposed Building Frontage Map



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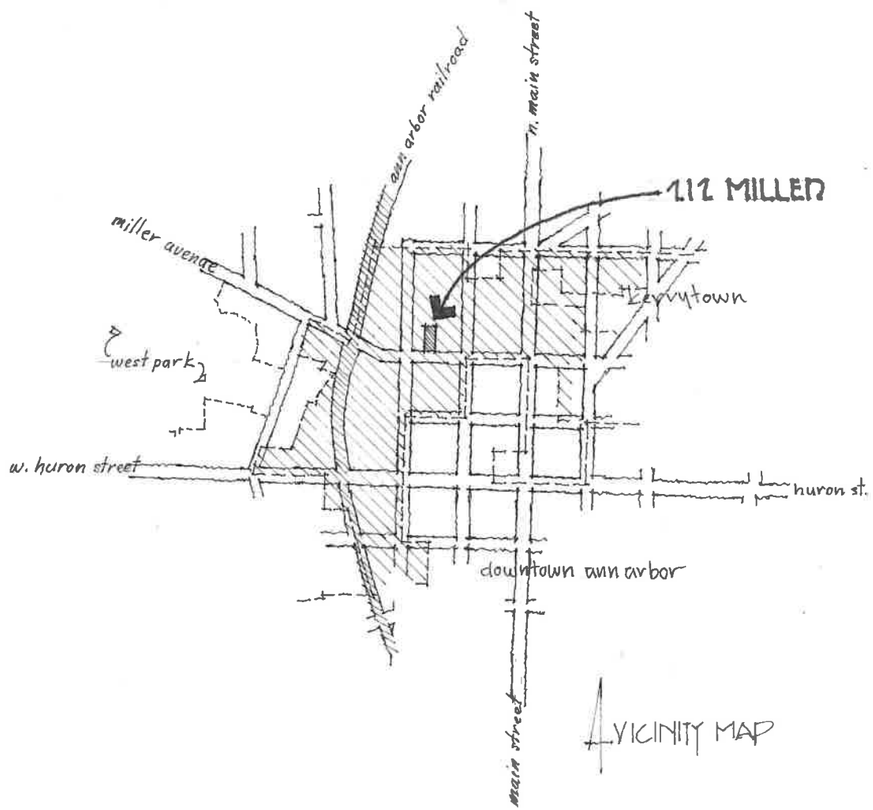
June 22nd, 2009



VICINITY MAP

DESIGN REVIEW BOARD SUBMISSION
8 SEPTEMBER 2021

OWNER/DEVELOPER: 410216LLC
P.O. BOX 3183
ANN ARBOR, MI. 48106

ARCHITECT: CARL O. HUETER A.I.A.
1321 FRANKLIN BLVD.
ANN ARBOR, MI. 48103
734 · 276 · 8175

CIVIL ENGINEER: MACON ENGINEERING LLC
P.O. BOX 314
CHELSEA, MI. 48118
734-216-9941

212 MILLER AVENUE CONDOMINIUMS

SUBMISSION INDEX

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  - first/site plan
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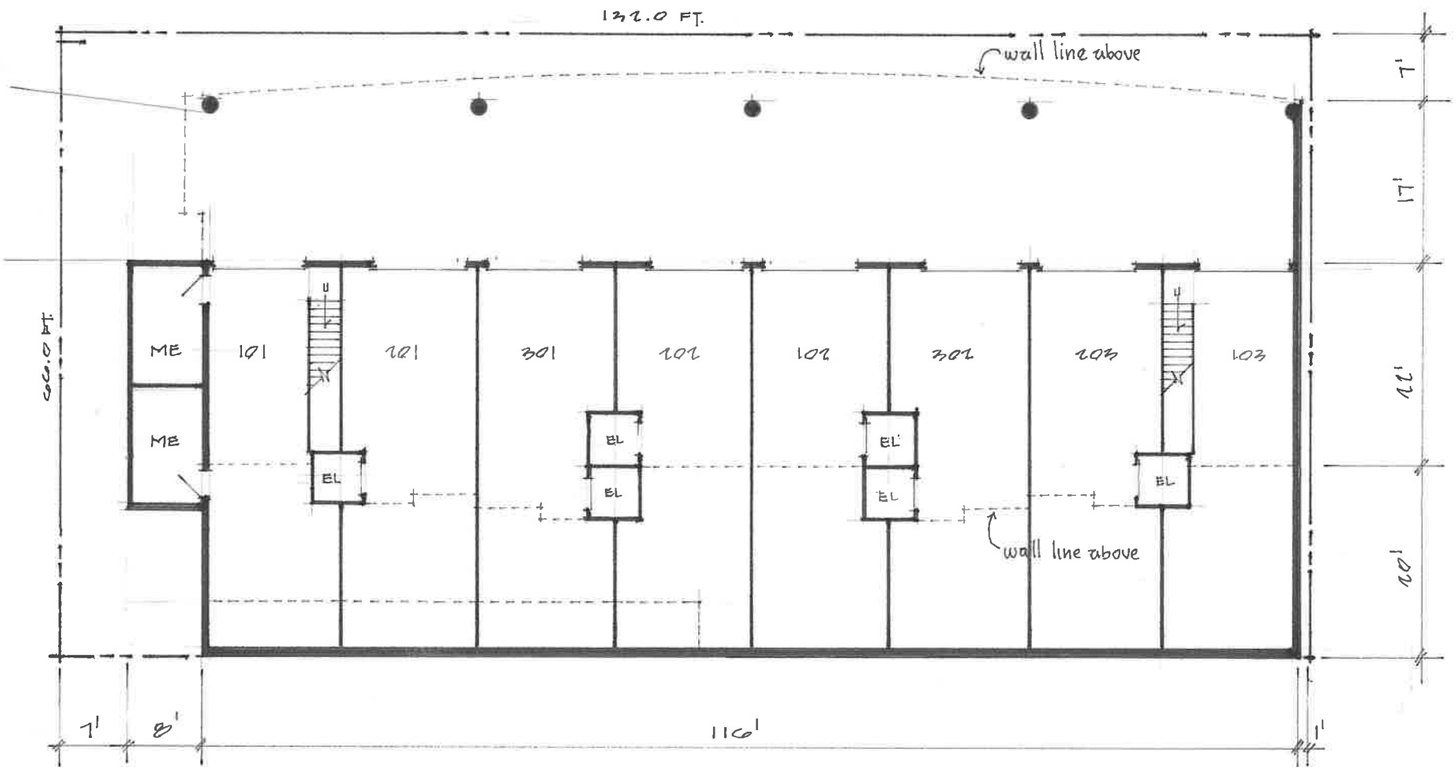
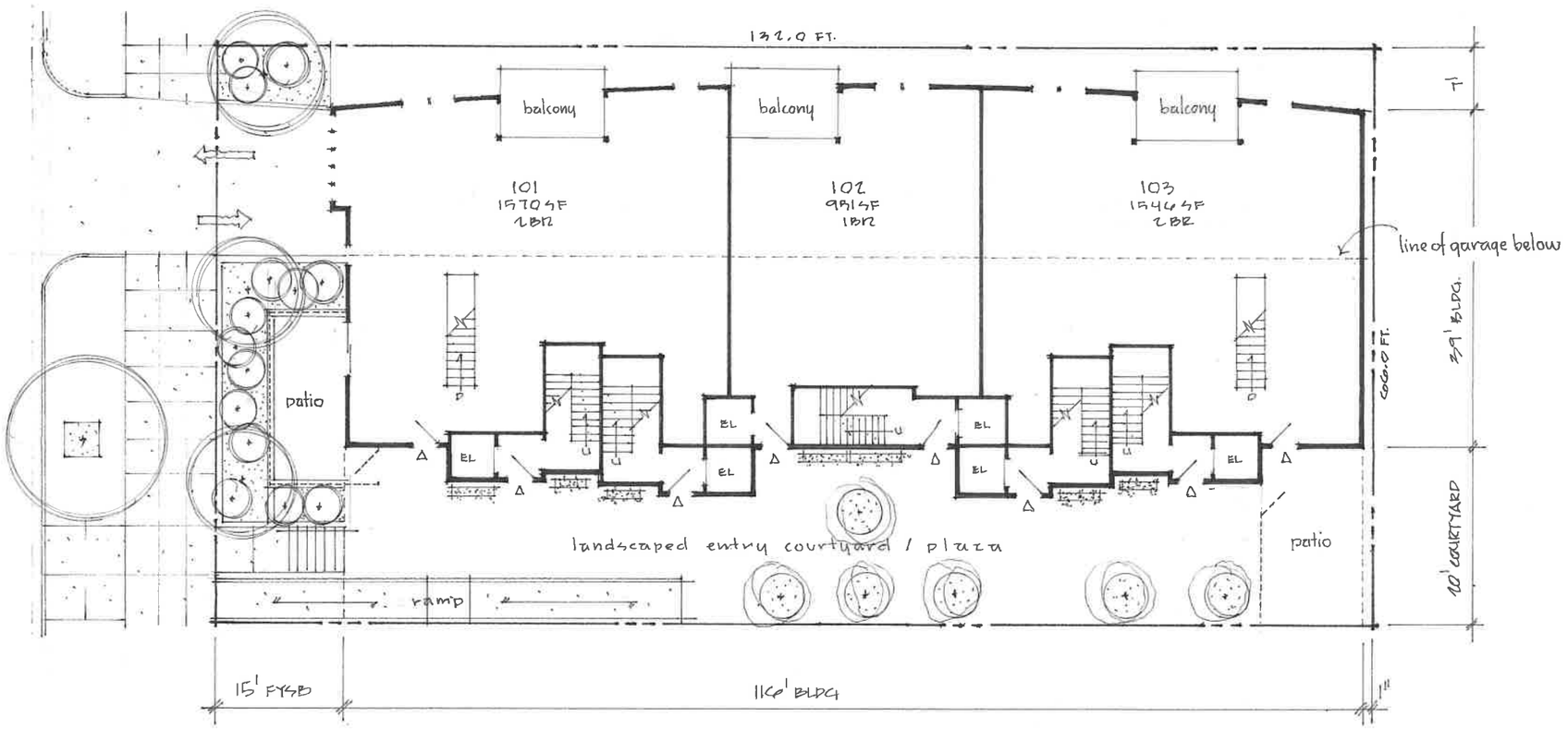
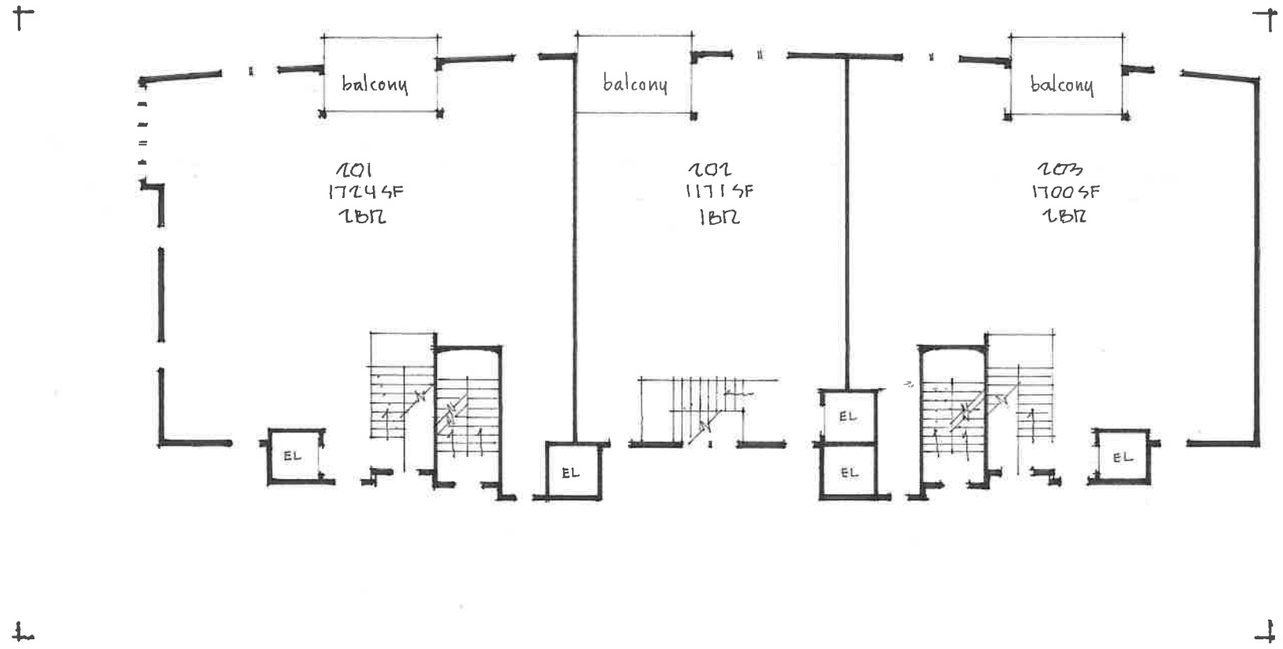
  - third
- ELEVATIONS
  - south
  - east
  - north
  - west
- SECTION
- PERSPECTIVE
- NEIGHBORHOOD CHARACTER PHOTOS



BASEMENT / GARAGE 1/16" = 1'-0"



SITE PLAN / FIRST FLOOR 1/16" = 1'-0"



SECOND FLOOR

1/16" = 1'-0"

THIRD FLOOR

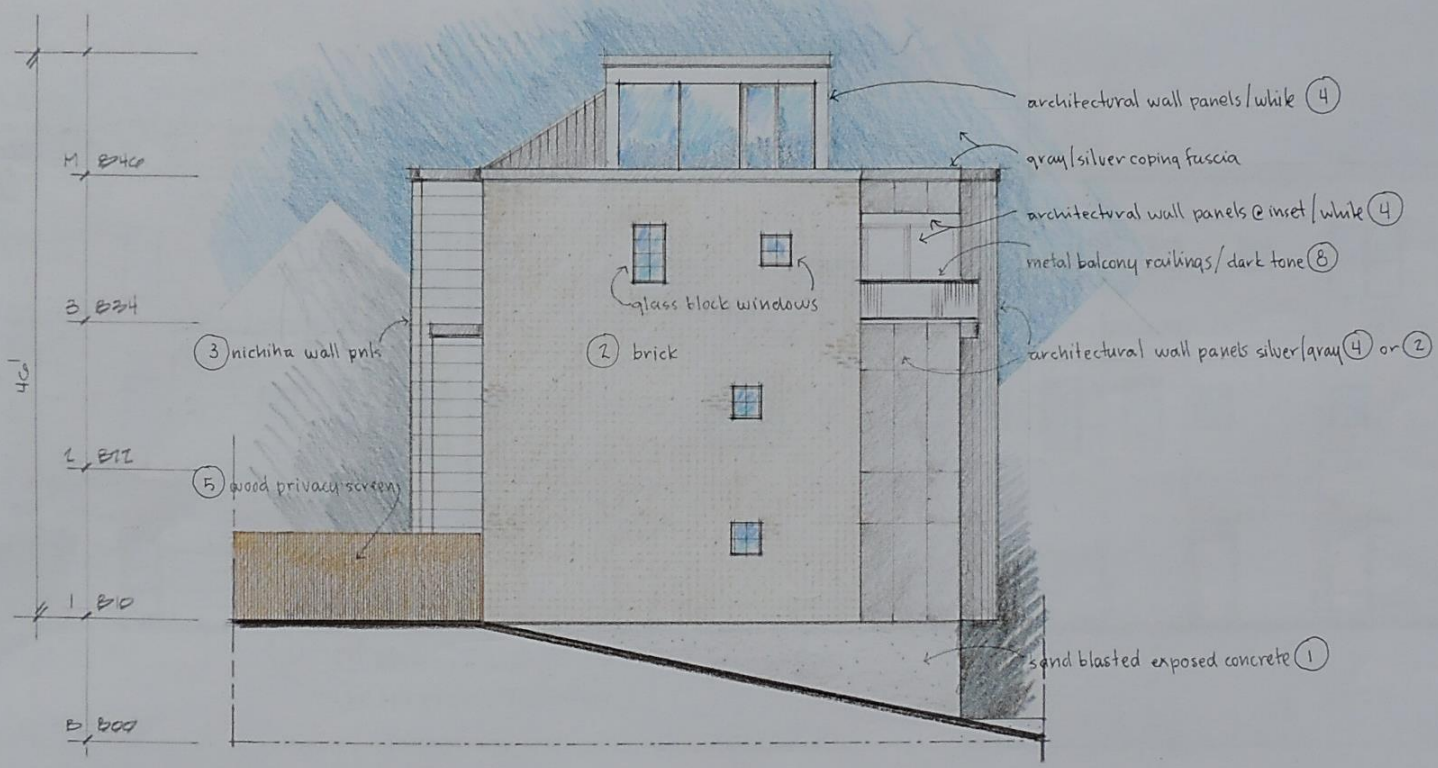
1/16" = 1'-0"

SOUTH @ 3/32" = 1'-0"

refer to conceptual examples of exterior wall finishes & materials sheet for referenced numbered items

EAST @ 3/32" = 1'-0"

refer to conceptual examples of exterior wall finishes & materials sheet for referenced numbered items

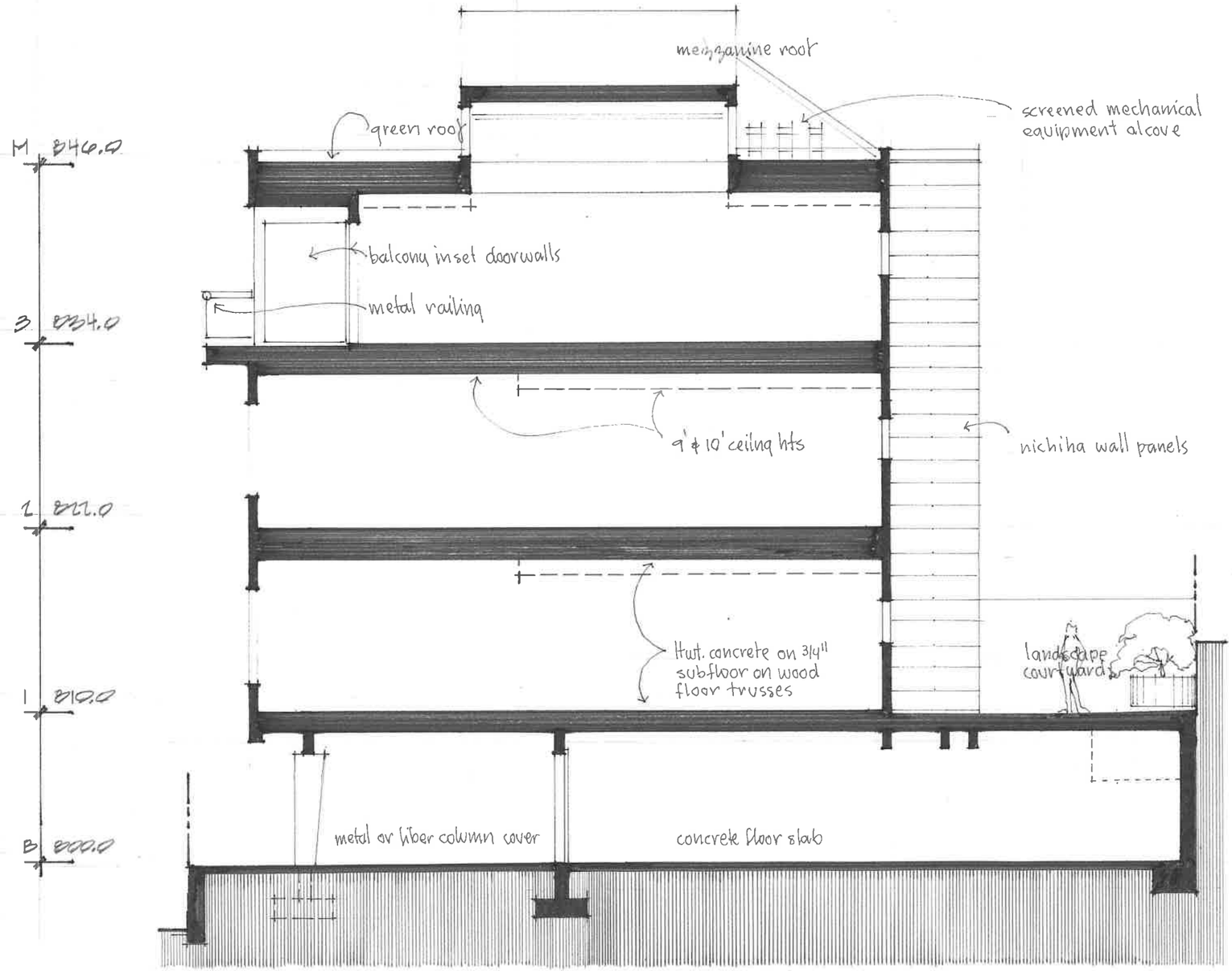


NORTH @ 3/32" = 1'-0"

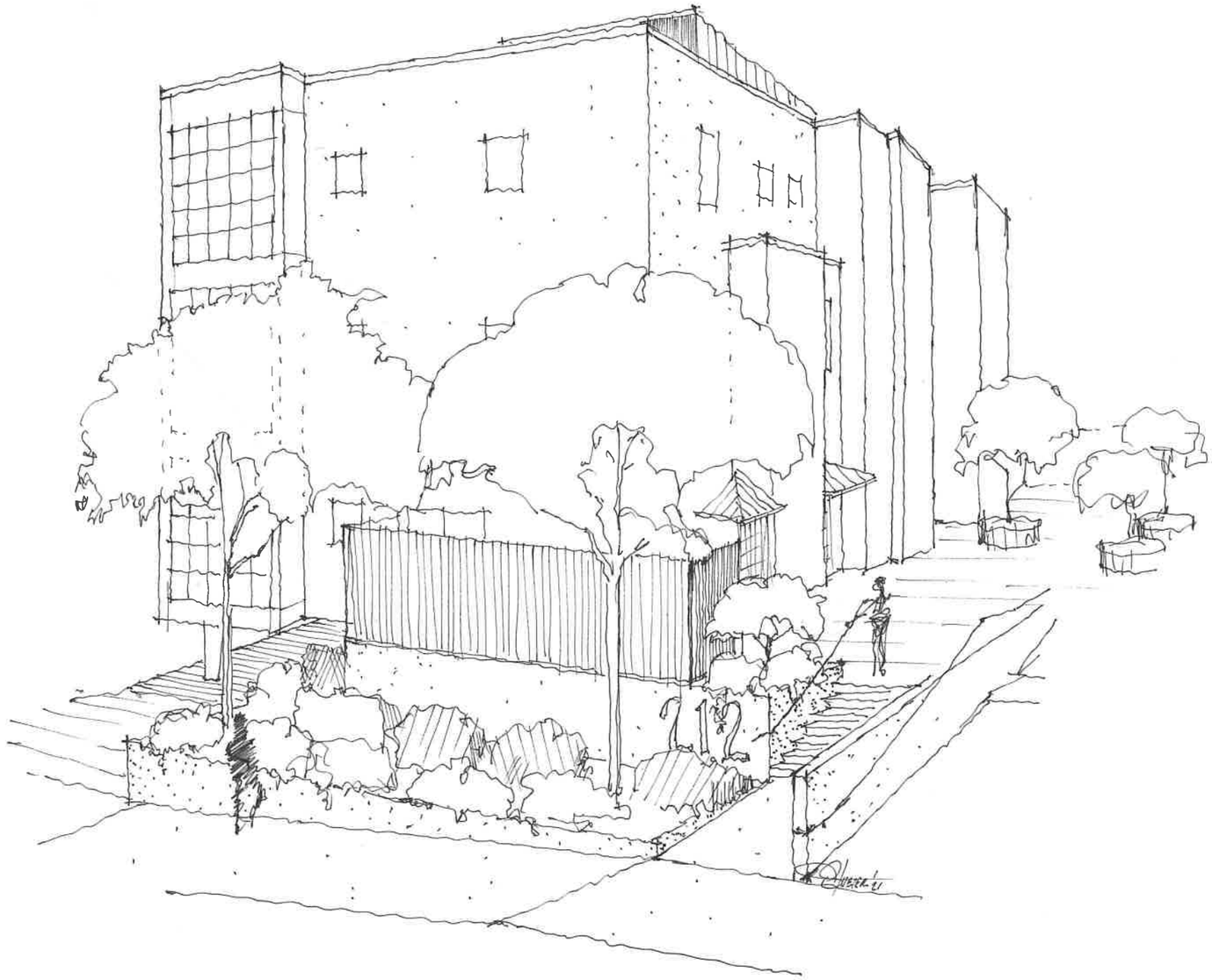
refer to conceptual examples of exterior wall finishes & materials sheet for referenced numbered items

WEST @ 3/32" = 1'-0"

refer to conceptual examples of exterior wall finishes & materials sheet for referenced numbered items

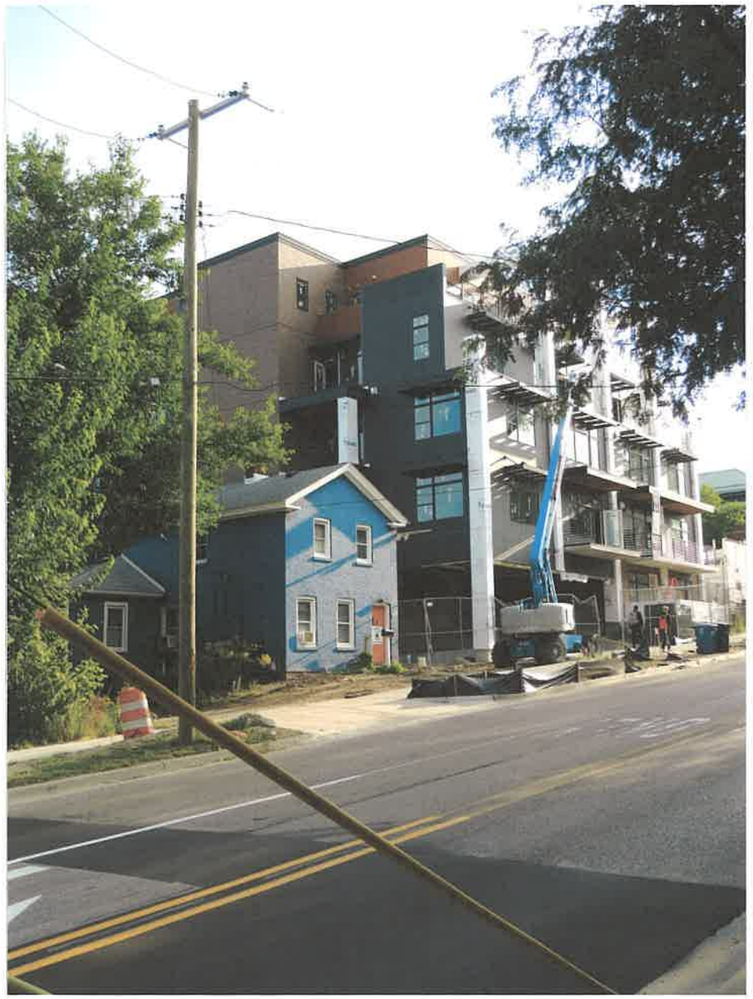


SECTION @ 1/8" = 1'-0"



STREET VIEW PERSPECTIVE SKETCH

SUBJECT SITE



SITE & ADJACENT NEW 309 N. ASHLEY BLDG

NEIGHBORHOOD CONTEXT • MAIN ST. TO SITE

Adjacent residential properties to the north of the project site.

Adjacent residential properties to the south of the project site.

Ann Ashley Parking Structure off of North Ashley Street, kitty-corner from site.

Ashley Terrace & DUO Security Inc. off of North Ashley Street south of the site.

Zingerman's Greyline and Residence Inn by Marriott on the Northeast corner of North Ashley Street and West Huron Street.

110 Miller on the Northeast corner of North Ashley Stree and Miller Avenue across the street from the site.

220 North First Apartments on the Southeast corner of
North First Street and Miller Avenue

First-Miller office building on the Northwest corner of North First Street and Miller Avenue

Phoenix W.E.S.T. located on the Southwest corner of North First Street and West Ann Street

121 Kingsley West Condominiums on the Southeast corner of North Ashley Street and West Kingsley Street

KINGSLEY PARKSIDE CONDOMINIUMS & 410 FIRST CONDOMINIUMS

Kingsley Condos located on the north corner of North 1st Street and West Kingsley Street (under construction)

212 MILLER AVENUE

CONCEPTUAL EXAMPLES OF EXTERIOR WALL FINISHES & MATERIALS

Supplemental pictorial details to rendered elevation material references

Design Review Board Submission of 09/08/2021

Revised 09/22/2021

1

Sandblasted concrete landscape planter and foundation wall finish

2

Brick surface example similar to this look rough modular unit; East, North & South elevations. Also as alternate option for west elevation in darker smother brick as this Endicott Gray Sands, in velour finish, unit.

3

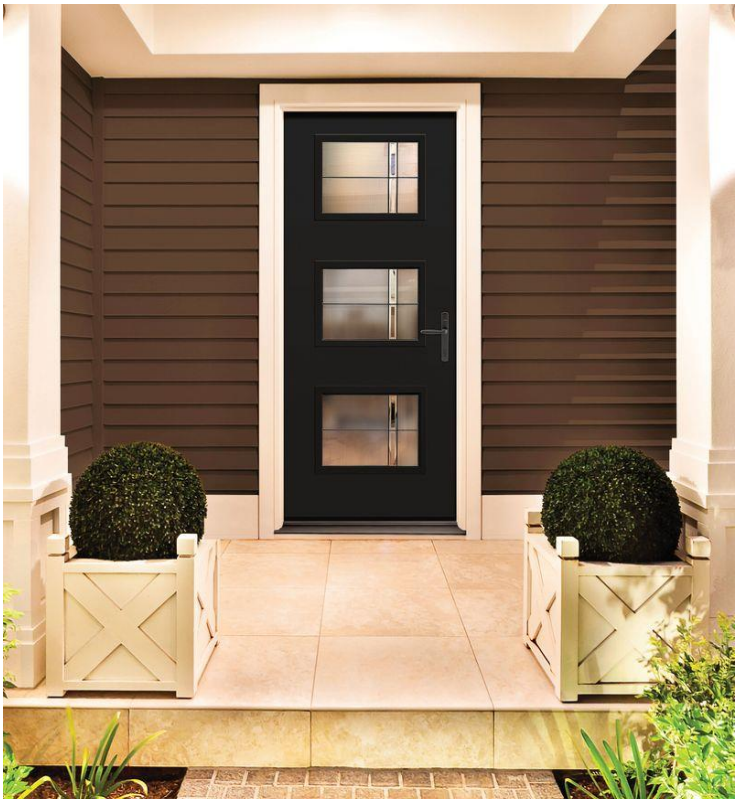
Nichiha panel tile example similar to this look on east stair & elevator vertical elevation elements

4 Architectural system wall panel example similar to this look as panel system or wall tiles in terne coated stainless (TCSII) or anodized aluminum. Major West facade in silver/gray, garage exterior walls in graphite. (See Roofinox, ATAS, DMI, Alucobond or IMETCO products)

5

Black sashed windows example along with natural finished wood screen fence example

6



Architectural entry door example

7

Seamed metal entry canopy example OR alternate curved polycarbonate canopy

8

Metal balcony handrail example in anodized aluminum or powder coated steel

9

Example of insulated overhead garage door style