



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:	McKinley Technology Centre Phase 2
Project Location and/or Address:	Corner of First & Miller
Base Zoning District, Character Overlay District, and Building Frontage Designation:	Zoning District: D-2 Character District: First Street Frontage: Secondary
Type of Site Plan Petition (check):	<input 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:	McKinley, Inc.
Property Owner:	First & Miller Limited Partnership
Property Owner's Signature:	
Developer's interest in property if not owner:	Affiliated Company

Design Team (include all individuals, firms and groups involved):	David Esau, AIA Cornerstone Design Inc. 734-663-7580 desau@cdiarchitects.com
Contact Person (name, phone number and email of one person):	Thomas Gritter 734-769- 8520 x 289 8520 tgritter@mckinley.com

Section 2: Project Details	
Project Specifics:	<p>Site size (sq. ft.): <u>81,802 SF</u></p> <p>Total floor area (sq. ft.): <u>23,040 SF Existing + 29,630 SF Proposed = 52,670 SF total</u></p> <p>Number of stories: <u>4</u></p> <p>Building Height (ft.): <u>60' to top of main parapet</u></p> <p>Ground floor uses: <u>Lobby, Stairs, Elevator, Parking</u></p> <p>Upper floor uses: <u>Office</u></p> <p>Number dwelling units: <u>0</u></p> <p>Number off-street parking spaces: <u>90</u></p> <p>Open space (sq. ft.): <u>13,130 SF</u></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.)

New Office Building, McKinley Technology Centre
Design Review Board application attachments

August 19, 2015

2a. Design Concept: The concept is an office building design that fits with the context of the site and of the First Street character district, using brick as the primary exterior finish material, and large windows.

2b. Development Program: The project is a speculative building, intended for office use. No current tenants are secured, but the owner has strong office demand at its downtown office properties.

3a. Context: The primary factor in the context is the existing McKinley Technology Centre, which is a (mostly) single story office building with a primarily brick façade. The building, like many in the First Street character district, is a conversion of older industrial and pre-industrial uses. A nearby commercial building at 214 Kingsley is also primarily brick façade, as are most of the other buildings in the First Street district.

3b. Inspiration/Theme: The primary driving forces in the design are the available land between the storm sewer easement and the west property line, which limits the footprint size, and the floodplain that limits use of the first floor. As a result, the upper floors need to maximize footprint within City requirements to make the building feasible.

3c. Response to Design Guidelines for Character District: As noted above, the building is planned as brick with large windows similar to the industrial buildings in the First Street character district. The building is an infill use on an existing site, with walkable connections to the rest of downtown. The green space on the west side of the building will be available for a greenscape adjacent to the future Allen Creek Greenway.

3d. Response to Design Guidelines for Context and Site Planning: The building design considers context as described above. The site location at the edge of downtown, and the building location forced by the storm sewer easement, do not allow us to take advantage of many of the guidelines suggested in this area. However, we are providing a pedestrian connection from the building to the City system for those wishing to walk to areas that get more pedestrian traffic. The site design will provide more green space compared to the current parking layout, and bicycle parking will be provided. A green roof is planned as well. We also plan to utilize DDA streetscape improvements along First Street to enhance the appeal from First Street.

3e: Response to Design Guidelines for Buildings: The building provides the required setback from the streetwall (through the 3rd floor) to the 4th floor, and breaks up the length of the façade to less than the maximum 66' for massing articulation. The area to the west of the site is the raised train track, with tall trees all around, so the building is well separated and screened from neighbors in that direction.

3f: Response to Design Guidelines for Building Elements: Many of these guidelines relate to streetscapes, and would not apply to this building since we are forced to set it well back from the street due to the storm sewer easement. Also, due to the floodplain, the first floor area is mostly left open for parking. However we are planning on brick veneer, which provides the recommended sense of scale, and is a very sustainable and low maintenance material. Rooftop mechanical systems will be screened to minimize noise effects on neighbors.

3g: Other: The project converts an existing surface parking area to a productive building that contributes to the vibrancy of downtown by providing available and desirable office space for technology and other types of companies. We are also reducing the impervious surface on the site based on the revised parking layout, and even more with the green roof areas.