



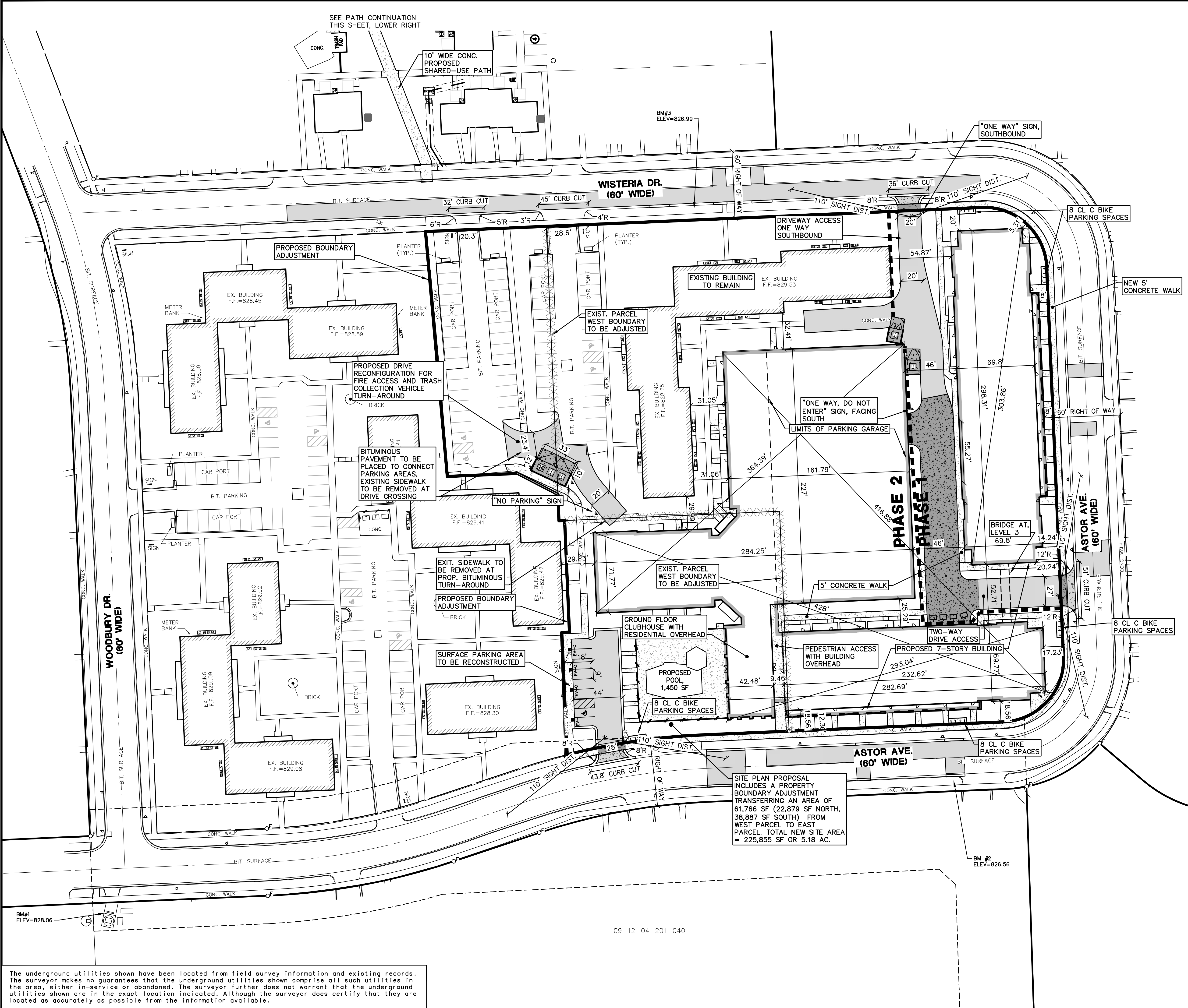
Woodbury Gardens

Multi-Family Project
1245 Astor Ave. Ann Arbor, MI

Krieger
Klatt
Architects





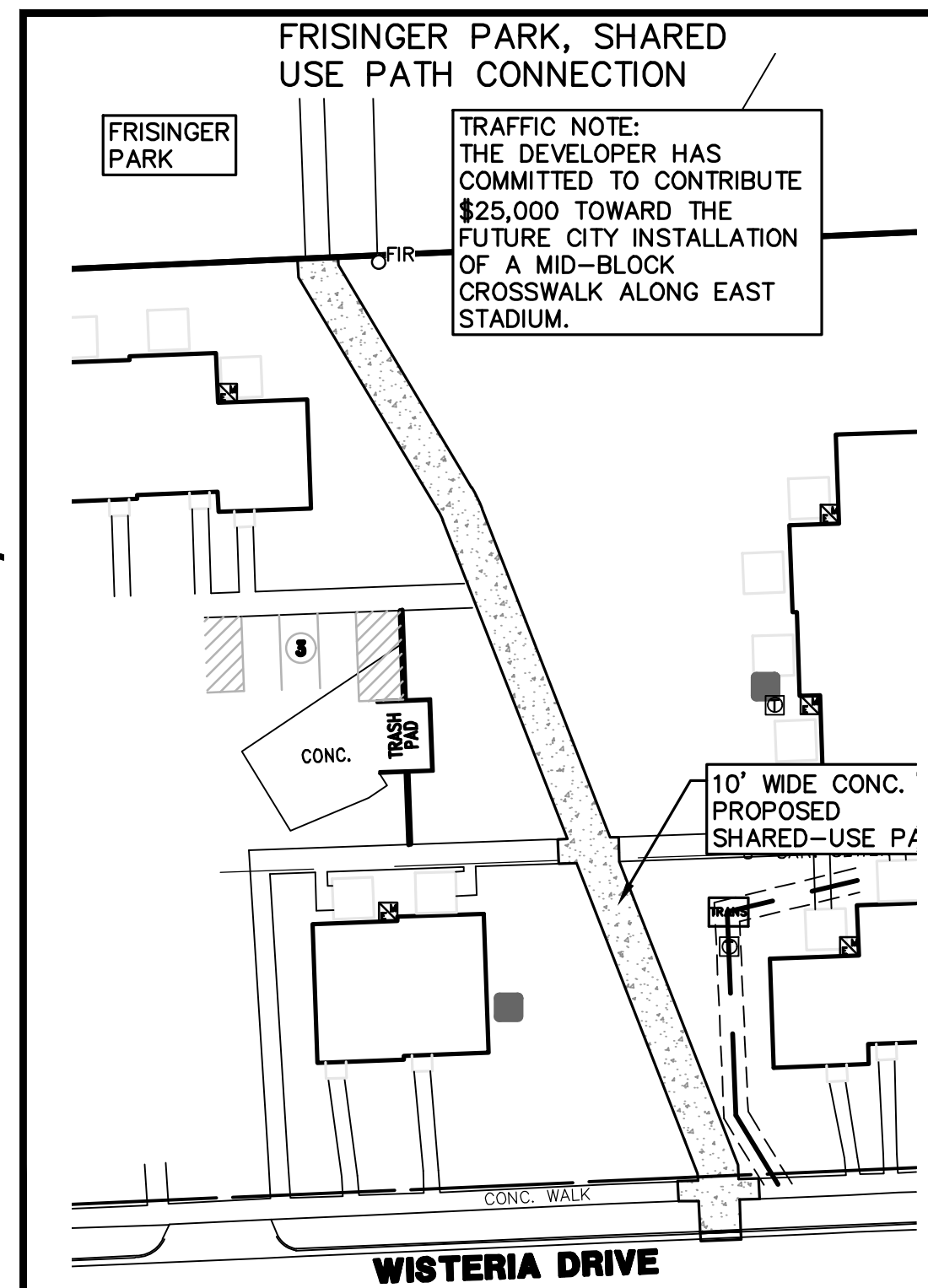


The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

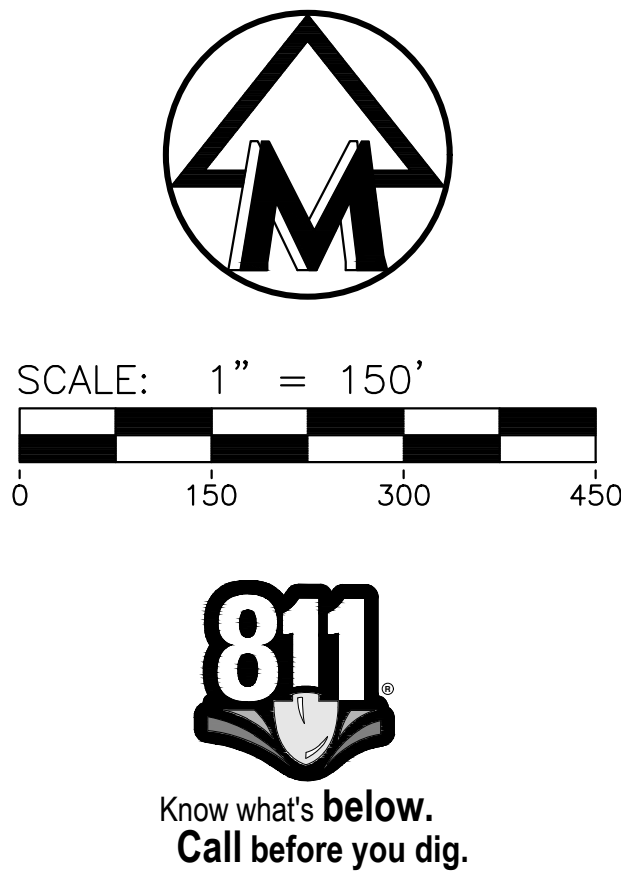
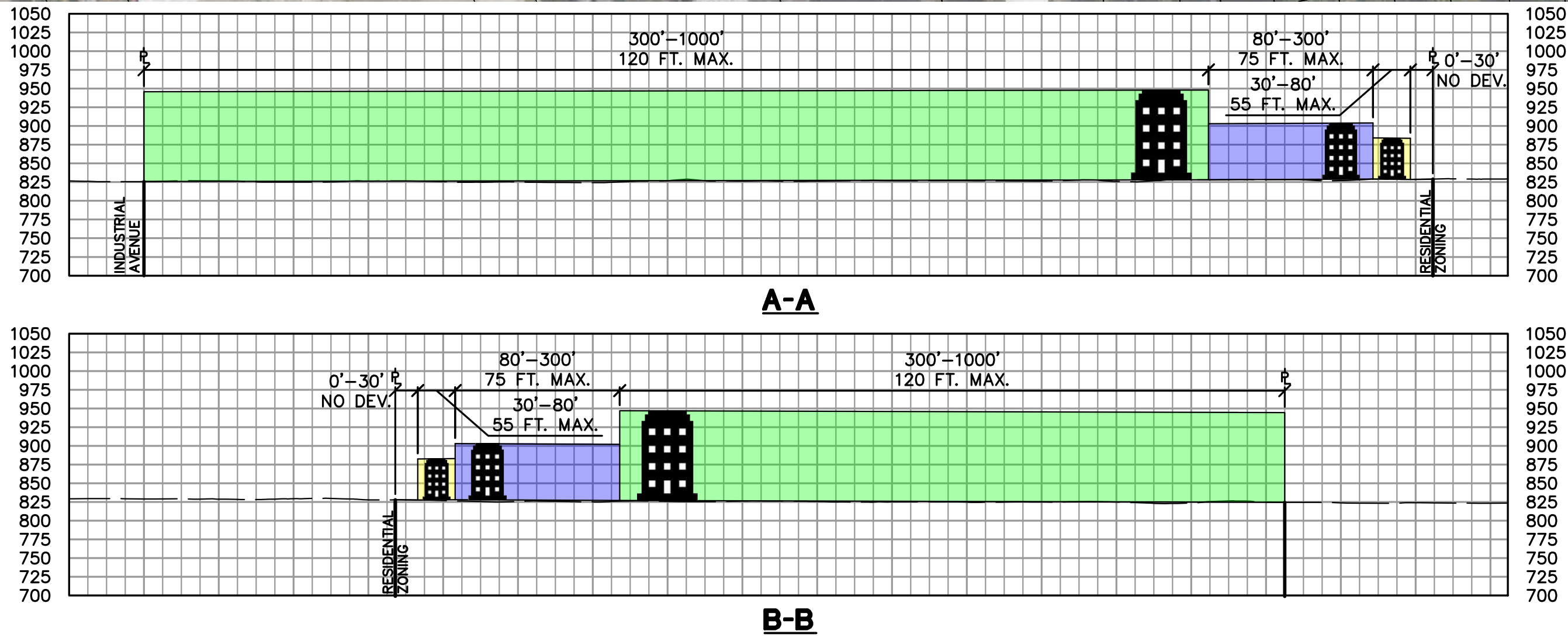
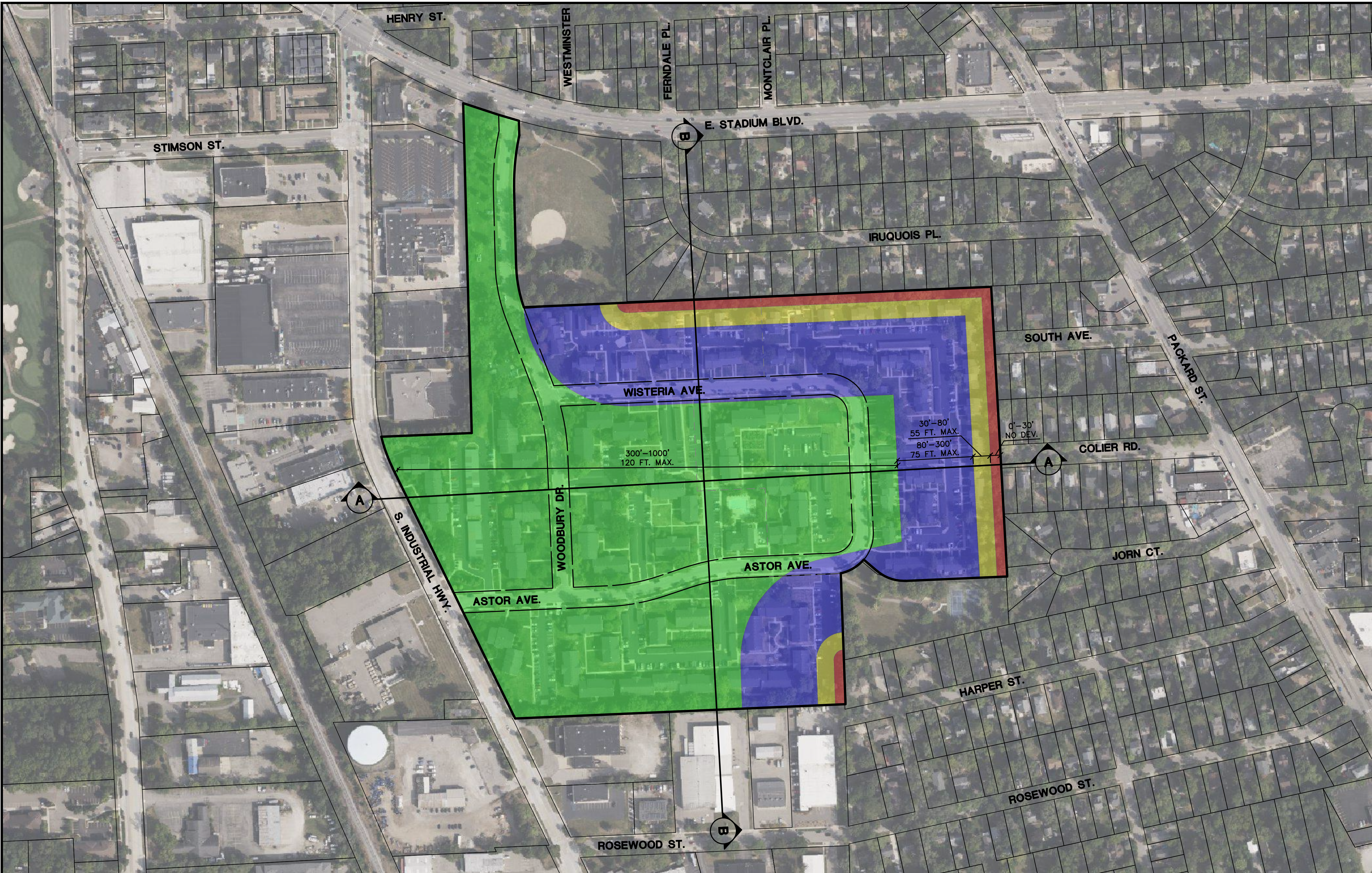
- LEGEND**
- BF BARRIER FREE PARKING SIGN
 - BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
 - R BARRIER FREE SIDEWALK RAMP
 - PROP. CURB & GUTTER
 - PROP. BITUMINOUS PAVEMENT
 - PROP. CONCRETE PAVEMENT
 - PROP. HEAVY DUTY CONCRETE
 - SIGN
 - PROP. SINGLE LIGHT
 - PROP. DOUBLE LIGHT
 - VCS PROP. VEHICLE CHARGING STATION

BIKE PARKING SUMMARY
52 CLASS A SPACES ARE PROVIDED IN THE PARKING STRUCTURE PHASE 1 BUILDING
22 CLASS B SPACES ARE PROVIDED IN THE PARKING STRUCTURE
40 CLASS C SPACES ARE PROVIDED AROUND THE SITE
114 BIKE PARKING SPACES ARE PROVIDED

- NOTES:**
- All sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
 - All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details.
 - The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.
 - Sidewalks constructed in the public right-of-way and/or public paths shall meet all requirements and guidelines as set forth in the Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published August 8, 2023. Note that many of the details concerning grades will need to be determined during the site plan stage in order to gain grading plan approval.
 - Pavement markings disturbed due to pavement cuts or construction related activities shall be replaced as directed by Engineering. Replacement during construction of the project may be considered temporary, with final pavement marking restoration to occur at the end of the project.
 - The contractor shall take all necessary precautions to protect the existing public road pavement. Damage to the public road pavement during the course of construction may necessitate milling and resurfacing of the damaged areas prior to issuance of the Certificate of Occupancy.



M:\Civ\134_P\2023\3195\Site Plan\319524-EX.dwg, 6/20/2024 10:18 AM, Jim Amerl, EX, MLLC PDF, p.3
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LEGEND	
	0'-30' / NO DEVELOPMENT
	30'-80' / 55 FT. MAXIMUM HEIGHT
	80'-300' / 75 FT. MAXIMUM HEIGHT
	300'-1000' / 120 FT. MAXIMUM HEIGHT

JOB No. 23195

REVISIONS:

DATE: 6/20/24

SHEET 3 OF 3

REV. DATE

ENG: JCA

PM: SWB

TECH: JCA

WOODBURY GARDENS REDEVELOPMENT

SITE PLAN FOR REZONING AND CITY COUNCIL

EXISTING TC1 REZONING STANDARDS

3

DATE: 6/20/24

SHEET 3 OF 3

REV. DATE

ENG: JCA

PM: SWB

TECH: JCA

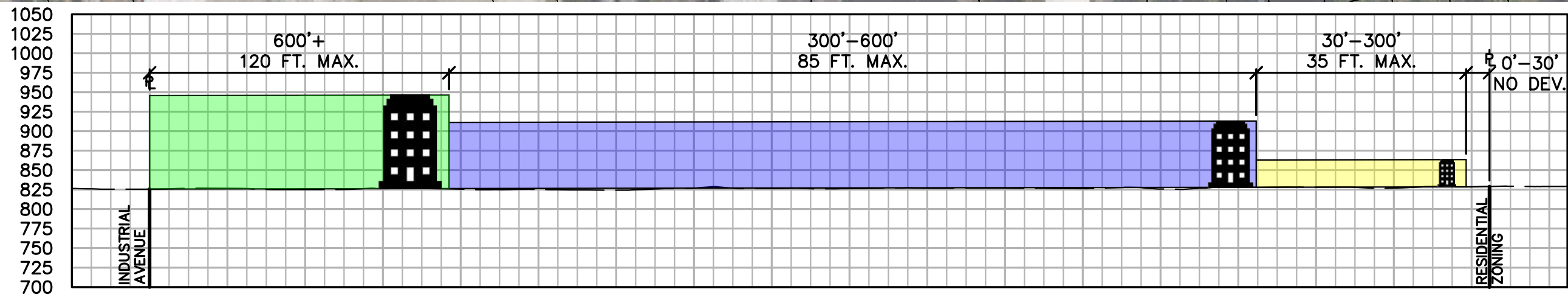
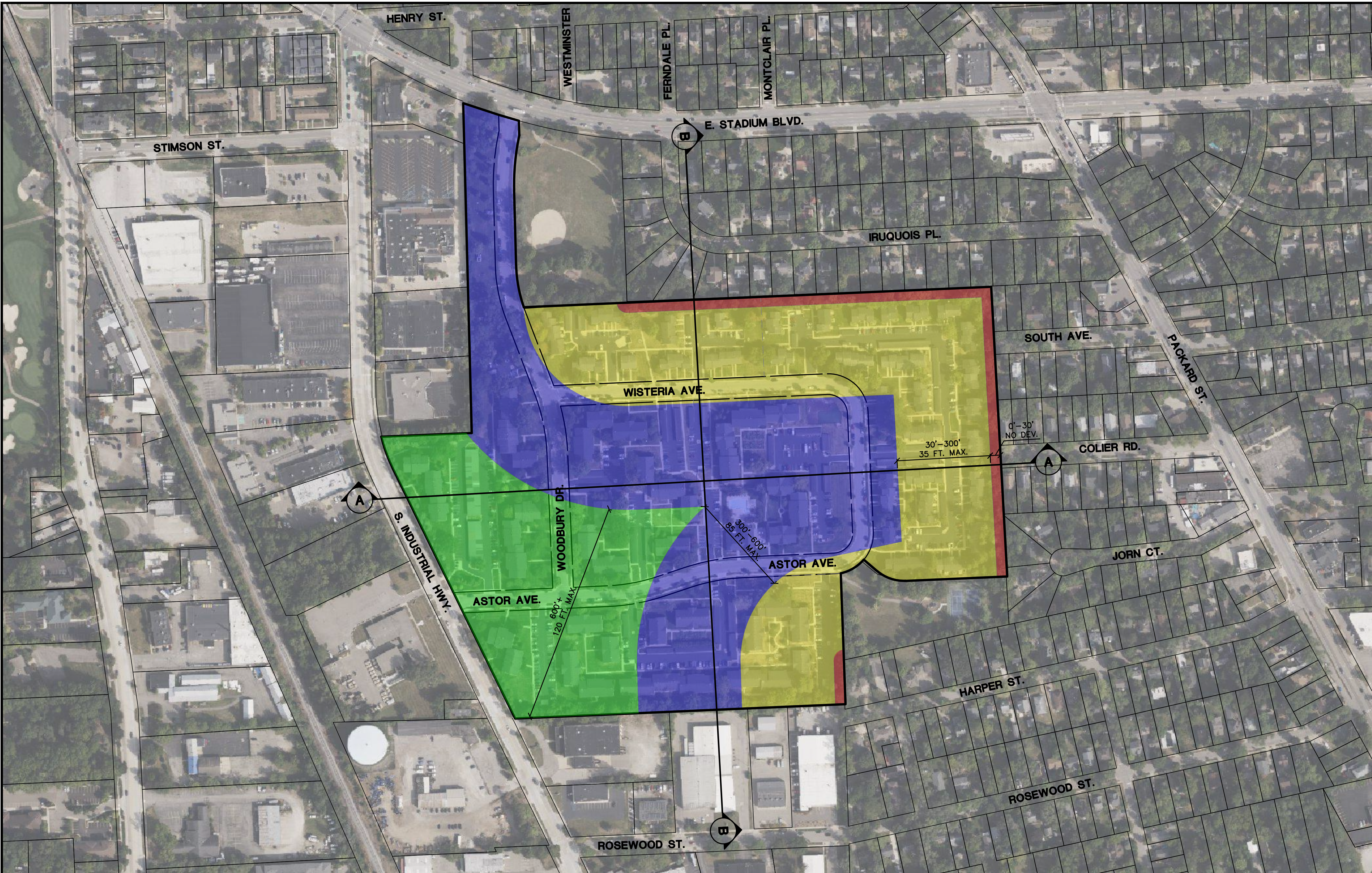
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3845 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
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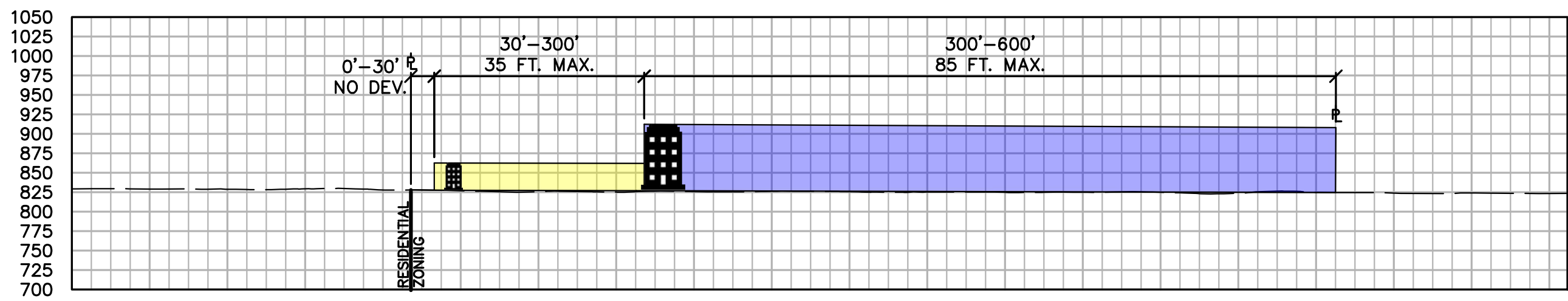
CLIENT

BOTANICAL GARDENS ASSOCIATES LLC
260 E. BROWN STREET
BIRMINGHAM, MI 48009
ADAM BLEZNIAK
248-540-9300

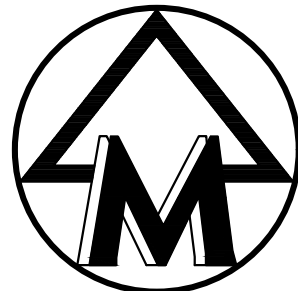
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A-A



B-B



SCALE: 1" = 150'
0 150 300 450



LEGEND

- 0'-30' / NO DEVELOPMENT
- 30'-300' / 35 FT. MAXIMUM HEIGHT
- 300'-600' / 85 FT. MAXIMUM HEIGHT
- 600'+ / 120 FT. MAXIMUM HEIGHT

JOB No. **23195**

REV. DATE	1/14/26
PER CITY REVIEW	

DATE: 6/20/24

SHEET	4	OF	
ENG: JCA			
PR: SWB			
TECH: JCA			

WOODBURY GARDENS REDEVELOPMENT

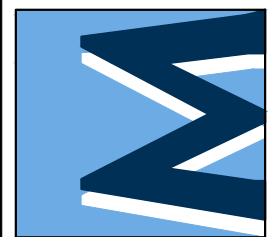
SITE PLAN FOR REZONING AND CITY COUNCIL
PROPOSED TC1 REZONING STANDARDS

CLIENT

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BIRMINGHAM, MI 48009
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Project Location Map

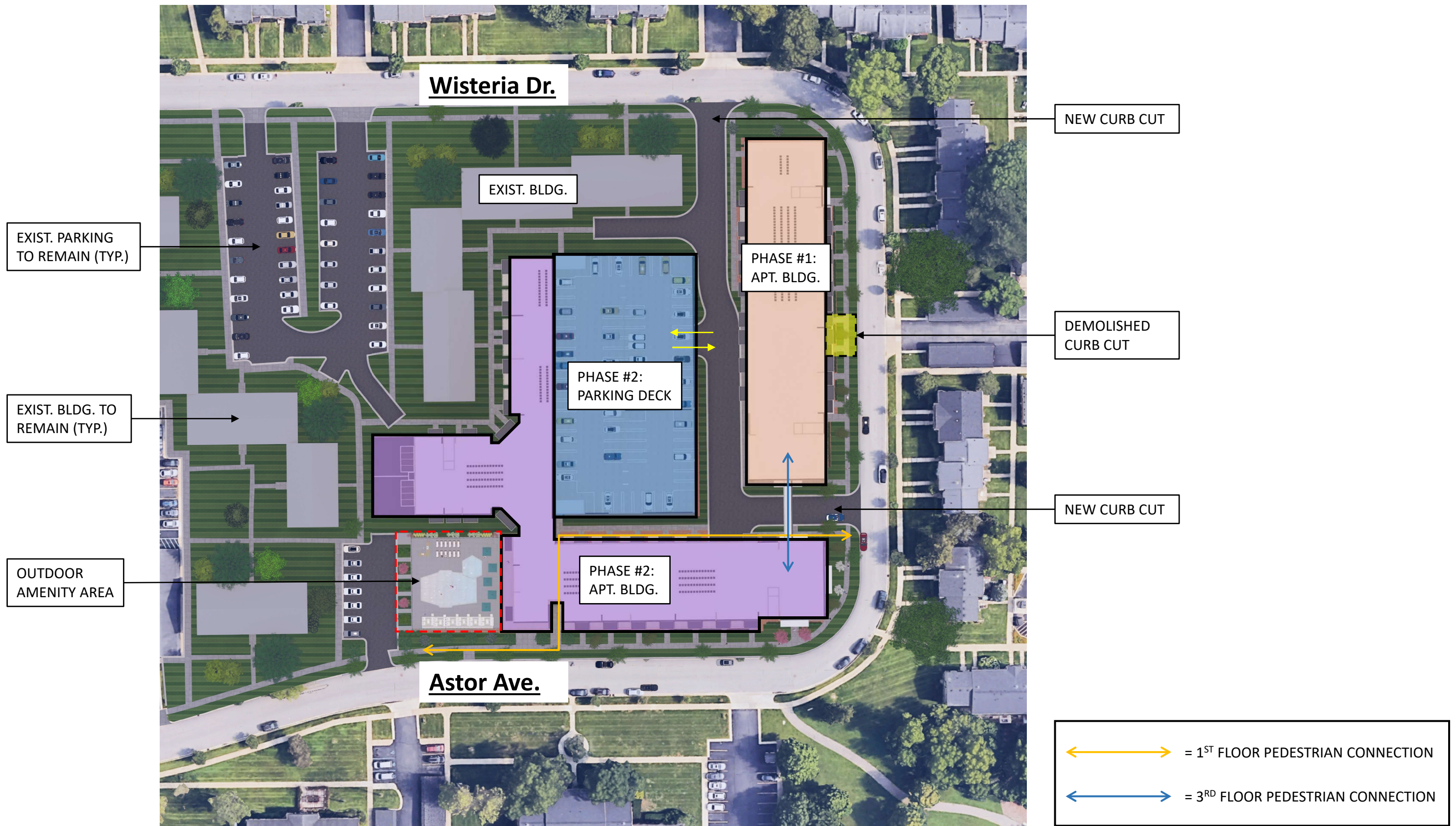


Project Synopsis

- Current Zoning = R4C – Multiple Family Dwelling District
- Proposed Zoning = TC1 – Transit Corridor (Conditional Rezoning)
- Two 7-Story Multi-family Buildings with a 6-Story Parking Garage built in two phases.
- **342 Residential Units**
 - Studio = 39 Units (11%)
 - 1 Bedroom = 208 Units (61%)
 - 2 Bedroom = 65 Units (19%)
 - Townhouses = 30 Units (9%)
- **~2,700 SF Interior Amenity Space (Phase 1)**
- **~9,200 SF Interior Amenity Space (Phase 2)**
- **~9,700 SF Outdoor Amenity Space (Phase 2)**
- **464 Parking Spaces**
 - 456 Parking Garage Spaces
 - 8 New Surface Spaces
- **116 Bicycle Parking Spaces**
 - 54 Class A Spaces
 - 22 Class B Spaces
 - 40 Class C Spaces

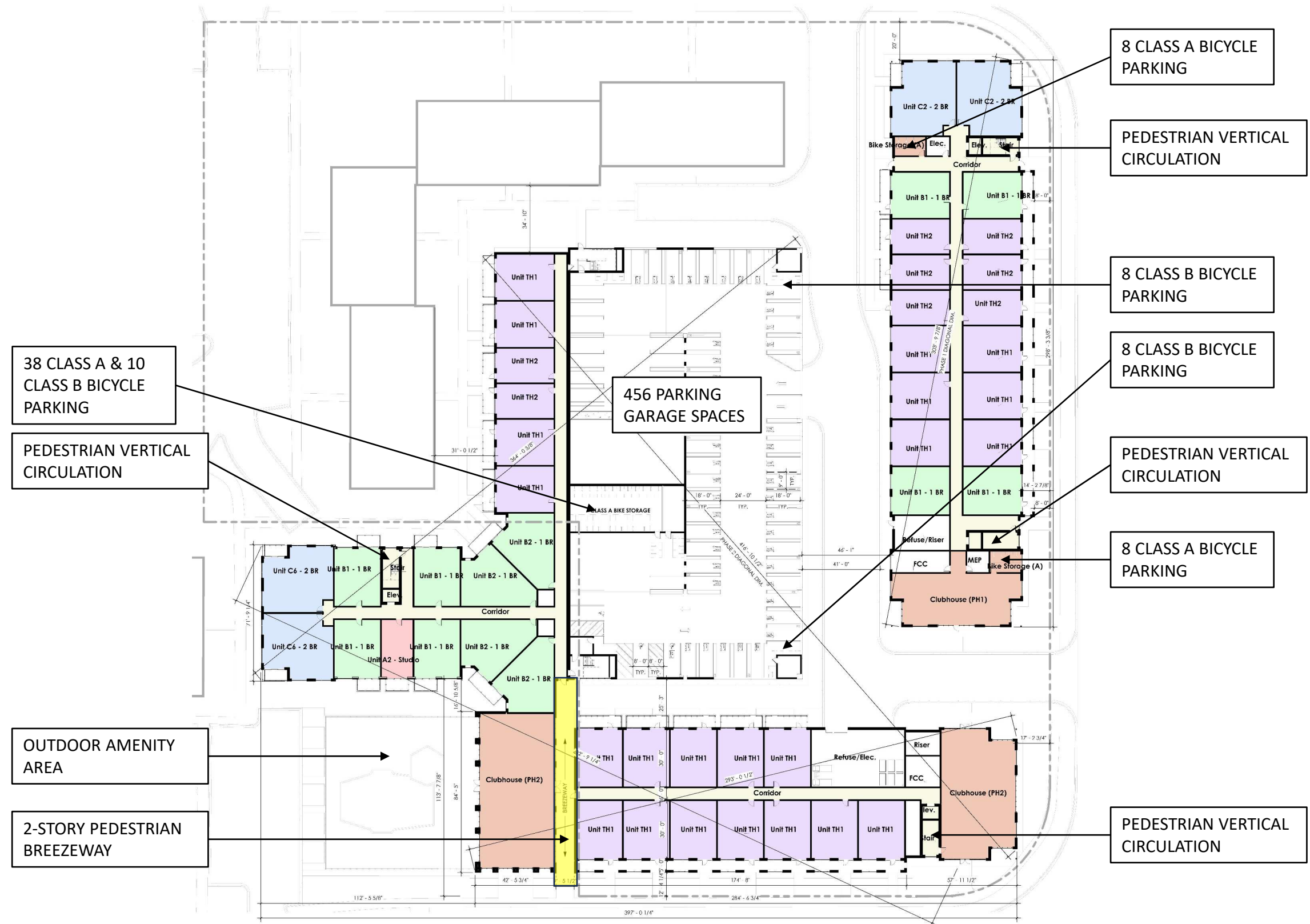
Project Synopsis

Woodbury Gardens
1245 Astor Ave. Ann Arbor, MI



Project Location Map





LEGEND

- Circulation
- Amenity Space
- Studio
- 1 Bedroom
- 2 Bedroom
- Townhouse

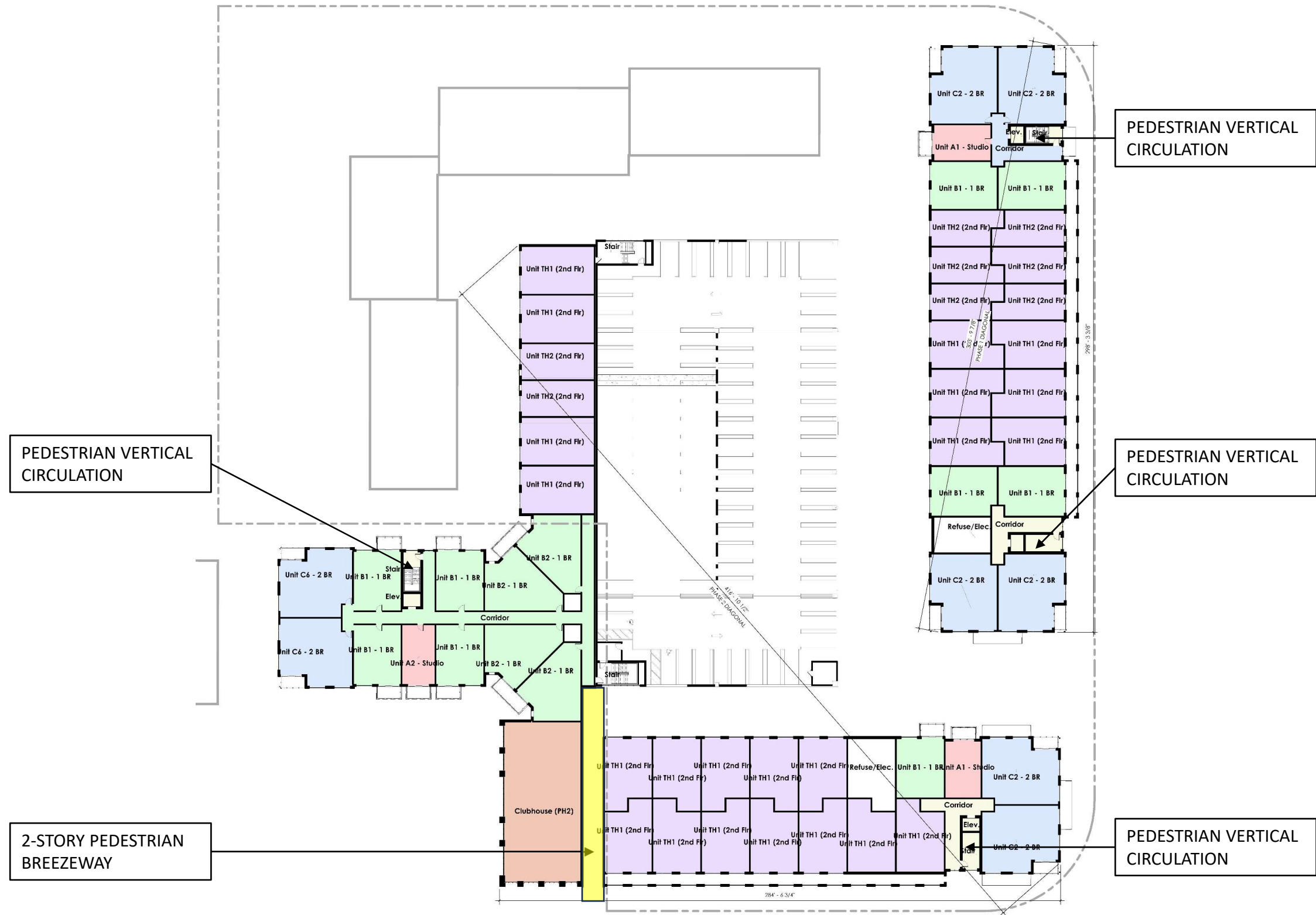
UNIT COUNT

Studio	39 Units (11%)
1 Bedroom	208 Units (61%)
2 Bedroom	65 Units (19%)
Townhouse	30 Units (9%)
TOTAL	342 Units

First Floor Plan

Woodbury Gardens
1245 Astor Ave. Ann Arbor, MI





LEGEND

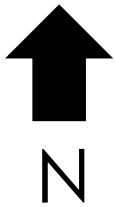
- Circulation
- Amenity Space
- Studio
- 1 Bedroom
- 2 Bedroom
- Townhouse

UNIT COUNT

Studio	39 Units (11%)
1 Bedroom	208 Units (61%)
2 Bedroom	65 Units (19%)
Townhouse	30 Units (9%)
TOTAL	342 Units

Second Floor Plan

Woodbury Gardens
1245 Astor Ave. Ann Arbor, MI





Aerial Rendering Looking NW

Woodbury Gardens
1245 Astor Ave. Ann Arbor, MI



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Aerial Rendering Looking NE

Woodbury Gardens

1245 Astor Ave. Ann Arbor, MI



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Aerial Rendering Looking SE

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Aerial Rendering Looking SW

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Aerial Rendering @ Outdoor Amenity



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Perspective Rendering @ Outdoor
Amenity

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Perspective Rendering @ South
Breezeway

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Perspective Rendering @ SE

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Perspective Rendering @ East

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Thank You!

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