

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of October 20, 2015

**SUBJECT: 220 West Ann Street Addition Site Plan for City Council Approval
File No. SP15-035**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 220 West Ann Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it complies with all local, state and federal laws and regulations; the work would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare. No natural features are proposed to be impacted as a result of this proposal.

LOCATION

The site is located at the northeast corner of West Ann Street and North First Street (Downtown Planning Area, DDA, Allen Creek Watershed)

DESCRIPTION OF PETITION

The petitioner requests converting the existing 1,928-square foot, 3-unit rental house into a 2,752-square foot, 5-unit rental house by finishing the basement into 2 additional rental units and raising the northern second story roof approximately 8 feet to match the existing roof line and create occupiable floor area.

A new front porch is proposed at the northwest corner of the site with a concrete walk and steps connecting to the existing N. First Ave. sidewalk. The basement units will be accessed through covered steps proposed at the southeast corner of the house.

The existing curb cut off W. Ann Street remains and leads to three existing gravel parking spaces. This site is zoned D2, Downtown Interface, and is parking exempt. One enclosed bicycle parking space is proposed in the front foyer. Trash and recycling are currently serviced via carts stored on the east side of the house and rolled to the curb on W. Ann St.

This site is exempt from storm water requirements as it is less than 5,000 square feet. The equivalent of one footing drain disconnect is required as part of this development.

The owner notified residents and owners within 500 feet by postcard of the proposed project. At the time this staff report was written, no comments were received by the public.

The Development Review Committee Meeting met on August 19, 2015 and recommended changes to the doors and windows to the northern rental unit and screening of the existing gas meters. The petitioner addressed these comments by adding windows and 2 new doors facing N. First Ave. and added landscaping.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	4,356 sq ft	4,356 sq ft	No MIN
Floor Area	1,928 sq ft	2,752 sq ft	8,712 sq ft MAX
Floor Area in % of Lot Area	44%	63%	200% MAX
Character Overlay District	Kerrytown Street	Kerrytown Street	Kerrytown Street
Streetwall Height	2 story	2 story	3 stories MAX/2 stories MIN*
Maximum Building Height	26.2 ft	26.2 ft	60 ft
Building Frontage	Front Yard	Front Yard	Front Yard
West Ann Street	15 ft	15 ft	15 ft
N. First Street	18 ft	18 ft	15 ft
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Auto	3	3	0 MIN
Parking – Bicycle	0	1 Class A	1 Class A (1 space per 5 units)

*The minimum height requirement shall apply only to new principal use buildings constructed after December 26, 2009; otherwise none. (Table 5:10.19B of Chapter 55)

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single- and Multiple-Family Residential	D2 (Downtown Interface) Kerrytown Character Overlay
EAST	Single- and Multiple-Family Residential	D2 (Downtown Interface) Kerrytown Character Overlay
SOUTH	Single- and Multiple-Family Residential, Office, Parking	D1 (Downtown Core) Main Street Character Overlay
WEST	Single- and Multiple-Family Residential	D2 (Downtown Interface) Kerrytown Character Overlay

HISTORY

The house at 220 W Ann first appears in City Directories in 1894 as #24 West Ann, the home of the physician John Rose. The Roses occupied the house until 1912, when engineer George Ristine is listed as the occupant. George and later his wife Alice lived there until 1939. The two-story house features a gable front, cut stone foundation, and prominent front bay window. Though the roof of the rear wing has been altered, the form and footprint of the house is unchanged from what's shown on the 1899 Sanborn Fire Insurance Map.

PLANNING BACKGROUND

The work is in keeping with the goals of the Downtown Plan, including:

- Encouraging dense land use and development patterns which foster an active street life, contributing to functioning urban residential neighborhoods.
- Plan and maintain public infrastructure systems to sustain existing and future downtown development.
- Preserve and enhance incremental transitions in land use, density, building scale and height in the Interface areas located between downtown's neighborhood edges and Core Areas.
- Encourage both rehabilitation and new development projects to enhance the pedestrian scale and orientation of streets which serve as downtown's primary pedestrian connections.
- Ensure that all other downtown streets also provide attractive and comfortable environments for people on foot.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services - The footing drains of 1 home, or flow equivalent, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

Planning - Multiple-family uses are appropriate for this site. Planning staff asked the petitioner to consider an alternative to vinyl clapboard siding such as composite siding or vinyl shingles to reinforce the historic character of the building. The petitioner declined this request and preferred to match the proposed addition with the existing vinyl siding.

The petitioner followed the recommendations of the Design Review Committee with exterior improvements and this proposal follows the Master Plan: Land Use Element Central Area Plan for this site to be used as a downtown interface district.

The proposed addition and density of this proposal complies with all applicable D2 requirements and does not require variances.

Prepared by Chris Cheng
Reviewed by Ben Carlisle
mg/

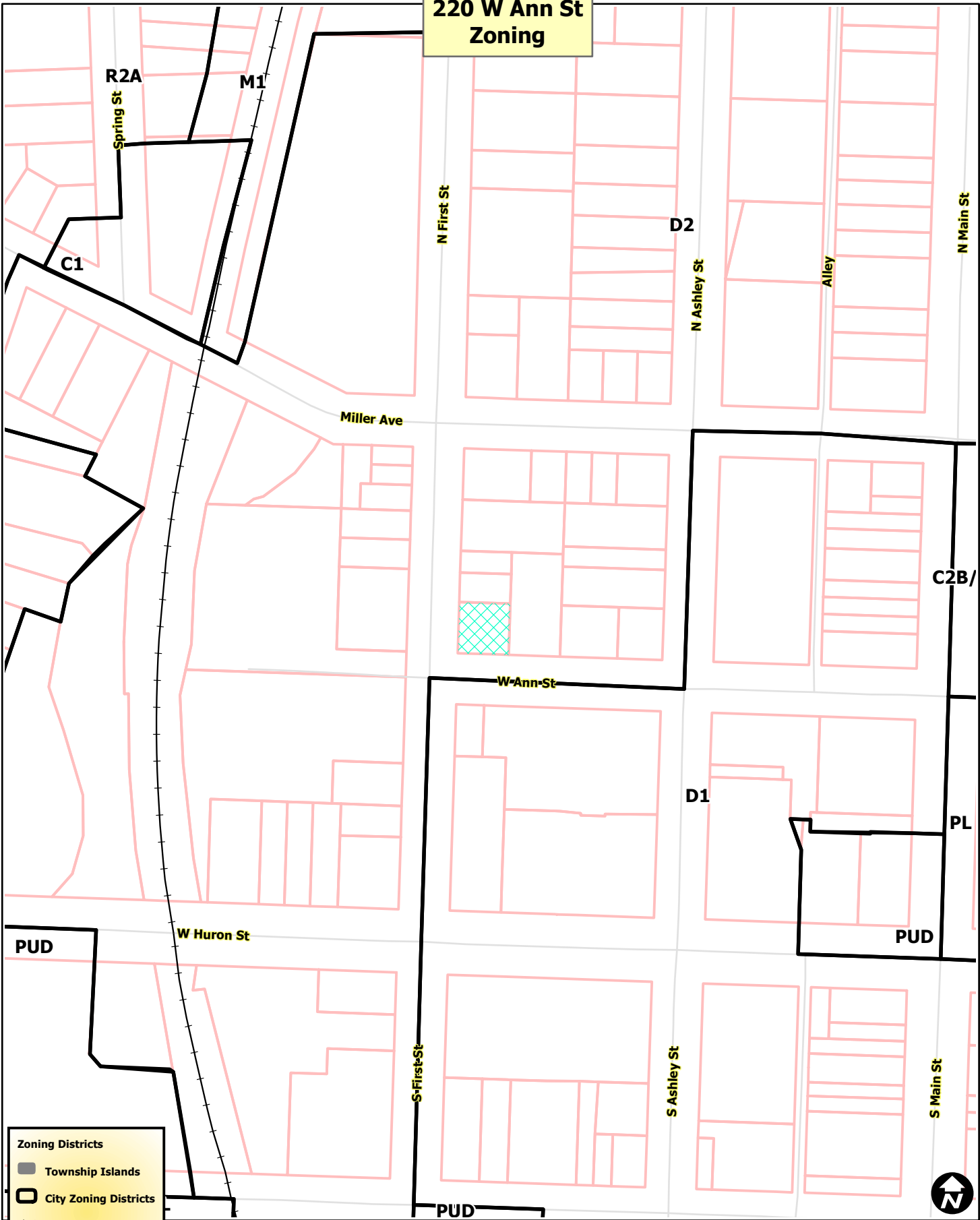
Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan
Elevations
DRC Report

c: Petitioner/Owner: Zaki Alawi
414 Huntington Pl
Ann Arbor, MI 48104

Petitioner's Representative: Jon Botorowicz
O/X Studio, Inc.
302 S. State Street, Suite B
Ann Arbor, MI 48104

Planning and Development
File No. SP15-034

**220 W Ann St
Zoning**



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date 7/1/2015
Any aerial imagery is circa 2012 unless otherwise noted
Terms of use: www.a2gov.org/terms

220 W Ann St Aerial



- Railroads
- Parcels
- Huron River



Map date 7/1/2015
Any aerial imagery is circa 2012
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**220 W Ann St
Aerial**



N First St

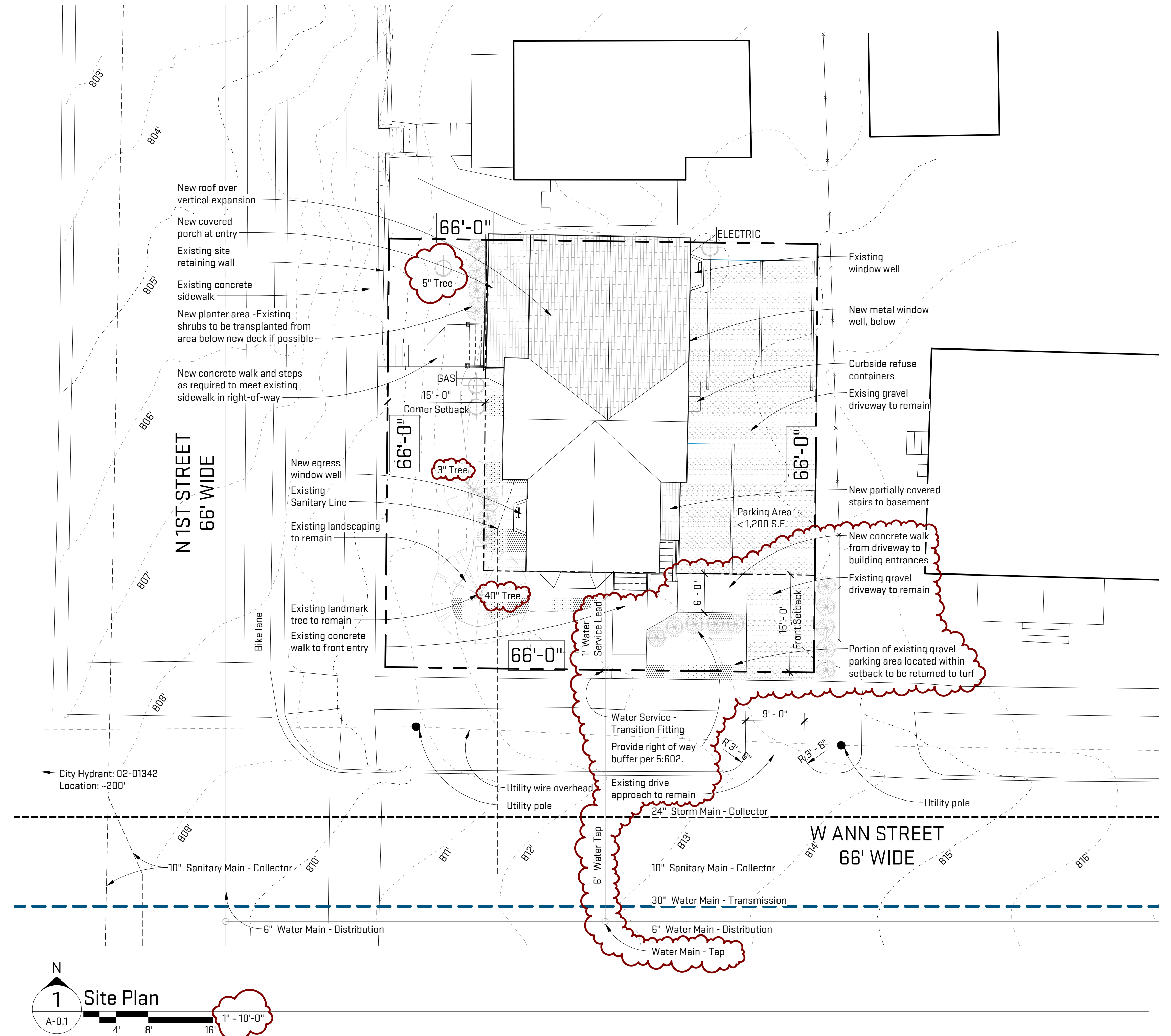
W Ann St



-  Railroads
-  Parcels
-  Huron River



Map date 7/1/2015
Any aerial imagery is circa 2012
unless otherwise noted
Terms of use: www.a2gov.org/terms

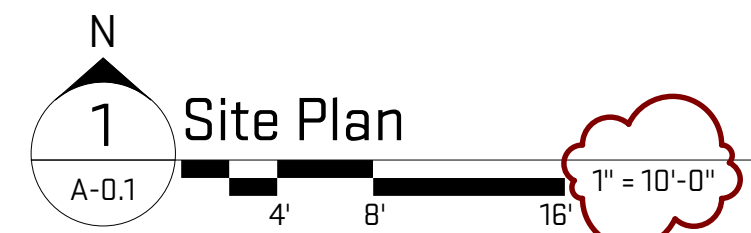


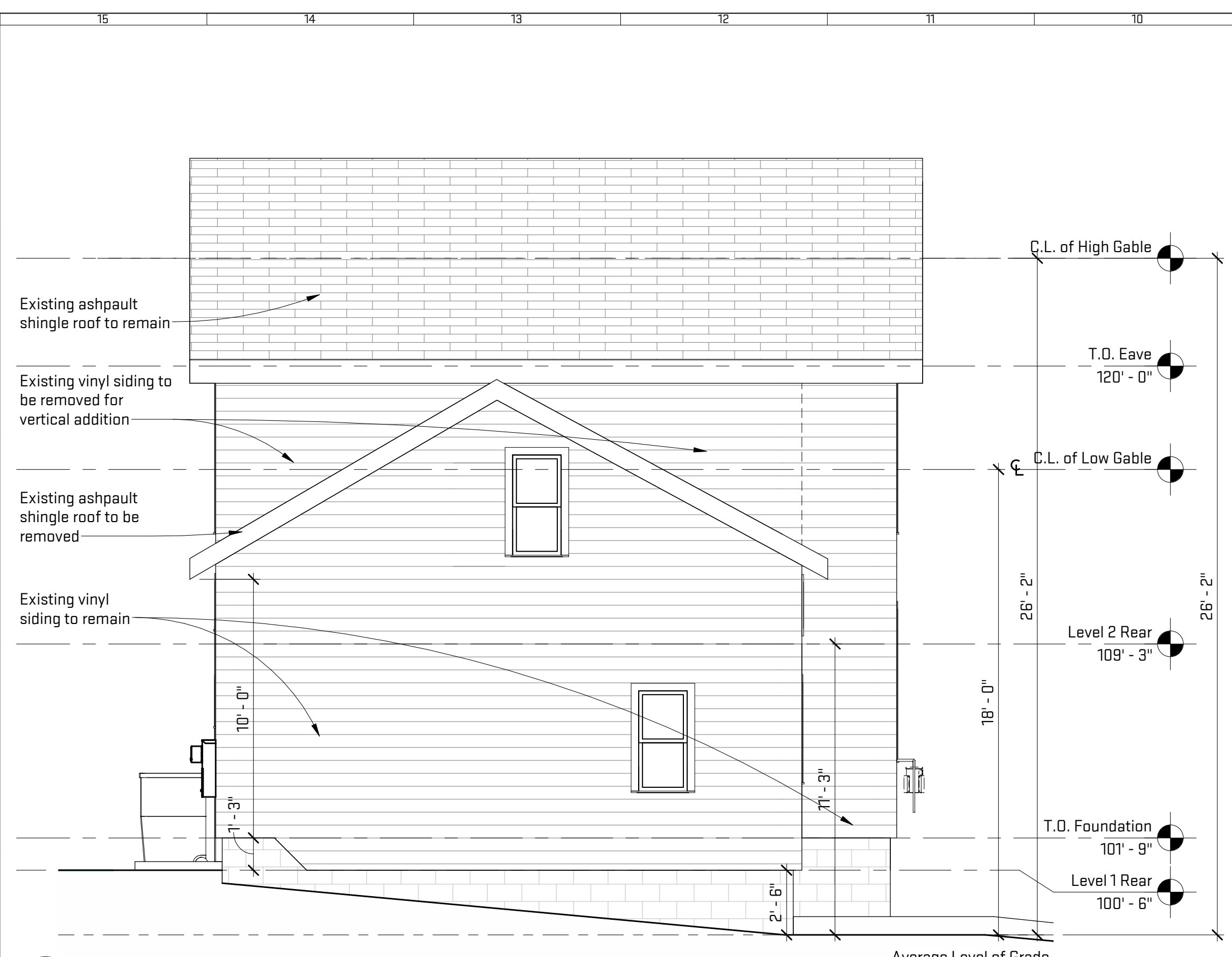
Unit Areas Schedule		
Unit #	Area	Sewer Flow Rate
Unit #1	556 SF	200 GPD/Unit
Unit #2	564 SF	200 GPD/Unit
Unit #3	808 SF	275 GPD/Unit
Unit #4	348 SF	200 GPD/Unit
Unit #5	476 SF	200 GPD/Unit

Sanitary Sewer Flow Estimates (5 Apartment Units):
3.28 GPM Peak Flow
 [Calculations: (4 Units x 200 GPD/Unit) + (1 Unit x 275 GPD/Unit) = 1075 GPD
 Peak flow = 1075 GPD x 4 (peak factor) x 1.1 (system recovery factor) = 4,730 GPD
 x (1 day/24 hours) x (1 hr/60 minutes) = 3.28 GPM]

Storm Drain Estimates:
 1 Footing drain to disconnect
 [Calculations: For mitigation, using 4 GPM/home
 3.28 GPM/4 GPM Per footing drain = 0.82 or 1 footing drain]

NOTE: City of Ann Arbor verified on 9/24/2015 that the structure footing drains are NOT connected to the sanitary or storm system.

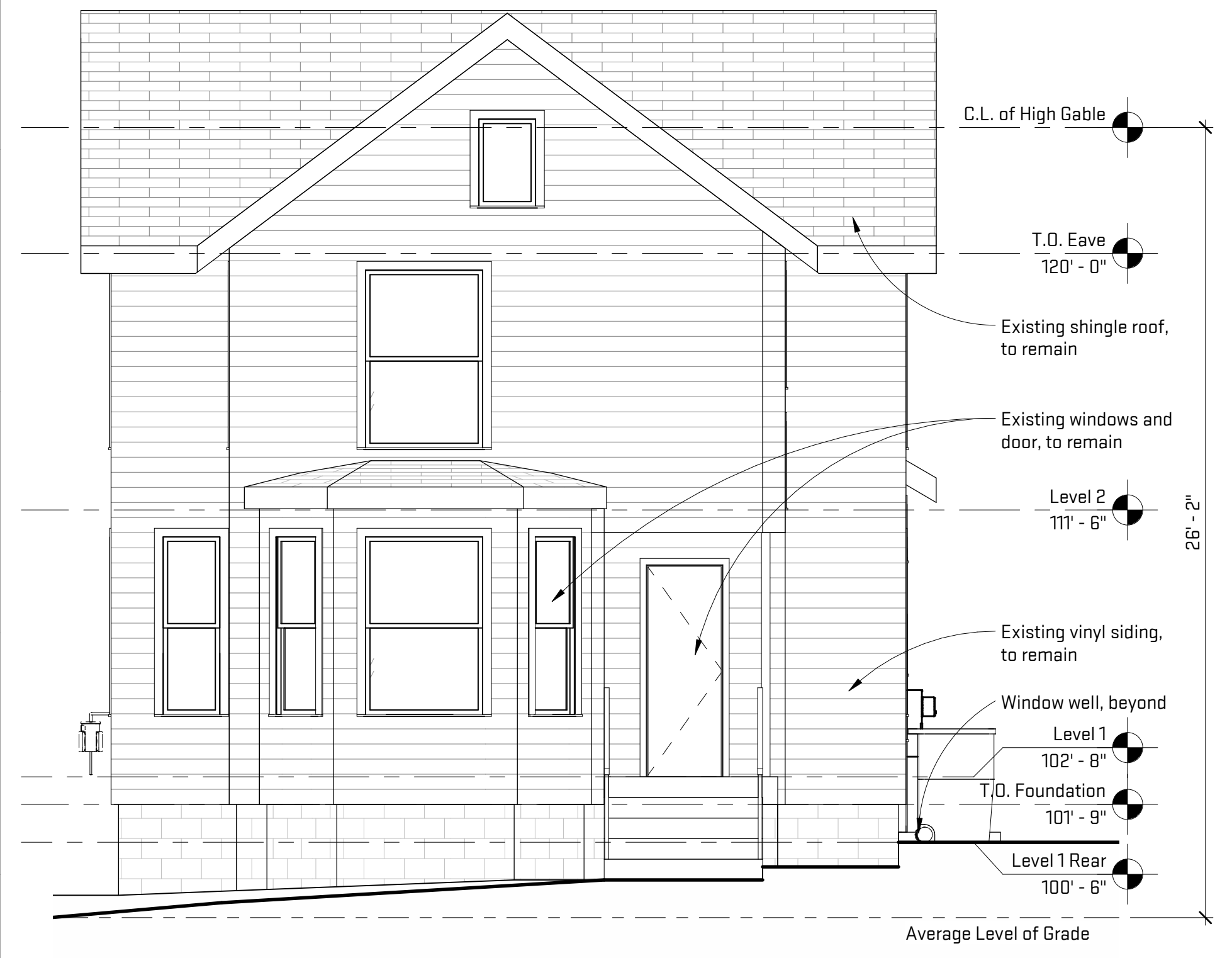




3 Existing North Elevation
X-2.0 1/4" = 1'-0"



2 Existing East Elevation
X-2.0 1/4" = 1'-0"



4 Existing South Elevation
X-2.0 1/4" = 1'-0"



1 Existing West Elevation
X-2.0 1/4" = 1'-0"

Job Title:
220 W Ann St. Renovation

220 W Ann St. Ann Arbor, MI 48104

Sheet Title:
Existing Elevations

Released For: Site Plan Review

08/28/2015

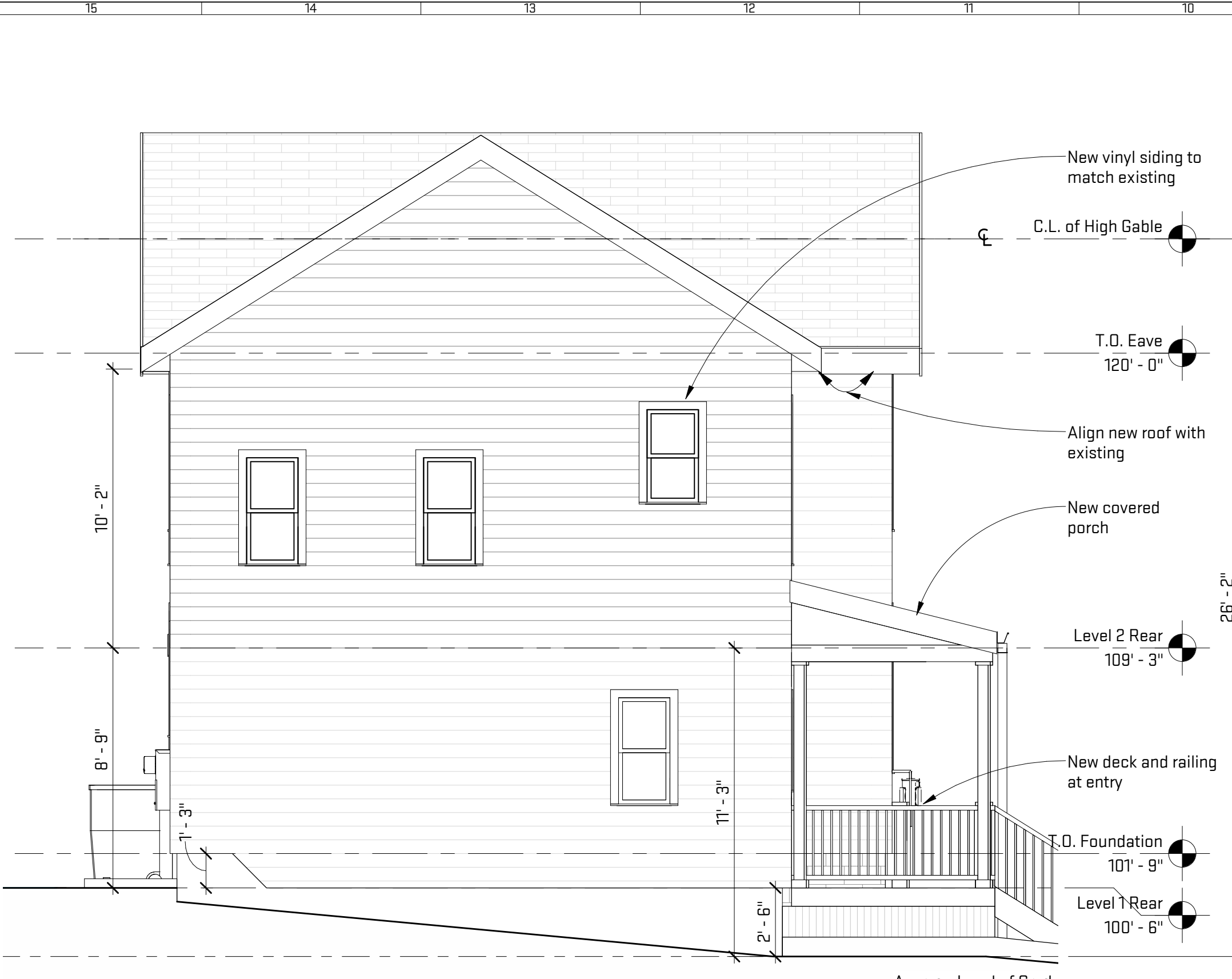
WAS15

X-2.0

NOT FOR CONSTRUCTION

Plot Date/Time: 9/29/2015 12:04:50 PM File Path: C:\Revit Local Files\WAS15_jomb.rvt

Scales listed are for 22x34 drawing size



3 New North Elevation
 A-2.1 1/4" = 1'-0"



2 New East Elevation
 A-2.1 1/4" = 1'-0"



1 New West Elevation
 A-2.1 1/4" = 1'-0"

Job Title:	220 W Ann St. Renovation	220 W Ann St. Ann Arbor, MI 48104
Sheet Title:	Proposed Elevations	Released For: Site Plan Review

08/28/2015	Project # Dwg. Date
WAS15	
A-2.1	Drawing #

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION



City of Ann Arbor

Formal Minutes

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Wednesday, August 19, 2015

3:00 PM

Larcom City Hall, 301 E Huron St,
Basement, conference room

- F-1 15-1037** 220 West Ann Street Design Review - A proposed design for raising the rear roof and adding a covered porch on a vernacular upright-and-wing multiple-family residential building at the corner of West Ann and North First streets. The existing building is clad in vinyl siding which will be used for the proposed addition as well. An exterior stair will also be added as part of the renovations. The site is 4,356 square feet and is zoned D1 (Downtown Core) - Kerrytown Character Overlay Zoning District. (Ward 1)
(Project Number DR15-003, Legistar #15-1037)

The Design Review Board met on August 19, 2015 to review the proposed design for additions to the existing building at 220 West Ann Street. The following report contains a summary of the discussion and the priority issues the Board would like the developer to consider in finalizing the design proposal and subsequent site plan submittal.

Description of Project

Aaron Vermeulen, O|X Studio, represented the design team.

Vermeulen described the proposed project to create a full second story, add a porch on the south side and a new covered exterior stairwell at the northeast corner of the existing building. The site is 4,356-square foot site at the northeast corner of West Ann and North First streets in the downtown interface and the Kerrytown character area.

The Board asked several clarifying questions, such as setbacks to the north property line, City Code requirements for storm water management, if any proposed work has actually already been done, and who has done the bulk of the design work.

Summary of Priority Issues

The Design Review Board concluded that the project improves upon the existing conditions towards the goals of the Downtown Design Guidelines, but primarily because the bar is set so low by the existing conditions and

there are many additional opportunities to further improve the project. Specific suggestions were offered to better meet the intent of the Guidelines.

Examples of especially applicable guidelines are noted below in parenthesis; the full text of each referenced guideline is provided at the end of the summary. Please note that the Kerrytown character area guidelines also apply.

Context and Site Planning

The proposed additions are residential in nature and fit within the scale of the existing building, so they reinforce what is left of the positive characteristics of the site and its immediate neighbors (A.1.). However, the new windows are out of scale with the original windows of the building and do not align nor follow any pattern. The design does not sufficiently reinforce the character of its own site or the Kerrytown area (A.1.1) Further improvements to the design will help provide more enrichment of the pedestrian experience (A.1.2). Along those lines: If the egress well on the south side requires a railing, the Board recommended instead the finished grade be lowered and swept back to eliminate the need for a well at all. If the existing utility meters on the south façade could not be relocated, they must be screened from view. The new porch on the south side and the covering over the northeast stairwell must be constructed of wood, the traditional material for the period and character of the building. Its roof ends must be finished so they are not open shed structures, in keeping with the period and character of the building.

The Board recommended a rain garden to retain rainwater (A.2.6) to serve as a site amenity, especially since no other storm water management system would be required for this site. Improvements to the existing parking area are needed to minimize impact to pedestrians and make the design of the site fit the character of the building, its immediate surroundings and the Kerrytown area (A.4). The width of the driveway must be narrowed between the sidewalk and the face of the building and there should be no ability for a car to be parked there (A.4.2). This is particularly important for both pedestrian comfort (A.4.1) and so access to the new stairwell is not blocked. Screening should be then provided for the remaining portion of the parking lot from view of pedestrians (A.4.2). Convenient bicycle racks should be provided on the site (A.6.2).

Building Elements

The Board noted that virtually all of the original exterior materials and details of the building are gone, almost certainly through no fault of the owner and applicant. Therefore, trying to replicate and replace its original character is very important. The proposed work should include architectural details that provide a sense of scale (C.1.1.b). The proposed windows and doors are featureless and do not contribute to the character of the building (C.1.1.c). There seems to be no logical purpose for two entry doors to the same apartment from the new porch, and the existing doors are the wrong style for the period and character of the house. At minimum, one of the existing doors should be removed and the remaining one replaced with a more appropriate style. The Board did compliment the design team for clearly defining the primary entrances on each street side of the building (C.2.1), which the addition of the porch does. Two separate lead walks to the front porch and the stairwell on the east side would better identify those entrances; one currently exists to the front porch but it is unclear what changes are proposed to access to the stairwell.

The new windows on the raised second story and the rearrangement of windows and doors on the east façade do not appear to have any relationship with the remaining original window openings (C.3.2). The Board suggested, if possible, moving the small bathroom window on the new raised second story from the south west side to the north side of the building. Also, add a window on the north side of the new raised second story for symmetry and additional light into the stairs and hallway of that apartment unit.

The Board noted that some of the sheets in the application showed the bank of meters at the northwest corner of the building covering a window opening, and recommended checking the application drawings for consistency and potential oversights. This same bank of meters appears to extend over a new well at the northwest corner and could impede the use of the well and/or hinder meter reading.

Regarding both meter banks, and as mentioned earlier, they must be sufficiently screened along with any other mechanical units (C.6.2).

The design team was acknowledged for all windows operable for natural ventilation, and the new front porch will help screen the south-facing windows behind it (C.7.3).

Referenced Sections of the City of Ann Arbor Downtown Design Guidelines:

A.1. When considering urban pattern and form, the petitioner should assess the character of the adjacent streetscape, open spaces, and buildings to determine how they function as places and facilities supporting human use.

A.1.1 Identify and then reinforce the positive characteristics of adjacent sites.

A.1.2 Design sidewalk level features and facilities to provide enrichment of the pedestrian experience.

A.2.6 Where location and site size allow, consider use of a rain garden or vegetated roof to retain rainwater and serve as a site amenity, and employ rainwater harvesting methods for use in landscape irrigation systems.

A.4 Parking, driveways, and service areas are necessary functions, which should be designed to benefit the urban experience.

A.4.1 Locate and size driveways, access points, service entries, alleys, loading docks, and trash receptacles to minimize impact on pedestrians and maintain pedestrian safety, circulation, and comfort.

A.4.2 Provide a pedestrian-friendly street edge at street level adjacent to surface parking areas and enclosed parking structures. Provide a landscape buffer where appropriate for urban conditions at the edges of surface parking areas.

A.6.2 Consider use of convenient bicycle racks, including proximity to building entries, weather protection and security when selecting a location for bicycle parking and storage.

C.1.1.b Architectural details that provide a sense of scale

C.1.1.c Wall surfaces with visually interesting detailing, textures and colors

C.2.1 Clearly define a primary entrance and orient it toward the street.

C.3.2 If contextually appropriate, upper floor windows should reference established patterns of adjacent and nearby buildings in size, shape, and spacing by aligning sills and headers and using similar window

proportions.

C.6.2 Locate and sufficiently screen mechanical systems to minimize or eliminate noise impacts on adjacent sites and buildings.

C.7.3 Incorporate building elements that allow for natural environmental control. Suggested strategies include: 1) Operable windows for natural ventilation 2) Rotating doors or wind locks at high volume entries 3) Interior or exterior light shelves/solar screens above south facing windows

Kerrytown Character District

Kerrytown defines the downtown's northern edge and is the transition from commercial to residential as one moves to the east, north and west – away from the downtown. Two and three story Italianate masonry multi-use buildings with zero lot lines give way to late-19th and early-20th century wood-framed housing.

Many think of Kerrytown as home to several Ann Arbor "institutions" in the form of eateries, markets and entertainment venues. It is a lively district by day anchored by a stable retail presence, ample pedestrian elbow room and a variety of vehicular parking options. Kerrytown is a place locals like to frequent.

In the evening Kerrytown becomes more quiet. While Community High School and the Ann Arbor Farmer's Market provide vitality by day the use of each site recedes to parking at night. Evening activity in Kerrytown is limited to a number of well-spaced dining and entertainment venues in the core area between Detroit Street and Main Street, north of Miller Avenue.

Moving from the core of the Kerrytown Character District, with its brick-paved streets, into the surrounding neighborhoods the pedestrian amenities change. The sidewalks transition from continuous hardscape between building facades and the street curb into ribbons of walkway bordered by landscape setbacks and grassy street extensions. Trees become more prevalent with way-finding signage and lighting levels diminishing.

Reviewed and Filed