

# The Dean Ann Arbor

558 S. 5th Avenue  
Ann Arbor, MI



City Planning Commission  
Rezoning + Area Plan



# Project Team



esg







GMH COMMUNITIES™

## COMPANY OVERVIEW





GMH COMMUNITIES  
ABOUT US

GMH

GMH Communities is a dynamic real estate company specializing in the acquisition, development, and management of exceptional living communities throughout the United States. GMH has demonstrated proven expertise in identifying real estate opportunities, executing our strategic approach and driving returns. We offer creativity that looks beyond standard formulas to devise innovative concepts and workable solutions.

Since 1985 this philosophy has led to tremendous growth for GMH resulting in the investment in over 300 properties representing more than \$8.5 billion of gross asset value across all major property types. Through a commitment to hands-on management and direct senior staff involvement through every investment, we have consistently built success for our partners and clients. GMH is driven to perform, approaching all endeavors with enthusiasm and energy that sparks extraordinary results.

  
**\$8.5 BILLION+**  
In Transactions and Counting

  
**245**  
Multifamily Properties

  
**41,000+**  
Multifamily Units

  
**91,000+**  
Student Housing Beds

Mission

Our mission is to create communities through exceptional service to one another, our clients and the industry.

Vision

We're invested in strategic growth through loyalty, dynamic leadership and outstanding service.

  
Growth

  
Innovation

  
Experience

  
Family

OUR COMPANY  
AT A GLANCE

MULTIFACETED, FULL SERVICE FIRM

SUBSTANTIAL BALANCE SHEET

37+ YEAR PROVEN TRACK RECORD

DEEP INDUSTRY RELATIONSHIPS

TENURED EXECUTIVE TEAM

ENTREPRENEURIAL APPROACH/ INSTITUTIONAL DISCIPLINE

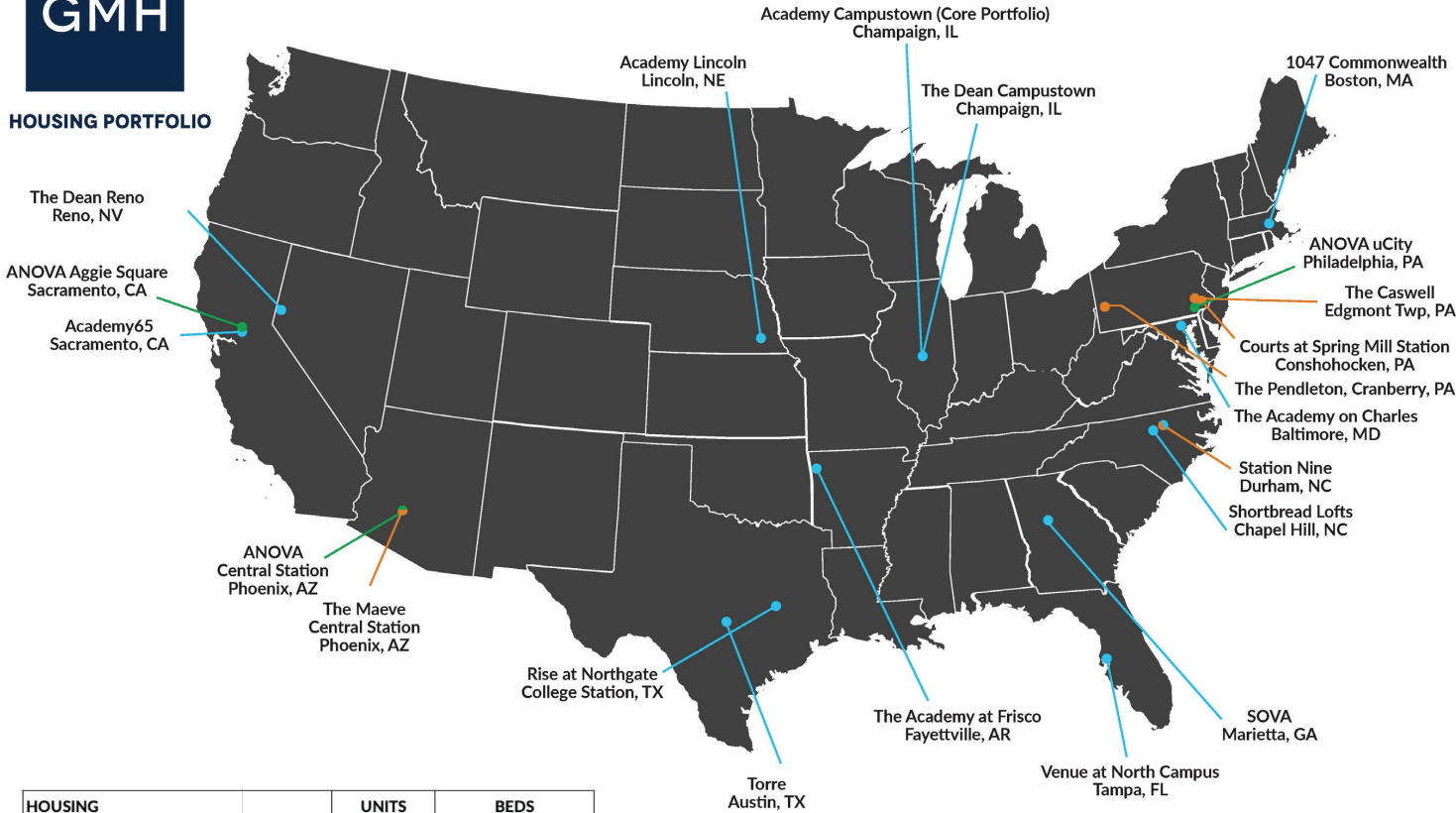
MARKET & OPERATIONAL EXPERTISE







HOUSING PORTFOLIO



HOUSING		UNITS	BEDS
Residential (Conventional) Housing Owned and Managed		1,639	
Innovative Living Owned and Managed		1,086	
Student Housing Owned and Managed			6,903
TOTAL	24	2,725	6,903

13 States

- Conventional Housing (owned and managed)
- Student Housing (owned and managed)
- Innovative Living (owned and managed)

GMH COMMUNITIES  
UNIVERSITIES AND/OR HOSPITAL SYSTEMS







# esg

ARCHITECTURE & DESIGN

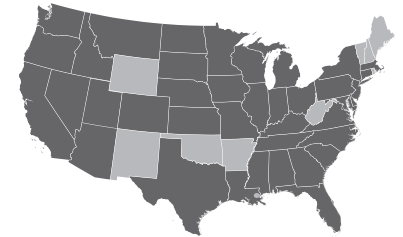
# 40

YEARS IN BUSINESS



## RESIDENTIAL

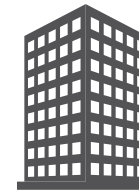
Multi-Housing  
Student Housing  
Senior Housing



LICENSED IN  
OVER 40 STATES

## SERVICES

Master Planning  
Architecture  
Interior Design  
Construction Administration  
Zoning & Entitlement  
FF&E Design & Specs



## WORKPLACE

Creative Workplace  
Science & Tech  
Corporate Office  
Tenant Improvement



# 100

## EMPLOYEES

Architects  
Interior Designers  
Graphic Designers  
Drafters  
Spec Writers  
Construction Admins.



HEADQUARTERED IN  
MINNEAPOLIS



## HOSPITALITY

Hotel  
Restaurant  
Retail/Spa



ADOPTER OF THE  

# 2030

## CHALLENGE

*architecture2030.org*  
Advocating for lasting  
ecological balance





## Summary

DWELLING UNITS: 220

HEIGHT: 161 FT

DESIGN STANDARDS:

PROJECT ADHERING TO  
DOWNTOWN DEVELOPMENT  
STANDARDS \*\*

SETBACKS:

10 FT ABUTTING RESIDENTIAL-  
ZONED PROPERTY \*\*\*

\*180 FT ALLOWED

\*\*SITE OUTSIDE DOWNTOWN DEVELOPMENT DISTRICT

\*\*\*0 FT REQUIRED AT SIDE AND REAR

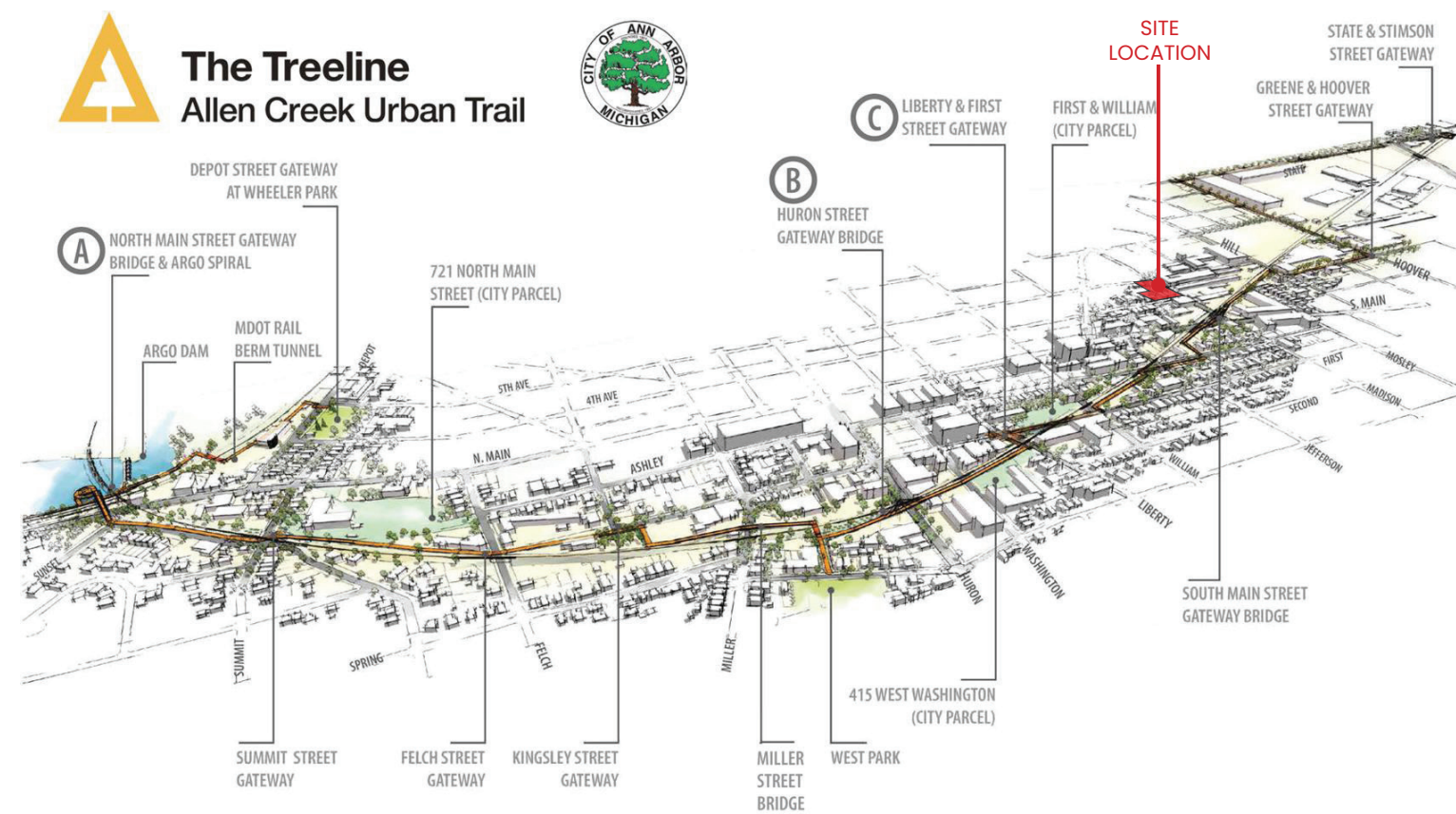
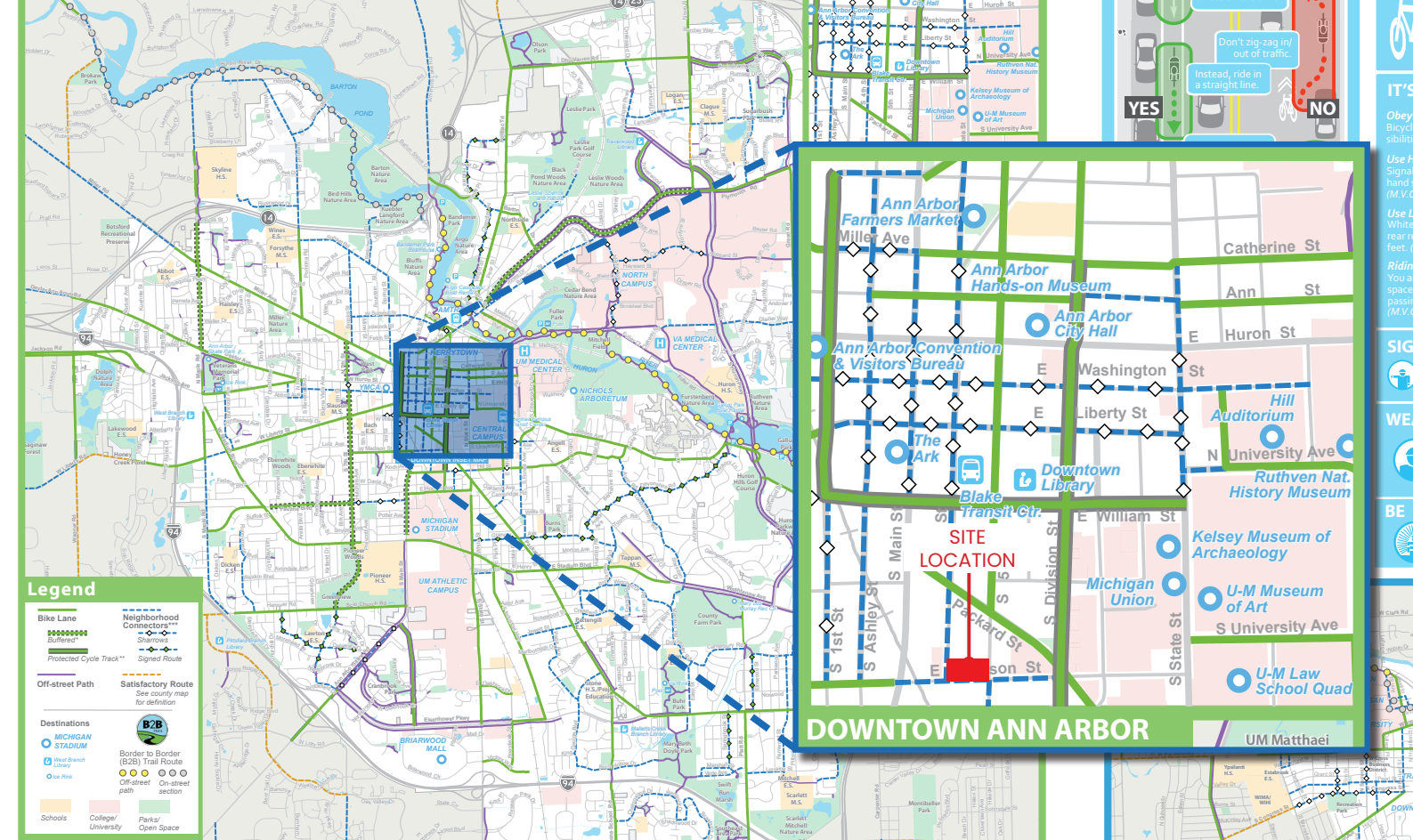




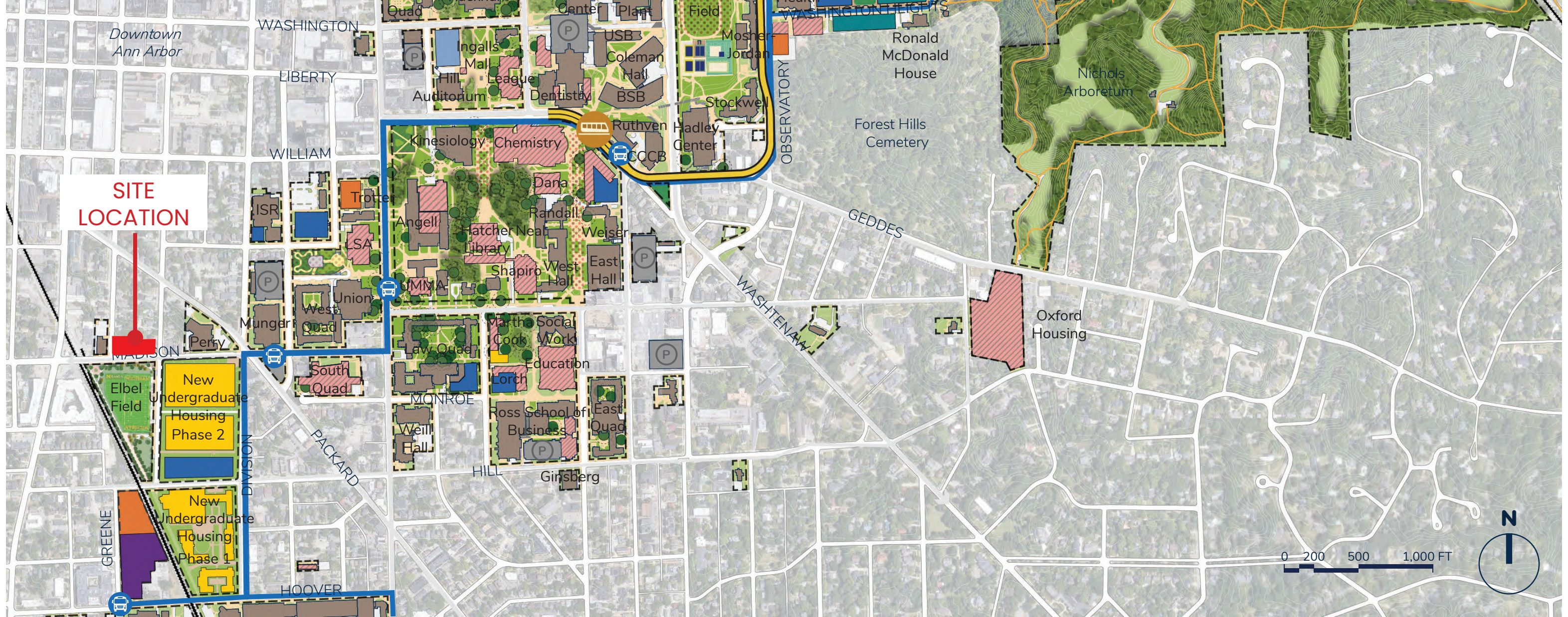












## EXISTING

- U-M PROPERTY
- EXISTING BUILDINGS
- SURFACE PARKING
- P STRUCTURED PARKING
- SIGNIFICANT TREE
- PLAZA

## PROPOSED DEVELOPMENT ZONES

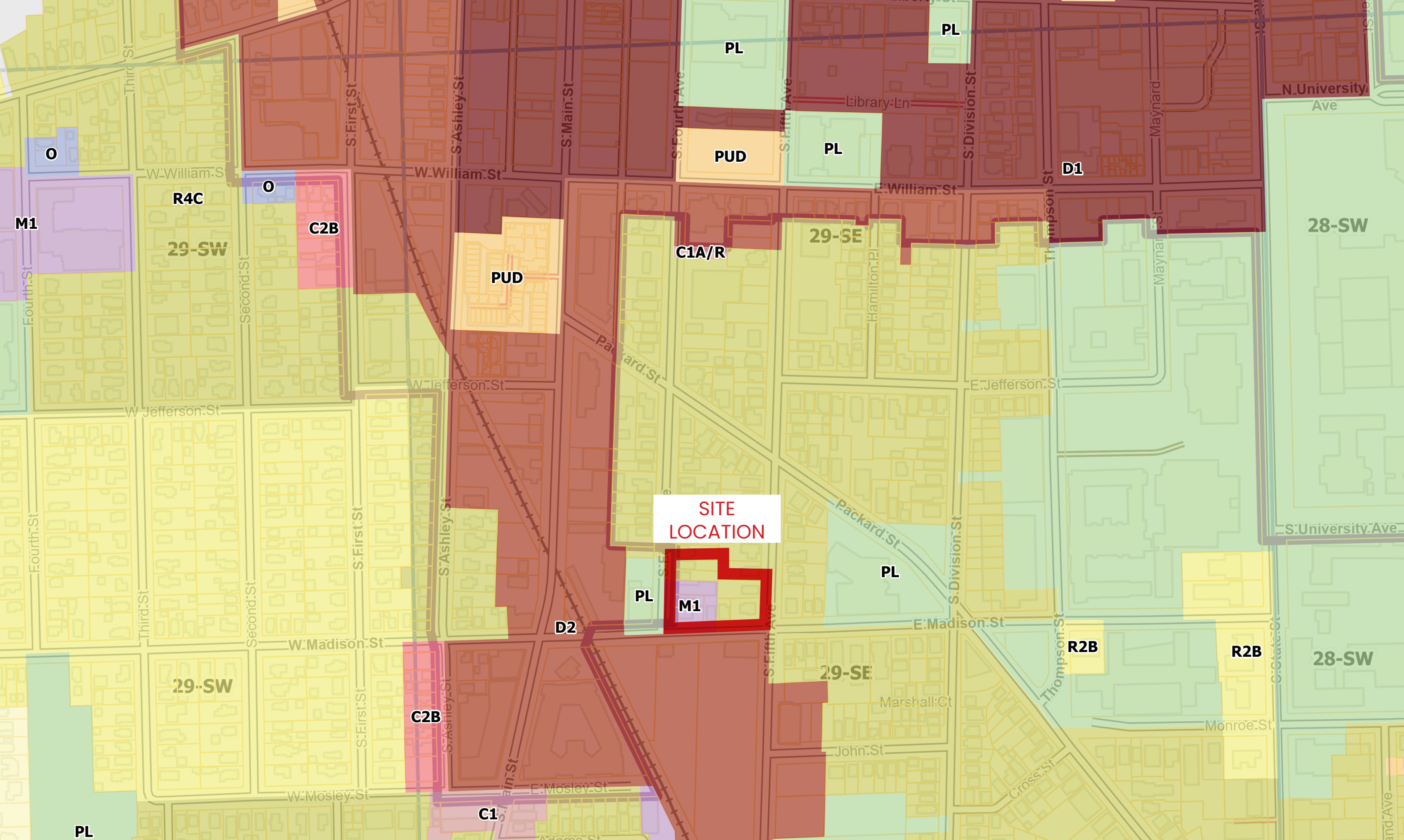
- ACADEMIC
- UNDERGRADUATE HOUSING
- GRADUATE HOUSING
- MEDICAL / RESEARCH
- CLINICAL
- MIXED-USE
- MULTIDISCIPLINARY RESEARCH
- AMENITY

- CHILDCARE
- INDOOR RECREATION
- ARTS DISTRICT
- SUPPORT
- PROPOSED GREEN
- POTENTIAL RENOVATION
- DEMOLITION

## UTILITIES / INFRASTRUCTURE MOBILITY

- GEOTHERMAL FIELD
- GEOTHERMAL FACILITY
- ATS STOP
- BUS RAPID TRANSIT STOP
- BUS RAPID TRANSIT
- ATS CONNECTOR
- PEDESTRIAN PATH
- PEDESTRIAN BRIDGE
- PEDESTRIAN UNDERPASS





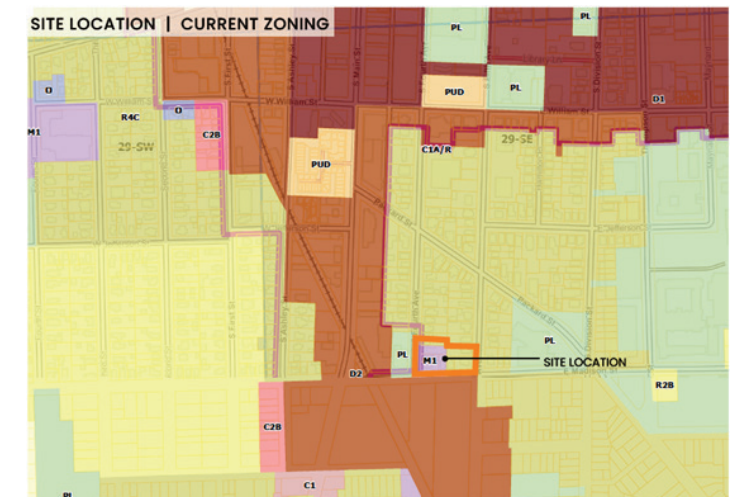


# Benefits of Rezoning the Site to D1

- Located within the ‘**Hub District**’ of the Master Plan, D1 better aligns with the intent of this Future Land Use district
- Concentrates residential development along existing transit routes
- Promotes walking, biking, and transit at this location
- Replaces the outdated M-1 Limited Industrial District (40% of the site)
- Removes residential structures within the Allen Creek Floodplain
- Reduces the number of curb cuts
- Higher density housing abutting UofM campus for students



Transit Routes Near Site





# Transportation Impacts

- Located within a walkable zone to encourage pedestrian, bicycle, and transit use; decreased reliance on autos
- Located along 2 transit routes
- Interconnected with bike lanes
- Conduct sidewalk enhancements
- Add extensive bike parking



S 5<sup>th</sup> Ave & Madison St viewing the SE corner of the proposed project site



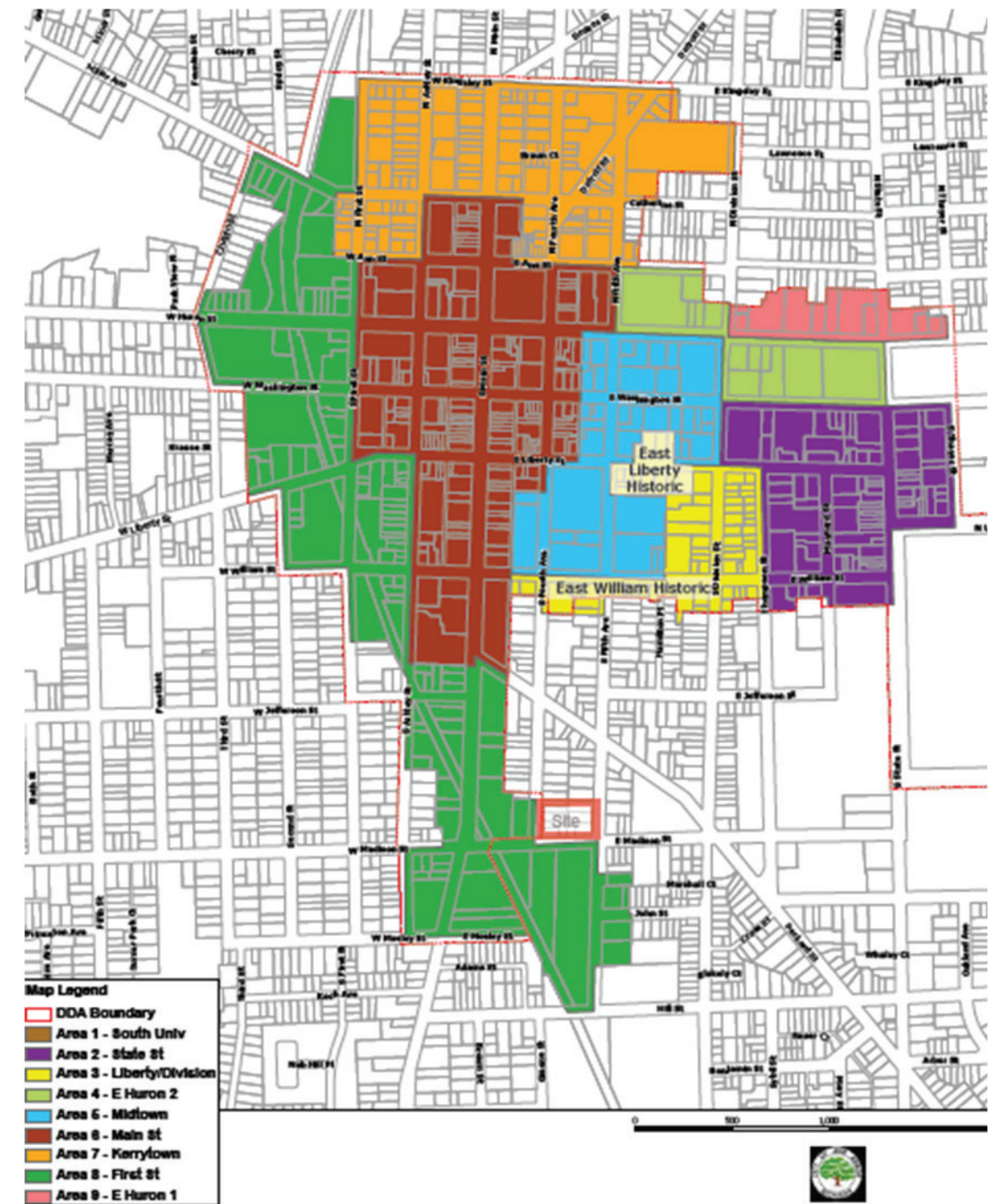
On-street bicycle lane on S 5<sup>th</sup> Avenue



# Midtown Overlay

Proposed site aligns with the Midtown Overlay district for its aim to:

- Accommodates higher density residential
- Have active, strongly defined street frontages
- Include open space





The proposed Dean Ann Arbor project offers numerous sustainability benefits, as outlined below.

### Housing

- Meeting Housing Needs Through Increased Density to Reduce Sprawl

### Transportation

- Significant Multi-Modal Transport Opportunities
- Reduced Vehicular Miles Traveled
- Project's Density Supports the Land Use & Transportation Goals

### Natural Features

- Stormwater Management
- Use of Native Plants and Pollinators
- Enhanced Landscaping
- Enhanced Public Realm

### Sustainability

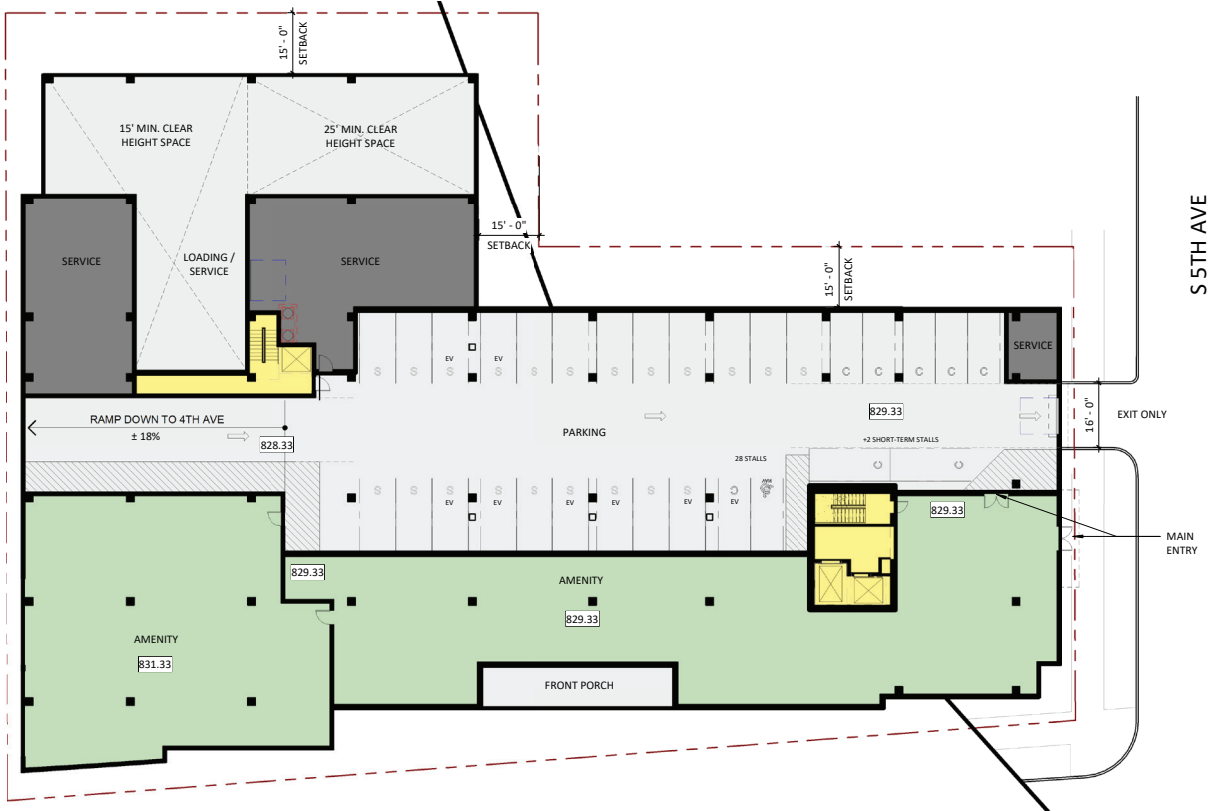
- All Electric Building
- Energy Efficient Design
- Water Efficiency







Ground Level at West (4th)



Level 1, Street Level at East (5th)





# Conceptual Design Renderings





























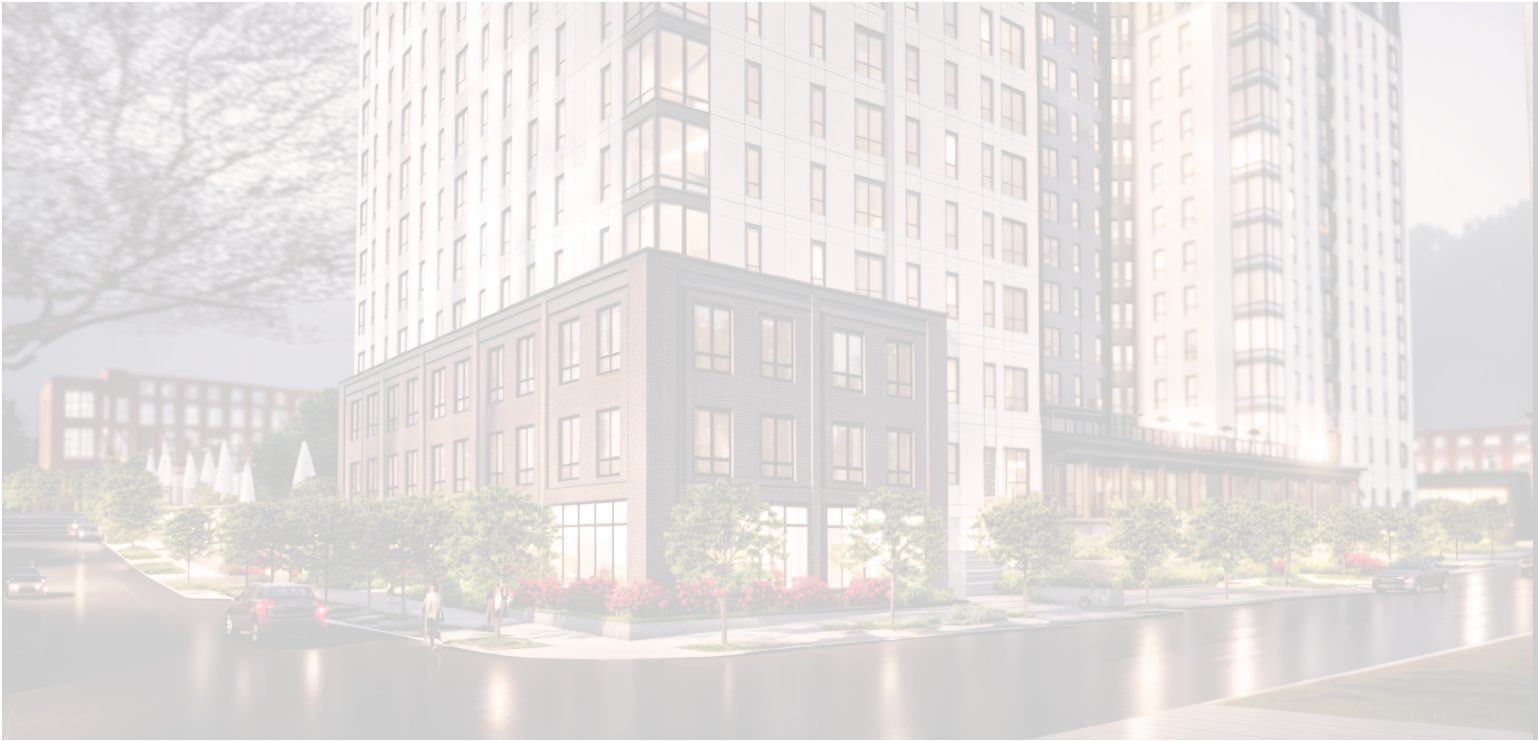









Thank you.  
Questions?





An architectural rendering of a modern building with a landscaped courtyard. The building features large glass windows and a brick facade. In the foreground, there is a wide, light-colored concrete walkway. To the right of the walkway is a raised garden bed with a grey brick wall, containing various plants including tall grasses, a large green bush, and a flowering plant with white blossoms. In the background, several people are walking on the path, and a body of water is visible on the left side.

Thank you.  
Questions?

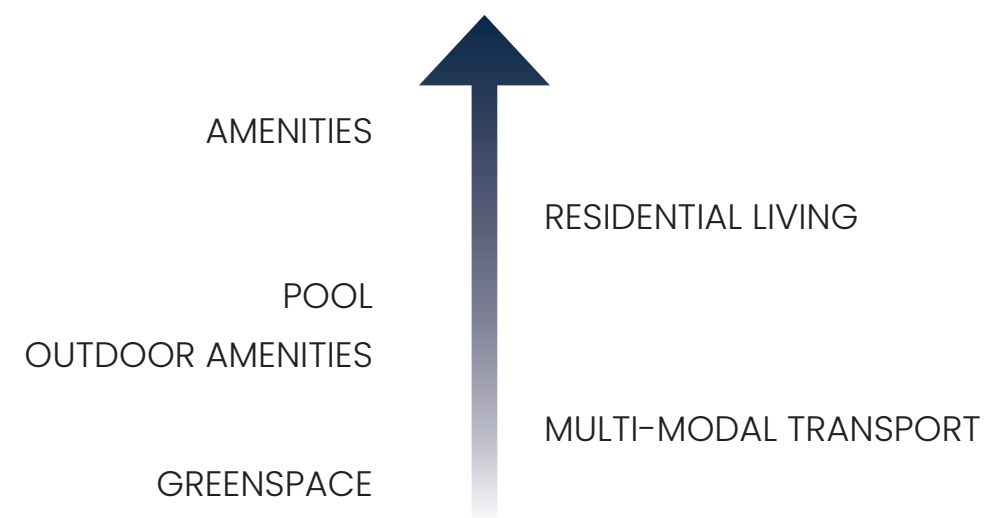
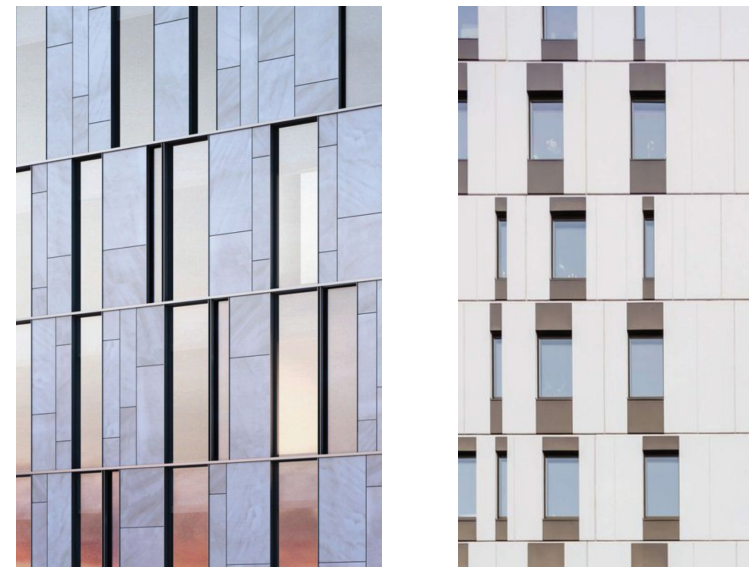


# SUPPLEMENTAL MATERIALS









SOCIAL INTERFACE

MOVEMENT AND OVERLAP

NEIGHBORHOOD OF CONNECTION



Located on E. Madison Street between 4th and 5th Avenues in Ann Arbor, this 12-story student housing project reinterprets the residential neighborhood's **layered history** and **finely-grained fabric** into a new vertical composition—one that honors the past while confidently stepping into the future.

The building acts as a **tapestry of textures, materials, and setbacks**, weaving together the neighborhoods walkable intimacy with the density and vibrancy needed to serve the University of Michigan's evolving student body. At its base, the building is deeply human-scaled: a **highly active, transparent base** supports pedestrian and bike traffic, framed by landscape buffers and materials that resonate with the neighborhood's palette—brick, wood tones, and tactility.

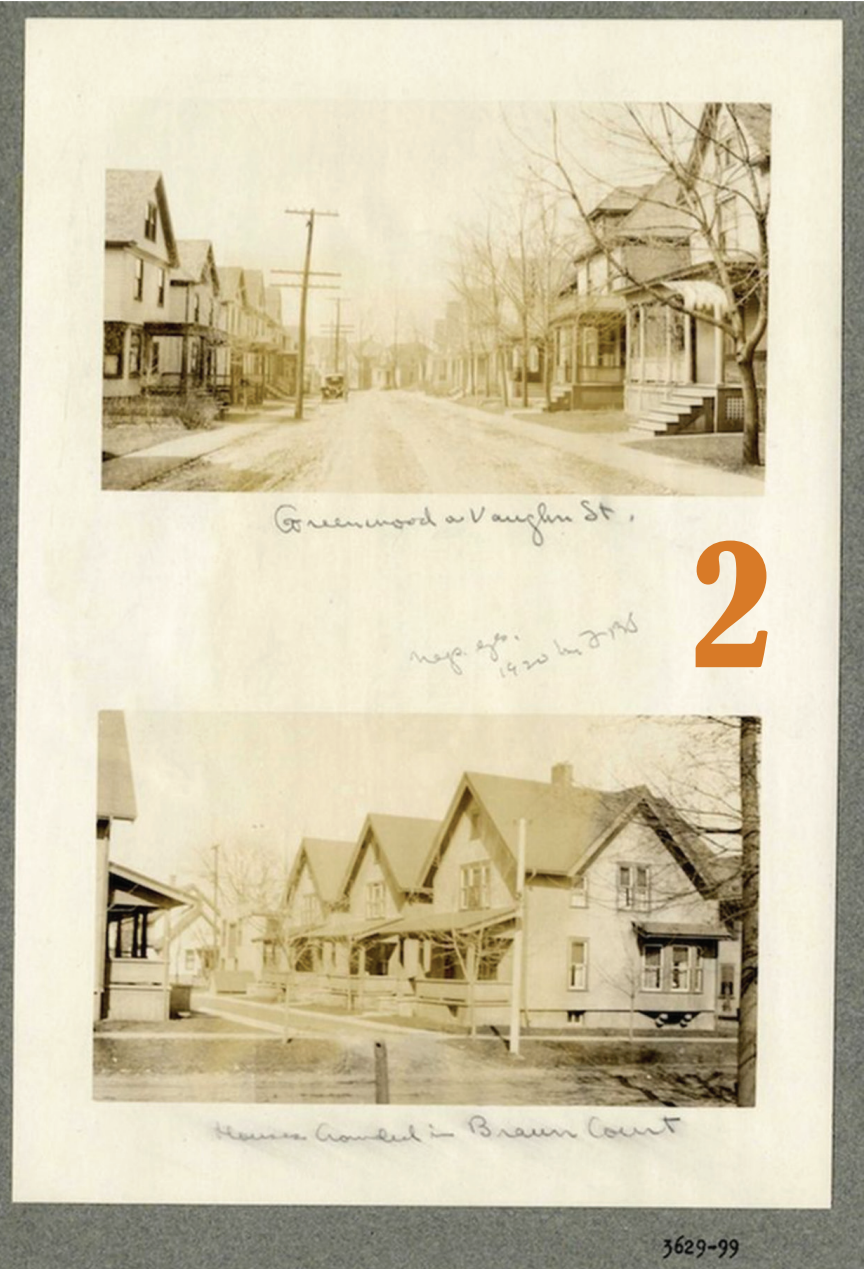
The massing tactfully **responds to context**. Along E. Madison, the podium aligns in height and rhythm with adjacent commercial buildings, using articulated setbacks and horizontal breaks to mitigate the scale. The residential side setbacks soften the interface between existing and new, and create visual relief, encouraging **community**, views, and biophilic experiences. The building's vertical elements reference the rhythm of the neighborhood's narrow lots and homes, giving the tall structure an unexpected familiarity.

This is not simply student housing - it's a forward-thinking, **neighborhood-conscious** community hub that respects the street, the city, and the people who live and learn within it.

MICHIGAN MARCHING BAND PRACTICE FIELD



VIEW OF PROPOSED FACILITY LOOKING NORTH











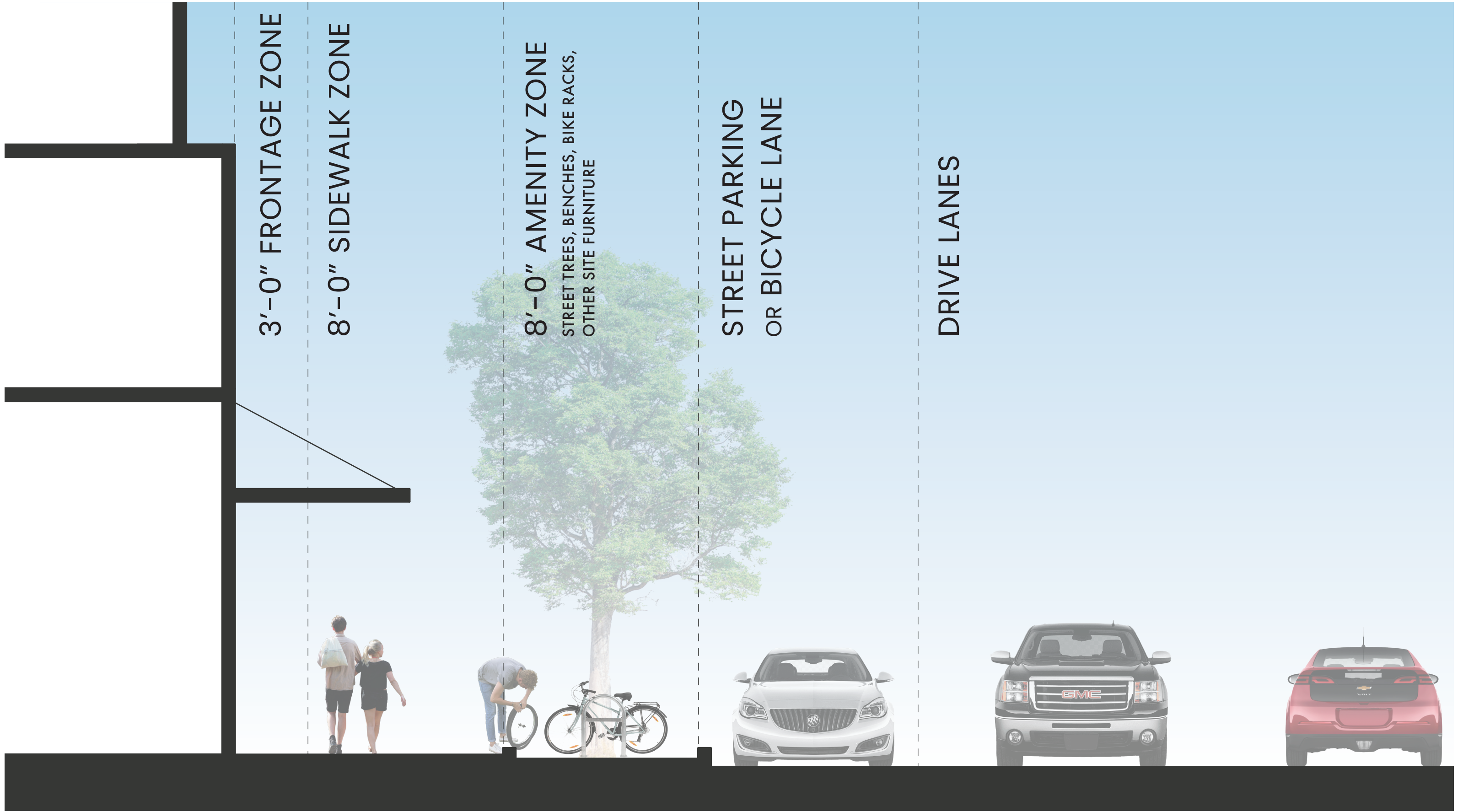




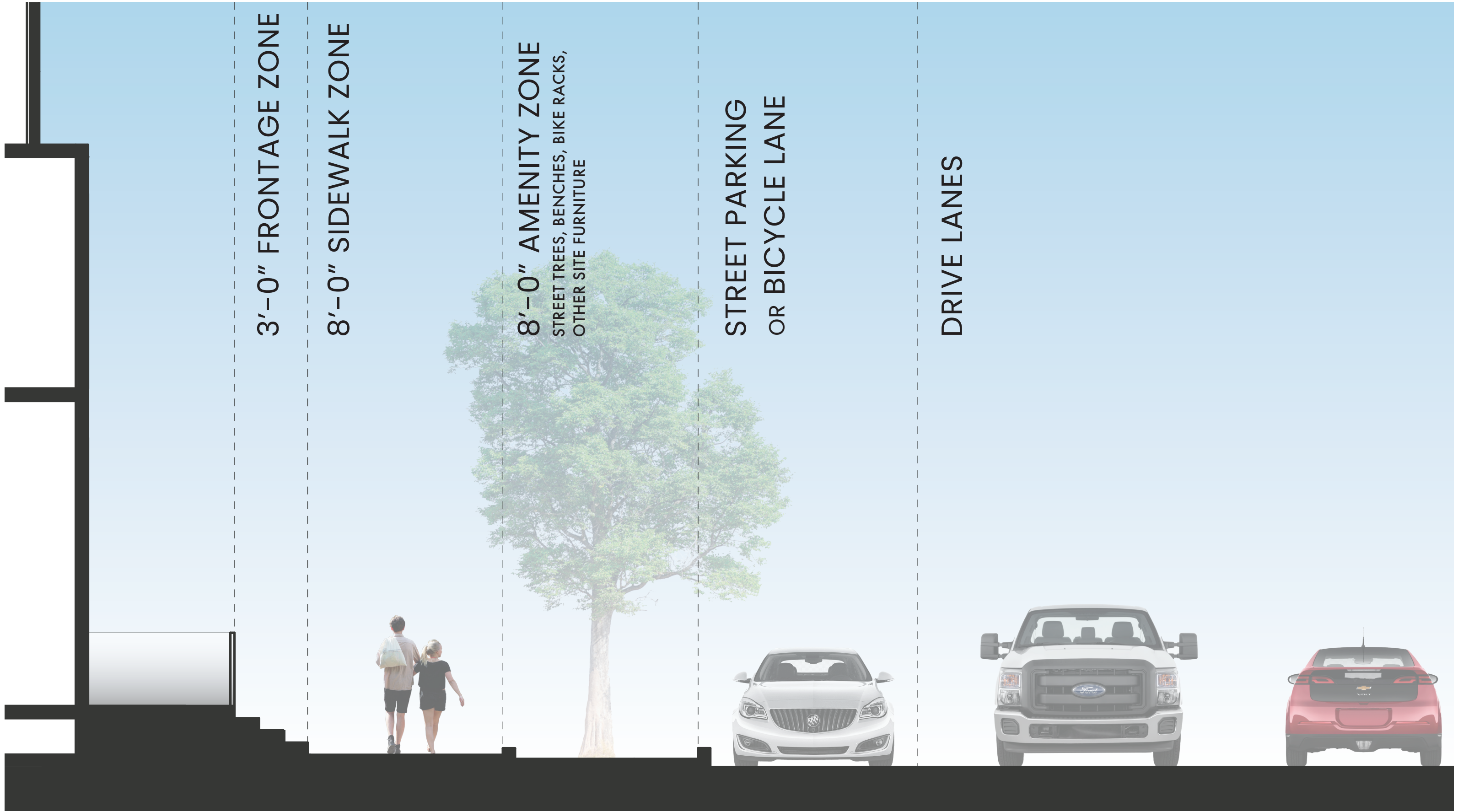














SITE			
Article: II	Section: 5.12.6	Page: 20	D1 Zone
Article: II	Section: 5.14.1	Page: 25	Overlay District
Article: II	Section: 5.14.2	Page: 27	Floodplane Management Overlay
Article: III	Section: 5.15.1	Page: 35	Primary Use Table
Article: IV	Section: 5.17.4	Page: 79	Dimensional Standards
DATA	CURRENT ORDINANCE	PROPOSED	NOTES
Zoning Class		D1	
Uses Allowed		DWELLING, MULTI-FAMILY	
Gross Site Area (Acres/SF)		+/- 0.95 AC / 41,517 SF	
Net Site Area (Minus Easements)		+/- 0.95 AC / 41,517 SF	
Easements		TBD	TBD
Total Landscaping Space Required		15' AT RESIDENTIAL-ZONED BORDERS	
Street Frontage Distance		19' FROM BACK OF CURB TO BLDG FACE	
Max. Density		none	
Max. Lot Coverage		none	
Max. Building Area		none	
Max. Floor Area		none	
Max. FAR		none	
Min. Open Space / Unit		none	
Additional Info.		CHARACTER OVERLAY DISTRICS APPLY	

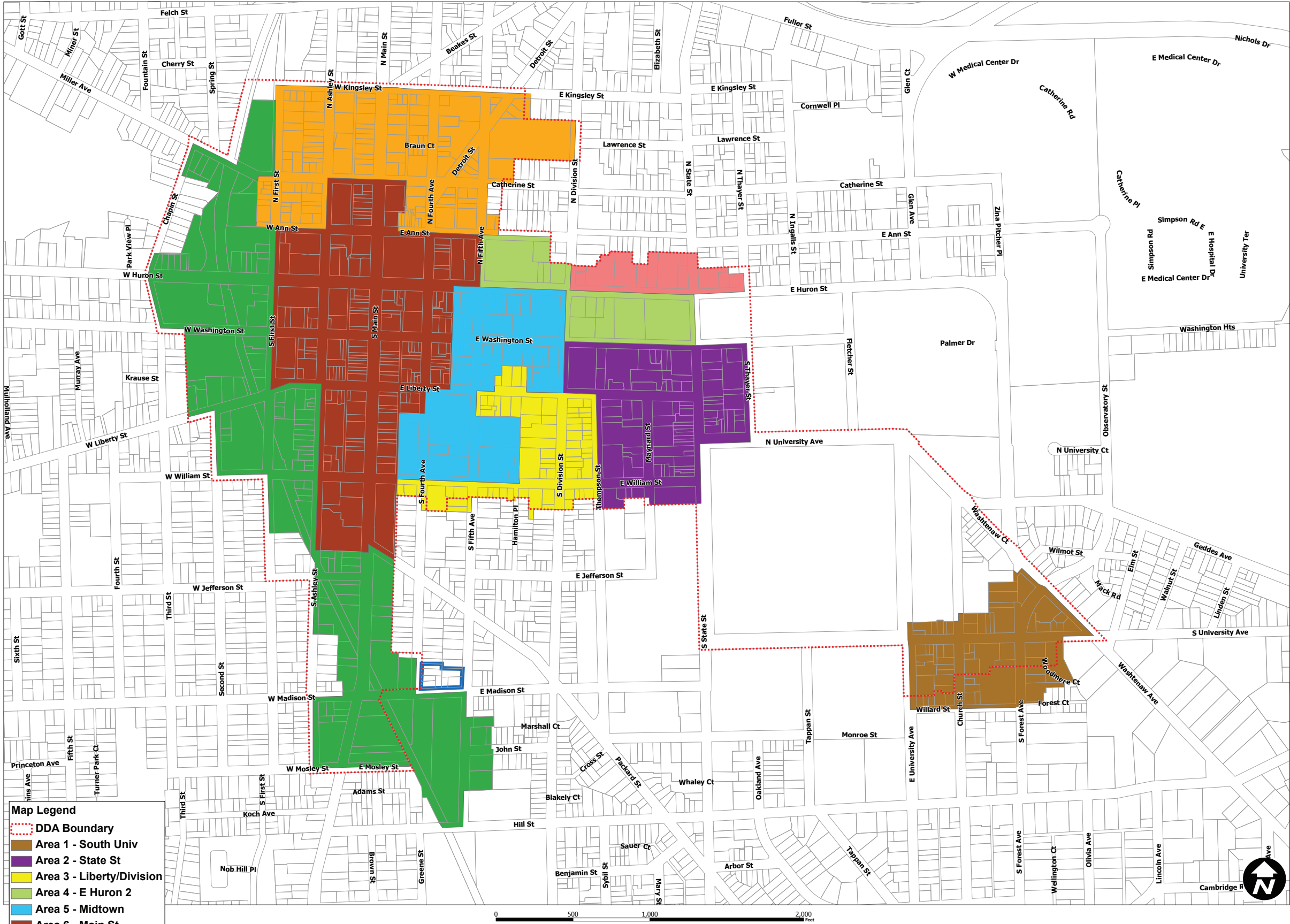


ZONING SUMMARY | D1 | MASSING + SETBACK + STEPBACK

MASSING + SETBACK + STEPBACK			
Article: IV	Section: 5.17.4	Page: 79	Dimensional Standards
Article: IV	Section: 5.17.6	Page: 83	Downtown Character Overlay Zoning Districts
Article: IV	Section: 5.17.7	Page: 85	DCO Front Setback Standards
Article: IV	Section: 5.18.1	Page: 87	Special Dimensional and Site Layout Standards
Article: IV	Section: 5.20.4	Page: 105	Residential Zoning District Buffers
SETBACKS	CURRENT ORDINANCE	PROPOSED	NOTES
Min. Height (Feet/Stories)		Min. 2 stories, 24'	Midtown Character Overlay
Max. Height (Feet/Stories)		180'	Midtown Character Overlay
Streetwall Height		Min. 2 stories, max. 4 stories	Midtown Character Overlay
Offset at top of Streetwall		5 ft average	Midtown Character Overlay
Massing Articulation		NA	
Maximum Tower Diagonal		NA	
Bldg. Setback - Front		Min. 0', max 10' at the streetwall	Secondary Street, all three street frontages
Bldg. Setback - Interior Side		NA	
Bldg. Setback - Corner Side		NA	
Bldg. Setback - Rear		15'	landscape buffer to R districts
Bldg. Setback - Easements			
Special Massing Requirements		YES	see 5.17.7C for materials and design req's



# Proposed Downtown Character Overlay Zoning Districts



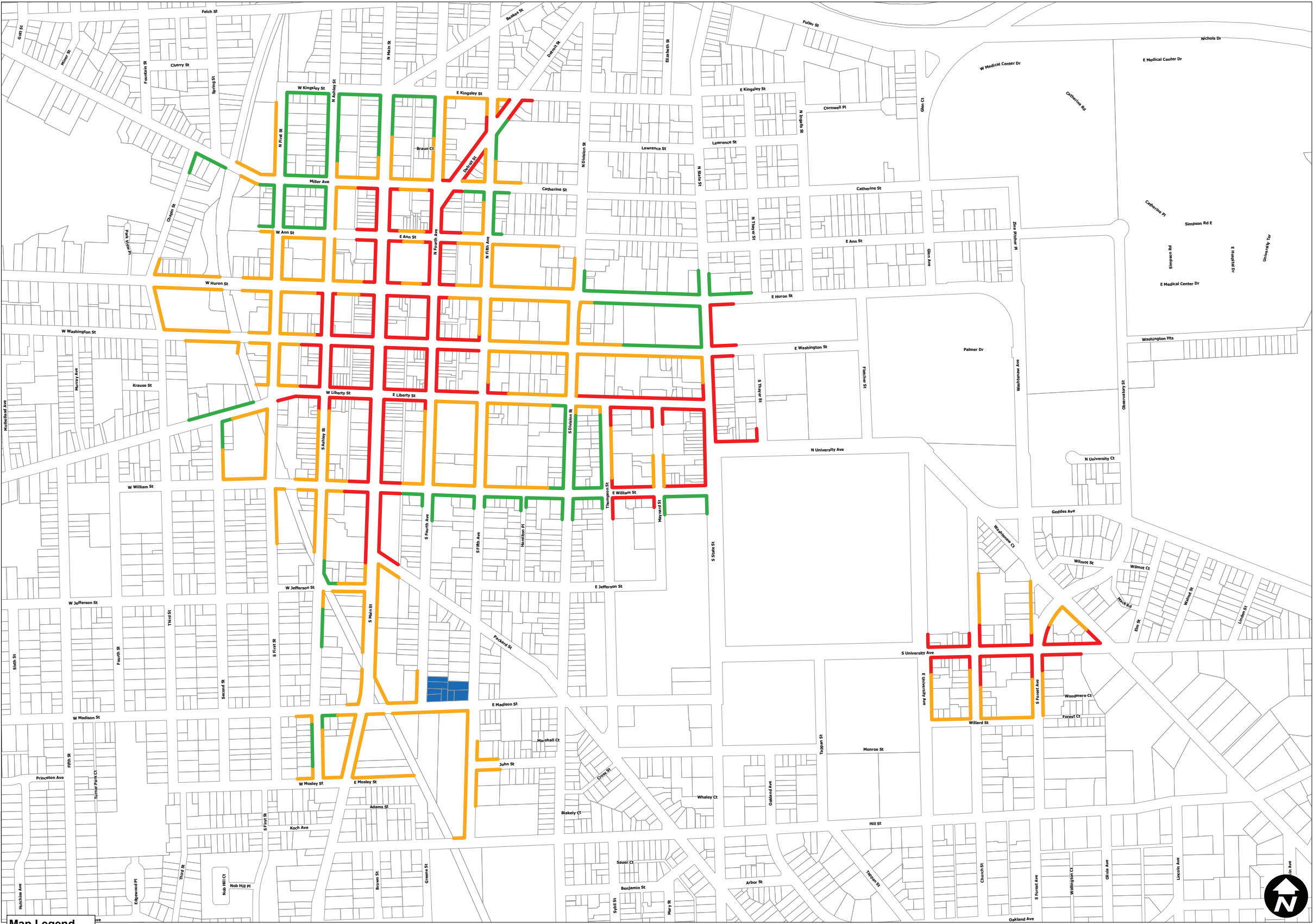
City of Ann Arbor  
Michigan  
Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

June 29th, 2009

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# Street Frontage



**Map Legend**  
**Street Frontage**  
Primary  
Secondary  
Front Yard

0 500 1,000 2,000  
Feet



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

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# Future Land Use Map

The future land use plan defines various districts that shape the city's character and function. While all districts are mixed-use, they vary in their range of uses and density. The plan prioritizes higher density in specific areas, such as along transit routes and near existing amenities, while also establishing a flexible, broad based land use structure that moves beyond reinforcing existing, often limiting policies. By applying new flexible approaches equitably across the city, the plan helps to transition and support goals. Ultimately, this dynamic approach ensures that development remains responsive to current needs and adaptable for future growth.

The plan identifies three primary districts across the city:

## Residential District

A primarily residential area with limited commercial activity that enhances walkability and access to local amenities. Provides a variety of housing options to accommodate diverse household types and income levels, while maintaining the essence of Ann Arbor's neighborhoods.

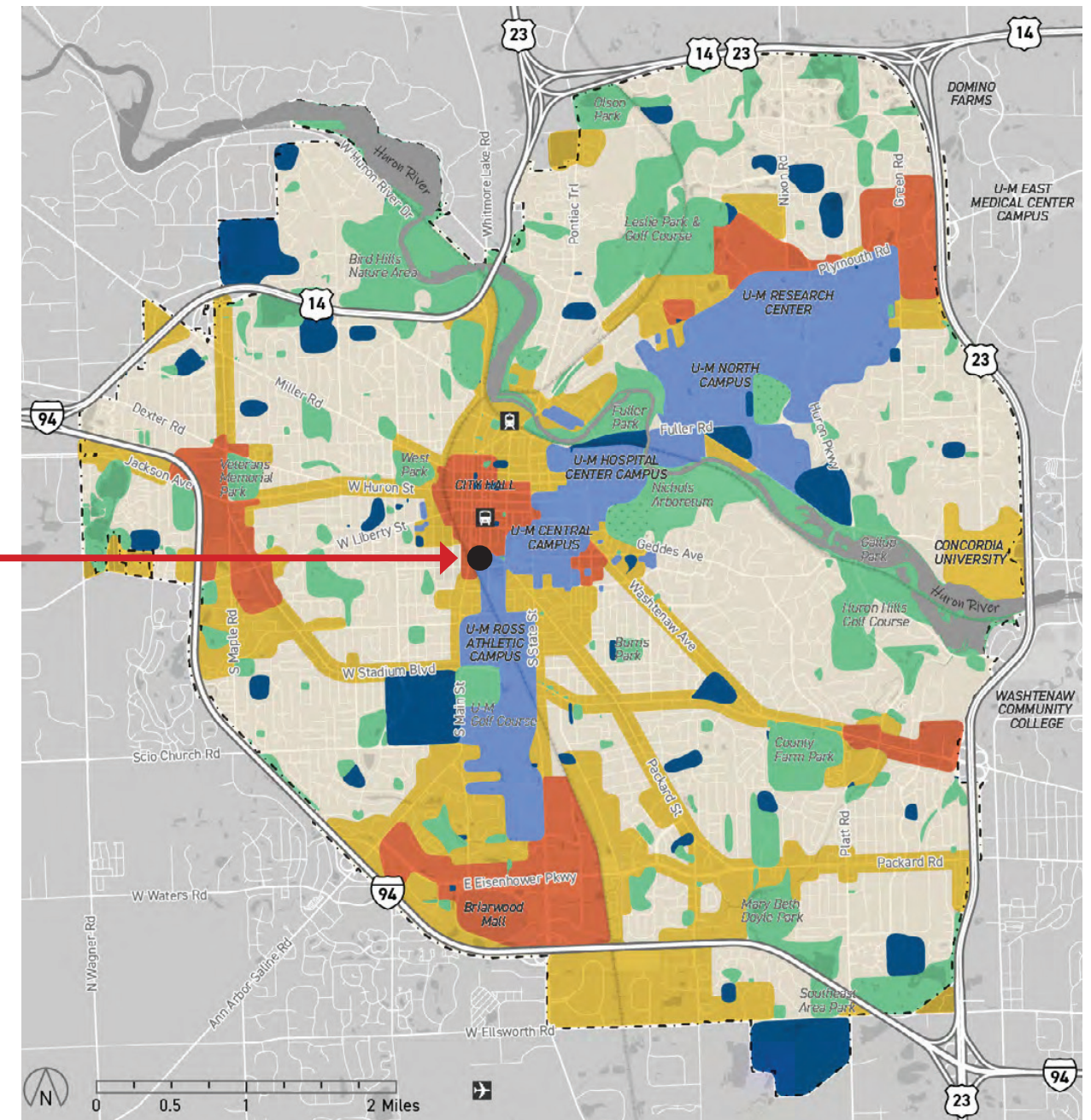
## Transition District

A mixed-use area with a flexible blend of residential, commercial and industrial employment spaces. Supports moderate to higher-density housing to enhance walkability, encourage transit use and strengthen commercial activity within key nodes and corridors.

## Hub District

An active, mixed-use area that integrates residential and commercial uses. Located around transit hubs, it supports the city's most concentrated development to maximize mobility and regional connectivity.

SITE  
LOCATION



Map  
Future  
Land Use

- Residential District
- Transition District
- Hub District
- Public (City/County/School District)
- University of Michigan
- Parks/Open Space/Recreational Facilities





MADISON AND PACKARD



MADISON BETWEEN DIVISION & 5TH



MAIN AND MADISON



MAIN AND MADISON







# COMMUNITY BENEFITS

The proposed Dean Ann Arbor project offers numerous community benefits, as outlined below. Most importantly, The project will further the City of Ann Arbor **Master Plan Objective 3**: To identify appropriate locations for compatible and well-designed multiple-family residential development, or mixed-use development, particularly near campus and downtown, and it will meet multiple strategies from the City’s **A2Zero Action Plan**; helping solve a housing shortage through a more economical and efficient use of city’s limited land resource.

## Housing

- Meeting Housing Needs Through Increased Density to Reduce Sprawl
- Increased Diversity of Housing
- Accessible Units

## Transportation

- Significant Multi-Modal Transport Opportunities
- Reduced Vehicular Miles Traveled
- Easy Access to Public Transport, Bike Lanes, Public Trails

## Natural Features

- Stormwater Management
- Native Plants and Pollinators
- Enhanced Landscaping
- Enhanced Public Realm

## Economy

- Significantly Increased Tax Base (considering recent redevelopments to the south)

## Sustainability

- All electric building
- Currently evaluating additional sustainable elements and systems for inclusion
- Energy Efficient Design
- Water Efficiency





# GMH example projects





# ACADEMY65

PROPERTY OVERVIEW  
ACADEMY65

GMH



Address  
1325 65th Street  
Sacramento, CA



Date Completed  
September 2019



Parking  
46 spaces



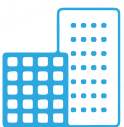
Total Development Cost  
\$37,423,000



Apartment Units  
90



Beds  
305  
(270 Bedrooms)



Net Rentable Area  
84,711 SF

University and/or  
Hospital System







THE DEAN RENO



PROPERTY OVERVIEW  
THE DEAN RENO



Address  
N Virginia Street  
Reno, Nevada



Date Completed  
July 2023



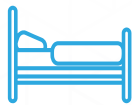
Parking  
360 spaces



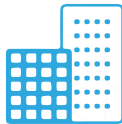
Total Development Cost  
\$119,600,000



Apartment Units  
196



Beds  
773



Net Rentable Area  
236,087 SF

University and/or  
Hospital System







# ANOVA

uCity Square

## PROPERTY OVERVIEW ANOVA uCITY SQUARE

GMH



Address  
3700 Lancaster Ave  
Philadelphia, PA



Date Completed  
December 2021



Parking  
157 spaces



Total Development Cost  
\$123,228,072



Apartment Units  
461



Beds  
504



Net Rentable Area  
256,171 SF

University and/or  
Hospital System







ANOVA AGGIE SQUARE

ANOVA  
Aggie Square

PROPERTY OVERVIEW  
ANOVA AGGIE SQUARE

GMH



Address  
2nd & Stockton  
Sacramento, CA



Date Completed  
2025



Parking  
250 spaces



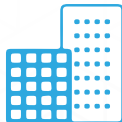
Total Development Cost  
\$93,100,000



Apartment Units  
190



Ave Unit Size  
587 SF



Net Rentable Area  
160,000 SF

University and/or  
Hospital System



Shriners  
Children's







ANOVA CENTRAL STATION

ANOVA  
CENTRAL STATION

PROPERTY OVERVIEW  
CENTRAL STATION

GMH



Address  
311 N 1st Ave  
Phoenix, AZ



Date Completed  
Spring 2025



Parking  
56 spaces



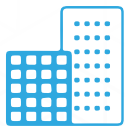
Total Development Cost  
\$130,000,000



Apartment Units  
431



Ave Unit Size  
517 SF



Net Rentable Area  
223,202 SF

University and/or  
Hospital System







THE MAEVE CENTRAL STATION

THE  
MAEVE  
CENTRAL STATION



Address  
50 W Van Buren Street  
Phoenix, AZ



Date Completed  
Spring 2025



Parking  
281 spaces



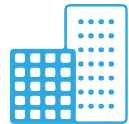
Total Development Cost  
\$155,000,000



Apartment Units  
338



Ave Unit Size  
818 SF



Net Rentable Area  
279,413 SF

University and/or  
Hospital System



City of Phoenix

PROPERTY OVERVIEW  
CENTRAL STATION

GMH



# Design Process



Located on E. Madison Street between 4th and 5th Avenues in Ann Arbor, this 12-story student housing project reinterprets the residential neighborhood's **layered history** and **finely-grained fabric** into a new vertical composition—one that honors the past while confidently stepping into the future.

The building acts as a **tapestry of textures, materials, and setbacks**, weaving together the neighborhoods walkable intimacy with the density and vibrancy needed to serve the University of Michigan's evolving student body. At its base, the building is deeply human-scaled: a **highly active, transparent base** supports pedestrian and bike traffic, framed by landscape buffers and materials that resonate with the neighborhood's palette—brick, wood tones, and tactility.

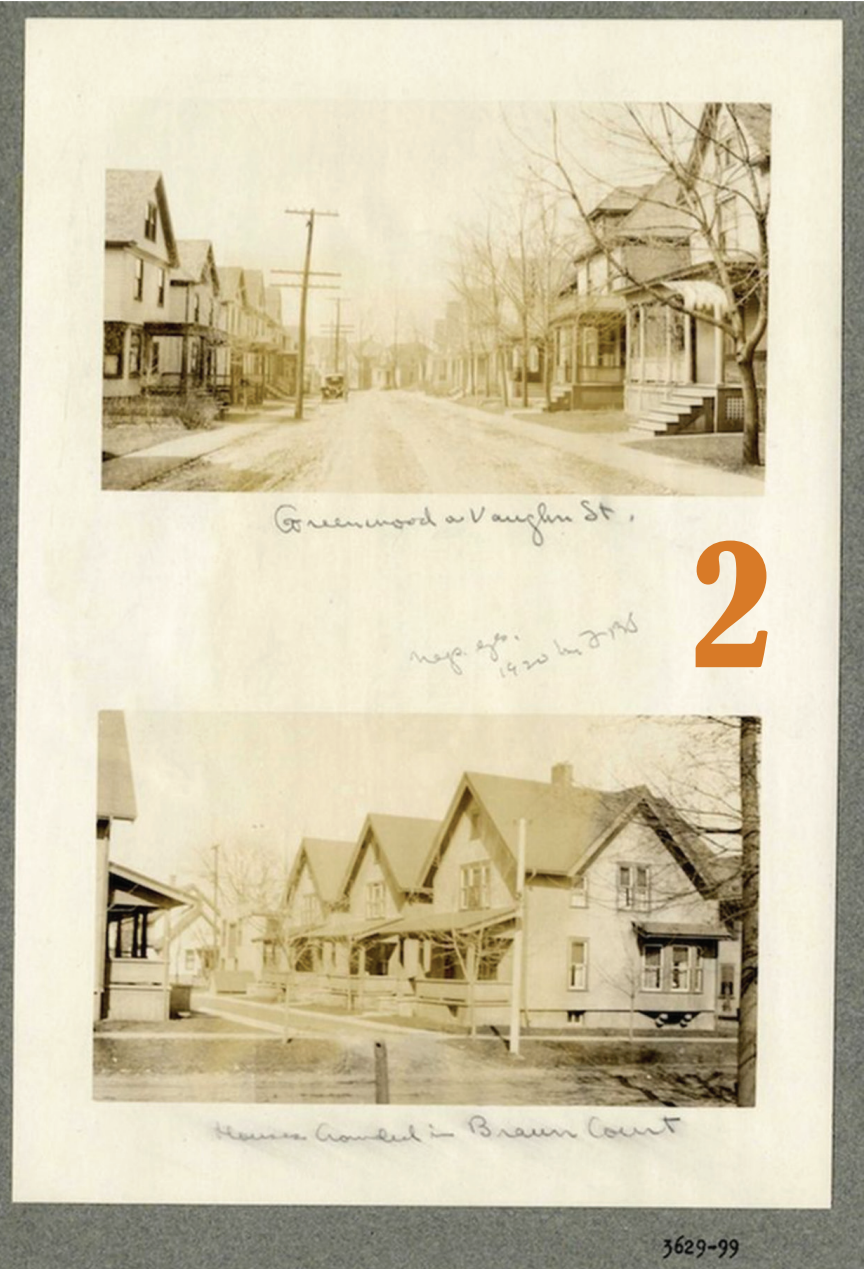
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MICHIGAN MARCHING BAND PRACTICE FIELD



VIEW OF PROPOSED FACILITY LOOKING NORTH







# DESIGN PILLAR

SOCIAL INTERFACE

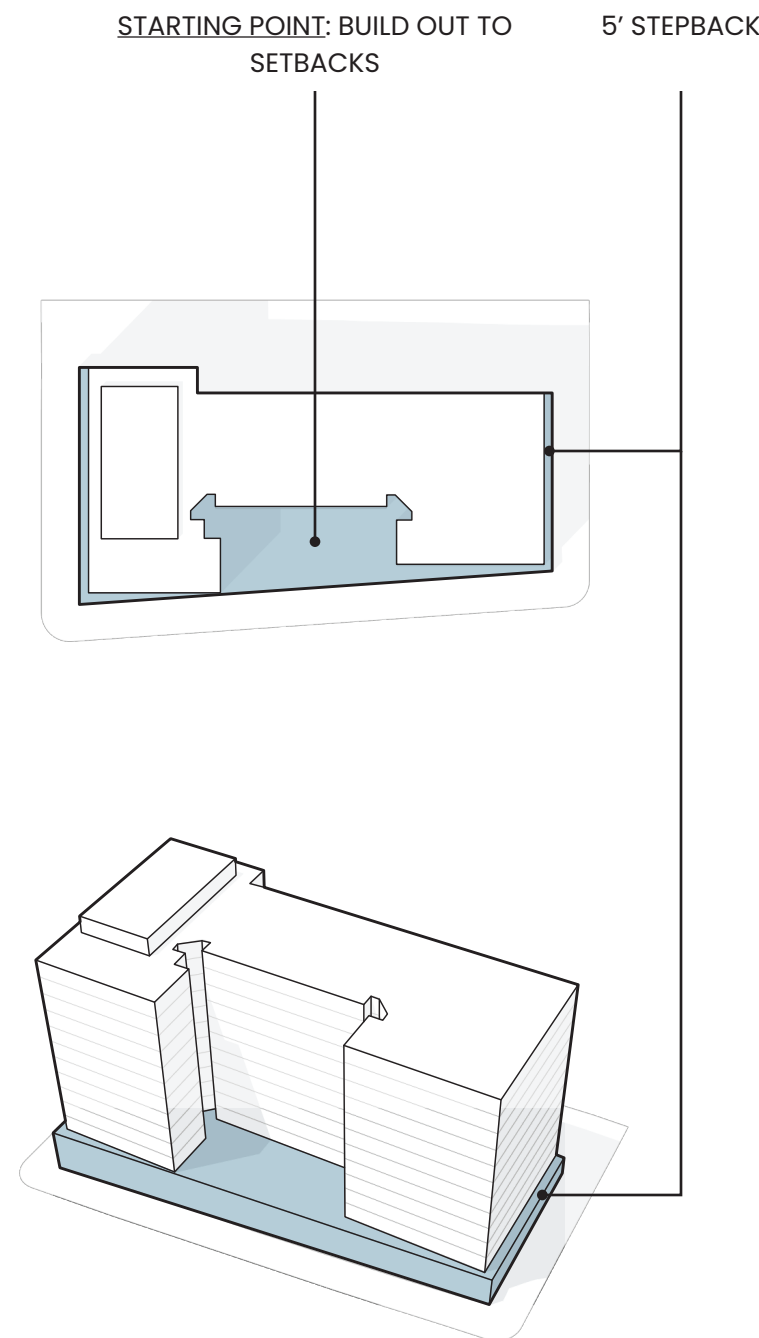
Inspired by the porches and stoops of Germantown, and the new Elbel Fields, the south facing facade at the street level encourages interaction between public and private realms.

## FRONT PORCH REFRAME

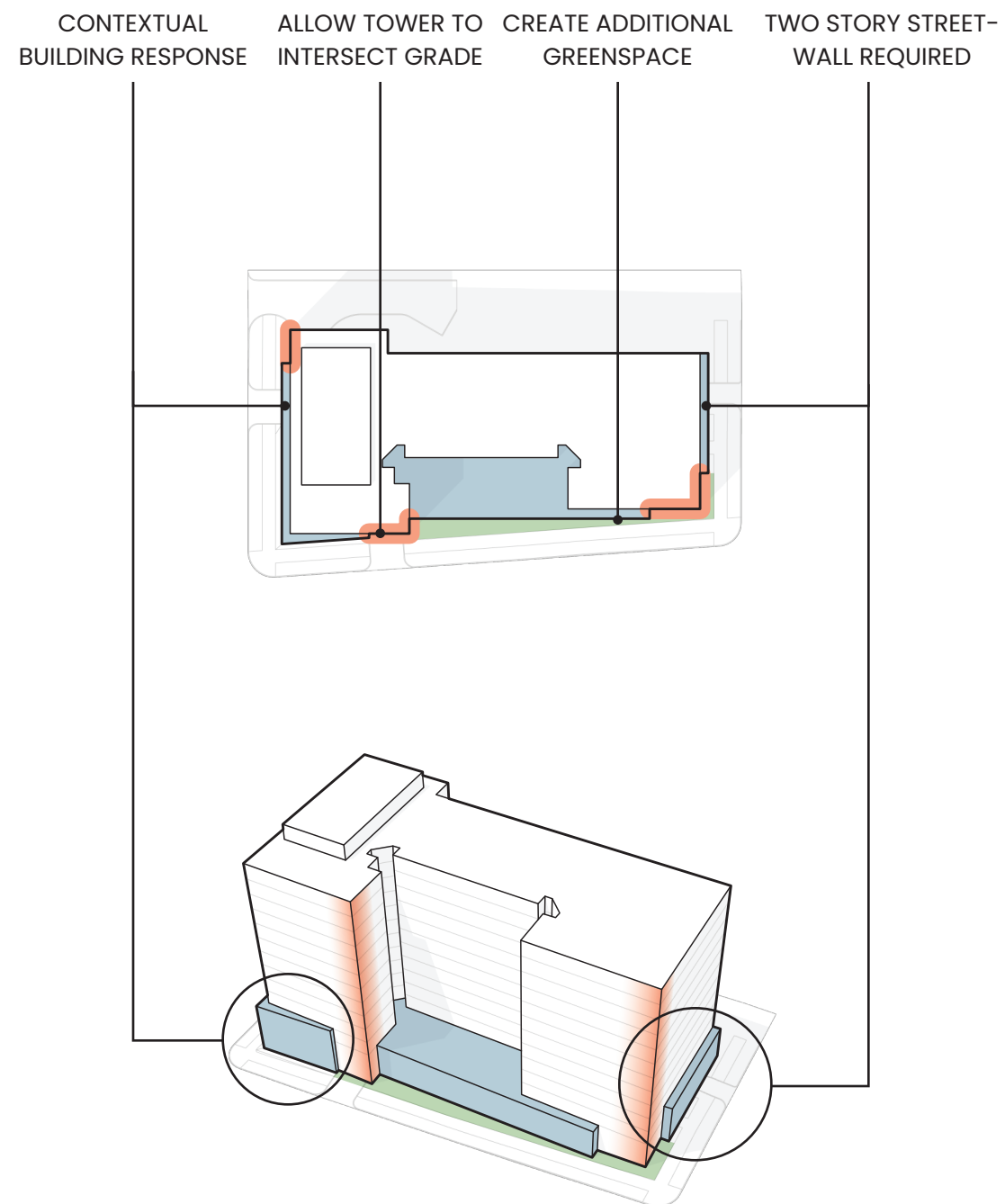
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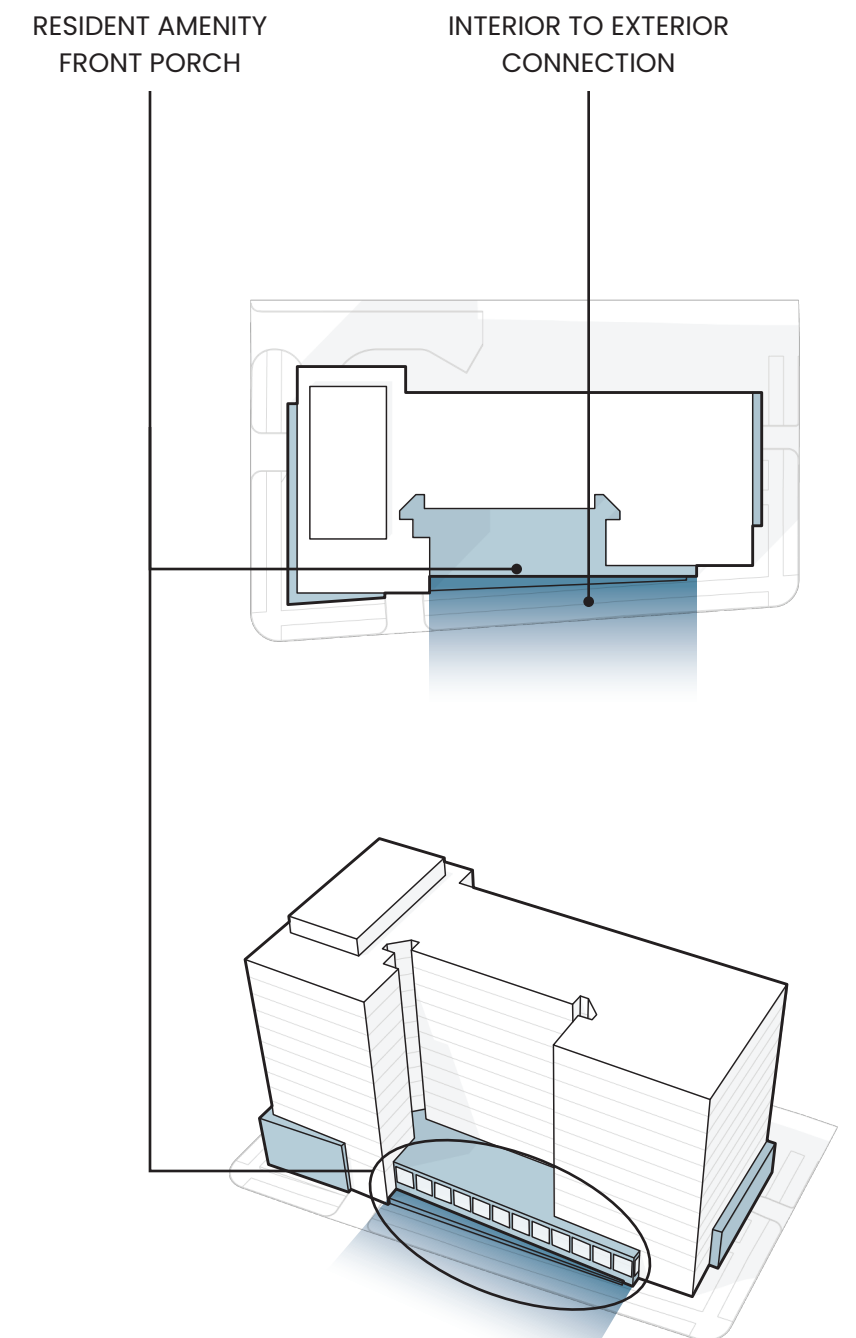




SIMPLE STARTING FORMS  
MINIMUM DESIGN

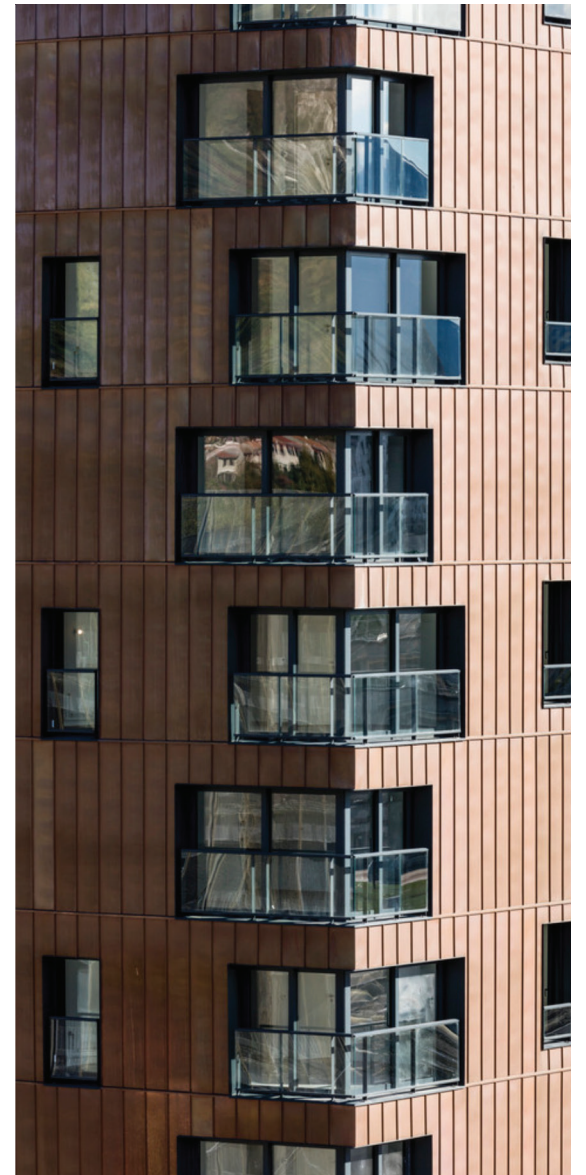
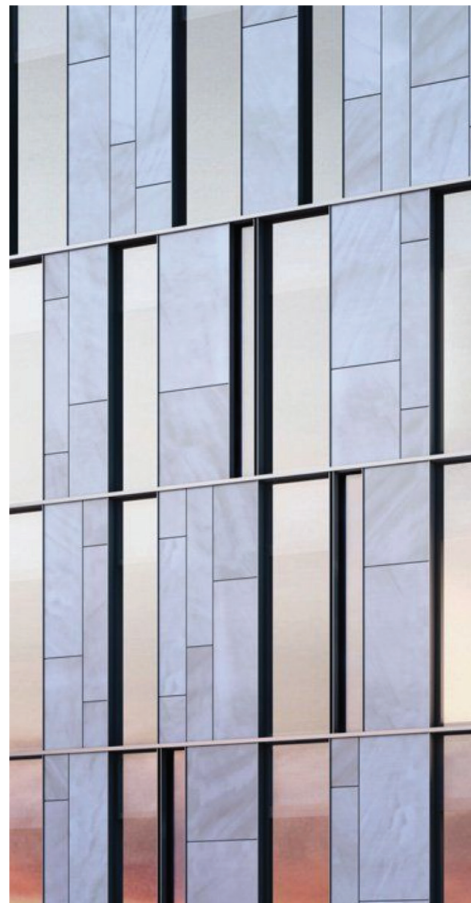


WEAVE AND OVERLAP:  
URBAN RESONSE



FRONT PORCH CONCEPT  
CONNECTION SOUTH TO ELBEL





## DESIGN PILLAR

### MOVEMENT AND OVERLAP

Referencing the neighborhood's material richness and architectural rhythm, the facade is a woven composition of old and new.

# 2

## WOVEN FACADE



HIERARCHY OF  
TOWER FORMS

A: BASE

B: CORNER FORMS

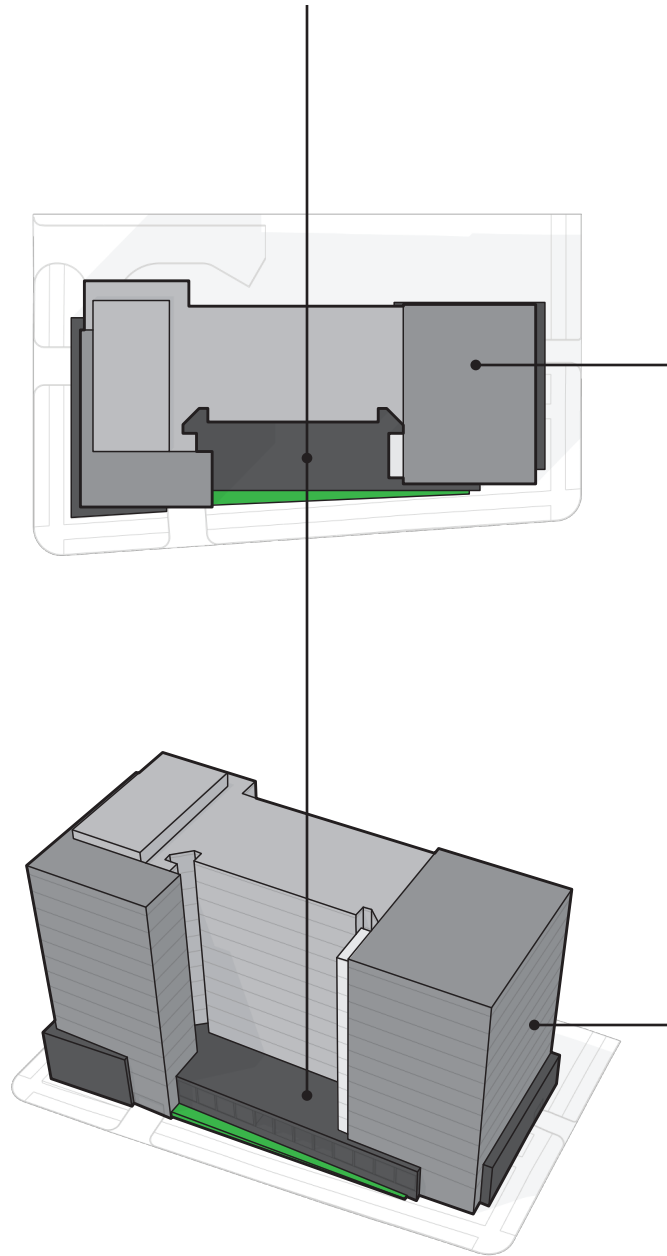
OPPORTUNITY FOR  
SCREENING INTEGRATION

C: CENTER FORM

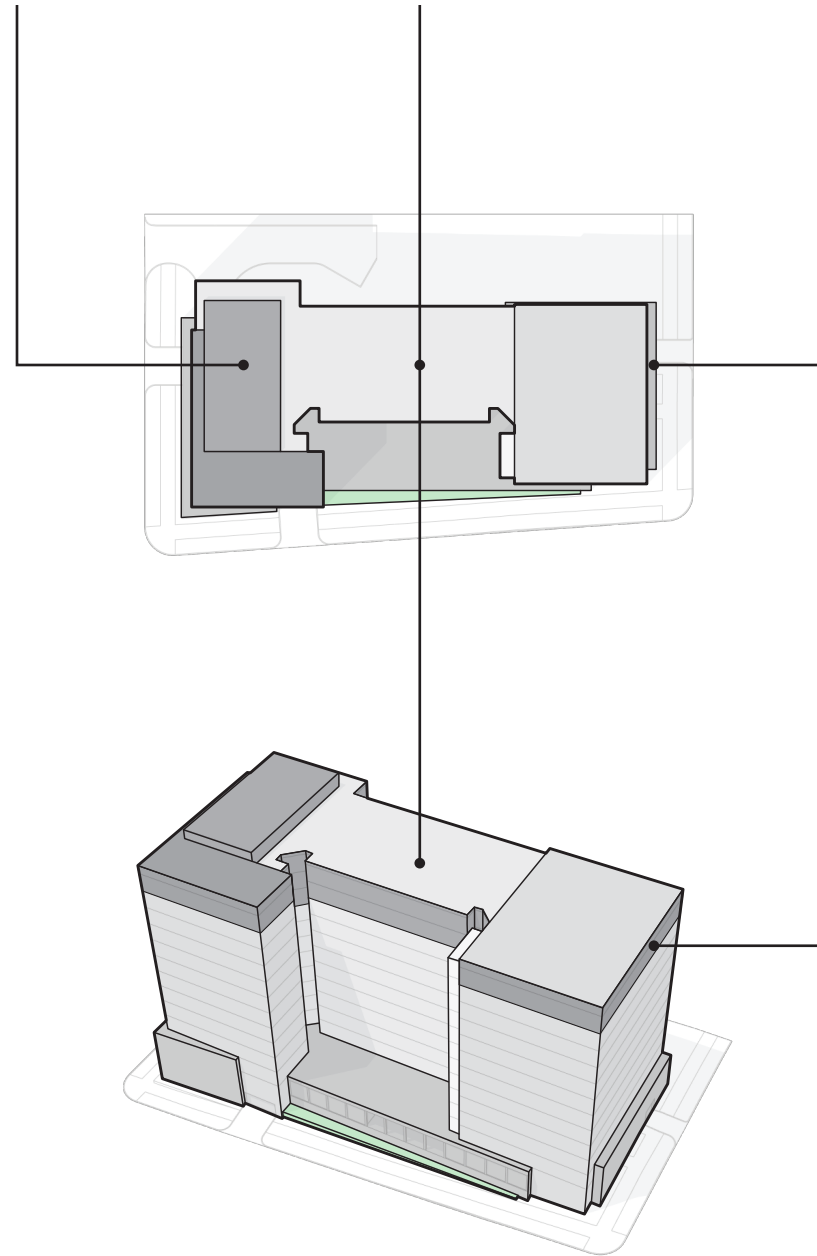
DELINEATION OF TOP BAND  
BASE/MIDDLE/TOP

ADDITIONAL MOMENTS  
OF CELEBRATION

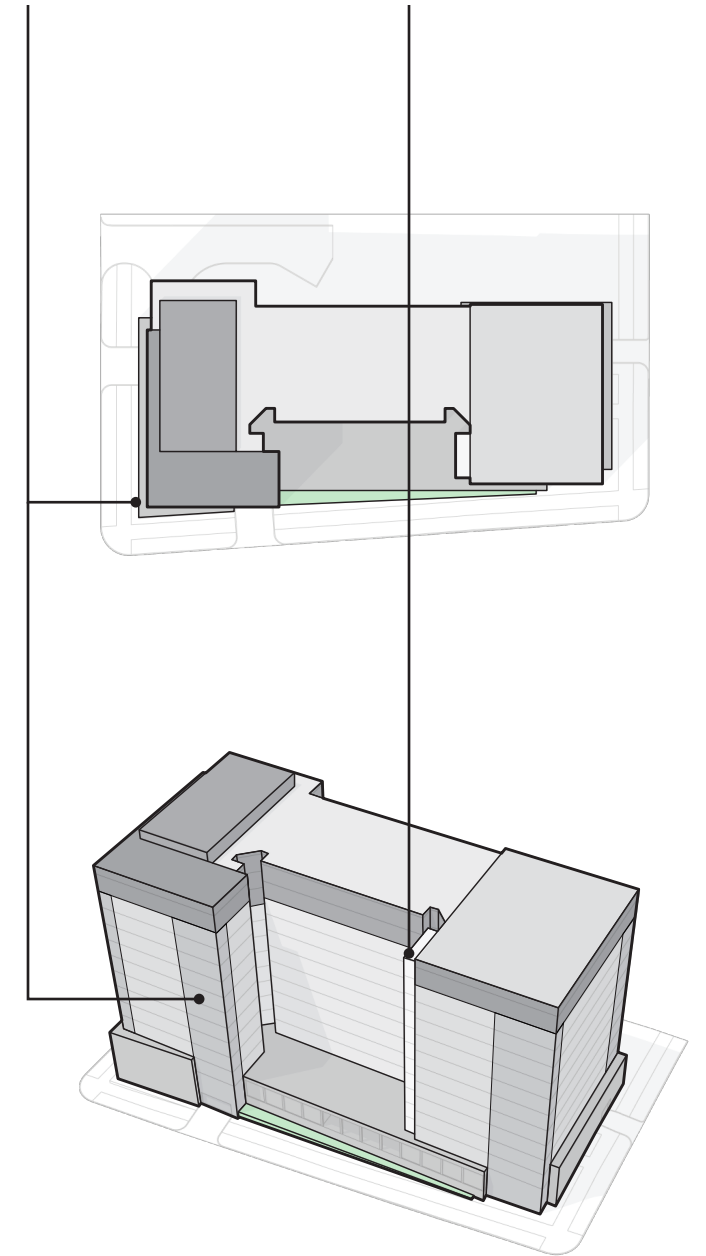
UNIQUE MATERIALS FOR  
UNIQUE MOMENTS



CREATE HEIRARCHY OF FORMS  
WEAVE BASE AND TOWER



DELINEATE TOP FLOORS:  
BASE, MIDDLE, TOP



WEAVE IN ADDITIONAL POINTS OF  
INTEREST



DESIGN PILLAR  
NEIGHBORHOOD OF CONNECTION

Shared amenity spaces,  
lounges, and terraces are  
elevated – physically and  
culturally – to support student  
life, well being, and community

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VERTICAL CAMPUS

