

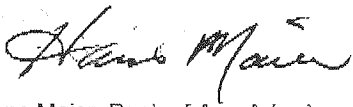


City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	Bank of Ann Arbor - Headquarters + Branch Renovation + Addition
Project Location and/or Address:	125 S. Fifth Ave Ann Arbor, MI 48104
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D1 Midtown Character District Min. 2 Stories - Max. 4 Stories Existing Building, Corner Addition.
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:	Bank of Ann Arbor
Property Owner:	First Martin Corporation 115 Depot Street Ann Arbor, MI 48104
Property Owner's Signature:	 (Hans Maier, Bank of Ann Arbor)
Developer's interest in property if not owner:	Bank of Ann Arbor is the tenant at 125 S. Fifth Ave.

October 24, 2011

Design Team (include all individuals, firms and groups involved):	Bowers+Associates, Inc. 2400 S. Huron Parkway Ann Arbor, MI 48104
Contact Person (name, phone number and email of one person):	Scott Bowers (734) 975 - 2400 scottb@bowersarch.com

Section 2: Project Details

Project Specifics:

Site size (sq. ft.): 12,516 S.F.Total floor area (sq. ft.): 32,000 SF +/- w/BasementNumber of stories: 3Building Height (ft.): 40'Ground floor uses: Bank Branch + ParkingUpper floor uses: Bank Headquarters + OfficesNumber dwelling units: 0Number off-street parking spaces: 37 - ExistingOpen space (sq. ft.): Existing

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.

Bank of Ann Arbor Building Addition and Renovation

125 S. Fifth Avenue
Ann Arbor, MI 48104

Brief Description of design (what the project/structure looks like)

Currently the building has its primary street entrance off the Fifth Avenue. The Bank of Ann Arbor is interested in creating a visual presence for itself on the Corner of Fifth Avenue and Washington Street. In creating a new building element at the corner and making this the primary street entrance to the bank branch and offices.

Brief description of development program (intended uses, known or possible tenants, etc)

The building is the existing Bank of Ann Arbor headquarters and branch. The building will have a floor of office space added and the new entry and renovation of the bank branch and headquarters.

3a. Describe the context of the site.

The site is the existing Bank of Ann Arbor branch and corporate offices. The proposed design is an expansion of the office space and a remodel of the bank branch.

3b. Is there an inspiration or a theme for the design concept? Describe

The design was focused on engaging the street corner and enhancing the building to be commensurate with the newer Bank of Ann Arbor branches and headquarters.

3c. Describe how the project responds to the Design Guidelines for its Character District.

The existing building is part of the fabric of the architectural style of Midtown Character District. The building is south of the City Hall Building. We are enhancing the existing building yet keeping within the massing of the existing buildings adjacent to the site.

3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.

Currently the bank entrance is off of Fifth Avenue. The design will create a focal point and a dominant architectural feature at the corner of Fifth Avenue and E. Washington Street. The entrance to the bank branch and office building will enrich the pedestrian experience by creating a node at the corner. The design will engage the street corner and create a lively pedestrian experience. The existing parking and vehicle access points will remain. Landscaping will be enhanced.

3e. Describe how the project responds to the Design Guidelines for Buildings

The existing building is two story's with this there is a sense of scale at the street level. The new entry addition is two stories so is appropriate for the pedestrian scale. The addition of the third floor has a differentiate building top, as per the Design Guidelines for Buildings.

There is a definition between the base existing building and the addition of the third floor in the window openings sizing and spacing. The lower floors have punched window openings while the third floor addition has larger expanses of glass and an exterior roof patio.

3f. Describe how the project responds to the Design Guidelines for Building Elements

The entry element has overhanging canopies at the door entries. These will create an active and interesting street front for the pedestrian experience. The new entry element clearly defines the entrances to the bank branch and headquarters. The corner entry element itself adds interest to a corner that was void of fenestration and access.

Building Materials will be brick. New brick will be incorporated into the design to warm the color palette of the exterior to be more in tuned with the interior standards of the Bank of Ann Arbor's branding theme.