

ANN | ASHLEY Parking Structure Vertical Expansion

ANN ARBOR DESIGN REVIEW BOARD PRESENTATION
SECOND SUBMISSION

JUNE 20, 2018

Carl Walker

PRIME CONSULTANT



OWNER : CITY OF ANN ARBOR



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
ARCHITECT OF RECORD

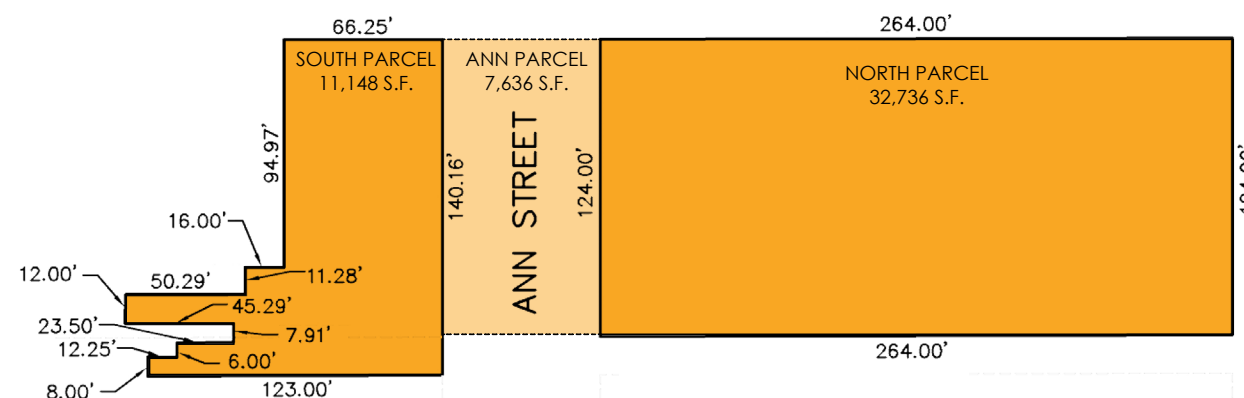
Z EIMET W OZNAK
& ASSOCIATES
Civil Engineers & Land Surveyors
CIVIL ENGINEER

Luckenbach|Ziegelman Architects, PLLC
DESIGN CONSULTANT

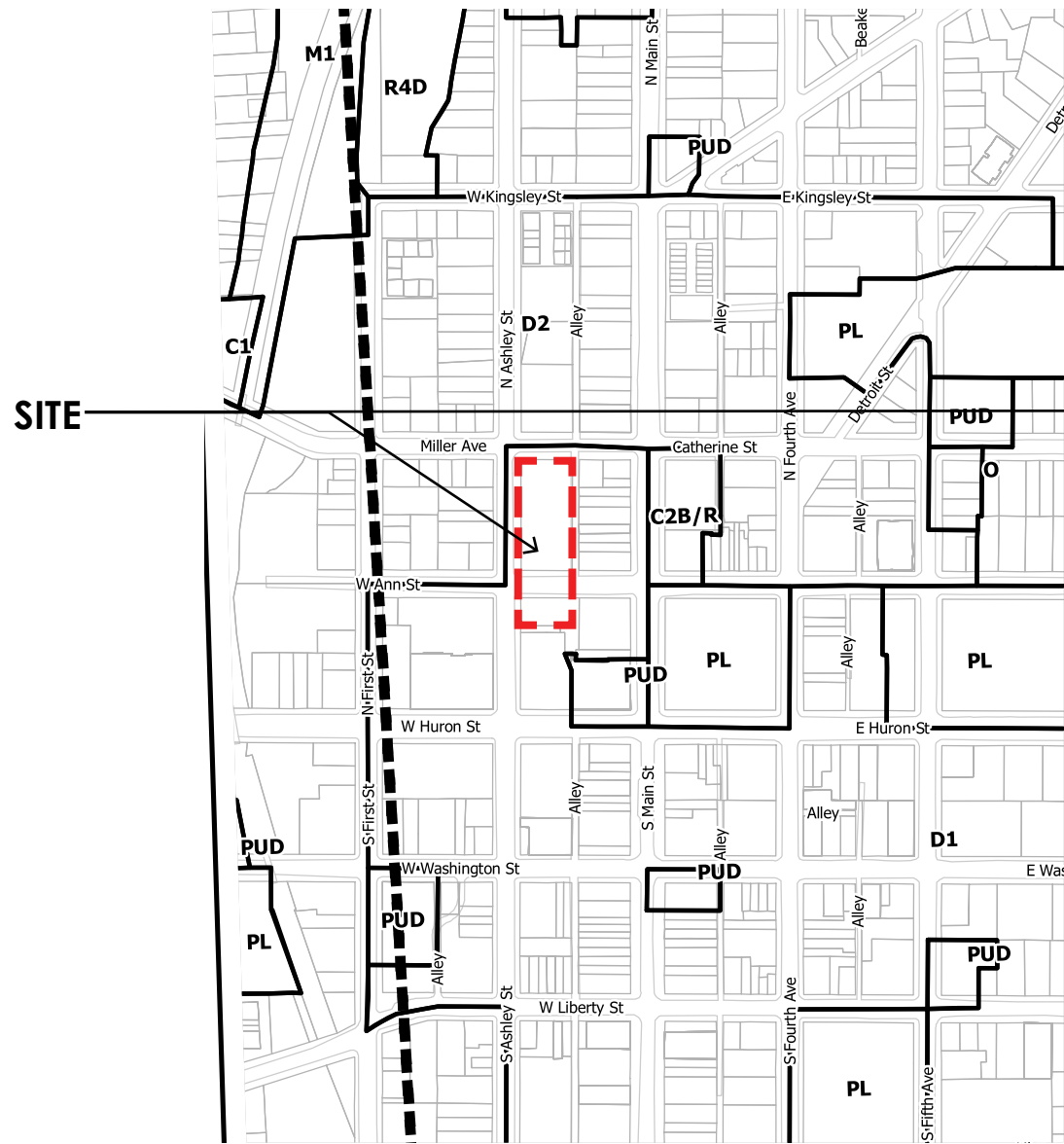
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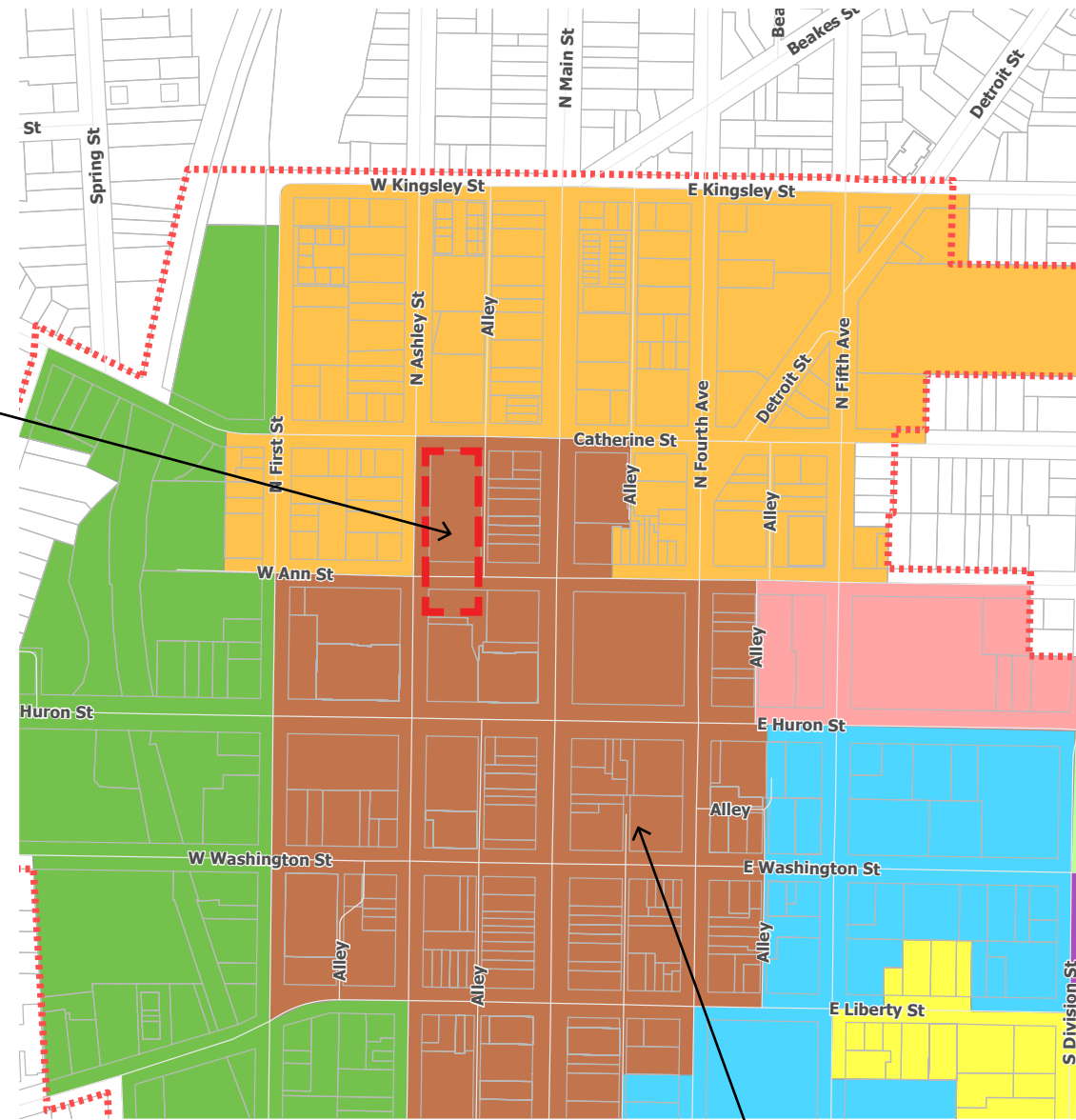
Zoning Regulations Comparison Chart			
	Requirements	Existing	Proposed
FAR (Floor Area Ratio)	Max. 400% normally, up to 700% with premiums	540%	791%
Front Setback Ashley Miller Ann (North and South)	0 ft MIN – 10 ft MAX 0 ft MIN – 10 ft MAX 0 ft MIN – 10 ft MAX 0 ft MIN – 10 ft MAX	0' 0' 0'	0' 0' 0'
Side Setback Alley - East	0 ft MIN	0'	0'
Rear Setback Alley - South	0 ft MIN	0'	0'
Streetwall Height Typical Miller	2 stories MIN – 4 stories MAX	6 stories 4 Stories	9 stories 9 Stories
Offset at Top of Streetwall	5 ft AVE	Miller Only	Miller Only
Total Height	180 ft MAX	Varies (54'-6" Max)	Varies (86" Max)
Massing Articulation	None	None	None
Building Coverage	None	100%	97.5%
Open Space	None	Existing to Remain	Existing to Remain



FAR CALCULATIONS
 AREA ATTRIBUTED TO FAR = 51,520 SF

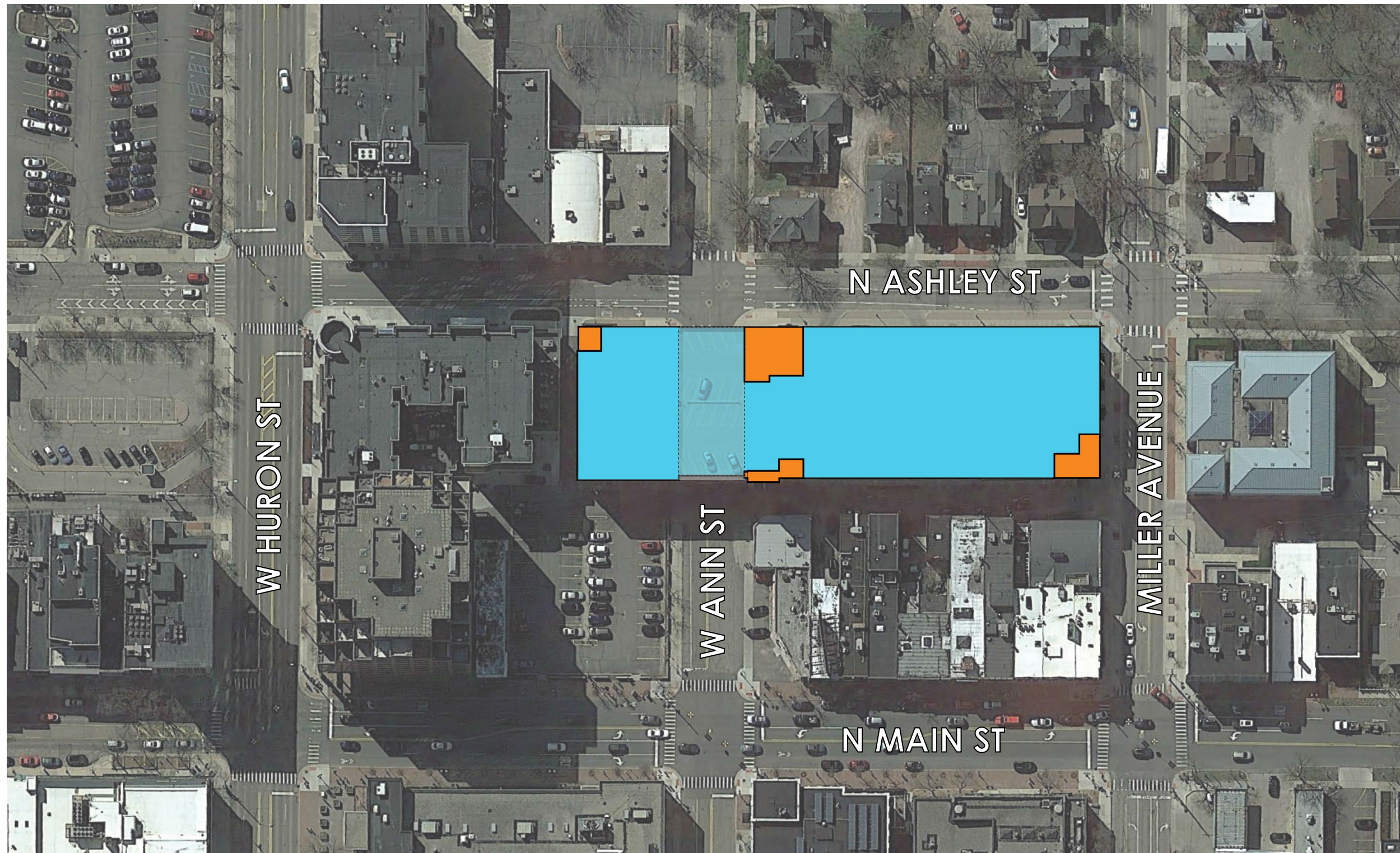


ZONING DISTRICT MAP



CHARACTER DISTRICT OVERLAY MAP

AREA 6 - MAIN ST.

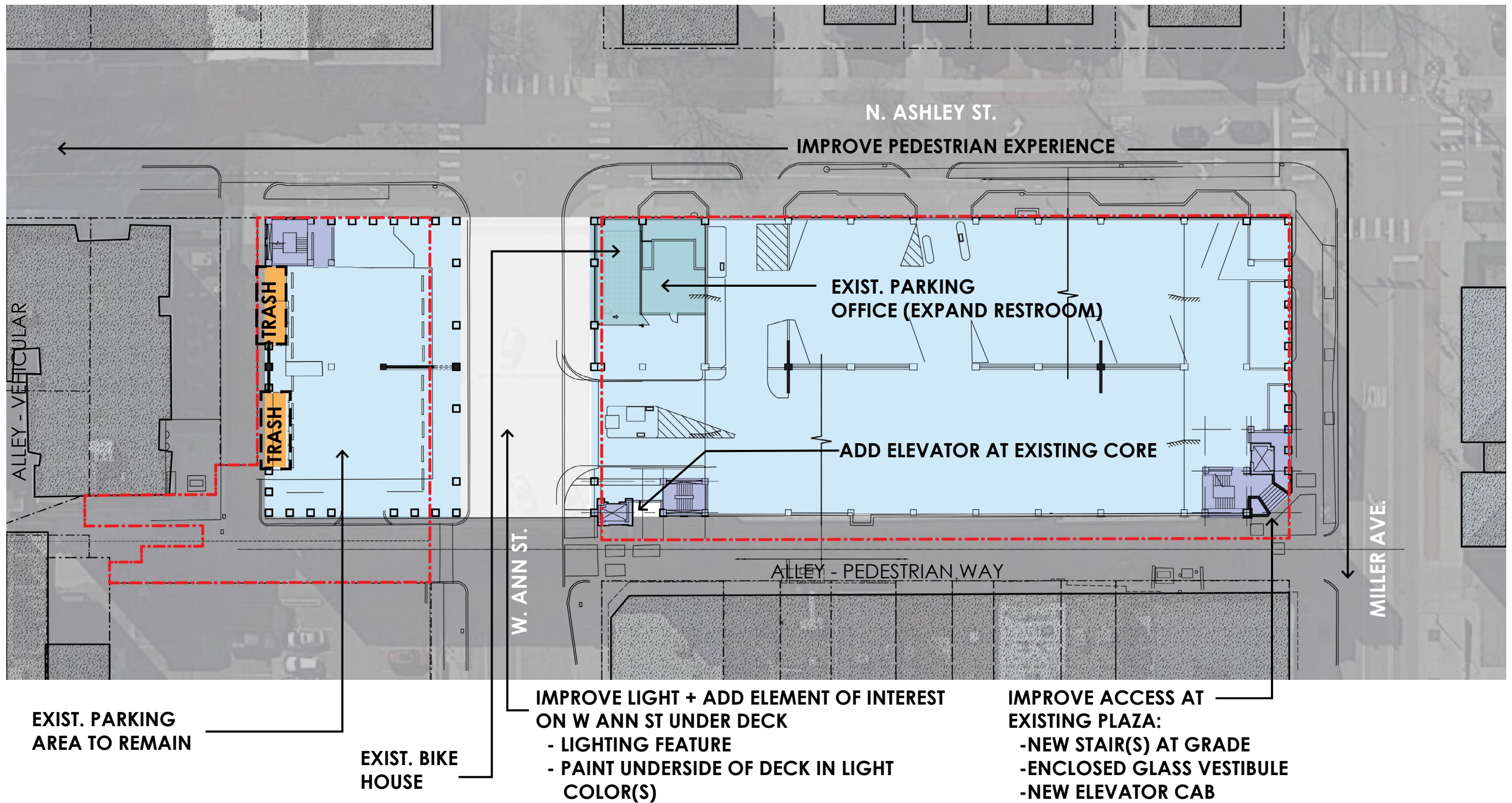


4 SITE CONTEXT DIAGRAM

Ann | Ashley

Parking Deck Expansion

06.20.18



5 GROUND LEVEL PLAN DIAGRAM

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6 VIEW - MAIN ST. (LOOKING WEST)

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7 VIEW - ANN ST. (LOOKING EAST)

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8 VIEW - CLOSE UP ANN ST. (LOOKING SOUTH)

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9 VIEW - S. ASHLEY (LOOKING SOUTH)

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10 VIEW- INTERSECTION OF ASHLEY + MILLER (LOOKING EAST)

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11 VIEW - MILLER (LOOKING WEST)

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12 VIEW - INTERSECTION OF MILLER + ASHLEY (LOOKING SOUTH)

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STAIN ALL NEW AND EXIST.
PRECAST SPANDREL PANELS
TO MATCH (TYP.)

IVY ON EXISTING BRICK
TYP 1ST STORY

GREEN SCREEN TRELLIS
STREETScape IMPROVEMENT

West Elevation
scale: 1/32" = 1'-0"

EXISTING INGRESS
PORTAL

EXISTING
BIKE HOUSE

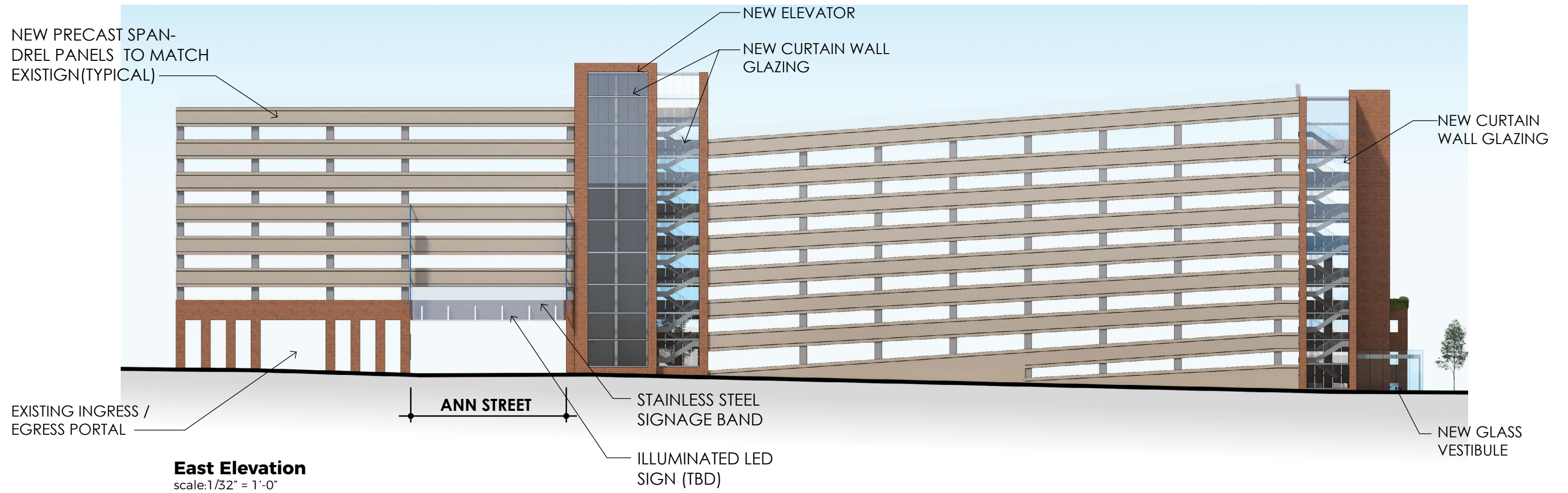
EXISTING EGRESS
PORTAL

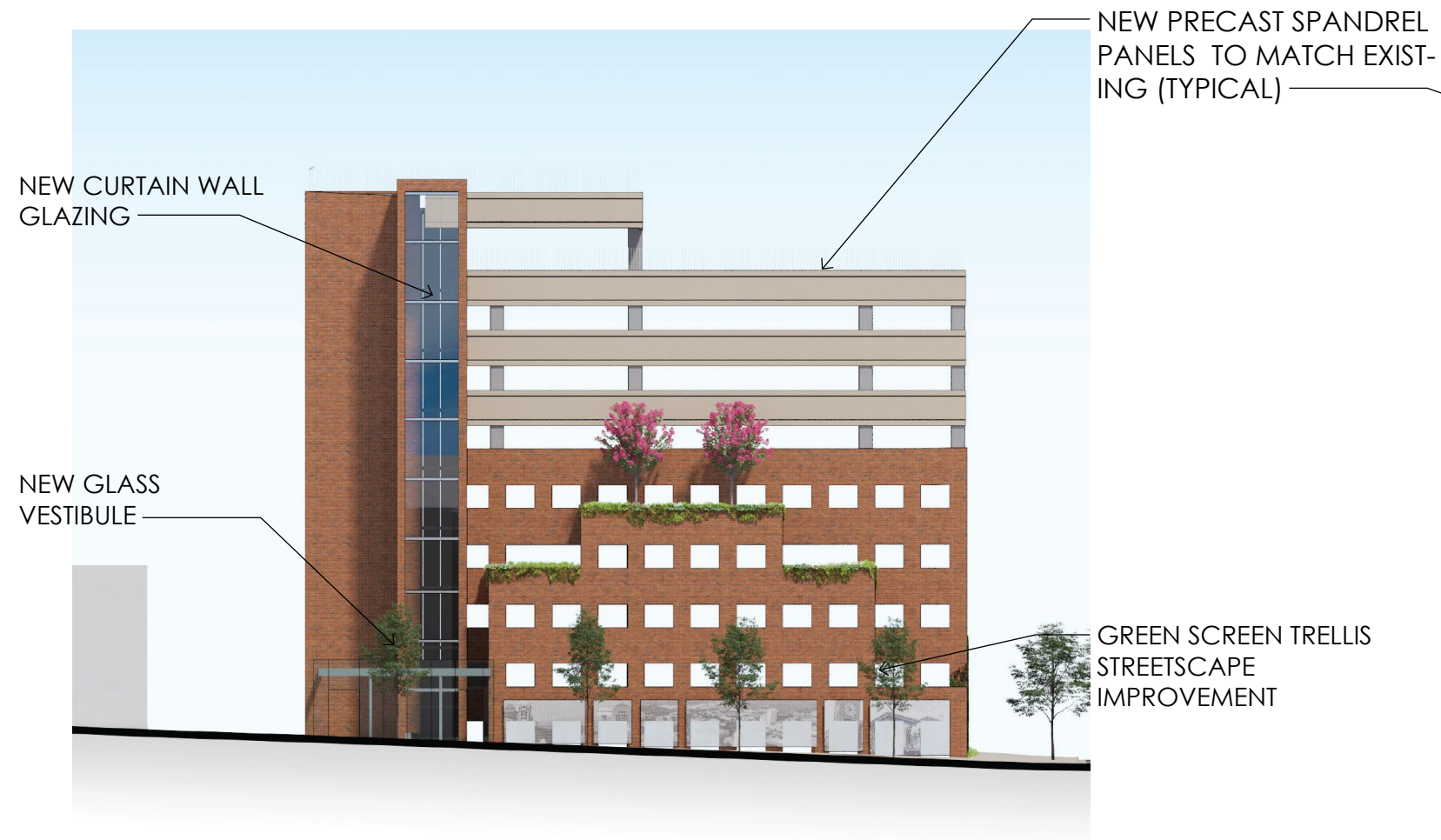
ANN STREET

STAINLESS STEEL
SIGNAGE BAND

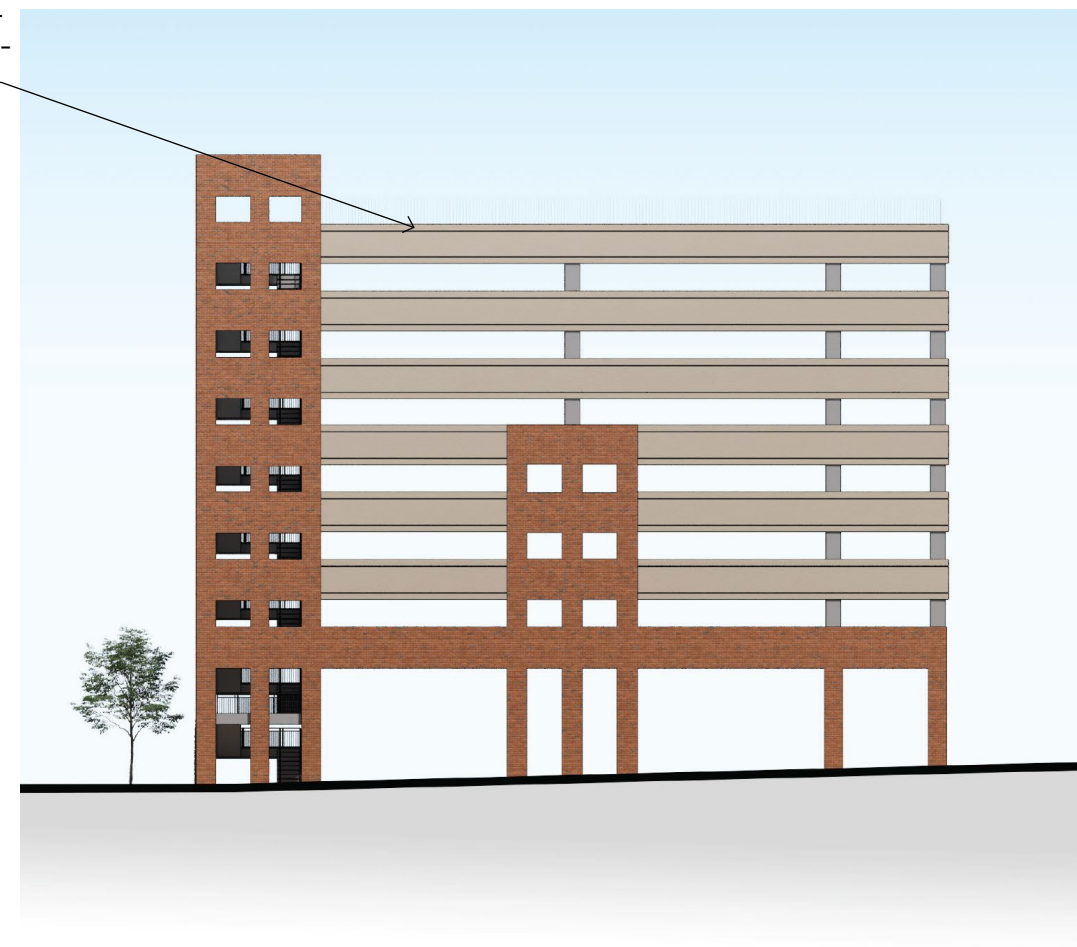
ILLUMINATED LED
SIGN (TBD)

NEW CURTAIN WALL
GLAZING





North Elevation
 scale: 1/32" = 1'-0"



South Elevation
 scale: 1/32" = 1'-0"



