



Design Review Board Submission

October 21, 2015

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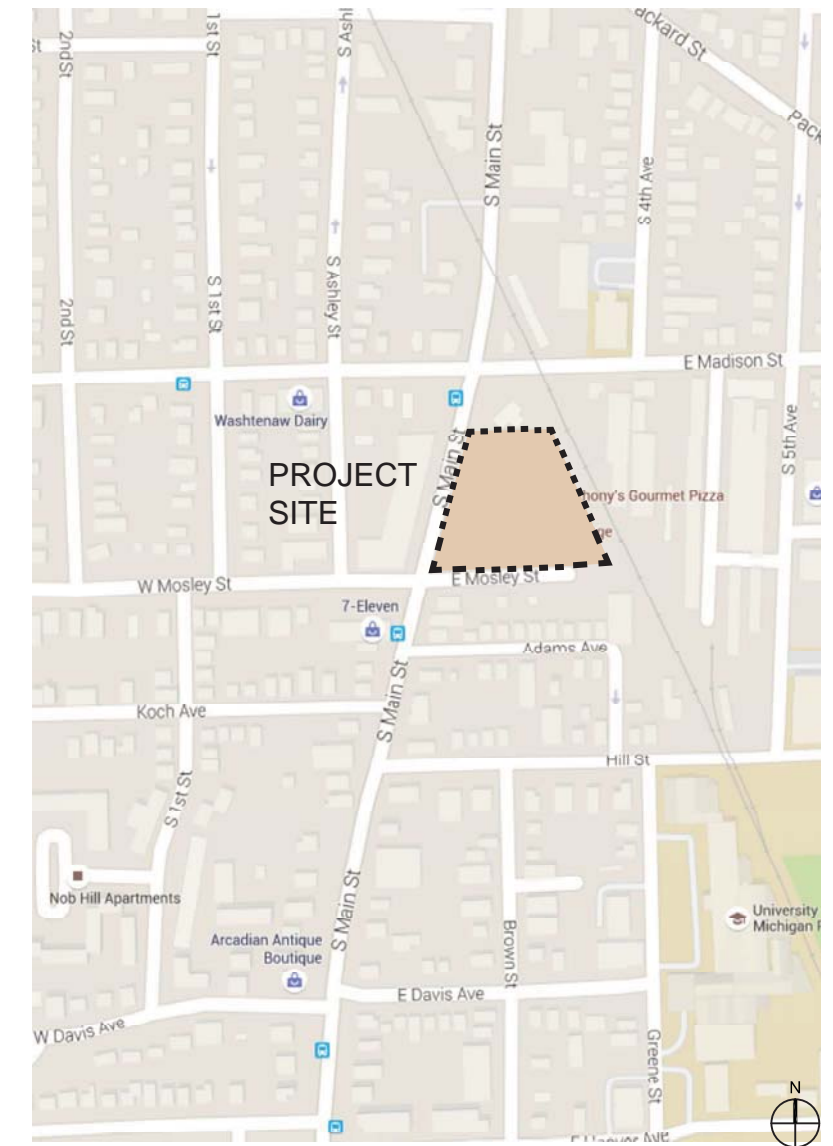
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VICINITY MAP



615 S. MAIN STREET
 ANN ARBOR, MICHIGAN



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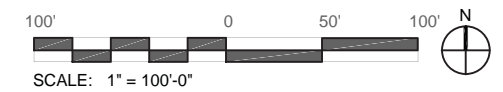
Site Context Map



-  615 S. Main St. Site
-  618 S. Main St. Apts.
-  Clark Gas Station
-  Fingerle Lumber
-  Bouma Group Realtors
-  Armens Cleaners
-  7-Eleven
-  Washtenaw Dairy



ADJACENT LAND USE CONTEXT MAP



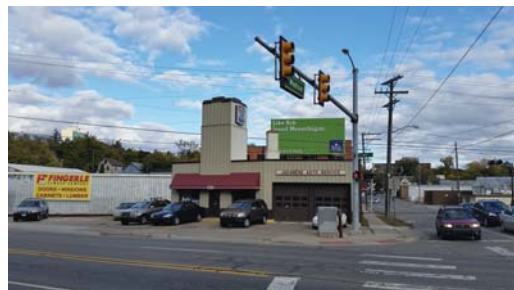
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Elevated view of site looking east



Auto Repair Shop NE corner of Madison and Main



Gas Station and Conv. Store SE corner of Madison and Main



West side of Main street looking south towards site



North end of site looking due west



Corner of Mosley looking North



SE corner of Mosley and Main



Office Building NW corner of
Madison and Main



Lumber Company Sheds East side of
Main North of Madison



Auto Repair Shop NE corner
of Madison and Main



Conv. Store South West
corner of Mosley and Main



Panorama from South West corner of
Madison and Main looking SE



Old Buggy Factory Building at the NE corner of Mosley and Main. Then and Now



618 South Main Street Loft Apartment building between Mosley and Madison



Views of East Mosley along the Southern end of the site



Views onto and from the site from the railroad tracks



Packard St. & S. Main St.

A



Angell Hall Auditoriums

B



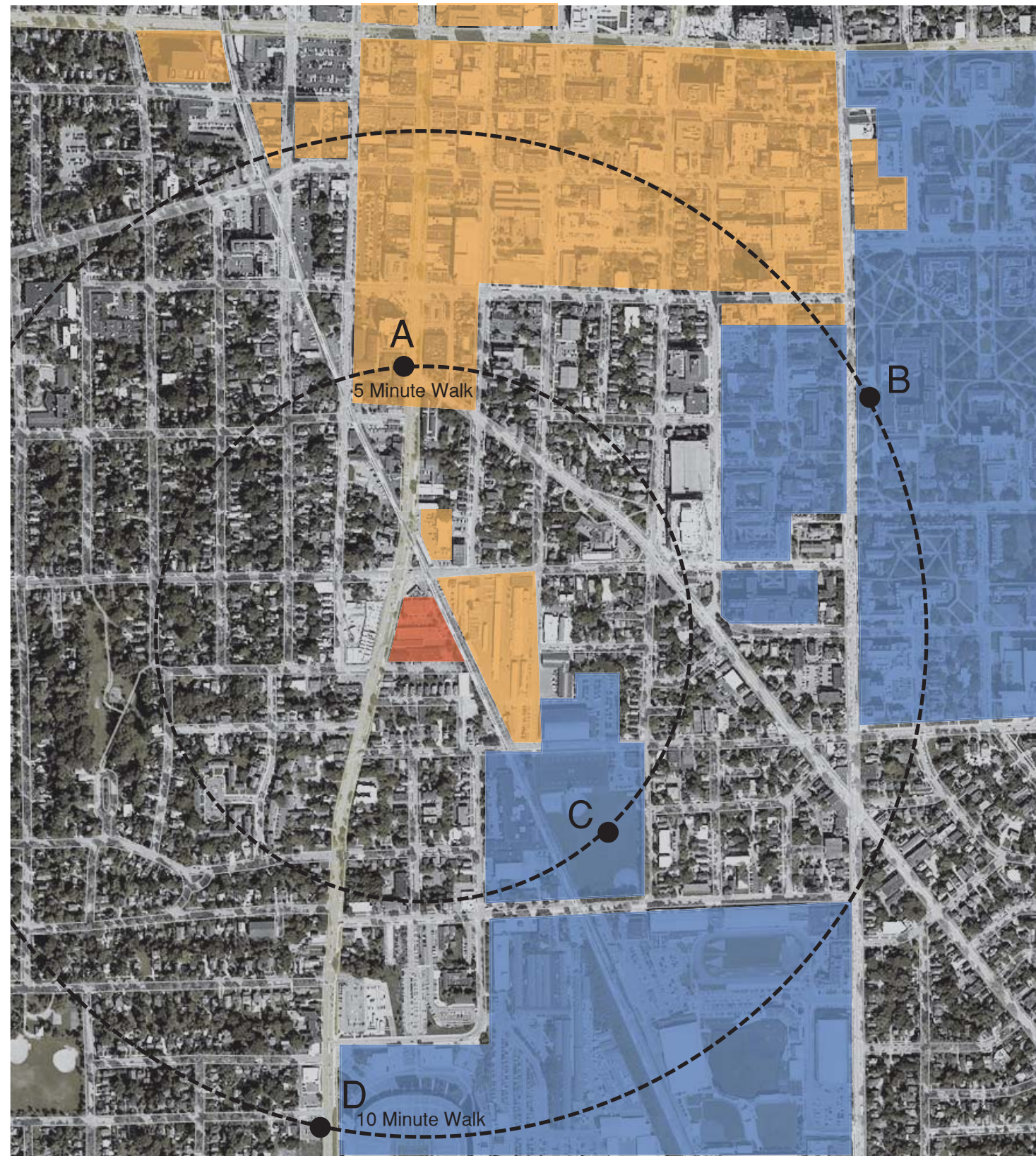
Elbel Field

C






Michigan Stadium

D



Neighborhood Context Map



-  615 S. Main St. Site
-  Commercial Businesses
-  University Property



North end of 618 South Main Street Loft Apartment building between Mosley and Madison



West side of 618 South Main Street Loft Apartment building between Mosley and Madison



Proposed Apartment Building for the SW corner of Madison and Main known at the Madison on Main





Office building West side of Main street North of Madison



Washtenaw Dairy at the SW corner of Ashley and Madison



Baker Commons Apartment Building SE corner of Main and Packard



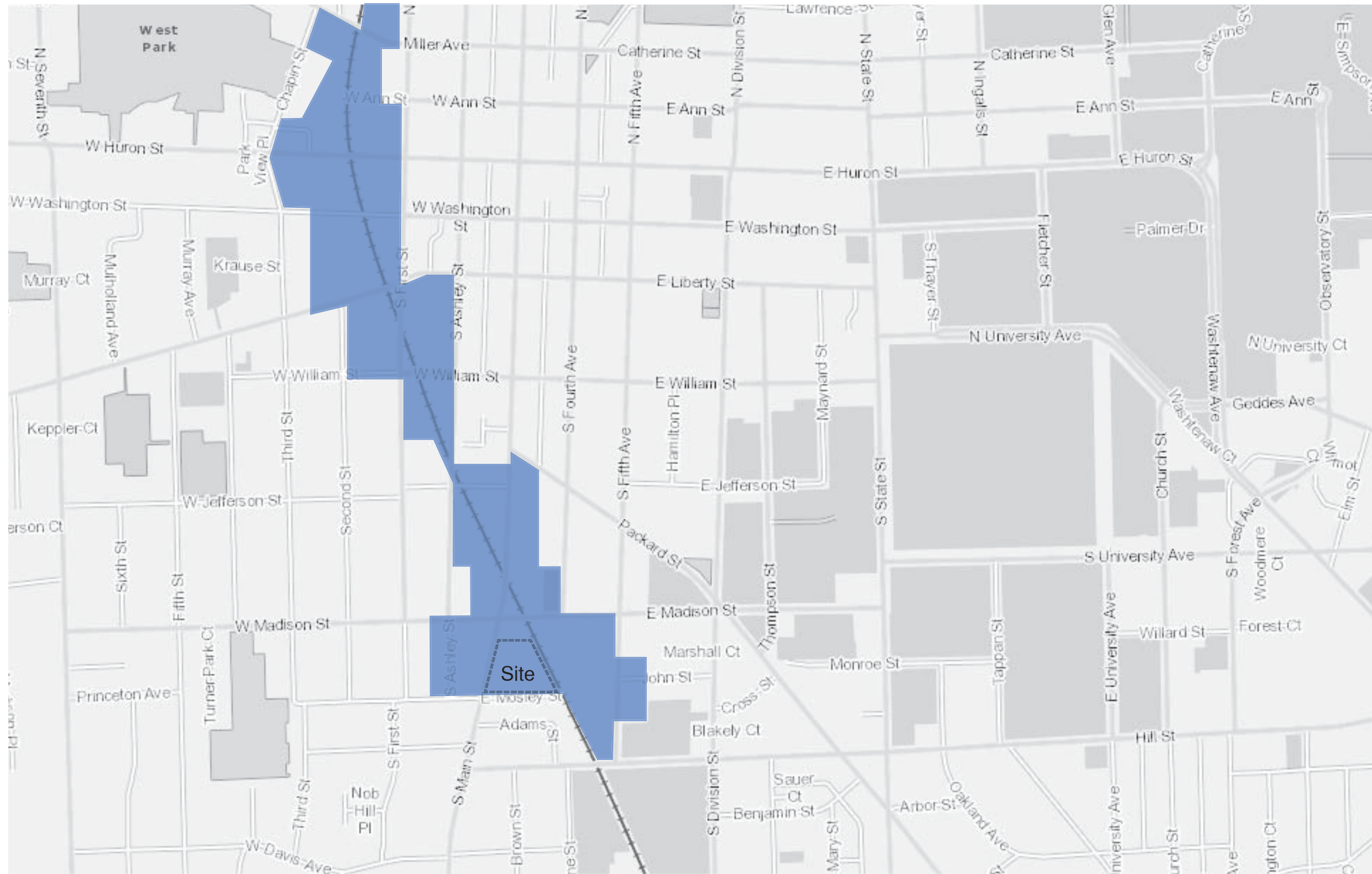
Automotive Collision/ Body Shop West side of main North of Madison



Office building on East Madison East of Main street



Fingerle Lumber Company



■ First Street



Renovated Argus Camera Factory





Older Building adapted for new use as offices



YMCA



Old City Building awaiting new use





Older Buildings adapted for Entertainment uses

Urban Lofts - Factory adaptive reuse and new construction



Newly constructed buildings in and near the district

Older Buildings adated for new uses



Older Buildings adated for new uses

New Construction continues in the district

615, 633 & 637 South Main St

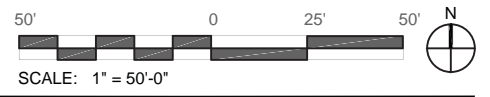
Existing Zoning	D2		
Character Area	First Street		
Max Building Ht. by zoning	60**	Proposed : 75 feet via Planned Project Option	
Required Setbacks	Front: 0' to 10'	Side: 0'	Rear: 0'
	Proposed 0'-12'	10'	26'
Site	Area (from city records)		
Parcel #1	Parcel ID # 09-09-29-431-011	Address 615 S Main	48,787 Sf 1.12 Ac
Parcel #2	09-09-29-431-012	633 S Main	14,810 0.34 Ac
Parcel #3	09-09-29-431-005	637 S Main	22,564 Sf 0.518 Ac
	Total		86,162 Sf 1.98 Ac
Base FAR	200% Max	172,323.36 Sf	
Premium FAR	200% Max	172,323.36 Sf	
	Total max FAR	344,646.72 Sf	
			FAR
	Proposed Res in base FAR	167,548.36 Sf	194.46%
	Proposed commercial gross	4,775.00 Sf	5.54%
	Proposed total FAR	336,248.47 Sf	390.2529%
Premiums:	Residential @ 1:0.75 *	150% 129,242.52 Sf Max	actual 125,661.27 Sf 145.84%
		Total max FAR using only res premium 293,209.63 Sf	
	LEED Silver	50% 43,080.84 Sf Max	
	Total Max FAR with Residential Premiums PLUS LEED Silver premium		336,290.47 Sf 390.30%
	Total project Max premium FAR	195.84%	168,742.11 Sf (LEED Silver + Residential Premium)
	Actual project premium FAR	190.25%	163,925.11 Sf
Base FAR is exempt from any required parking but parking must be provided for premium area at a rate of 1 space per 1000 Sf.			
	Require Parking:	Provided	
	Vehicular Parking	164 spaces	Vehicle Parking spaces provided: 199
	Bike Parking	133 Class A spaces	Bike Parking spaces provided: 135 Class A plus 24 Class C
* 0.75 Sf premium area for each 1Sf of base FAR used for "Residential" uses.			
** Building Height is measured to the highest roof appurtenance (includes roof-top mechanical equipment, elevator shafts, solar panels, electric generators, etc.) to the average grade.			



ZONING MAP



EXISTING SITE



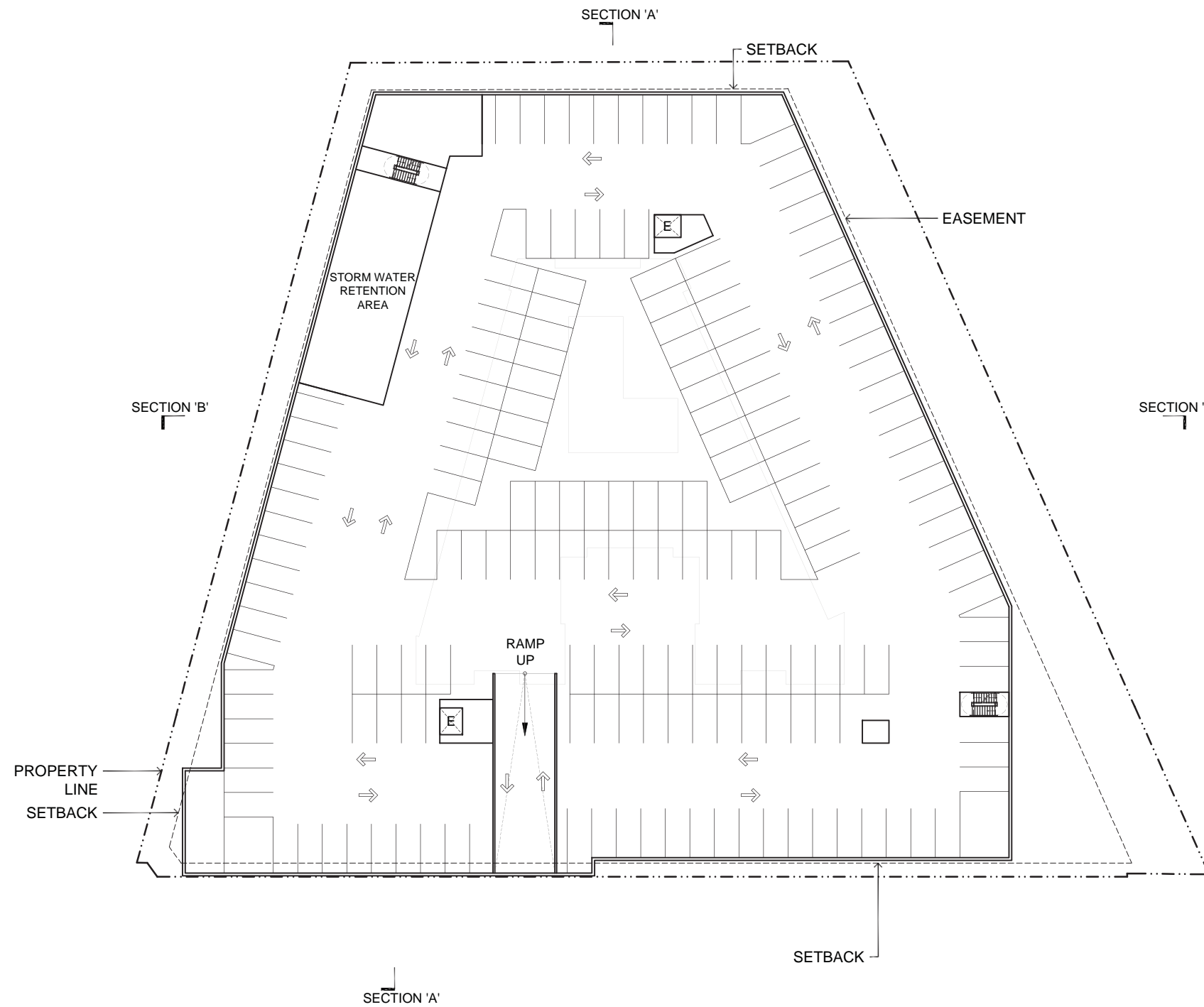
SITE PLAN



615 S. MAIN STREET
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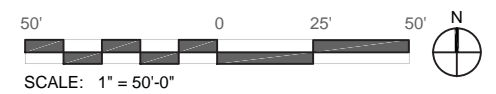


PARKING

Parking Spaces	153
Tandem Spaces	26
Total Spaces	179
Bicycle Parking	
Class A	135
Class C	24
Total Bikes	159

LEGEND

- MS - MicroStudio
- S - Studio
- TH - Townhome
- 3 BR - Three Bedroom
- 4 BR - Four Bedroom
- 5 BR - Five Bedroom
- E - Elevator
- T - Trash



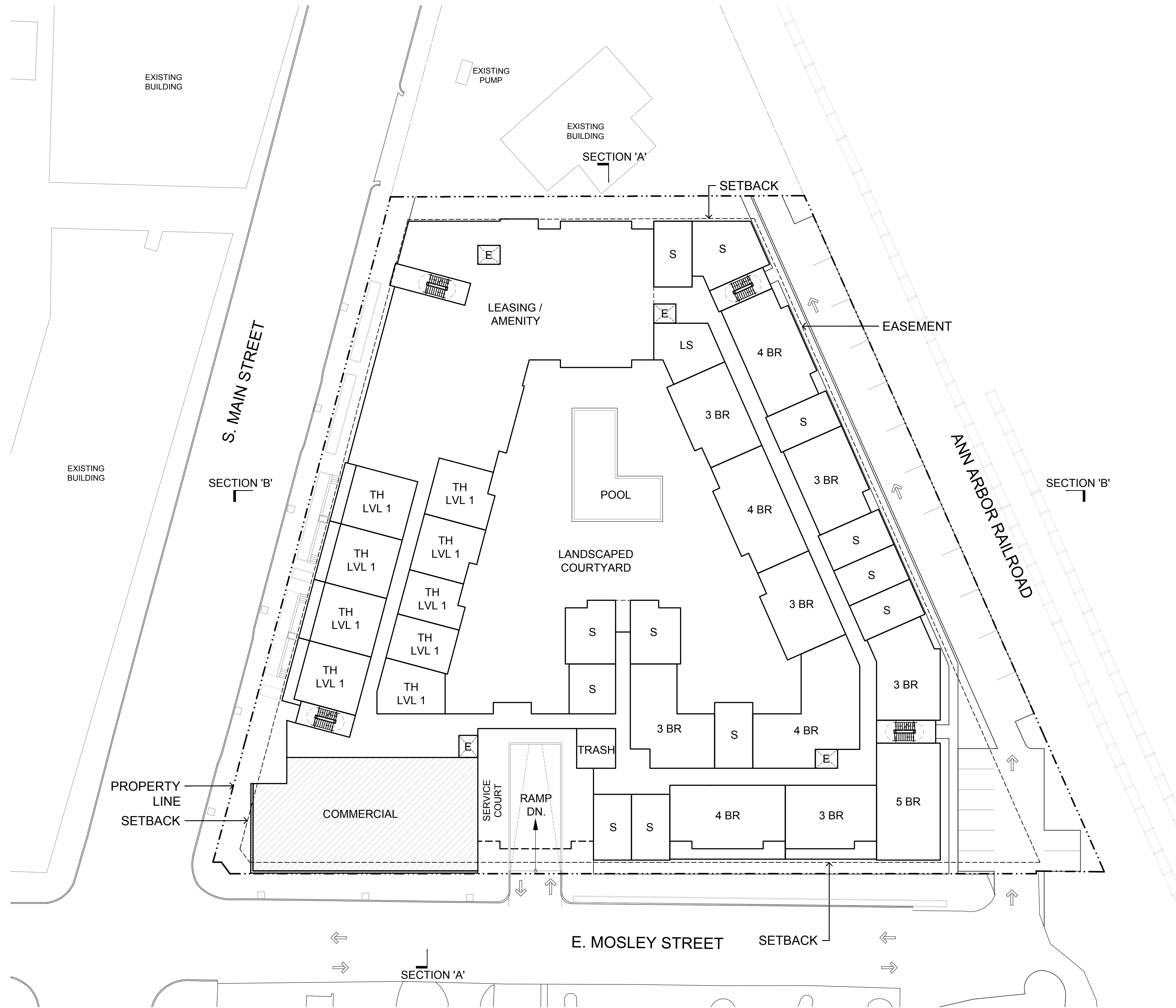
BASEMENT FLOOR PLAN



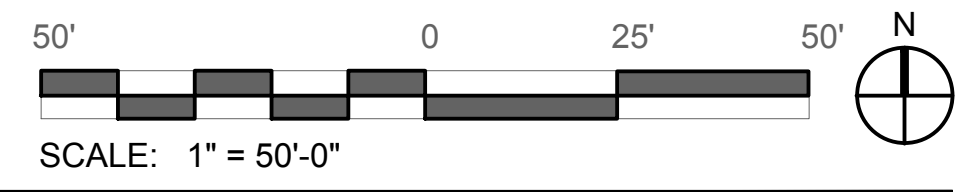
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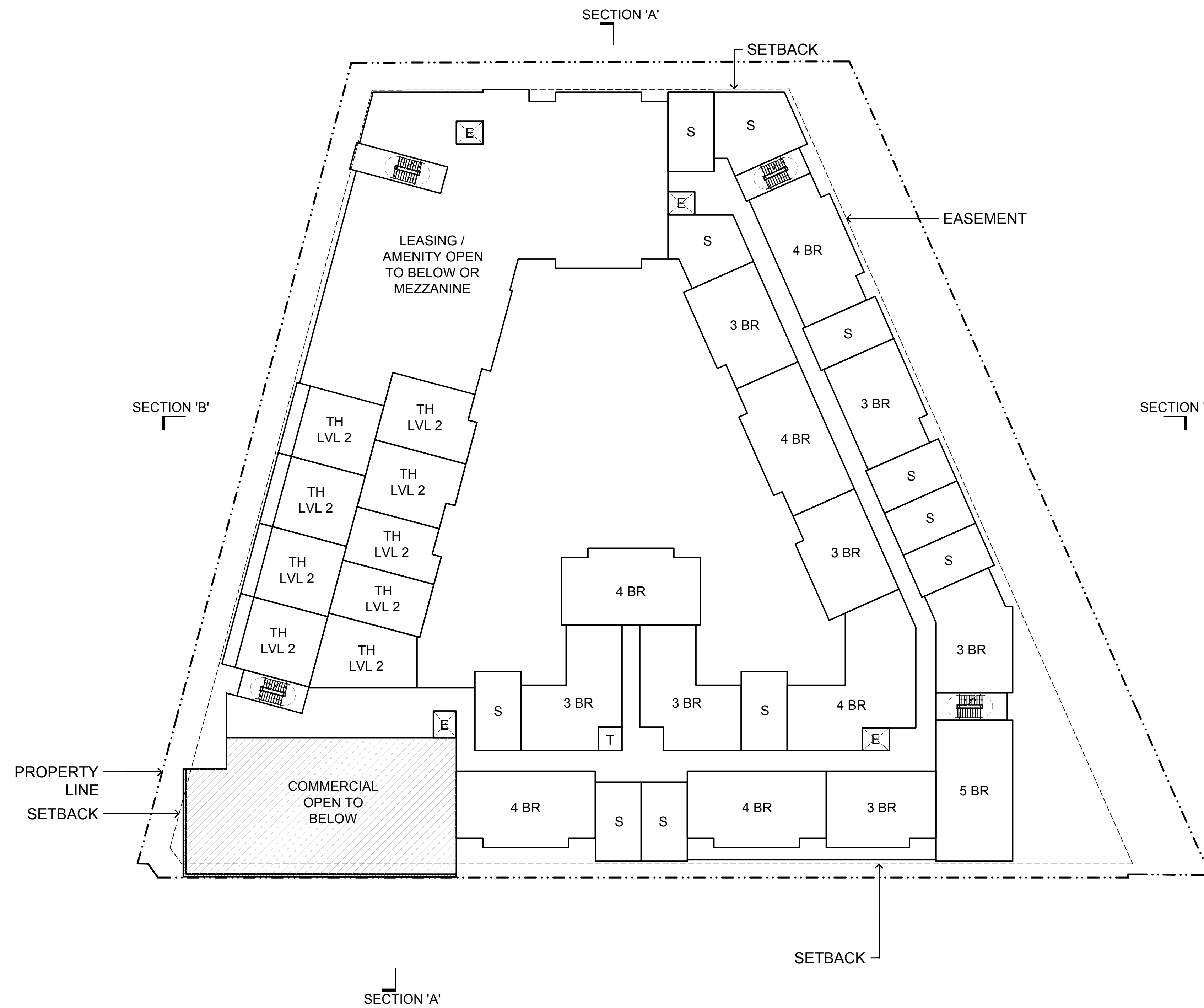
1ST FLOOR PLAN



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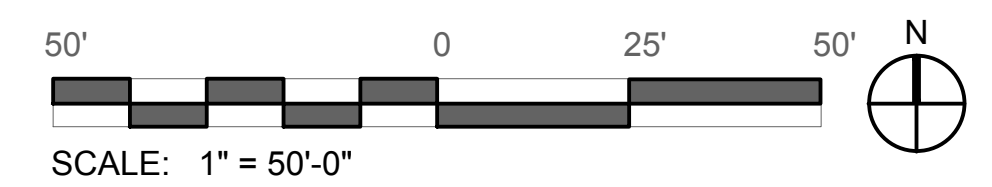


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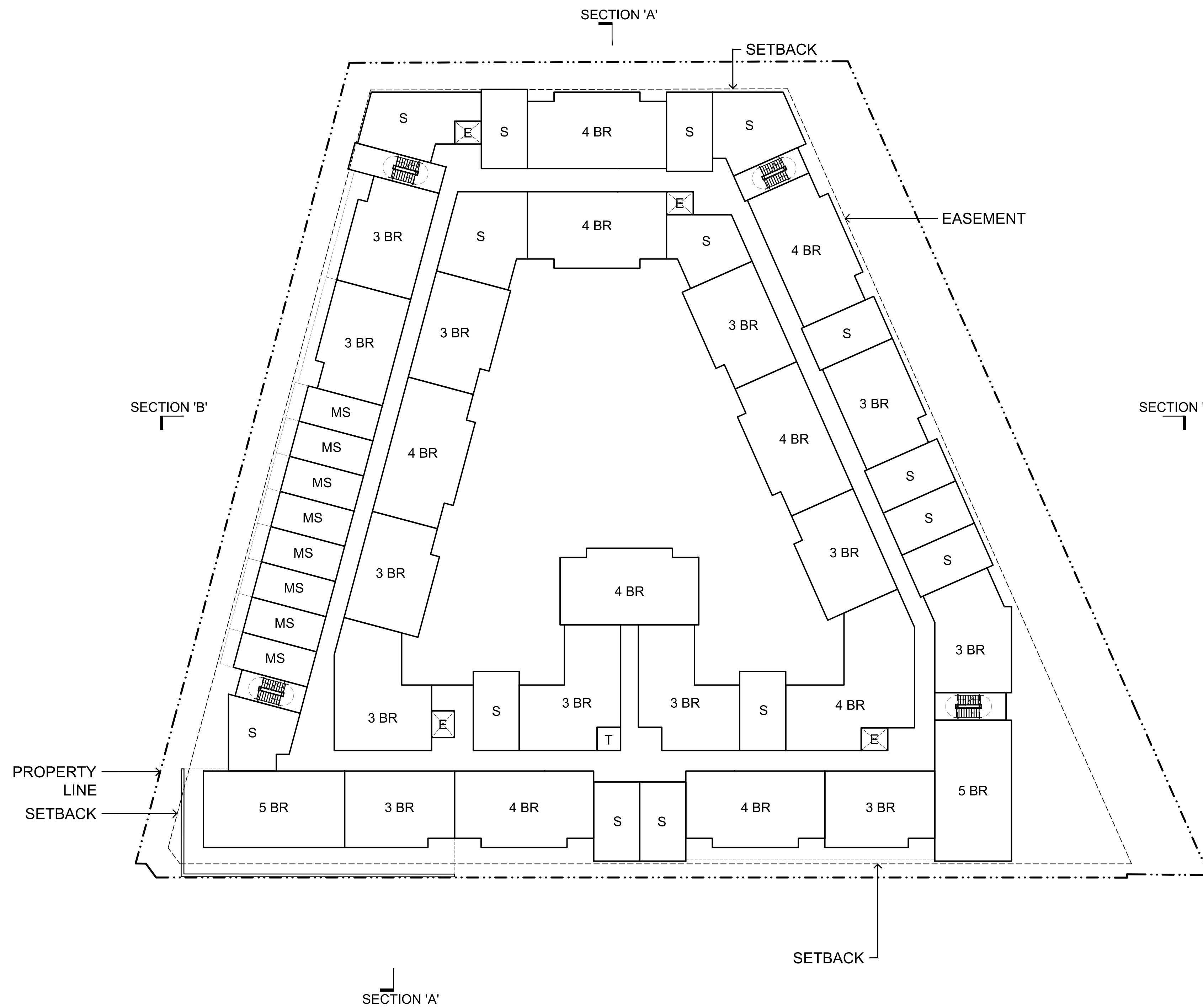
2ND FLOOR PLAN



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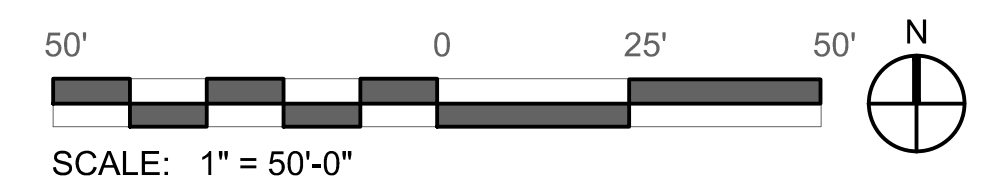


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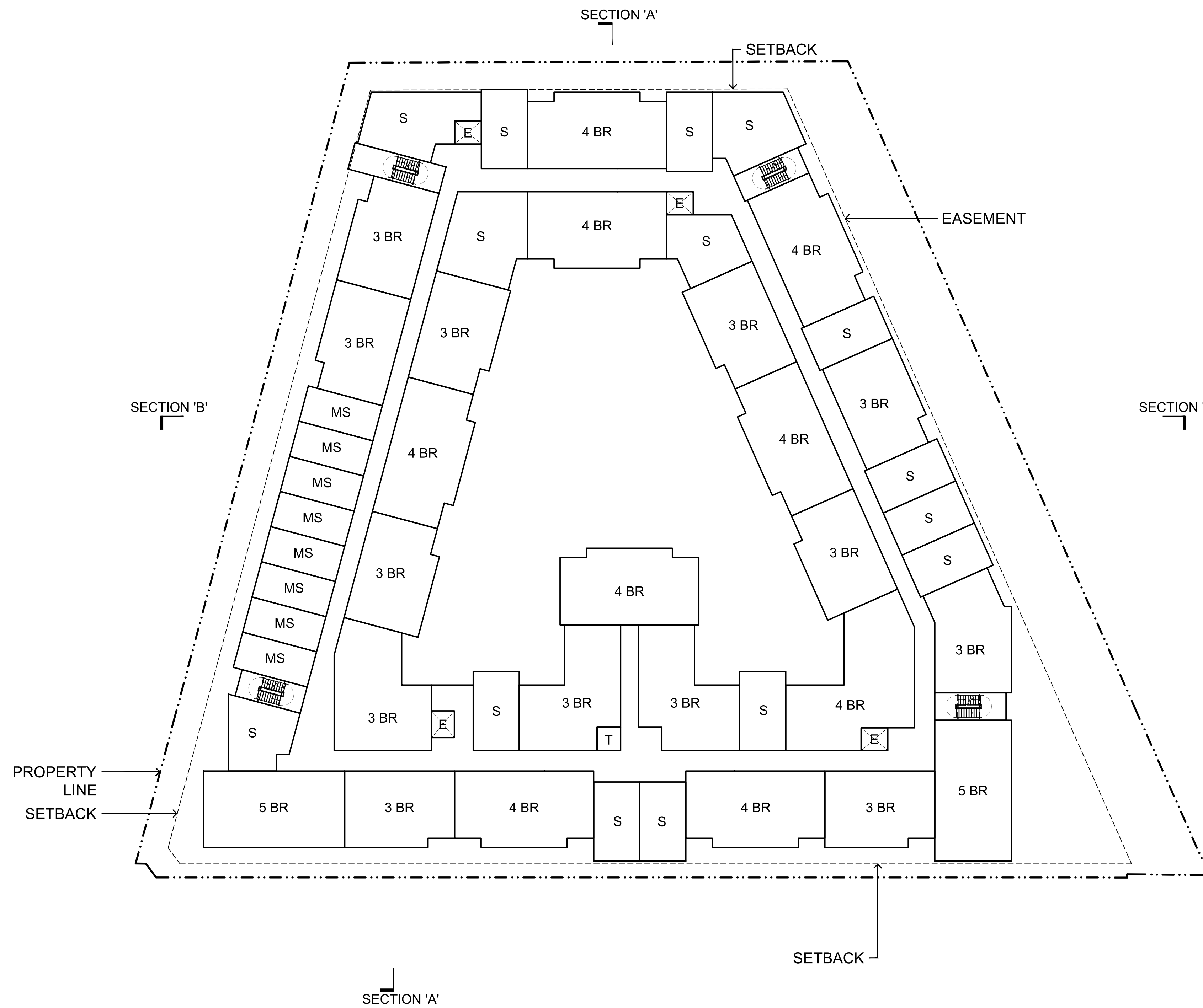
3RD FLOOR PLAN



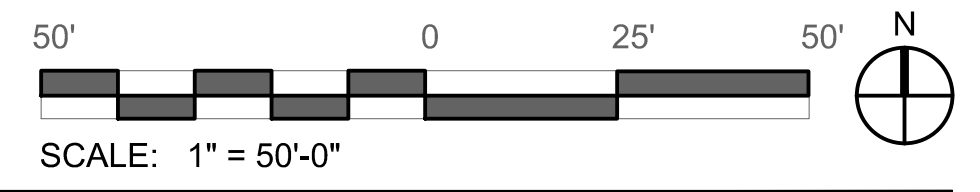
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4TH-6TH FLOOR PLAN



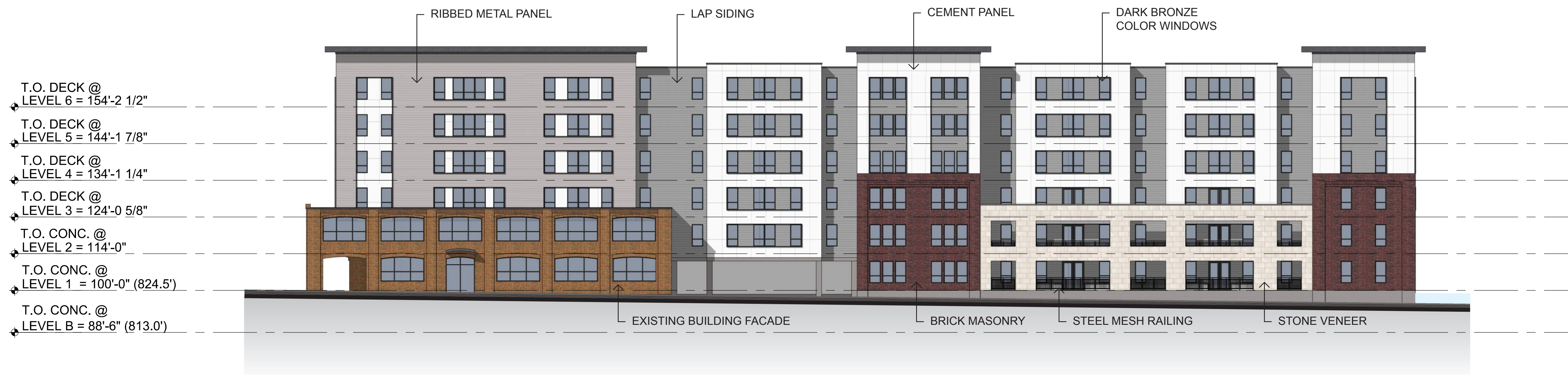
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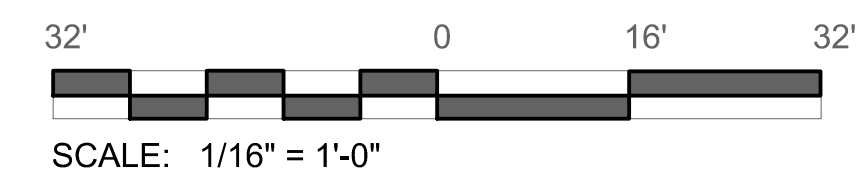
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WEST ELEVATION (S. MAIN STREET)

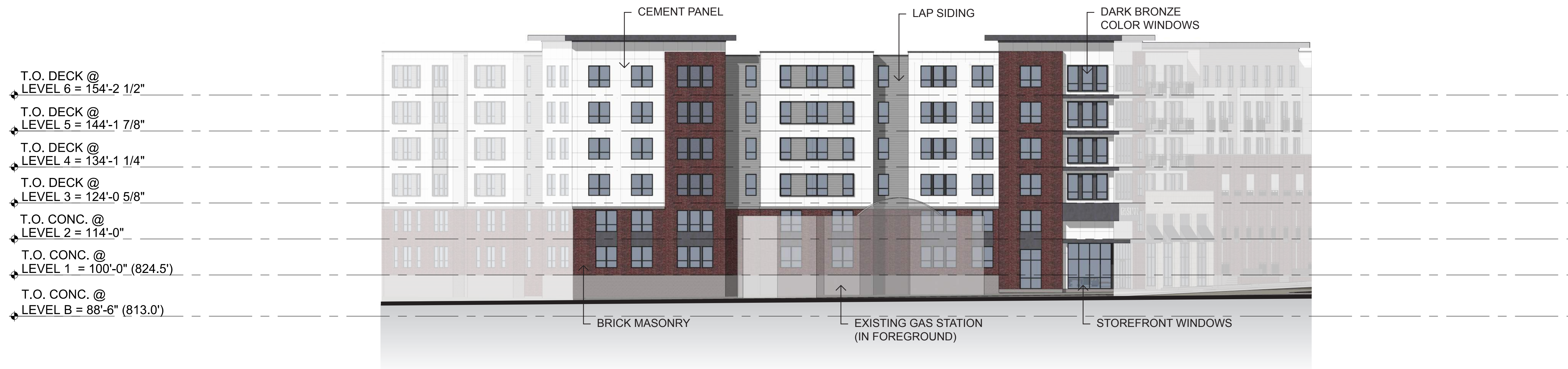


SOUTH ELEVATION (E. MOSLEY STREET)

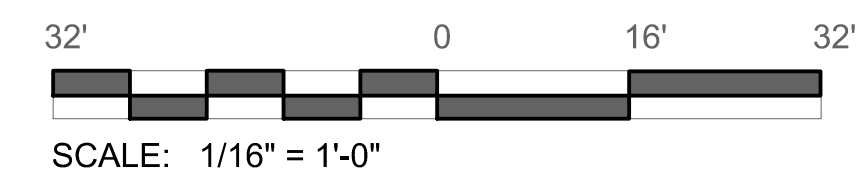


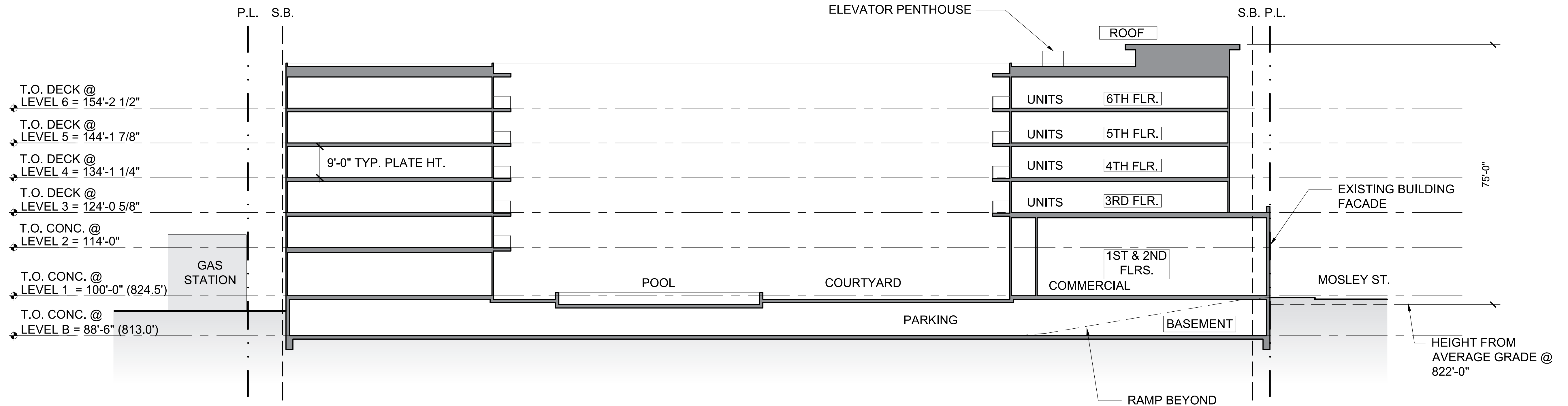


EAST ELEVATION (RAILROAD)

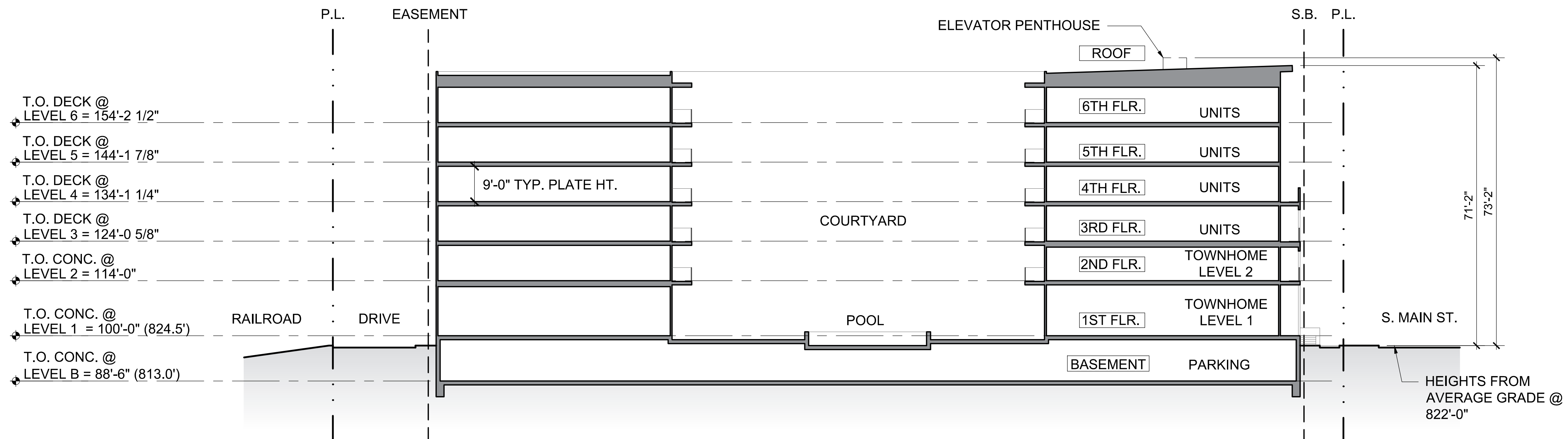


NORTH ELEVATION (GAS STATION)

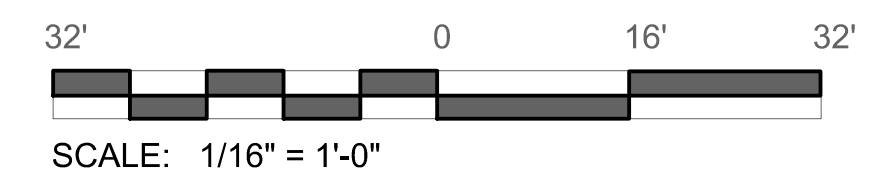


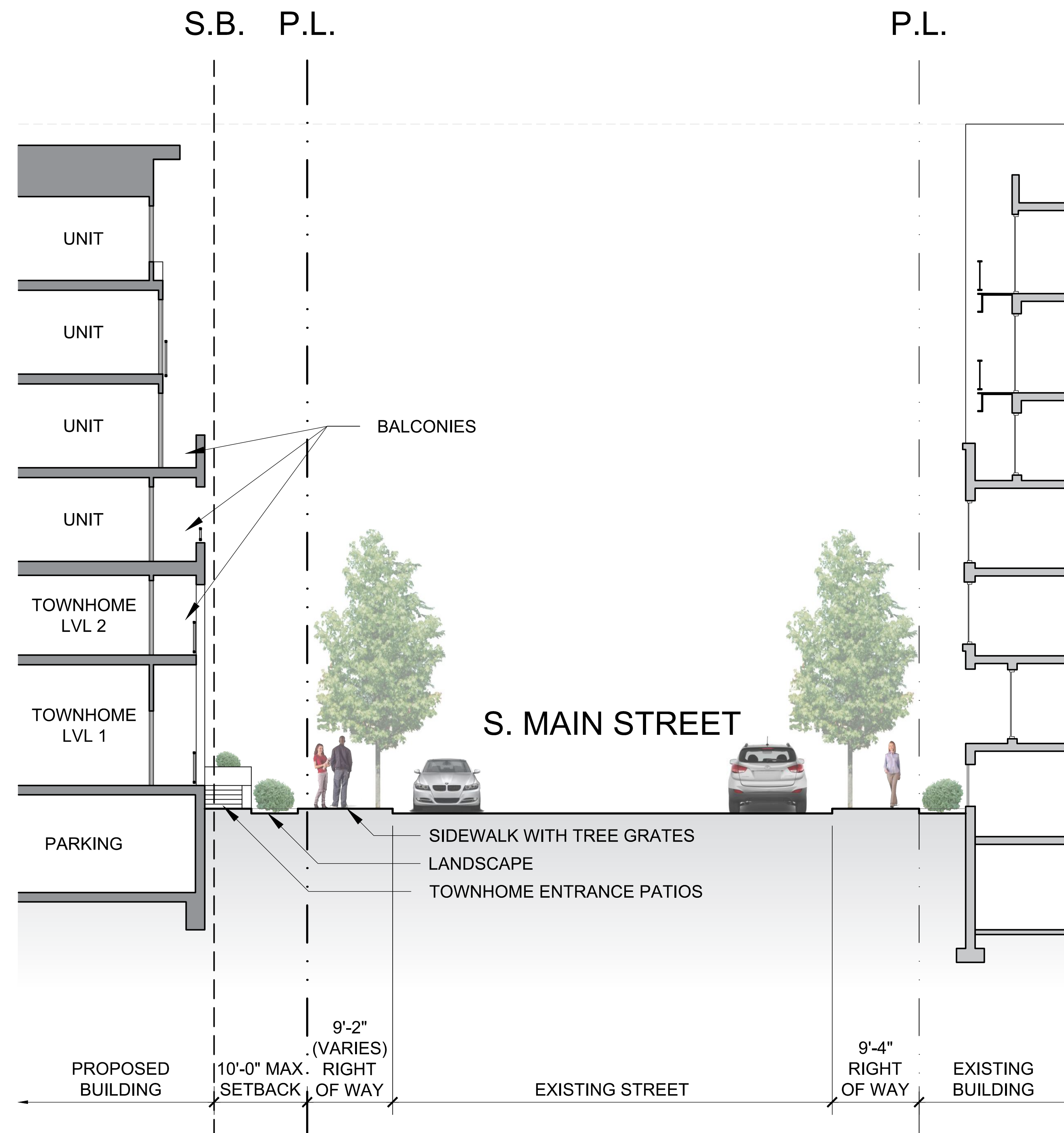


BUILDING SECTION 'A'

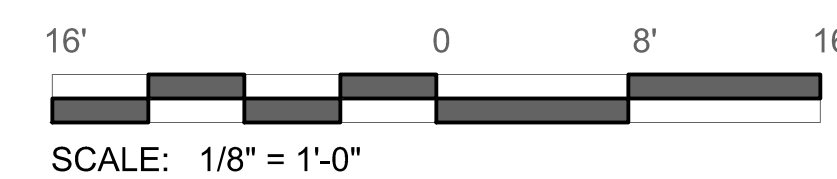


BUILDING SECTION 'B'





S. MAIN STREET SECTION



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PERSPECTIVE FROM NORTHWEST CORNER LOOKING SOUTH



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PERSPECTIVE FROM SOUTHWEST CORNER LOOKING NORTH



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PERSPECTIVE FROM SOUTHEAST CORNER LOOKING WEST



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