



October 31, 2022

Ann Arbor Planning Commission
c/o Brett Lenart and Alexis DiLeo
Planning Services
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI
48104

Re: **PUD Pre-Petition Conference**
5 Corners project (including 722-740 Packard Rd plus 917-933 S State Street
QPK Design Project #: 222258.00

Dear Planning Commission:

We are hereby requesting a PUD Pre-Petition Conference to discuss Timberwolf, LLC's conceptual design proposal for a new student housing project located at the South-Eastern quadrant of the intersection of S State, Packard, and Arbor Streets (with frontage on both S State and Packard Streets.

Applicant/Architect: J Bradley Moore & Associates Architects, Inc
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QPK Architects
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Syracuse, NY 13201
Attn: Michael O'Shea, AIA
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Owner: Timberwolf, LLC
P O Box 4369
Jackson, WY 83001
Attn: John T Hoover III
jhoover@bridgercorp.com
307.699.9892

Civil/Landscape: Midwestern Consulting
Scott W. Betzoldt, PE, Principal
3815 Plaza Drive
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734-995-0200

Site Addresses: 917-933 (odd) S. State St and 722-740 (even) Packard St,

Existing Conditions: The existing site is currently occupied by a mixture of Office, Retail, Apartments, and converted student tenement housing uses. The 1.27 acre (55,471 sf) parcel is zoned C1A/R and is primarily impervious. It is located in a heavily student focused, area between the University of Michigan Central and Athletic Campuses at the intersection of Hoover, S. State, Arbor, and Packard Streets. The project site has frontages along both S. State St. and Packard St. Adjacent properties include Retail, Apartments and converted single-family student tenement housing uses. Refer to attached aerial plan.

Proposed Program: The proposed development consists of a 14-story above grade mixed-use building with first floor retail; lobby, amenity space, parking, and building services located on Levels B and 1 with residential above and potentially a penthouse level including residential units, indoor amenity space, and a large outdoor patio. Due to its location between the two adjacent U of M campuses it is likely that a high percentage of residents will be students though rentals will not be limited to students.

 The 357,534 SF building could include 364 apartments with 494 beds and 65 on-site parking spaces.

 The property would have access from both State and Packard Streets with the main lobby facing Packard. There would be a drop-off zone along Packard for deliveries and ride share services access. There would be 9 surface parking spaces, accessed from the State and Hoover intersection (west) side of the property while residents would access the basement parking garage from Packard on the east side of the site.

Design Goals: Much like the S. University Avenue area this foci of student activity is in need of additional housing and modernization. This proposal aims to increase the efficiency of land use in this area in the same way that the recent additions of vertical housing has done in the other areas adjacent to campus. This greater efficiency is needed to make the most of the cities limited resources by concentrating residential uses where they are needed, wanted, and can be supported by both existing

Infrastructure and supportive retail & dining services. The increase in residential use here will strengthen and enhance the vitality of the areas existing mercantile and restaurant uses. The building is oriented to respect the existing natural features on the site and save the landmark oaks that grace the site. The proposed building is in keeping with the over-all height of other recently approved and/or already constructed vertical housing in the areas adjacent to campus with high student populations. It should be noted that the underlying zoning district would permit this building height even though at a less efficient density. The base of the building would have a 2-story massing articulation that establishes a lower, more pedestrian scale at street wall with a recessed façade at the entry area along Packard Street. The south façade adjacent to Forsythe Park is elevated one story to accommodate the ramp to the garage and house covered bicycle parking. Parking is internal to the site with some existing on-street parking along the Packard. The proposed vehicular circulation allows front-in and front-out traffic. The project also has a relatively low parking ratio that aligns with Ann Arbor's parking and sustainability goals (though not wholly inconsistent with parking ratios of other similar buildings on campus).

Density. The proposed density is consistent with the Master Plan goal of increasing density in areas where the context can best accept such an increase. The new apartments will contribute to easing a housing shortage in the city.

Affordable Housing. The project will make a donation to the City's affordable housing fund or provide an amount of affordable units consistent with PUD zoning requirements.

Sustainability. We are committed to providing the following sustainable design features:

- A "green building" certification
- Green infrastructure and abundant landscaping to help reduce stormwater runoff
- E/V charging stations for residents
- Solar panels to help offset energy consumption
- Modest/Limited surface parking with the majority below grade
- Significantly reduced parking per unit compared to similar apartments provided outside the city central area
- The potential of Shared mobility modalities
- Class A bicycle parking and storage well above requirements
- An all-electric building except restaurant cooking and back-up electrical generation systems
- High quality, durable exterior building materials
- New installations providing energy efficient mechanical systems and lighting, and water-saving plumbing fixtures

Alignment with
Master Plan:

Natural Systems (Goal C).

- Objective 1: Encourage the use of mass transit and non- motorized modes of transportation through land use design:
 - o Action Statement D: Encourage residential densities that can sustain bus transit
 - o Action Statement H: Consider requesting developers provide on-site and off-site bicycle and pedestrian amenities to mitigate traffic impacts
 - o Action Statement I: Modify City ordinances to allow electric and alternative fuel and recharge centers to be installed at appropriate locations

Land Use.

- The design guidelines for multiple story buildings emphasizes that construction of multi-story buildings “minimizes imperviousness” on a site. Along those lines, our proposal will take careful consideration to ensure that “landscaping, setbacks, building design and materials” will help minimize the impact of a taller building on this site.
- Goal C:
 - o Objective 1: Encourage affordable and accessible housing units to be constructed as part of new development projects

Central Area Land Use.

- Goal A:
 - o Objective 7: To protect and expand the supply of housing to meet the needs of a variety of individual lifestyles and incomes
- Goal B
 - o Objective 2: To promote compatible development of...underutilized or uninviting (sites), wherever this would help achieve the plan’s overall goals
 - o Objective 3: ...well designed multiple

family residential development...particularly
near campus and downtown

Thank you for your consideration of our proposal.

Sincerely,

A handwritten signature in grey ink, appearing to be 'J Bradley Moore', with a long horizontal flourish extending to the right.

J Bradley Moore, AIA
President, J Bradley Moore & Associates
Architects, Inc