

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 19, 2012

**SUBJECT: 618 South Main Planned Project Site Plan
(618 South Main Street)
Project No. SP11-035**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 618 South Main Planned Project Site Plan and Development Agreement.

STAFF RECOMMENDATION

Staff recommends **approval** of the planned project site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

Staff further recommends **approval** of the planned project modifications because the project is consistent with the standards of approval for planned project in Chapter 55 (Zoning), Section 5:70.

LOCATION

This site is located at the northwest corner of South Main Street and West Mosley Street, and is in the Downtown Development Authority district and the Allen Creek watershed. The northwest portion of the site is bordered by properties in the Old West Side Historic District.

DESCRIPTION OF PETITION

General Information – The site contains two, single-story commercial buildings constructed more than 50 years ago and is zoned D2 (Downtown Interface District) with the First Street Character Overlay District. The petitioner is seeking approval to demolish the existing buildings and construct a 7-story, 153,133-square foot apartment building containing 190 dwelling units (231 bedrooms) with 121 understructure vehicle parking spaces and 89 bicycle parking spaces. The units will consist of 70 studio apartments, 70 one-bedroom units, 42 two-bedroom units, and 7 duplex units (1 bedroom, each). The building will also contain accessory uses, such as a community room and management office.

Residential floor area premiums have been applied to earn an additional 150% of floor area. The petitioner is also proposing that the building be LEED Silver to obtain an additional 50% of floor area credit. Solar panels are proposed for the roof of the main building to help heat water. A total floor area ratio of 355% is proposed.

Private open space is proposed on the west side of the building and will consist of an outdoor pool and pool deck, a pool house/rental room, two fire pits, three rain garden/bio-retention areas, landscaping areas and patio areas made of porous pavement. The petitioner proposes to maintain privacy of this open space by constructing a brick wall with steel cables along the

Ashley Street sidewalk. The brick portion of the wall is proposed to vary in height from 6.5 feet in height to approximately 2.5 feet in height. The steel cables are intended to accommodate vines.

The building is proposed to be setback five feet from South Main Street and 0 feet from East Mosley and South Ashley Streets. The building also steps back five feet above the third floor on each of the three frontages. The building steps back an additional 10 feet above the 6th floor along the South Main Street frontage.

Building Height – The petitioner is proposing an 85-foot tall building, which is 25 feet taller than is permitted in the D2 zoning district. The petitioner is proposing a planned project modification of the height requirement and has provided an explanation on how they believe the project is consistent with the planned project standards (see below). The petitioner indicates that by locating the majority of square footage on the east side of the site, the visual impacts will be reduced compared to a 60-foot tall building located along the Ashley Street frontage. A portion of the proposed building extends to Ashley Street where the closest building on the west side the street is Armen Cleaners, a single-story dry cleaning business. The petitioner has also indicated that the building has been stepped back to meet code and to minimize the visual impacts to the neighborhood west of the site. The portion of the building that fronts Ashley Street is stepped back five feet above the third floor and an additional seven feet above the 6th floor. The portion of building east of the open space is stepped back 5 feet above the 6th floor.

Parking – The project proposes to provide 121 vehicle parking spaces under the structure. Sixty-seven spaces are required. Two separate parking levels are proposed. The higher level parking deck is accessed from a two-way driveway from South Main Street and includes 60 parking spaces and a bicycle parking room. The lower level parking deck is accessed from a two-way driveway from Ashley Street. The two parking levels are not connected. Below grade parking does not count as floor area toward the maximum floor area ratio requirement.

Two shared-use vehicle parking spaces (for use by a car sharing service) are proposed on-site as part of the 121 parking spaces. Each shared-use vehicle parking space counts as a total of four off-street vehicle parking spaces per Chapter 59 (Off-street Parking). Easements and enforcement measures for these shared-use vehicle spaces will be addressed in the development agreement.

Sixty-five Class A bicycle parking spaces are proposed in three enclosed and secured rooms in the parking decks; one room is located on the upper deck and two rooms are located on the lower deck. The petitioner is proposing hoop style racks and wall mounted racks, all of which constitute class A spaces. The petitioner is also proposing 12 hoop style racks (Class C) on the ground level of the site. Eight hoop style racks are proposed in the public sidewalk area along South Main Street between the street trees, and four racks on the north side of Ashley Street.

Pedestrian Access – Pedestrians can access the building from the main entrance on South Main Street, which is located at approximately the midpoint of the building's length. Another entrance is located on the west side of the building through the one-story community room. Access to this entrance is proposed to be available from a gated private sidewalk on the north side of the building. The South Main Street sidewalk is proposed to be approximately 18 feet in width and include 10 street trees. Five feet of landscaping will be provided between the sidewalk and the face of the building, which is setback five feet from the edge of the property.

Natural Features – One 24-inch Honey Locust tree is proposed to be removed and replaced with 7 native trees. No other regulated natural features exist on the site.

Solid Waste – Solid waste is proposed to be handled in an area north of the open space on the site. This area is proposed to be accessed from Ashley through the property north of the open space (Affordable Veterinarian) with an access easement. An existing six-foot tall fence exists on the west side of the site and will remain to provide a screen for the properties north of the solid waste area.

Traffic Impact Study – A traffic study was conducted by Washtenaw Engineering. Staff has requested an executive summary. No mitigation measures are required.

Storm Water Detention – Storm water is primarily handled by three rain garden/bio-retention areas on the west side of the site. Detention for a 100-year storm is proposed. Overflow conditions will be handled by a storm drain in Ashley Street. No vegetated roof is proposed.

Brownfield – The petitioner has indicated that the site has contaminated soil and that they intend to submit a request for a Brownfield. To date, no Brownfield application has been submitted.

Landscaping – Open spaces on the site will be landscaped with planting beds along South Main Street, three rain gardens/bio-retention areas in the private open space on the west side of the site and street trees proposed on South Main, Mosley, and Ashley Streets. Additionally, the petitioner is proposing raised vegetable garden planter plots above the driveway on the northwest portion of the site. A garage structure is proposed to be constructed above this driveway to the underground parking deck and will provide an opportunity to grow vegetables on the roof.

Park Contribution – The petitioner has agreed to provide a \$117,800 park contribution in-lieu of a park dedication, as outlined in the Parks & Recreation Open Space Plan based on 190 residential units. The petitioner has requested that the contribution be used for pedestrian amenities along South Main Street between the site and William Street.

Sanitary Sewer – The petitioner has agreed to disconnect footing drains from the sanitary system prior to the issuance of a certificate of occupancy.

Building Size in Relation to Adjacent Buildings – The portion of the project that extends to Ashley Street is located approximately 75 feet from the nearest house (house north of Armen Cleaners). The distance that the houses along the west side of Ashley Street are located from the face of the building on the east side of the open space varies from between 153 to 168 feet. The petitioner has provided a shadow study to depict how shadows from the proposed building will impact surrounding areas. The study is attached.

Building Materials – The petitioner proposes a combination of masonry and glass as primary building materials. The petitioner provided color renderings of the building elevations (attached).

Citizen Participation – The petitioner held two Citizen Participation meetings prior to submitting the site plan. The first meeting took place on November 11, 2011 at the Fox Tent and Awning building. A second meeting was held on November 22, 2011 after the Design Review Board meeting.

In general, the discussion addressed:

- Floodplain location
- Amount of Parking
- Shadow Studies and Height
- Vehicular Access to the Site – one versus two curb cuts and driveways
- Details of the Units – size, number of bedrooms, anticipated rents
- Benefits to the City – what benefits this project would bring, and impacts to the tax revenues

In addition to the two Citizen Participation meetings, the petitioner met with Old West Side board members on October 18, 2011 and area businesses on October 27, 2011. The petitioner was required to meet with the Design Review Board on November 16, 2011 since this project is in the Downtown Development Authority district (see below).

Development Agreement – A development agreement has been drafted to address the parkland contribution, required footing drain disconnections, and documentation of LEED Energy & Atmosphere points. It will be finalized prior to City Council approval.

DESIGN REVIEW BOARD

The petitioner presented the project to the Design Review Board on November 16, 2011. The full report of that meeting is attached.

In summary, the Board observed that the proposed design generally responded favorably to the Downtown Design Guidelines. Recommendations included setting the building further away from South Main Street to enhance the pedestrian experience, averaging step back requirements, better delineating the portion on the site at the corner of South Main and Mosley Streets, and breaking up the mass along South Main Street.

The proposed development has been revised to address some of the Board's comments. The building was set back from Main Street five feet with additional landscaping, the southeast corner of the building includes a vertical masonry feature that helps delineate this portion of the building as an important corner and a gateway to downtown, and elements have been added to the façade along South Main Street to create more visual interest and to help "break up" the mass of this portion of the site. The main entrance on South Main Street has been revised to create a vertical feature to call attention to the entrance and help break up the mass of the building on the east side of the site. The portion of the building along South Main Street has been stepped back five feet above the third floor and 10 feet above the sixth floor to enhance the pedestrian experience along the west side of South Main Street.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial, Residential	D2 (Downtown Interface), First Street (Character Overlay)
EAST	Commercial	D2, First Street
SOUTH	Commercial	C1
WEST	Residential/Office/Commercial	C2B

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	43,159 sq ft	43,159 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	46% (19,853 sq ft)	355% (153,133 sq ft)	200% MAX normal (86,318 sq ft MAX) Up to 400% MAX with premiums (up to 172,636 sq ft MAX)
Character Overlay District	First Street	First Street	First Street
Streetwall Height	1 story	3 stories	2 stories MIN 4 stories MAX
Offset at Top of Streetwall	Not applicable	5 ft (South Main) 5 ft (Mosley) 5 ft (Ashley)	Average 5 ft MIN
Building Height	1 story	7 stories (85 feet)	24 ft/2 story MIN 60 ft MAX
Side, Rear Setbacks	8 ft (north) side 18 ft (north) rear	9 ft (north) side 8 ft (north) side	None
Building Frontages	Secondary Street	Secondary Street	Secondary Street
South Main Street	0 ft	5 ft	Secondary Street: 0 ft MIN, 10ft MAX at streetwall 20% may exceed for entry plaza
South Ashley Street West Mosley	0 ft 132 ft	0 ft 0 ft	Secondary Street: 0 ft MIN, 10 ft MAX at streetwall 20% may exceed for entry plaza
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	54 spaces	127 spaces (121 off-street parking spaces, 2 shared-use spaces) [121+(2x4)=129]	67 spaces MIN for premium floor area
Parking – Bicycles	None	65 Class A 24 Class C	61 Class A spaces MIN

HISTORY

The site has been used for commercial operations for decades. The site was rezoned as part of the A2D2 Zoning Initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009.

PLANNING BACKGROUND

The Downtown Plan is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, and providing a viable economy, a “green” and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the Plan (page 22) as well as encouraging a diversity of new downtown housing opportunities and expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood, continuing to seek a range of age groups and income levels in the downtown (page 24).

Ann Arbor Discovering Downtown (A2D2) – The site has been in the DDA since the DDA was established in 1983. In 2009, as part of the A2D2 planning effort, City Council approved the rezoning of land in the DDA from a variety of zoning districts to two primary districts: D1 and D2. At that time, this site was rezoned from C3 (Fringe Commercial) to D2 (Downtown Interface).

The Non-Motorized Transportation Plan recommends bicycle lanes in South Main Street and a shared use path of between 8-10 feet in width.

PLANNED PROJECT MODIFICATION

Planned project approval is requested to increase the height of the building from the 60 foot maximum in the D2 zoning district to 85 feet. (Petitioner statements are in plain type)

Modification Request

The petitioner is requesting permission to construct an 85 foot tall building which exceeds the height limitation of the D2 zoning district by 25 feet.

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan:

1. **The lot(s) included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located.**

N/A

2. The proposed modifications of zoning requirements must provide one or more of the following:

a) Usable open space in excess of the minimum requirement for the zoning district.

Roughly 43% of site area is designed for the active use of the 618 south main community. It will be landscaped and have a soft streetscape buffer. The courtyard will also do double duty as an exceptional designed rain garden for the mgmt of storm water.

At least 10 % of the site must be in the form of "open space" per Chapter 55 (Zoning).

b) Building or parking setback(s) in excess of the minimum requirement for the zoning district.

By stacking parking and placing below grade the demand for surface parking and its resulting demands on site open space is greatly lessened.

The building is set back 5' from the Main Street ROW to allow a planted landscape buffer. Additionally, the below grade parking is set back another 2' to allow additional density and depth to that same planting landscape buffer. By massing the residential building to the east/South Main Street side of the property, it allows a setback of 62' to 105 feet from the Ashley Street/west side of the site.

c) Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.

There are no current natural features. The site is covered with commercial structures and parking. The proposed improvement will provide 18.448sf of landscaped open space. The design of the site and the extensive landscaping create "natural features" where there are presently none.

A 24-inch landmark tree exists on the site, the only regulated natural feature.

d) Preservation of historical or architectural features.

There are no historic architectural or landscape features existing on the site. The design of the building is inspired by the character of Industrial Warehouse Buildings and the architecture in the district.

e) Solar orientation or energy conserving design.

We intend to strive to obtain a LEED Silver certification. The project proposes significant storm water management, roof mounted solar panels, ideal building orientation for natural light and ventilation exposure and energy conserving design. Recycling, energy conscious systems, local materials with sustainable design, construction and management.

- f) An arrangement of buildings which provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.**

The proposed arrangement of buildings softens relationship to Ashley Street neighborhood and blends with the First Street District typical massing on Main Street. The project increases drainage surface by over 18,000sf which will be used for storm water infiltration. (See comments on cover sheet re the storm water system designed by InSite and Washtenaw Engineering).

The main entrance on South Main Street is located close to the sidewalk and provides direct pedestrian access to transit, downtown Ann Arbor, and the University of Michigan.

- g) Affordable housing for lower income households.**

N/A

- h) Permanent open spaces of 20 percent or more in any low-density residential district.**

N/A

- 3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.**

Parking access has been divided between two streets to reduce the traffic load to the neighborhood.

- 4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.**

It is consistent with the area that the larger and taller buildings are developed along Main Street which is bordered by commercial and warehouse space. The smaller structures and open spaces are along Ashley Street and west side residential areas. D-2 Zoning was designed as buffer zoning between downtown D-1 zoning and residential areas. We have respected and implemented this intent of the zoning by focusing and massing the bulk of the redevelopment to the east side of the property and South Main Street. The green space and courtyard along much of Ashley Street softens the impact of this development for the adjacent residential area.

The proposed height of the building is not consistent with the height of adjacent uses which typically vary from 1 to 2 floors. However, the petitioner has attempted to mitigate the impact of the height with shifting most of the building mass away from the neighborhood and stepping upper levels back. Additionally, the site is topographically in a lower portion of the city corresponding with Allen Creek. Higher areas exist to the north, south, east, and west. Therefore it will be less pronounced than if it were located on top of a hill.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

The proposed project provides the required 67 parking spaces plus 60 additional parking spaces. This is a 189% increase over the requirement. These are being provided to be sensitive to the neighborhood parking demand. More than 18,000 square feet of open space are being provided as landscape this is 43% of the site area.

6. The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

153,153 sf is proposed and leaves more 18,000 sf undeveloped. The site is being developed to a "workable" level not a maximum level. More than 18,000 sf of open space is being provided.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

D2 zoning permitted uses.

SERVICE UNIT COMMENTS

Planning – Several outstanding issues could not be addressed prior to preparing this staff report. They include:

- Brick Wall on Ashley Street: Staff has requested that the petitioner reduce the height of the wall to provide a friendlier streetscape environment and to address limited sight lines where the driveway crosses the sidewalk. The petitioner agreed to work with staff to provide a lower wall so that the open space will be more visible from South Ashley Street and this portion of the site is more interactive with the surrounding neighborhood.
- Brownfield Plan: To date, no Brownfield Plan has been submitted. If a Brownfield Plan is still desired, it must be submitted and reviewed before the action on the site plan will be scheduled with City Council.

Systems Planning (Forestry) – A street tree escrow of \$531.70 is required.

Transportation – The Traffic Impact Study was conducted by Washtenaw Engineering. The main findings are summarized as follows: “Based upon the various existing intersection geometry and control, the proposed apartment complex will not have an impact on the traffic flow along City of Ann Arbor streets. The only recommended mitigation is at the intersection of South Main Street with Madison Street. The mitigation involves slightly modifying the signal timing to increase the eastbound/westbound left turn phase by three seconds and decreasing the through phase by the same amount.”

Staff reviewed the traffic impact report and had the following comments: “The traffic crash frequency information does not provide a peer group comparison. The narrative compares the interaction to the high crash locations in the region but they are not equivalent intersections and no insight into whether a high crash frequency exists is provided. It appears that the trip distribution underestimates traffic to Ashley.” Once this information is reviewed, staff will be

able to make recommendations for any timing adjustments that will need to be made to the signal at South Main and Madison Streets.

Planning staff will provide an update as part of our presentation of the petition to the Planning Commission on January 19, 2012 on the status of the comments noted.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
1/12/12

Attachments: Parcel and Zoning Map
Aerial Photo
Site Plan
Elevations
Citizen Participation Report
Design Review Board Report
Shadow Study
Draft Development Agreement

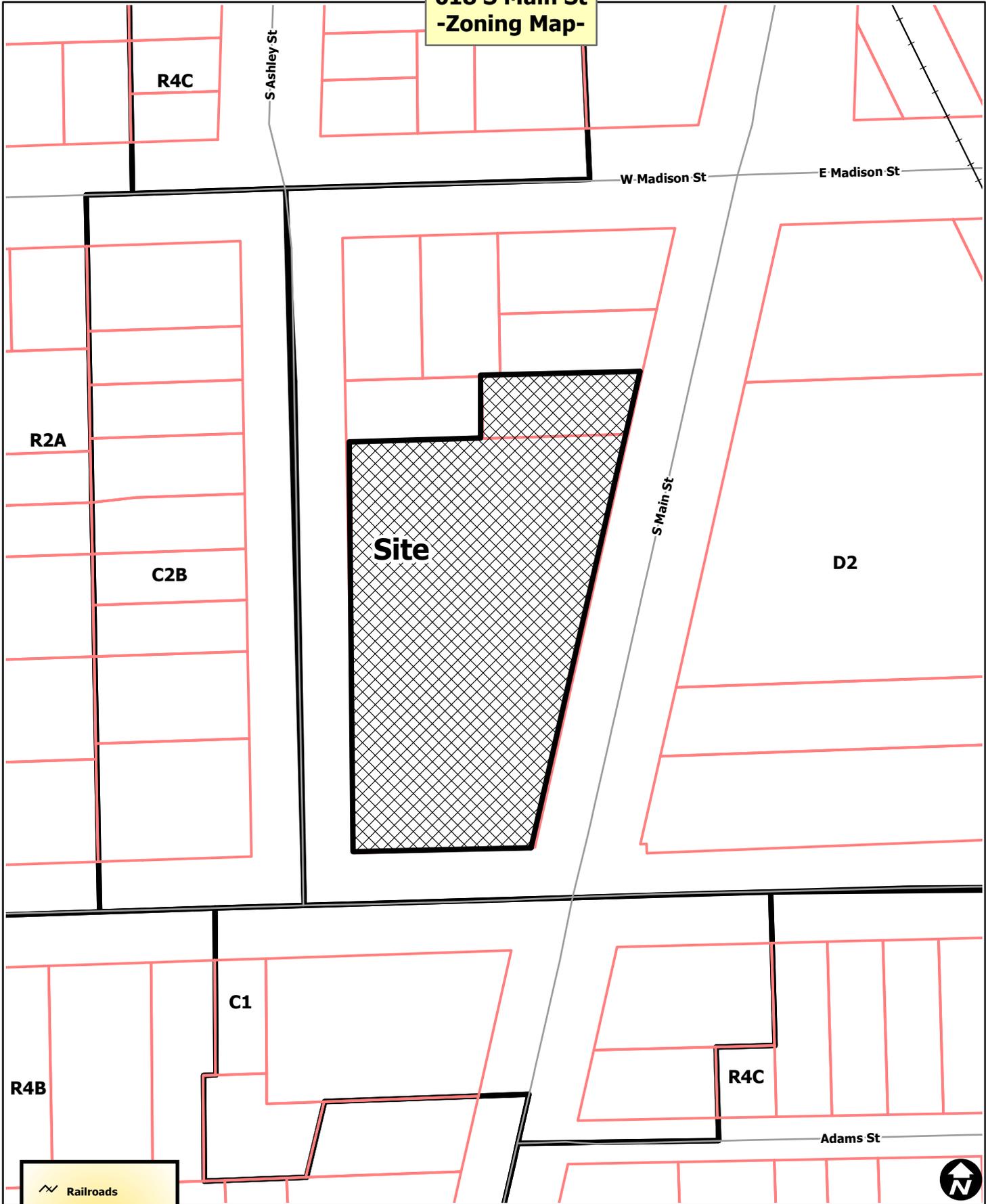
c: Petitioner: Urban Group Development
225 South Ashley Street
Ann Arbor, MI 48104

Petitioner's Agents: Mike Siegel
VOA Associates
225 S. Michigan Ave, Suite 1400
Chicago, IL 60604

Bob Wanty
Washtenaw Engineering
3526 W. Liberty, Suite 400
Ann Arbor, MI 48106

Systems Planning
Project Management
Project No. SP11-035

**618 S Main St
-Zoning Map-**



-  Railroads
-  Parcel Property
-  Township
-  City of Ann Arbor



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 Map Created: 11/1/2011

618 S Main St -Aerial Map-



 Railroads

 Parcel Property

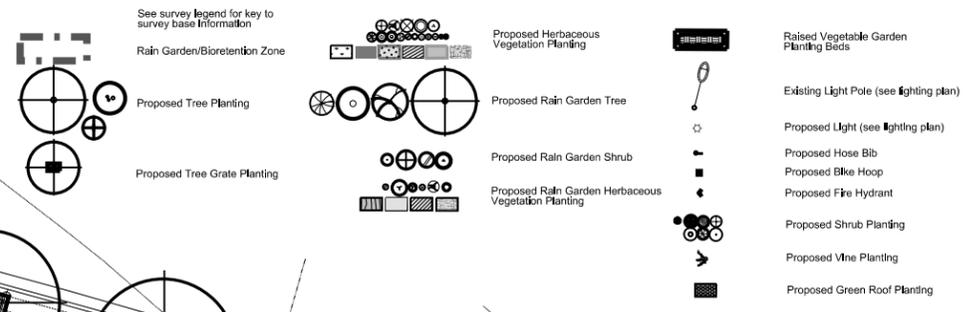


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Map Created: 11/1/2011

Legend

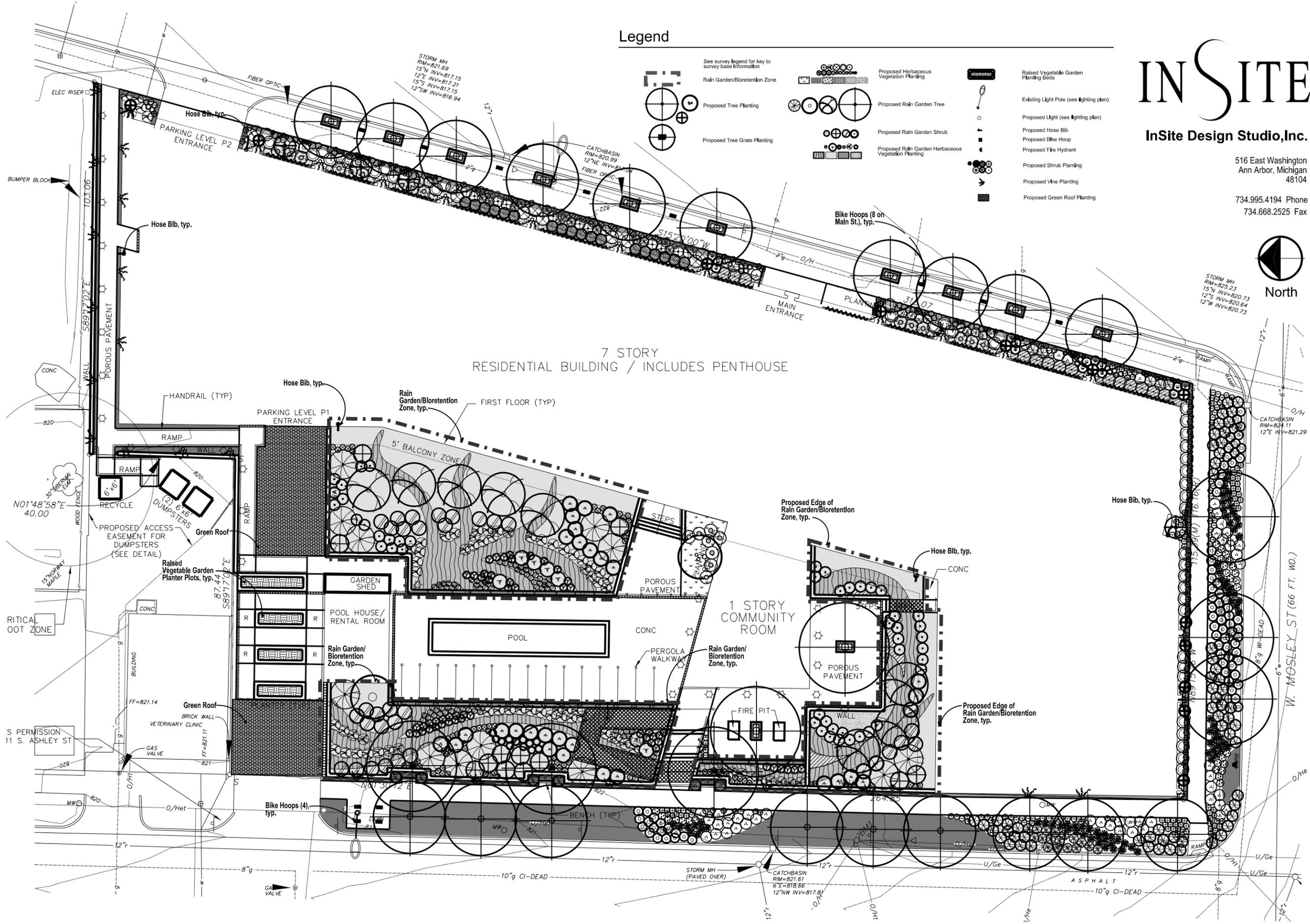


IN SITE

InSite Design Studio, Inc.

516 East Washington
Ann Arbor, Michigan
48104

734.995.4194 Phone
734.668.2525 Fax



GENERAL NOTES



PAINTED STEEL BALCONY (BLACK)
 PAINTED WOOD WINDOWS (BLACK)
 PAINTED LINTEL (BLACK)
 PAINTED ORNAMENTAL METAL (BLACK)

TRANSLUCENT STOREFRONT GLAZING

WEST ELEVATION: 1/16" = 1'



PAINTED LINTEL (BLACK)
 PAINTED WOOD WINDOWS (BLACK)
 PAINTED BALCONY (BLACK)
 BRICK MASONRY (RED/FISH BROWN)

EAST ELEVATION: 1/16" = 1'

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	11.28.11

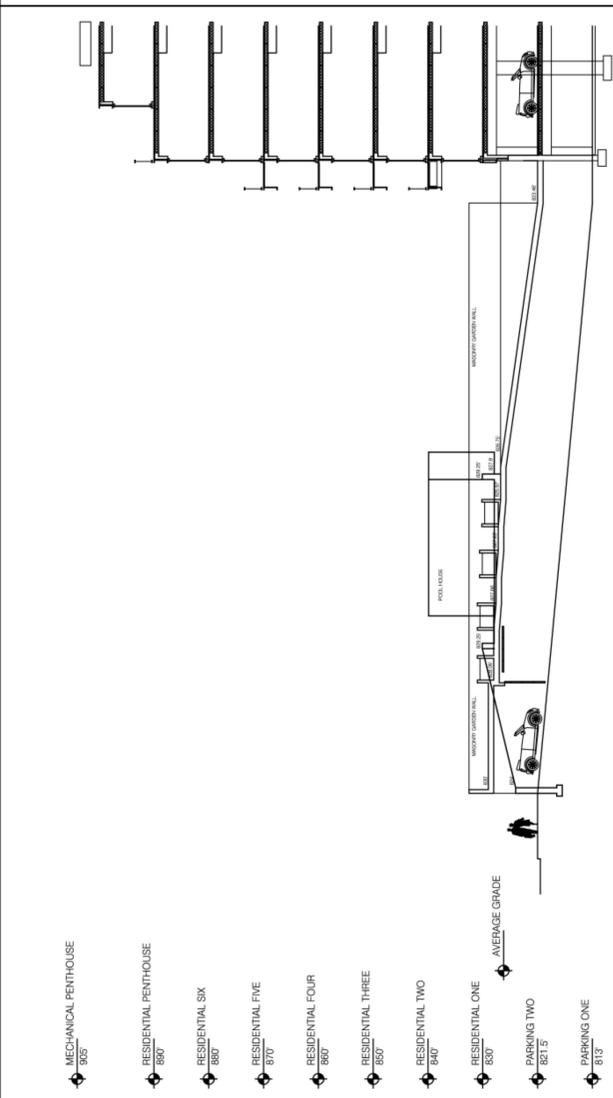
618 South Main Street

ANN ARBOR, MICHIGAN

EXTERIOR ELEVATIONS

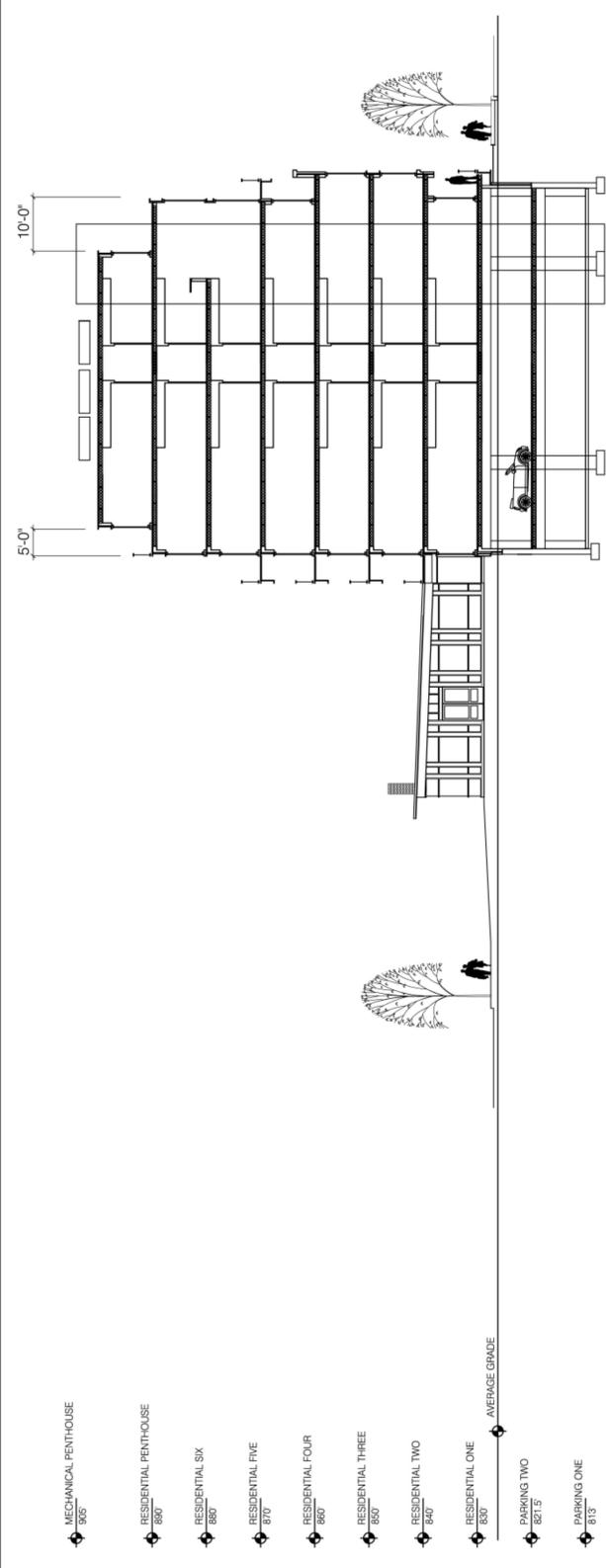
DRAWN BY: GS, MC
 CHECKED BY: SEJEL
 SCALE: AS NOTED
 REV DATE: 12/15/11
 PROJECT NO.: 2854A.00

SHEET NO.: **A3**



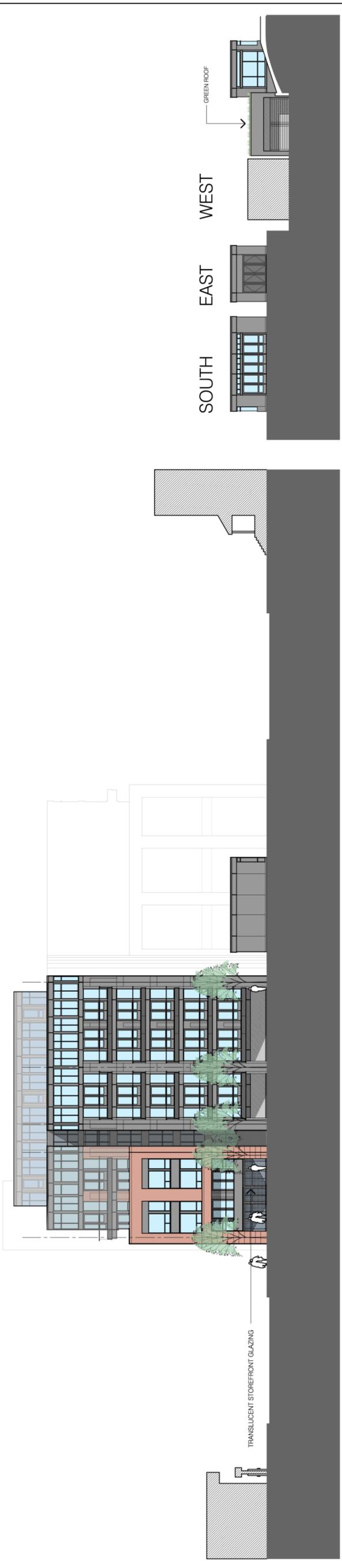
- MECHANICAL PENTHOUSE 805
- RESIDENTIAL PENTHOUSE 800
- RESIDENTIAL SIX 880
- RESIDENTIAL FIVE 870
- RESIDENTIAL FOUR 860
- RESIDENTIAL THREE 850
- RESIDENTIAL TWO 840
- RESIDENTIAL ONE 830
- PARKING TWO 8215
- PARKING ONE 813

BUILDING SECTION (THRU GARAGE RAMP): 1/16" = 1'



- MECHANICAL PENTHOUSE 805
- RESIDENTIAL PENTHOUSE 800
- RESIDENTIAL SIX 880
- RESIDENTIAL FIVE 870
- RESIDENTIAL FOUR 860
- RESIDENTIAL THREE 850
- RESIDENTIAL TWO 840
- RESIDENTIAL ONE 830
- PARKING TWO 8215
- PARKING ONE 813

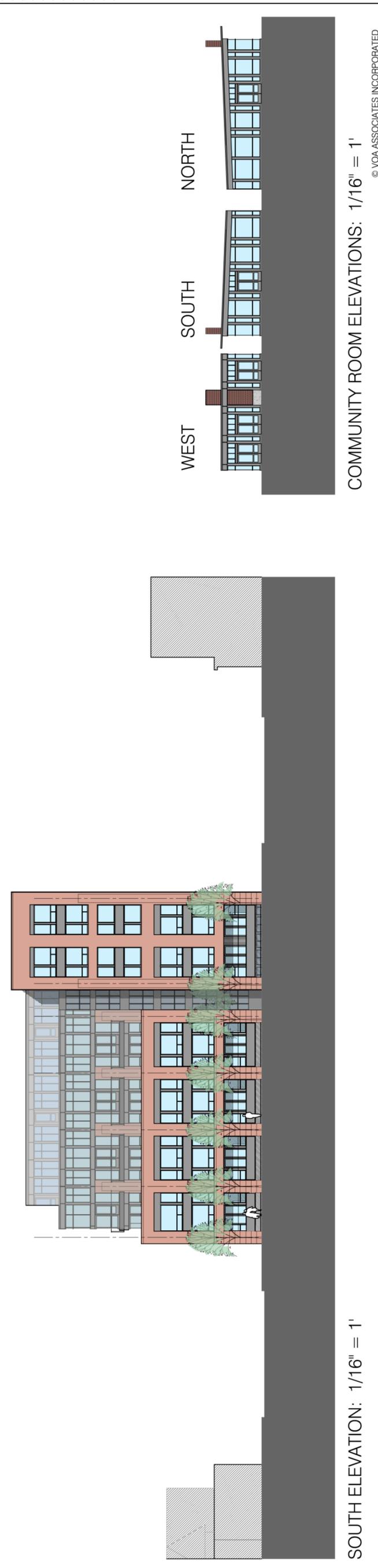
BUILDING SECTION: 1/16" = 1'



POOL HOUSE ELEVATIONS: 1/16" = 1'

NORTH ELEVATION: 1/16" = 1'

COMMUNITY ROOM ELEVATIONS: 1/16" = 1'



WEST SOUTH NORTH WEST SOUTH NORTH WEST SOUTH NORTH

SOUTH ELEVATION: 1/16" = 1'

COMMUNITY ROOM ELEVATIONS: 1/16" = 1'

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	11.28.11

GENERAL NOTES

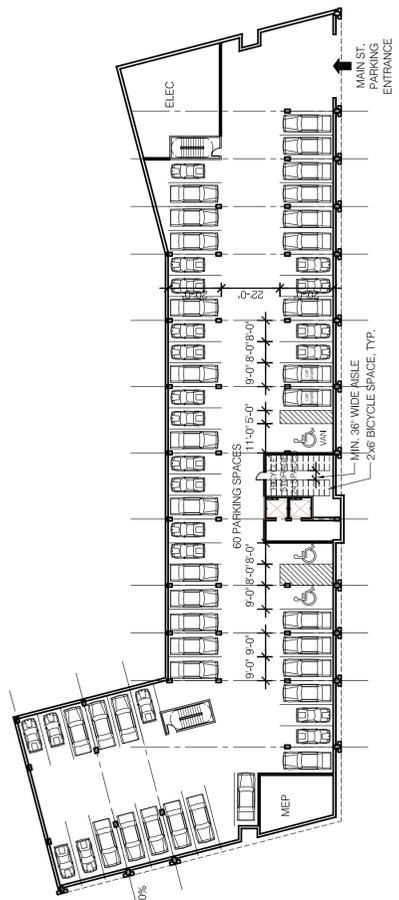
VEHICULAR PARKING REQUIRED:
 Lot Area: 43,159 SF
 200% X Lot Area: 86,318 SF
 # of spaces required = 1 per 1000 SF over 200%
 FAR Used: 153,133 SF
 153,133 - 86,318 = 66,815 SF
 66,815 / 1000 = 67 spaces required
 121 parking spaces provided

VEHICULAR PARKING PROVIDED:
 121 parking spaces provided:
 • 5 accessible spaces, including 1 van
 • 45 small car spaces
 • 69 standard car spaces
 • 2 car-sharing spaces provided
 Bonus for car sharing = 3 per 1 provided
 127 parking spaces provided including bonus

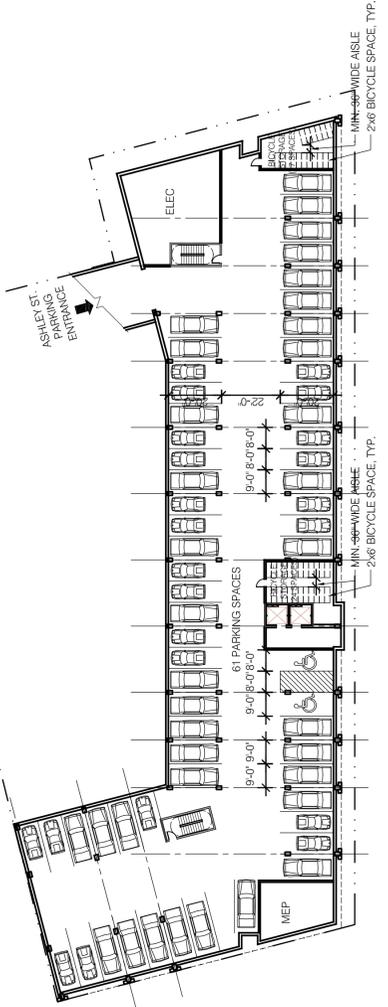
REQUIRED BICYCLE PARKING:
 # of spaces required = 1 per 2000 SF
 FAR Used: 153,133 SF
 153,133 / 2,000 = 61 spaces required
 65 bicycle parking spaces provided

BREAKDOWN OF UNIT TYPES

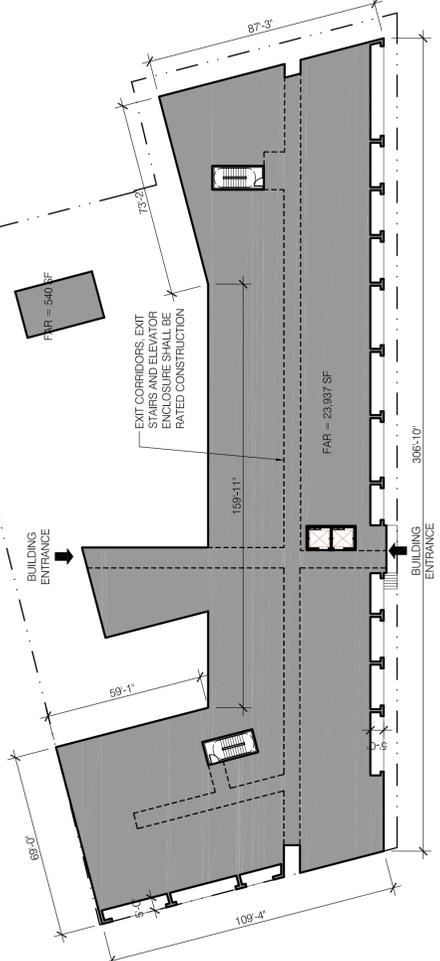
Studio units:	70
1 bedroom units:	70
2 bedroom units:	45
Office units:	7



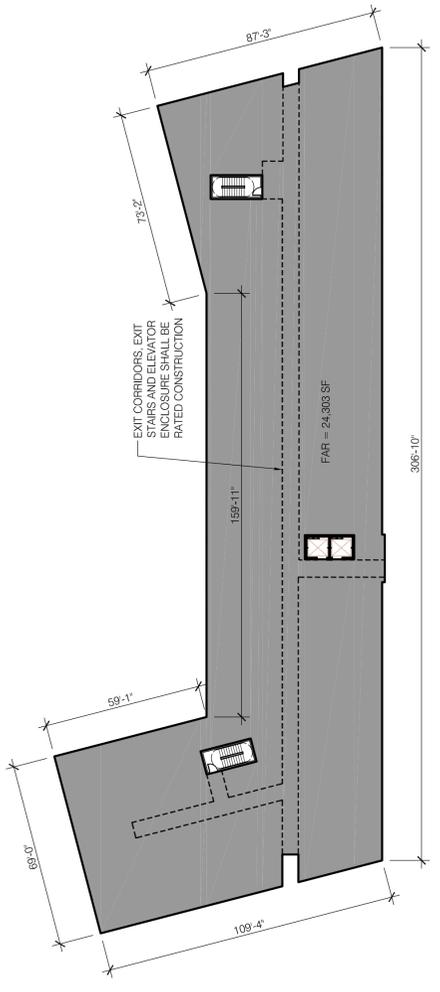
1 PARKING LEVEL P2 FLOOR PLAN
 SCALE: 1/32" = 1'-0"



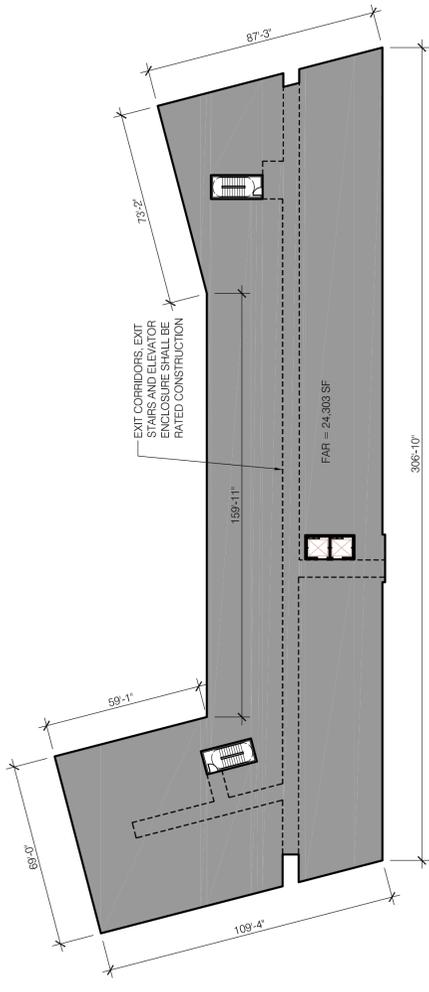
2 PARKING LEVEL P1 FLOOR PLAN
 SCALE: 1/32" = 1'-0"



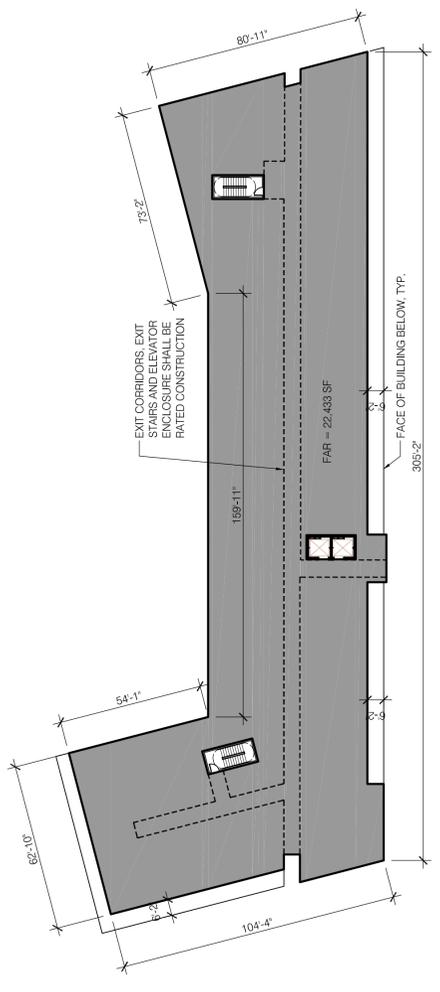
3 FIRST FLOOR PLAN
 SCALE: 1/32" = 1'-0"



4 SECOND FLOOR PLAN
 SCALE: 1/32" = 1'-0"



5 THIRD FLOOR PLAN
 SCALE: 1/32" = 1'-0"



6 FOURTH FLOOR PLAN
 SCALE: 1/32" = 1'-0"

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	11.28.11

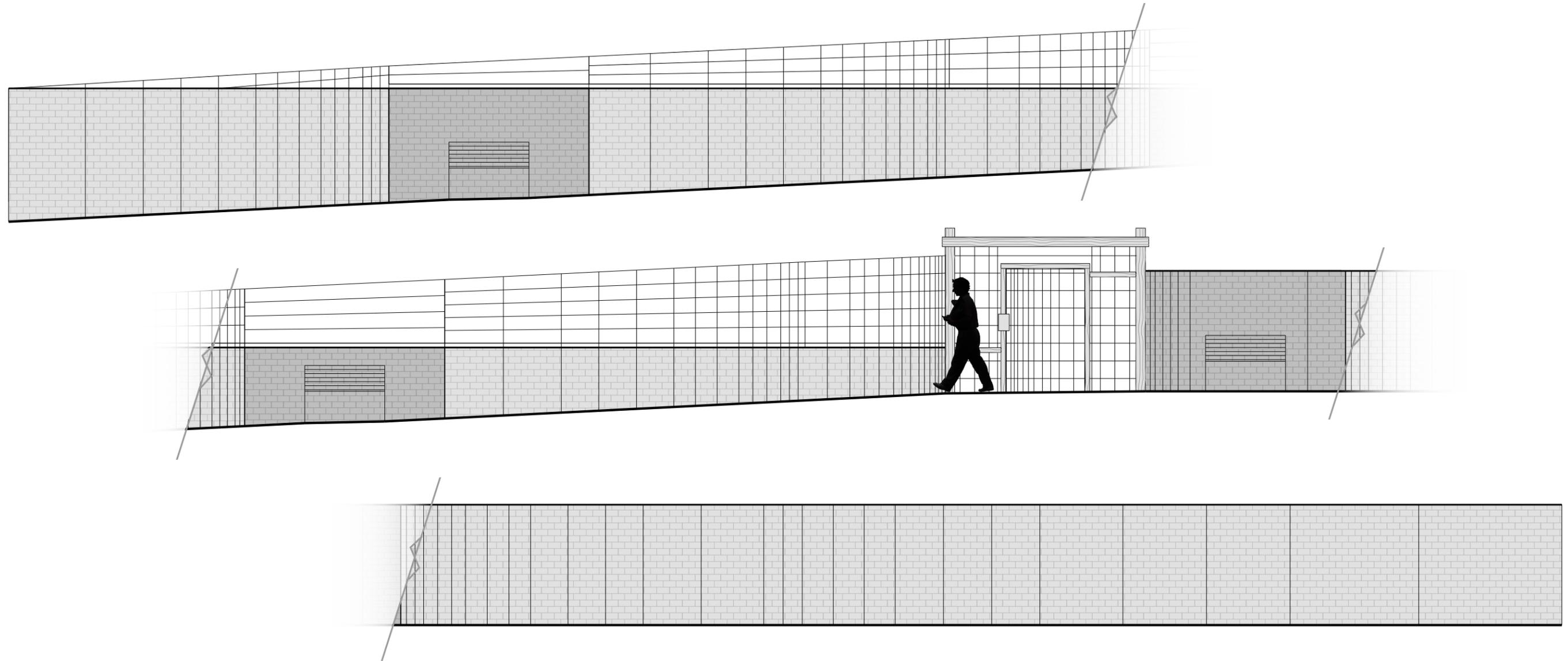
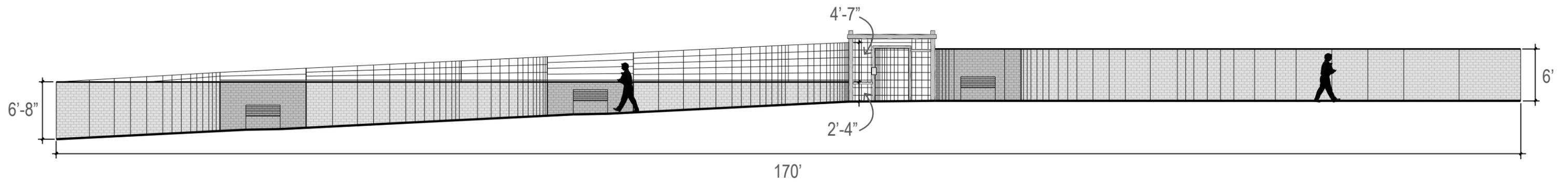
618 South Main Street

ANN ARBOR, MICHIGAN

FAR DIAGRAMS
 P2 - 4TH FLOORS

DRAWN BY:	GS, MC
CHECKED BY:	SIEGEL
SCALE:	AS NOTED
REV/DATE:	12.15.11
PROJECT NO.:	2854A.00

SHEET NO.: **A1**



Ashley St. wall concept
(no scale)

12 January 2012

INSITE

618 south main

225 South Ashley Street | Ann Arbor, MI 48104 | 734.747.7230

Final Citizen Participation Report

November 28, 2011

Summary

The development team for the proposed *618 south main* residential project sought community input through various meetings with citizen groups. In total, the team was able to interact with approximately 150 individuals. Utilizing dozens of visual documents including sketches, site plans, renderings, detail drawings, photographs of similar completed projects, as well as a “Community Information Report” (submitted separately with this report), the team explained in detail the progression of the design through several options to arrive at the plan it is submitting today. The participants were invited to ask questions and give comments. Those comments are summarized in this report.

The report contains the following documents:

- Time, date, place, and list of attendees for each of five meetings.
- Copies of letters mailed and / or hand-delivered to explain the nature of the meeting and invite people to attend.
- A summary of the key concerns and input received at these meetings, including those written on comment cards. Since some concerns were expressed at more than one meeting, this report consolidates comments into one document.

A copy of the Community Information Report that was available at each meeting is included with this report as a separate PDF file.

Meeting Details

Meeting #1 Old West Side board members

October 18, 2011, 4pm at the Fox Tent and Awning building on Ashley Street. Board members were contacted by Bob White regarding the meeting. List of Board members who attended is included in this report. This meeting was not required by the city. In addition, a letter from Dan Ketelaar explaining the project appeared in the OWS newsletter. A copy of that is included in this report.

Meeting #2 Businesses in the vicinity of the *618 south main*

October 27, 2011, in the evening, at the Fox Tent and Awning building on Ashley Street. Letters were hand-delivered to the list of business owners. The list of those invited to the meeting, a copy of the letter that was delivered, and the sign-in sheet for the meeting is included in this report. This meeting was not required by the city.

Meeting #3 First Citizen Participation Meeting

November 11, 2011, 5pm to 7pm at the Fox Tent and Awning building on Ashley Street. Notices of the meeting were sent out from Washtenaw Engineering to all address within 1,000 feet of the project site. The list was supplied by the staff of the city of Ann Arbor. This letter, the sign-in sheet, sample comment card, and notice of the next meeting that was handed out at this meeting are included in the report. This meeting was required by the city.

Meeting #4 Design Guideline Review Meeting

November 16, 2011, 3pm at the Fox Tent and Awning building on Ashley Street. Issues that were discussed at this meeting and the recommendations that were offered are noted in a report coming from the board. This meeting was required by the city.

Meeting #5 Second Citizen Participation Meeting

November 22, 2011, 5pm to 7pm at the Fox Tent and Awning building on Ashley Street. The sign-in sheet and sample comment card are included in this report. At the First Citizen Participation Meeting a notice informing people of this meeting was handed out. This meeting was required by the city.

Meeting with the Old West Side Board
October 18, 2011

List of Attendees

Barbara Murphy (VP)	507 Second Street	665-2349
Sarah Okuyama	415 W. William	395-4114
Marylou Zimmerman	1003 Hutchins	709-8261
Barbara Hall	448 Fifth	668-7558

Note: The president, Christine Brummer, was unable to attend. However, Dan Ketelaar spoke with Ms. Brummer in detail about the project and has had ongoing dialogue with her.

Fox Tent and Awning Lot News

Plans are underway for a new apartment building on the former Fox Tent and Awning site, reports developer Daniel Ketelaar of the Urban Group Development Company. Current plans call for the building to be massed more on the Main Street side of the 43,000 square foot lot, keeping about one-third of the land as green space on the Ashley Street side.

The current design includes about 170-190 units: a mixture of studio, one- and two-bedroom rental apartments aimed at the young professional and older graduate student market. Eight-foot tall, twelve-foot wide windows are intended to give an industrial-style, warehouse look, reminiscent of the old Eaton factory, (now Liberty Lofts) to the brick and steel building of loft apartments.

Parking would be on two levels under the building, with entrances on Main and Ashley Streets, and would provide more than double the spaces required by the City. Although there is a relatively high water table in that area, raising the building's first floor to five feet above ground level would allow room for the proposed parking. According to the FEMA maps link on the city website, 618 S. Main is in neither a floodway nor a floodplain as it lies southwest of the nearest examples of both.

A "soft" edge of landscaping on the Moseley and Main Street sides of the building would enhance the pedestrian experience. The building is planned to hide the mechanicals on the roof under a covering structure. The intention is to build towards LEED Certification and beyond, with solar panels on the roof providing supplemental water heating.

Ketelaar hopes to break ground in August of 2012 with completion of the building targeted for the spring of 2014.

There will be a neighborhood Open House about the development in January, for those interested. The date will be announced in the January edition of the OWS News.

Contact

Daniel Ketelaar
President, Urban Group Development Company
dk@urbangroupdev.com

OWS News Volunteers

The Old West Side Association always needs volunteers to lend a hand on various projects

Contact ...

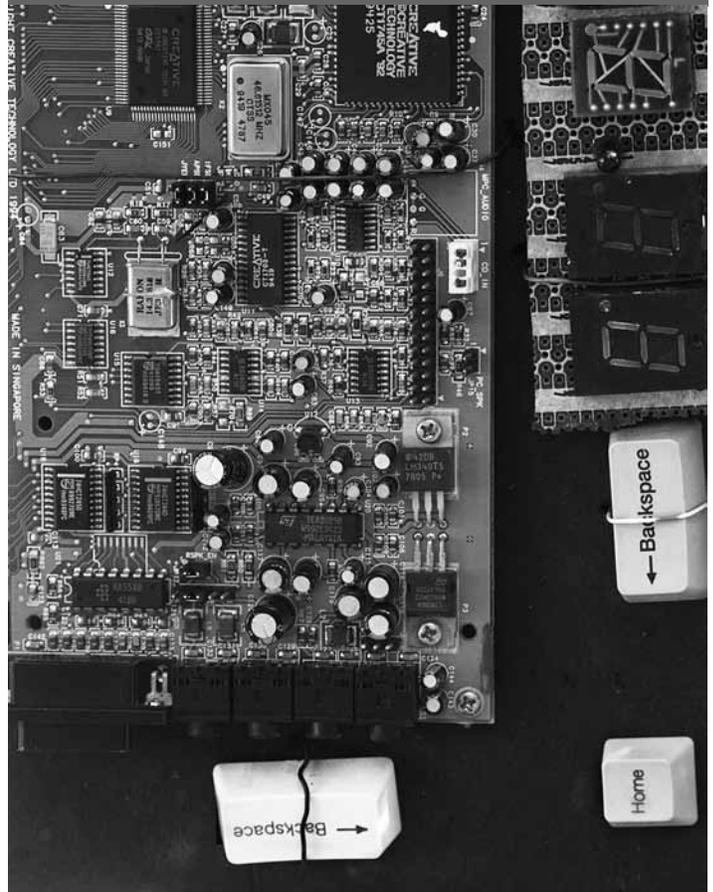
Specifically now we need volunteers to deliver the News on the following routes:

Second and Third Street between Jefferson and Madison

Huron between Seventh and Crest (south side of Huron only) and Crest between Huron and Buena Vista

Contact Richard Cronn at 769-8593 to offer your help.

A SECOND LOOK



"Telephone Post Art I"

— Susan Lawless



Old West Side News

Published nine times a year for residents and friends of the Old West Side

Printed by Goetzcraft

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\$30 for sponsorship panels (2½" by 3½").

OWS Garden Club: 747-9248

OWS Historian: 662-2187

Contractor referral: 665-4044

Old West Side Association Board

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President, 996-2564
cbrumme@attglobal.net

Barbara Murphy

Vice President, 665-2349

Richard Cronn

Special Projects, 769-8593

Barbara Hall

Treasurer and
Lurie Terrace Concerts, 668-7558

Stephen Borgsdorf

Fall Forum Coordinator, 929-9683

Sarah Okuyama

Community Liaison, 662-6685

Sonia Schmerl

Historic District Commission, 668-1402

Ailsen Stupka

Special Projects, 996-8570

Marylou Zimmerman,

Secretary, 995-1501

OWS Association memberships are
\$5 (\$3 if renting, \$2 for seniors)
\$7.50 for non-residents and
\$10 for businesses.
Send checks to:
Membership, OWS Association,
P O Box 2114, Ann Arbor 48106

List of businesses in the vicinity of 618 S. Main. These businesses were contacted regarding the proposed project and invited to the meeting on October 27, 2011.

South Main Market:

Landlords:

Carlisle/Wortman Don Wortman	662-2200	605 S Main #1
William Kinley (Phoenix Contractors)	487-9640	2111 Golfside, Ypsilanti 48197
Mainstreet Ventures Dennis Serras	741-7243	605 S Main #2

Tenants:

San Fu Restaurant	668-4787	625 S Main
Anthony's Gourmet Pizza	971-3555	621 S Main
Tanfastic Atomic Tan	213-2279	627 S Main
Copernicus European Delicatessen	222-9633	617 S Main
Ann Arbor Shoe Repair		619 S Main
By The Pound Glenn Bourland	665-8884	615 S Main
Back Alley Gourmet	662-1175	611 S Main
Cardno JF New 708 Roosevelt Rd, Walkerton, IN 46574	222-9690	605 S Main
Mosaic Church	719-0710	605 S Main #3

Businesses in the vicinity of 618 S. Main

Happys Pizza Owner: Mike Saffo	302-0000	600 S Main
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Bouma Group Martin Bouma	761-3060	564 S Main Suite 100
Madison Property Group Jeff Starman	369-2100	564 S Main Suite 200
Don's car Wash	930-1991	633 S Main
Community Chiropractic Center	995-9777	548 S Main
Laky's Salon	668-8812	512 S Main
Fingerle Lumber John Fingerle	663-0581	617 South 5 th Ave
Japanese Auto Service	996-4606	563 S Main
Clark On The Go Business owner: Krishna Associates	665-6606	601 S Main
Washtenaw Woodrights Bruce Curtis	994-8797	702 S Main
Seven Eleven		702 S Main
Arcadian Antique Boutique	994-8856	838 S Main
Aprill Insurance	662-4507	703 S Main
Armen Cleaners, Inc.	663-4131	630 S Ashley 48103
Washtenaw Dairy Jim Smith	662-3244	602 S Ashley 48103
Ivory Photo, Inc. Ray and Carolyn Hough (hm 665-0537) Michael Hough (668-8413)	668-8413	606 S Main
Tom Thompson Flowers	665-4222	504 S Main
Ann Arbor School for the Performing Arts	213-2000	637 S Main
Arbor Academy	747-6641	111 E Mosely

International Samaritan	222-0701	614 S Ashley/48103
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Current Fox Tenants

Delux Drapery Steve Blunk	662-6524	624 S Main
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Overture Audio Keith Moorman	662-1812	618 S Main
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Affordable Vet William (Bill) McArthur	926-0114	611 S Ashley 48103
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618 south main

225 South Ashley Street | Ann Arbor, MI 48104 | 734.747.7230

Letter to Business Community
618 South Main
October XX, 2011

Mr./Mrs. Business Owner
Business
Address
Ann Arbor, Michigan 4810X

Dear Mr./Mrs. X:

I'm excited to tell you about a unique apartment community being planned in the vicinity of your business on South Main Street. Our team of architects, designers, and engineers are evaluating several building configurations to come up with an optimal design for an upscale living environment that would meet the needs of young professionals. It is equally important to us that the project is an asset to the neighboring businesses and residential community. We are now at a point where we are requesting your input on how to best achieve that goal.

Let me briefly describe our current plan. The site for the proposed 618 South Main is bordered by Main Street on the east, Ashley on the west, and Mosley on the south. The north border runs parallel to and south of Madison. Its D-2 zoning allows it to be used for a multi-unit residential building. The Fox Tent and Awning warehouse, Deluxe Drapery, Overture Audio, and Ivory Photo currently occupy the parcel. The project will integrate underground parking and multiple stories of residences with common spaces that will potentially include a fitness center, "living room"/meeting areas, and outdoor landscaped gathering spaces. To create an appropriate harmony with the residential character of Ashley, one of the proposed plans positions the building for the residences north and south along Main Street and west along Mosley with the entrance, courtyard, and open spaces bordering Ashley.

The architecturally engaging exterior will use brick, limestone, steel, and glass to create a "factory chic" aesthetic. Interiorly, we envision loft-style residences with exposed wall and ceiling structures – simple, elegant, and light-filled.

To bring about a project that will revitalize this "tired" stretch of South Main, we will need your support. We'd like to show you the various plans in greater detail and hear your input first hand. I've scheduled an informal meeting for October 27, at 7:00 p.m. on the site of the new residences in the Fox Tent and Awning warehouse. I hope you will attend.

Sincerely,
Daniel Ketelaar, President
Urban Group Development Company

Letter mailed to all addresses within 1,000 feet of project site.

A petition will be submitted to the City of Ann Arbor Planning and Development Department for the proposed 618 S. Main project on November 28th 2011.

Urban Group Development Company is proposing to redevelop the Fox Tent and Awning site into a seven-story, 203-unit apartment community with underground parking. The site is bounded by S. Main on the east, Mosley on the south and S. Ashley on the west.

You are invited to meet with the owner and design consultants who will introduce the project and answer questions. The meeting will be held in the Fox Tent and Awning building located at 618 S. Main on Monday, November 17th from 5:00 to 7:00 pm.

You may also discuss the application and express any concerns that you may have with Dan Ketelaar, president of Urban Group Development Company by e-mail dk@urbangroupdev.com or by telephone 734-747-7230.

Please Sign In!!

11-11-11

618 South Main - Community Meeting

<input checked="" type="checkbox"/> Name	Address	Email
Kathy Wilson	101 Lake Village Dr.	kwilson@habitat.com
Barbara Murphy	507 Second St	murphyb@umich.edu
Barbara	2232 S. MAIN ST. #406	JRMAARCH@HOTMAIL.COM
BRUCE CHRISTIE	502 S. FIRST ST. #1	gobruce@umich.edu
Margaret Edwards	723 S. Main #1	
Pam Sjo	709 Mine	pamsjo@hotmail.com
Julie Weatherber	837 S. Main	juliew@umich.edu
Ian & Marty Chapman	210 Koch	idchapman@netzero.net
Lyn & Dennis Kirkwood	407 W. Mosley	the.kirkwoods@me.com
Ryle Feldscher	125 Adams	feldschrl@gmail.com
RAMESH GANATRA	2891 TICKNOR CT.	rganatra@matco.com
Rita Mitchell	631 Fifth St	ritamitchell@gmail.com
Peter Nagourney	914 Lincoln	nagourney@gmail.com
Jerri + Lausa Jenista	551 second	
Joe Cialdella	915 S. First	Joescia@umich.edu
Steve Blunk	624 S. main	
Carole Kirby	531 S. Ashley	carole777@aol.com
TASSOS VALTADONOS	614 S. 1 st	tassosv@gmail.com
ALAN HABER	531 3rd St	megiddo@umich.edu
LARRY HILL	1245 KUEHNLE, A2	LARRYHILL@SPENKEBROTHERS.COM
DURVE SIMCLAR	705 S. MAIN	ANN ARBOR, MICH
THOMAS E. BUSTHER	834 BROWN ST	ANN ARBOR, MI 48104
" HOPKINS	121 DAVES ST	HEPAND3@aol.com
Nancy Heddix	421 W. Madison	ngheddix@gmail.com
Francisco Roque	561 S. Ashly	frisco@gmail.com
Sivana Heller	128 W Hoover	sivana@umich.edu
Christine Crockett	506 E. Kingsley	christinecrockett8@gmail.com
Alice J. Ralph	1607 E. STADIUM BLVD	ajralph@comcast.net

Sign In
618 E. Main

11 Nov 2011

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Susan Barais	121 Adams Ave.	
Scott Wedemeyer	204 KOCH AVE	scott.wedemeyer@gmail.com
Jeff Benko	213 W. Madison	jeffrey.benko@gmail.com
Mike Miller	319 W. Mosley	mainstmike@sbcglobal.net
RAY DETTER	120 N. DIVISION	RDEITTER@UMICH.EDU

618 South Main
Sign In Sheet

#2

11-22-11

Name

Phone

E-mail

319 W
Mosley

LARRY HILL	(734) 662-9007	LARRYHILL@SPENCEBROTHERS.COM
Lucy Miller	734 994.6343	portmiller@sbeglobal.net
Julie Weatherbee	734 213-0867	juliew@umich.edu
Francisco & Kirsten Roque	734 678 0447	frisco@quail.com
RAMBESH GANATRA	(734) 320-7001	rganatra@matew.com
Christine Brummer	248 797 7543	cbrummer@aiigroup.org
LINDA BERAUER	cell 847 525 7055	
	421 Third	lberauer@umich.edu

618 south main

Dear Interested Citizens,

There will be a second Citizen Participation and informational meeting regarding the **618 south main** development on Tuesday, November 22 from 5-7 pm at this same Fox Tent and Awning location. All are welcome to attend to hear about the plan, ask questions, and provide input. Please pass this on to others who may want to participate.

Thank you for being here this evening.

Summary of concerns and issues expressed by citizens and petitioner's response.

Q. Is the project too close to the flood plain? How will it affect the water table?

A. The lowest of two underground parking levels sits several feet above the flood plain. In addition there is a back-up pumping system in the lowest level should any problems arise.

No water coming in at the site will go into a storm sewer. We will use an infiltration system (water garden) that will absorb the water into the plantings in the open space and on either side of the sidewalks. This is an improvement over the current system that sends the water into the storm drain for the Allen Creek and actually provides a benefit to the quantity and quality of water in the Huron River.

Q. Are you providing pumping system if water enters the parking level?

A. Yes.

Q. Will you be able to see into the parking levels from the street?

A. No, there will be a visual barrier.

Q. Who is financially at risk if there is a problem?

A. The developer

Q. How high is the garden wall on Ashley?

A. The plan of this is not completely defined as yet. We anticipate it will be a 4' masonry base with 2' of another material on top of that.

Q. How many total stories is the building? What is the total height?

A. Defining the structure in terms of stories is misleading since stories can be of various heights. There will be two floors of underground parking, six strictly residential floors and one floor of penthouse / rooftop utilities. Total proposed building height is 85' to the top of the penthouse. The penthouse is stepped back 10' so it is not visible to pedestrians.

Q. What is the building height at the corner of Mosley and Ashley?

A. Roughly 65' plus

Public comment: I recognize the effort you have put into making this building blend in with the neighborhood, and going beyond what is required for parking and green space.

Q. How can the city approve an 85' structure when the zoning limits it to 60'?

A. The plan will be submitted as a planned project. If the board sees the benefits to the public that the additional height will provide, then they will allow the exception.

Q. What are the public benefits that the modification will create?

A.

- The addition of 18,000 square feet of open green space that will support the infiltration system, improve air quality and provide a visual transition between the neighborhood and the structure.

- Generation of solar heat for the hot water system and multiple energy- conserving attributes that will qualify the building for LEED silver certification.
- Provision of twice the required amount of parking due to the two levels of underground parking.
- Reduced impact on the sewer system due to the infiltration system and reduction of impervious surface.
- Improved pedestrian experience along Main Street. A 5' building setback will allow an attractive landscaping buffer between the sidewalk and the building.

Public comment: I support your efforts to design a pleasing walkway along Main Street. That will be a much needed improvement.

Q. Won't parking still be a problem?

A. With the availability of two ZIP cars onsite and bicycle parking and storage, we anticipate that some residents will forgo owning a car. It is the trend among this demographic in other urban areas.

Q. What is a Zip car?

A. It is a service that you pay to "join" that allows you to use a car for a specified amount of time – to grocery shop for example.

Public comment: I think Zip cars are a great idea. I am aware of how they work in other urban areas. You've made it easy for people to bike, walk, or use a car when they need it.

Q. Have you done shadow studies?

A. Those are in process. Confining the massing to the Main Street side will allow more sunlight to reach the residential side on Ashley.

Q. Where will cars enter the parking levels?

A. There are two entrances on the north end of the site: Just south of Happy's Pizza and south of the veterinary building.

Q. Where will garbage be picked up?

A. Each floor has a garbage receptacle that is emptied daily into a large dumpster at the north end of the site where it will be picked up twice a week.

Q. What concerns / suggestions were mentioned during the design review?

A. There was a suggestion to enhance and strengthen the entrance to the building on the Main Street side and break up the face of the building.

There was also the observation and request that this building will become the entry into Ann Arbor and as such we should make the corner of Mosley and Main more important and prominent. We have done that. The entry on Main is now 16' wide. There will be a foyer area inside the entrance and an outdoor structural element above the doorway. We have extended the brick façade at that entry point and again further north on the building to create a tower-like embellishment. This breaks up the façade. We have done something similar to this with the Main / Mosley corner to allow this corner to stand out.

Another recommendation was to create a lane of parking along Main Street north of Mosley, just as it is closer to downtown. This will slow traffic down and have the effect of extending the southern end of downtown. It will also provide additional parking.

Q. How much is presently paid in property taxes and how much will be generated in taxes after redevelopment? How much will go to the DDA?

A. It will generate about a half million dollars in taxes each year. Present property taxes are less than \$20,000 per year.

Q. What will units rent for each month?

A. \$950 to \$2,400.

Q. What age group and demographic are you targeting?

A. Young professionals in their mid twenties to early thirties.

Public comment: I think this will be attractive to an older group as well – single people in their forties and fifties, for example.

Written comments submitted on cards

Looks nice. The design direction is spot on. Some issues like parking on the street and increased traffic, but overall design is great. Wish I could say "make it so" and it would happen. Good luck.

My main concern is the height -- the majority of the houses on old west side are 1 -2 stories. This building, so close to the other houses, will overwhelm and diminish them.

Keep set back with trees on Main Street – love that idea. I appreciate your efforts to try and fit a large building into a neighborhood. We currently live near many apartment renters (Knob Hill) – works fine. The height of the building is just a bit scary – but the look of the stadium was scary at first too. I appreciate your time and effort to explain all of this to us.

Our main concern is the height of the building. It seems you are making every effort to make this a good project. Thanks – keep up the effort.

Please provide the environmental findings associated with Armen Cleaners. What are the levels of contaminants and their impact on the neighborhood?

Where is the front door of the building? How can you (will you) improve the "human scale" and "street vitality" of the Main Street sidewalk? The building generally has an appealing look. Concern develops around the grade level experience on all "fronts." Can a shallow "active" space be incorporated on Main Street side?

We do not think 200 people should be brought into this mix. Parking, parties, noise, congestion, UM students who don't give a hoot about us. Make condos for adults!



**City of Ann Arbor Design Review Board
November 16, 2011**

The Design Review Board met on November 16, 2011 to review the **618 South Main** proposal at 618 South Main Street. The following report contains a summary of priority issues the Board would like the developer to consider in finalizing the design proposal. In addition, a summary of the meeting discussion is provided for background.

Summary of Priority Issues

Examples of applicable guidelines are noted in parenthesis; the full text of each referenced guideline is provided at the end of the summary. Please note that the First Street Character Area guidelines also apply.

Main Street Frontage/Façade

1. The pedestrian experience at the street grade could be enhanced in a number of ways. The proposed garage level façade is long, continuous, and potentially monotonous. It could be visually broken up with elements of interest added. The main pedestrian entrance on South Main Street could be enhanced with improved definition. (see Guidelines A.1.2, A.1.2, A.4.2, C.1.1, C.2).
2. The design of the South Main Street façade could be improved by dividing the structure into smaller elements using strategies such as varying the height of the roof, changing the wall surface materials, colors or textures, and averaging the required building offset. (see Guideline B.1.4).
3. The setback is shallow along South Main Street when considering the length of the building and could be moved back to create a more welcome pedestrian experience. (see Guidelines A.1.1, B.1.1, B.1.3.).
4. Care should be taken at the driveway entry on South Main Street to minimize impact on pedestrians and maintain pedestrian safety, circulation and comfort (see Guideline A.4.1)

Base Treatment

1. The base of the building transitions from 2.5 feet above grade to 9.5 feet due to the grade along South Main Street. The pedestrian experience related to the base of the building is important and should be treated with consideration and care (see Guidelines A.1.1, A.1.2, A.1.6, B.1.1).

Focal Point at South Main/Mosley

1. The discussion centered on differentiating the architectural expression of the building at the corner of South Main and Mosley. The design should acknowledge the importance of this portion of the building because it is located on a street corner at a gateway location to downtown. The treatment

of this corner of the building should attempt to create a visual point of reference (see Guideline A.1.3).

Walkway along the North Side

1. The narrow width of the proposed path on the north side of the building should be designed to encourage use and provide visual interest. (see Guidelines A.1.2, A.5.1, A.5.5).

Ashley Private Plaza/Entry

1. The Ashley Street plaza/courtyard design would be enhanced by providing opportunities for interaction between residents of 618 South Main and pedestrians walking past the open space particularly near the entry way where the boundary between the public space of the street and private space of the courtyard could be blurred. Thought should be put into fencing that provides adequate security but allows visual connections to and from this open area. Uses that activate the plaza are encouraged (see Guidelines A.3.1-2, A.3.6-7, C.1.1, C.3.1).

Referenced Sections of the City of Ann Arbor Downtown Design Guidelines

Design Guidelines for Context and Site Planning

- A.1.1 Identify and then reinforce the positive characteristics of adjacent sites.
- A.1.2 Design sidewalk level features and facilities to provide enrichment of the pedestrian experience.
- A.1.3 Corner sites are an opportunity to express an architectural gateway or focal point and a dominant architectural feature.
- A.1.6 Where adjacent properties are underdeveloped and/or the block lacks inviting and interesting characteristics, consider a building, site and streetscape design that helps to create a vibrant pedestrian setting.
- A.3.1 Design an urban open space to maximize activity and usability for a diverse population of different abilities.
- A.3.7 Enrich the space using special paving, plants, trellises and site structures.
- A.4.1 Locate and size driveways, access points, service entries, alleys, loading docks, and trash receptacles to minimize impact on pedestrians and maintain pedestrian safety, circulation, and comfort.
- A.4.2 Provide a pedestrian-friendly street edge at street level adjacent to surface parking areas and enclosed parking structures. Provide a landscape buffer appropriate for urban conditions at the edges of surface parking areas.

- A.5.1 Pedestrian walkways should be well integrated with the existing infrastructure in a way that supports pedestrian connections within and outside the areas of the proposed project.
- A.5.5 Link on-site open spaces, such as courtyards and plazas, directly to a public sidewalk.
- A.6.2 Consider use of convenient bicycle racks, including proximity to building entries, weather protection and security when selecting a location for bicycle parking and storage.

Design Guidelines for Buildings

- B.1.1 Design a building to minimize its impact on adjacent lower-scale areas.
- B.1.2 When a new building will be larger than surrounding structures, visually divide it into smaller building modules that provide a sense of scale.
- B.1.3 Provide a clear definition between the base (the lower floor or floors) and upper floors to maintain a sense of scale at the street level.
- B.1.4 If appropriate to the context, establish a design treatment that includes a differentiated building top.

Design Guidelines for Building Elements

- C.1.1 Use building elements to create a street edge that invites pedestrian activity.
- C.2.1 Clearly define a primary entrance and orient it toward the street.
- C.3.1 A high level of ground floor transparency is encouraged throughout downtown.
- C.4.1 Operable awnings could be considered at storefront and window locations.
- C.6.2. Locate and sufficiently screen mechanical systems to minimize or eliminate noise impacts on adjacent sites and buildings.

First Street Character District

“The mixture of historic and non-historic residential and industrial architecture, and the valley land form, gives this area a distinct difference from other downtown character districts”

“The area is a mixed use linear district (north to south) that follows the railroad tracks’ older industrial railroad buildings, some of which have been converted into occupied industrial, construction, and other office uses, occasional art and dance studio activities, bars and nightclubs.”

“The district’s urban landscape largely consists of tree lined streets with relatively consistent lot spacing, and an occasionally vacant parcel.”

Meeting Discussion Summary

Members Present: Tamara Burns (chair), Richard Mitchell, William Kinley, Paul Fontaine, Mary Jukuri.

Members Absent: Geoffrey Perkins, Chet Hill

Design Team: Mike Siegel, VOA Architects; Shannon Gibb-Randall, InSite Design; Bob Wanty, Washtenaw Engineering; Dan Ketelaar, Urban Group.

Design Guidelines for Context and Site Planning – First Street Character District

The Board noted the proposed design reinforced some of the positive characteristics on adjacent sites and attempted to enrich the pedestrian experience and felt both features could be further enhanced. The Board mentioned the setback and streetwall offset on South Main Street could be expanded to enhance the pedestrian experience. The Board discussed the importance of creating an architectural expression of the corner that creates a visual focal point and reinforces the corner as a gateway into downtown. The design team suggested that the project was still in development and they would consider addressing comments related to urban pattern, spatial relationships, and form more carefully.

A large part of the discussion focused on the pedestrian experience on the east side (South Main Street) of the site. The distance between the proposed streetwall and the edge of the street is quite narrow. The Board indicated a desire to create more space by moving the building further from the street to enhance the pedestrian experience. The Board suggested eliminating one level of underground parking in order to mitigate the tall garage wall along Main Street. The Board emphasized the need to devote great sensitivity in the design of this public space by incorporating landscaping elements, adding fenestration, create relief, and paying attention to design detail. It was also noted that creating some sort of transparency with the garage level of the building along South Main Street might add interest to the pedestrian experience.

The Board and design team discussed the interface between the plaza/courtyard on Ashley Street. The Board recommended that the design team encourage interaction between residents of 618 South Main and pedestrians on Ashley Street. The wall/fence along Ashley Street should not create a feeling of a gated community.

The Board asked about porous pavement and other elements of environmental sustainability. The design team said that they were designing for LEED Silver and explained their efforts to incorporate energy efficiencies such as solar water heaters, but indicated that the Brownfield on the site might limit some storm water systems.

In general, the Board felt the project would benefit from creating a stronger pedestrian experience along South Main Street, as well as reducing the visual impact of the massing on the east side of the site. The Board noted that more people will experience the project from South Main Street, whether

pedestrian or driver/passenger, and thus the design team should attempt to break up the massing and enhance the pedestrian experience. The Board also mentioned the desire to articulate the cornice so that the building has a clearly defined top.

Board members inquired about traffic safety issues for the proposed east entry (South Main Street). This issue will be analyzed by the City Transportation Engineer.

Design Guidelines for Buildings

Members of the Board felt that corner lots should include a focal point of some kind, particularly those sites that are highly visible, such as this site. The Board emphasized a desire for having the architectural design at the corner of Main Street and Mosley reinforce a sense of gateway to the site and downtown. Staff mentioned the potential to average the building offset to allow for portions of the building to remain flush. The Board expressed concern over the length of the building along South Main Street and recommended a number of ways that this massing could be broken up, including widening a proposed vertical gap near the pedestrian entrance in the middle of this façade, better articulating the building entrance, adding design elements such as awnings where appropriate, lighting portions of the façade at night, and dividing the structure into smaller modules. The Board also indicated that the top floors of the building looked “very office-like” and not residential in nature. A Board member indicated that the north side of Lorch Hall (University of Michigan Central Campus) provides an interesting treatment of upper floors. Exterior lighting along South Main Street should be kept away from residents and cast down to the sidewalk.

Design Guidelines for Building Elements

Projecting shade devices were specifically mentioned to enhance the south and east 2nd and 3rd levels. Members of the Board felt the building was too high along Mosley Street approaching Ashley Street in relation to the residents to the west. The Board thought the depth of the windows represented in the drawings is an important element that meets the design guidelines and is important to retain as the design is developed.

Summary

In summary, the Board believed the proposed design responded favorably to some aspects of the Downtown Design Guidelines. Stronger aspects of its design included an emphasis on the design elements of historic industrial building along the west side of downtown Ann Arbor, as well as keeping most of the building mass on the east side of the site, more distant from the Old West Side neighborhood. Areas for additional design consideration included developing a stronger architectural expression at the corner of Mosley and South Main Streets, breaking up the large massing along South Main Street, and improving the pedestrian experience along South Main Street.

Ann Arbor Design Review Board

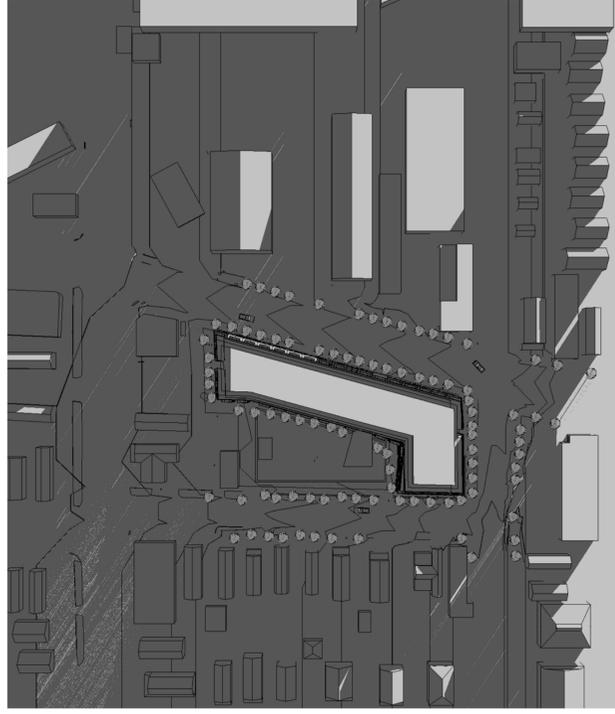
November 16, 2011

Page 6

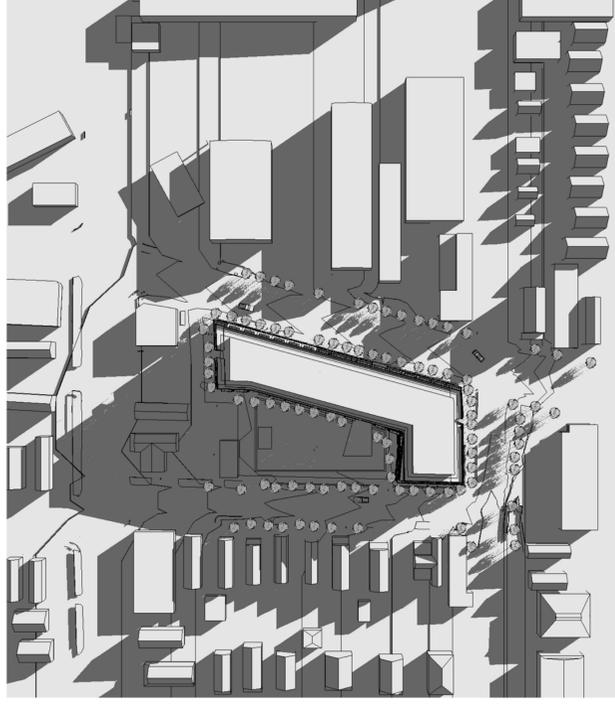
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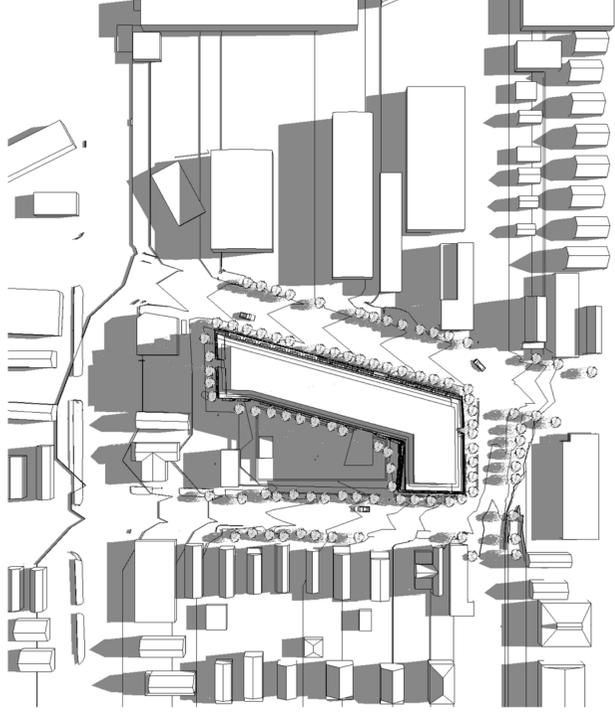
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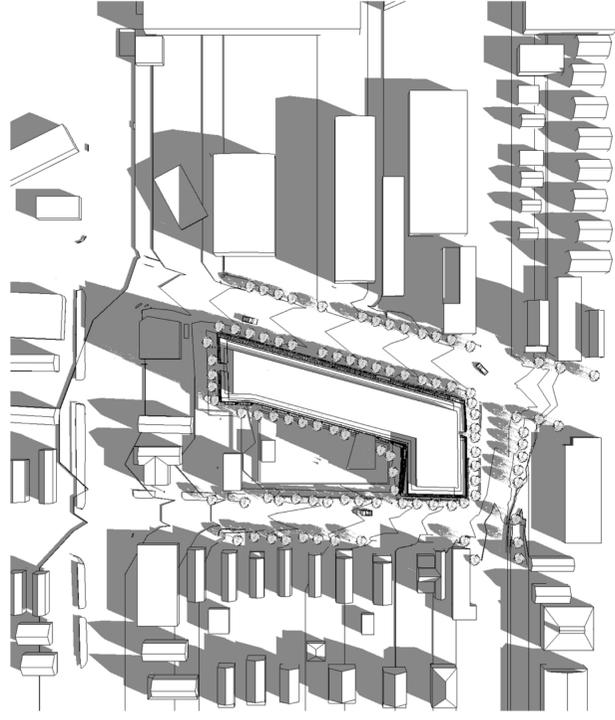
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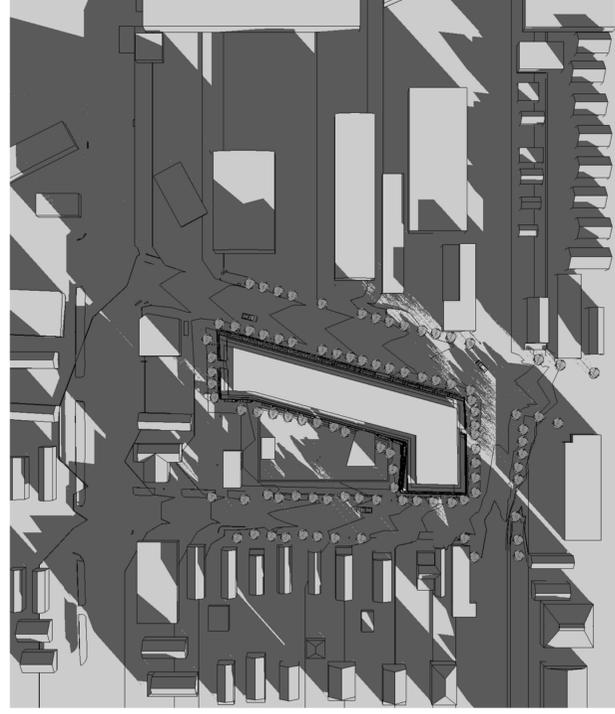
10am



12pm



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SHADOW STUDIES - SCHEME A

NOT TO SCALE

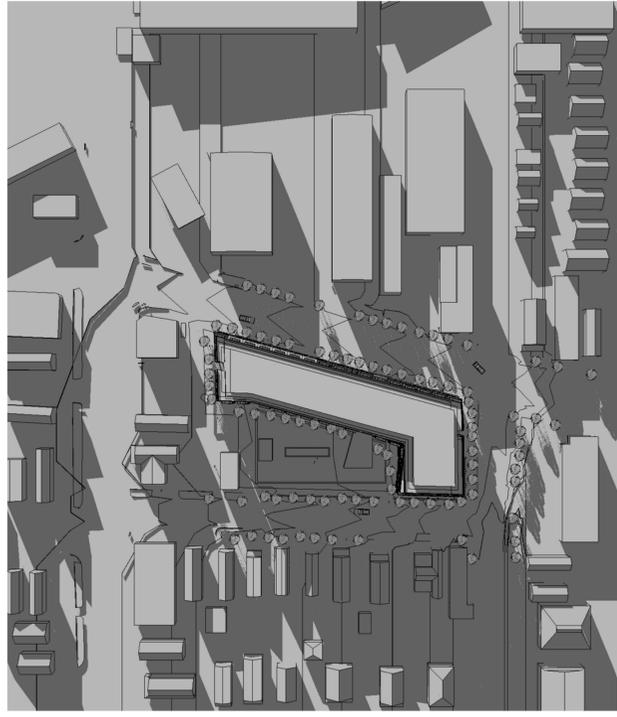
618 SOUTH MAIN STREET

Ann Arbor, Michigan

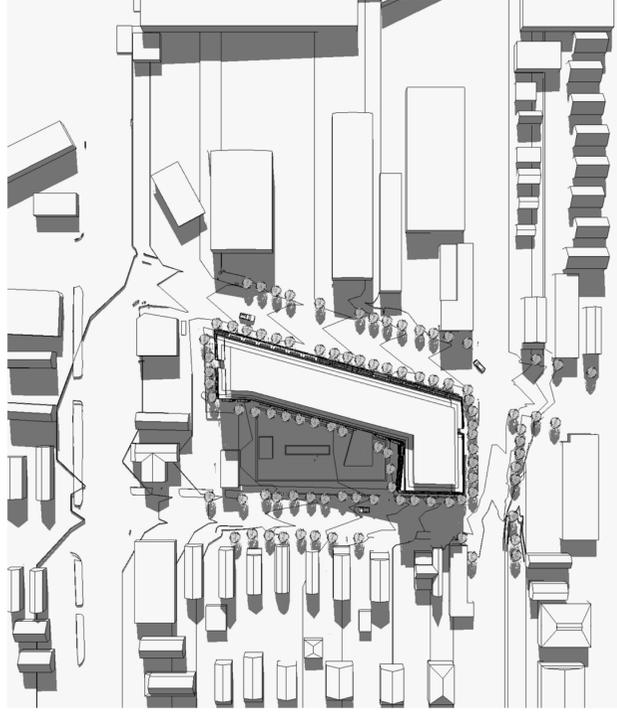
URBAN GROUP DEVELOPMENT COMPANY

Prepared January 10th, 2012 by VOA Associates

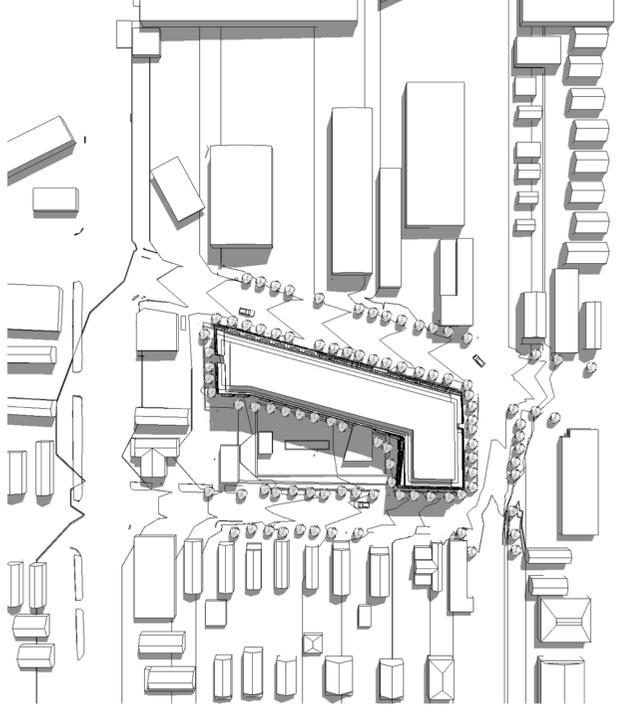
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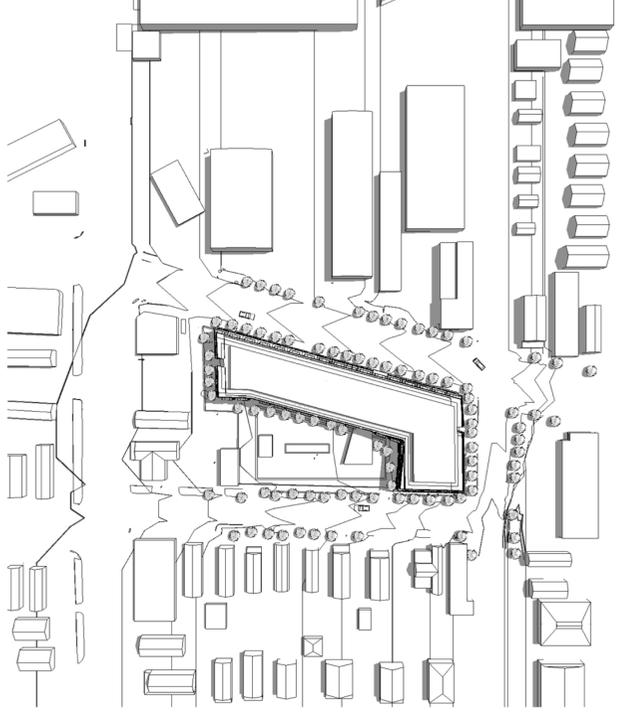
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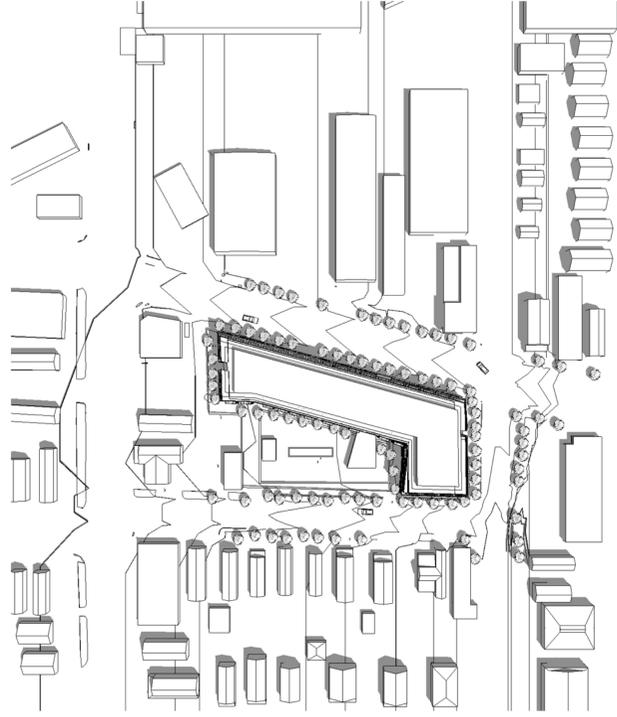
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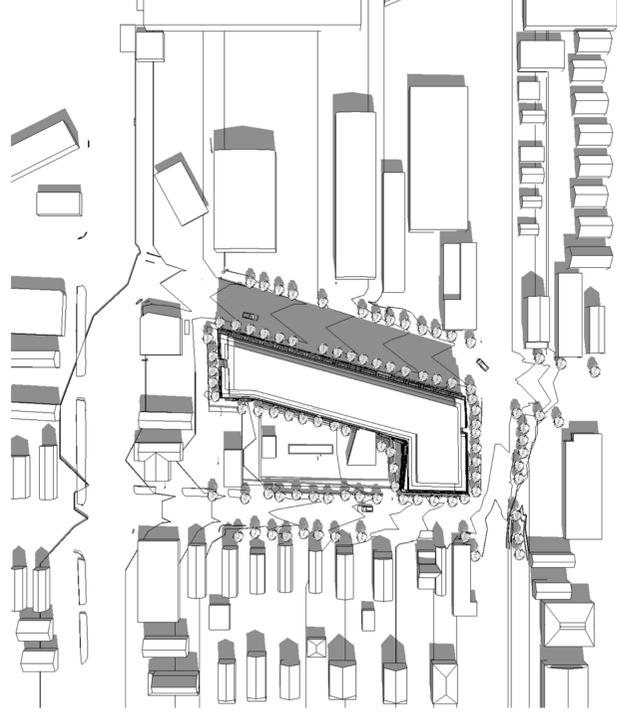
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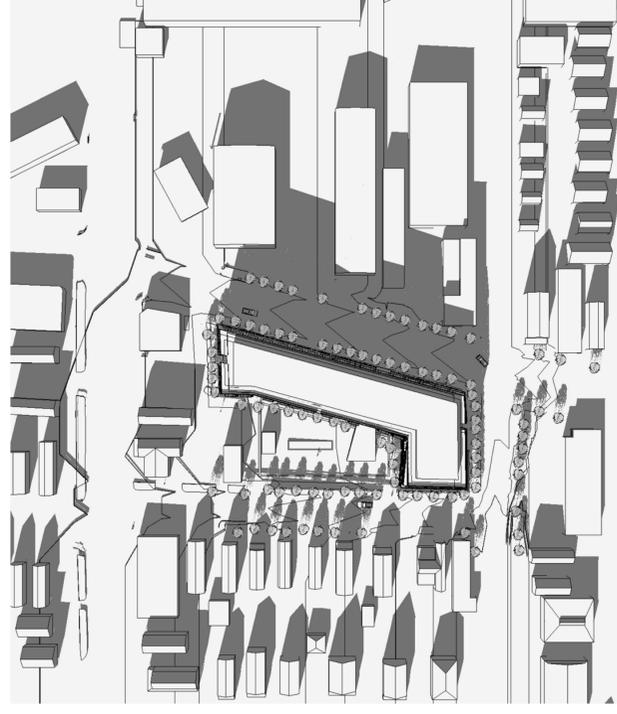
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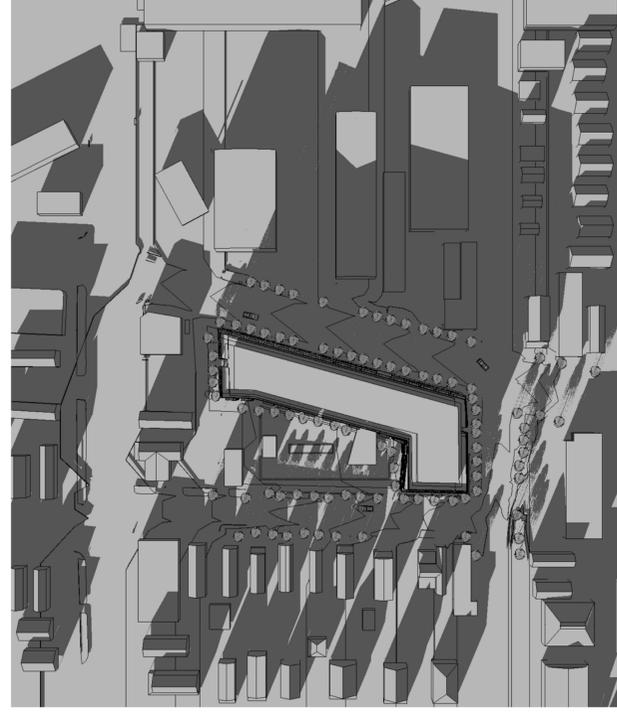
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SHADOW STUDIES - SCHEME A

NOT TO SCALE

618 SOUTH MAIN STREET

Ann Arbor, Michigan

URBAN GROUP DEVELOPMENT COMPANY

Prepared January 10th, 2012 by VOA Associates

618 SOUTH MAIN DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20___, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Urban Group Development Company, a Michigan corporation, with principal address at 225 South Ashley, Ann Arbor, MI 48104, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns or has a right to purchase certain land in the City of Ann Arbor, described below and site planned as Arbor Hills Crossing, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as 618 South Main, and desires site plan and development agreement approval thereof, and

WHEREAS, on _____, 2012, City Council approved the 618 South Main Planned Project Site Plan ("Site Plan") and the 618 South Main Development Agreement ("Agreement") pursuant to a resolution adopted on that date, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETORS will install these improvements prior to any permits being issued.

THE PROPRIETOR(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public water and sanitary sewer mains, public and private storm water management systems, public streets, sidewalks and streetlights ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all Improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the Improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the Improvements, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the Improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that

Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-4) Prior to the issuance of building permits, to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public improvement to be conveyed by the easement.

(P-5) To install all public water mains, storm sewers, and sanitary sewers pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits. The final course of asphalt paving shall be completed prior to the issuance of the final certificate of occupancy.

(P-6) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to South Main Street, South Ashley Street, or East Mosley Street, such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along South Main Street, South Ashley Street, or East Mosley Street frontage when such improvements are determined by the CITY to be necessary. If any part of the Site Plan becomes a condominium, a provision shall be included in the master deed of the project stating that if the CITY undertakes to establish a special assessment district to improve South Main Street, South Ashley Street, or East Mosley Street, each unit shall be assessed its pro rata share of the cost of improvements allocable to the Property.

(P-7) To indemnify, defend, and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved Site Plan.

(P-8) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as additional insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-9) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and

specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

(P-10) For the benefit of the residents of the PROPRIETOR'S development, to make a park contribution of \$117,800 to the CITY Parks and Recreation Services Unit, prior to the issuance of building permits, for improvements to public recreational amenities in the vicinity of the site.

(P-11) To construct, repair and/or adequately maintain the on-site storm water management system. After construction of the private on-site storm water management system, to maintain it in perpetuity. Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the PROPRIETOR fails to maintain any portion of the system, the CITY may send notice via first class mail to the PROPRIETOR, at the address listed above, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the PROPRIETOR 60 days after notice via first class mail, the CITY may bill the PROPRIETOR for the total cost, or assess the property as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system, included by the PROPRIETOR in the master deed.

(P-12) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-13) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, PROPRIETOR shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-14) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, as determined by the Planning Manager or designee, that those changes be brought back to the City Council for approval. The PROPRIETOR is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-15) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-16) Prior to application for and issuance of certificates of occupancy, to disconnect ___ footing drains, which is based upon the land uses currently contemplated by the Site Plan in accordance with the Guidelines for Completion of Footing Drain Disconnections, Table A, and adopted by City Council, August 18, 2003 and revised November 30, 2005 (the "Guidelines"). In the event the actual intensity of uses contemplated by the Site Plan are either increased or

decreased, City and PROPRIETOR agree to adjust the number of footing drains to be disconnected in accordance with the Guidelines. The PROPRIETOR, however, may be allowed to obtain partial certificates of occupancy for the development prior to the completion of all of the required footing drain disconnects on a prorated basis, at the discretion of the CITY Public Services Area.

(P-17) PROPRIETOR is the sole title holder in fee simple, or has a purchaser's interest of the land described below except for any mortgage, easements and deed restrictions of record and that the person signing below on behalf of PROPRIETOR has legal authority and capacity to enter into this agreement for PROPRIETOR. PROPRIETOR shall acquire sole title in the land described below prior to the issuance of building permits or commencement of construction of the Site Plan. Further, PROPRIETOR shall submit a request to the City Assessor to combine the tax parcels into a single tax parcel prior to issuance of building permits.

(P-18) Failure to construct, repair and/or maintain the site pursuant to the approved Site Plan and/or failure to comply with any of this approved Agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved Site Plan and/or the terms and conditions of the approved Agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved Site Plan and/or Agreement.

(P-19) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-20) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the 618 South Main Planned Project Site Plan.

(C-2) To provide timely and reasonable CITY inspections as may be required during construction.

(C-3) To record this Agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This Agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the City Administrator is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved Site Plan, shall be binding on any successors and assigns in ownership of the following described parcel:

618 SOUTH MAIN – LEGAL DESCRIPTIONS

PARCEL I:

PARCEL II:

Commencing at an iron pipe at the intersection of the West line of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, with the South line of Washtenaw Avenue; thence South along the West line of said section, 277.50 feet for a Place of Beginning; thence deflecting 90° to the left 123.83 feet; thence deflecting 90° to the left 30.0 feet; thence deflecting 90° to the right 100.00 feet; thence deflecting 90° to the right 60.0 feet; thence deflecting 90° to the right 223.83 feet; thence deflecting 90° to the right 30.0 feet along the West line of said Section and the centerline of Platt Road to the Place of Beginning, being a part of the NW 1/4 of said Section 2.

Commencing at the W 1/4 post of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence North 1896.06 feet in the West line of the section; thence deflecting 107°17' to the right 134.41 feet for a Place of Beginning; thence continuing in the same direction, 100 feet; thence 72°43' to the right 177.86 feet; thence deflecting 90° to the right 100 feet; thence deflecting 91°14'40" to the right 207.62 feet to the Place of Beginning, being part of the NW 1/4 of Section 2.

Tax Item No. 09-12-02-204-037

PARCEL III:

Commencing at an iron pipe at the intersection of the West line of Section 2, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, with the South line of Washtenaw Avenue; thence South along the said Westerly line of said Section 2, 577.5 feet; thence East at right angles 223.83 feet to an iron pipe; thence Northerly parallel to the West line of said Section 2, 330 feet; thence Westerly 100 feet; thence Northerly to the South line of Washtenaw Avenue; thence

Northwesterly along the said South line of Washtenaw Avenue 134.41 feet to the Place of Beginning, excepting from the above description the South 270 feet thereof, being a part of the NW 1/4 of Section 2, Pittsfield Township, Washtenaw County, Michigan.

Also excepting therefrom the following described parcel of land: Commencing at an iron pipe at the Intersection of the West line of Section 2, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, with the South line of Washtenaw Avenue; thence South along the West line of said Section, 277.50 feet for a Place of Beginning; thence deflecting 90° to the left 123.83 feet; thence deflecting 90° to the left 30.0 feet; thence deflecting 90° to the right 100 feet; thence deflecting 90° to the right 60.0 feet; thence deflecting 90° to the right 223.83 feet; thence deflecting 90° to the right 30.0 feet along the West line of said section and the centerline of Platt Road to the Place of Beginning, being a part of the NE 1/4 of said Section 2, T3S, R6E, City of Ann Arbor.
Tax Item No. 09-12-02-204-038

PARCEL IV:

Commencing at the W 1/4 corner of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence North 1896.06 feet along the West line of said Section and the centerline of Platt Road to a point on the Southerly right-of-way line of Washtenaw Avenue; thence S 72°43'00" E 234.41 feet along said right-of-way line to the Point of Beginning; thence continuing S 72°43'00" E 109.96 feet along said right-of-way line; thence South 475.20 feet; thence West 105.00 feet; thence North 507.87 feet to the Point of Beginning, being a part of the NW 1/4 of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan.
Tax Item No. 09-12-02-204-024

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved Site Plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This Agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

Witnesses:

CITY OF ANN ARBOR, MICHIGAN
100 North Fifth Avenue
Ann Arbor, Michigan 48107

By: _____
John Hieftje, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Roger W. Fraser, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

Witness:

Printed Name: _____

Urban Group Development Company
By: Daniel Ketelaar, president

By: _____
Name, Title

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 20____, before me personally appeared John Hieftje, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 20____, before me personally appeared Thomas A. Stegeman member representative of RSW Washtenaw LLC to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as the free act and deed of said Limited Liability Company on behalf of RSW Washtenaw LLC by its authority.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:
Ann Arbor Planning & Development Services
Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 794-6265