

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 19, 2013

**SUBJECT: Montgomery Building Site Plan for City Council Approval  
(210 South Fourth Avenue)  
File No. SP13-047**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Montgomery Building Site Plan because it complies with applicable local, state and federal laws, ordinances, standards, and regulations.

### **STAFF RECOMMENDATION**

Staff recommends that the site plan be **approved**, because the contemplated development complies with applicable local, state and federal laws, ordinances, standards and regulations; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare. The site does not contain any natural features.

### **LOCATION**

The site is located on the west side of South Fourth Avenue, south of East Washington Street and north of East Liberty Street. It is in the Downtown Planning Area, the Main Street Historic District and the Allen Creek sub-watershed.

### **DESCRIPTION OF PROJECT**

The petitioner is proposing to add four floors on top of an existing two-story building on this 9,688 square foot site. The building currently is 17,273 square feet, and will increase to 38,373 square feet. The ground floor will remain four tenant spaces (current uses are a restaurant, a hair salon, and two vacant spaces). The second through fifth floors will contain 32 housing units (four studios, 14 one-bedroom, and 14 two-bedroom units). The sixth floor will contain a stair/elevator lobby, restroom, wet bar, and access to several roofdecks. A portion of the fifth-floor roof will also be a vegetated green roof. The estimated construction cost is \$3,800,000.

The building is designed such that the streetwall will remain at the top of the second floor. An eleven-foot offset will be provided to the third floor and an additional nine-foot offset (for a total of 20 feet) will be provided to the fourth floor. The Historic District Commission reviewed the proposed addition and issued a Certificate of Appropriateness on September 12, 2013.

Two existing street trees will remain. An open-bottomed cistern will be installed under the northwest corner of the building to accomplish first-flush storm water management. The site is in the downtown special parking district, so no vehicular parking is required or proposed. Twelve class A and one class C bicycle parking spaces are required: Three

class C bicycle hoops (six spaces) will be provided in the right-of-way, and twelve class A spaces will be provided inside the first floor of the building in a dedicated bike room.

The petitioners held a citizen participation meeting on July 10, 2013, and twelve people attended. Questions were answered regarding the housing units, parking, materials, construction timing, utilities and administrative procedures. A report is attached.

### SITE HISTORY

Parts of the building at 210-216 S Fourth Avenue were constructed in 1896 or earlier. The north portion of the building was used for Enoch Dieterle's funeral parlor. In 1928, the building became Montgomery Ward's department store. Significant changes were made at this time. The façade and southern and western walls were removed. Currently, all that remains of the original structure are the eastern and western foundation walls and portions of the northern first floor wall. In 1928, the building was three bays wide and two stories high. Later, a fourth bay was added to the south elevation, although it was much shallower than the existing building. The façade was also changed in 1928 to reflect Montgomery Ward's characteristic architecture, and was covered with glazed terra cotta.

In 1960, a fire destroyed a large portion of the second floor. The owners demolished and reconstructed the second floor, constructed a new arcade in the middle of the first floor, and refaced the second story façade with vertical steel siding. The building currently retains most of these features, although the arcade has been eliminated. There are no site plans on file for the site.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
<b>NORTH</b>	Office	D1(Downtown Core District) Main Street Character Overlay District
<b>EAST</b>	Office/Retail	D1(Downtown Core District) Main Street Character Overlay District
<b>SOUTH</b>	Restaurant/Retail/Office	D1(Downtown Core District) Main Street Character Overlay District
<b>WEST</b>	Restaurant/Retail/Office	D1(Downtown Core District) Main Street Character Overlay District

### ZONING COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	D1(Downtown Core District); Main Street Character Area; Primary Street Frontage	D1(Downtown Core District); Main Street Character Area; Primary Street Frontage	D1(Downtown Core District); Main Street Character Area; Primary Street Frontage
Gross Lot Area	9,688 Sq Ft	9,688 Sq Ft	No MIN
Floor Area	17,273 Sq Ft	38,373 Sq Ft	
Floor Area Ratio	100%	396%	400% MAX
Building Height	25 ft/2 stories	81.5 ft/6 stories	24 ft/2 stories MIN 180 ft MAX
Streetwall Height	2 stories	2 stories	2 stories MIN 4 stories MAX
Setback – Front	0 ft	0 ft	0 ft MIN/MAX
Setback - Side	0 ft	0 ft	0 ft MIN
Setback – Rear	0 ft	0 ft	0 ft MIN
Parking – Automobiles	0	0	None (Special Parking District)
Parking – Bicycles	6 Class C	12 Class A 6 Class C	12 Class A MIN 1 Class C MIN

### PLANNING BACKGROUND

The site is part of the downtown core area in the *2009 Downtown Plan*. Some of the applicable land use goals and objectives for this site from the *Downtown Plan* include:

- Goal: Encourage dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban residential neighborhood and support a sustainable transportation system.
- Goal: Promote downtown as the center of commerce in the community. Strengthen and expand a balanced mix of downtown’s active uses, such as shops and services, restaurants, and entertainment attractions, by providing convenient transit and parking, a quality pedestrian environment, strategically located vehicular and bicycle parking, and a diverse land use context needed to support a successful retail environment.
- Goal: Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown’s role as an urban

neighborhood. Continue to seek a range of age groups and income levels in the downtown.

Goal: Encourage new development to reinforce historic buildings' contribution to downtown's identity and pedestrian orientation.

### **STAFF COMMENTS**

Fire – The applicants are working out fire pump connections with Fire Prevention.

Systems Planning – Engineering- Eight footing drain disconnections must be performed upstream of where the development flows connect to the High Level Trunkline.

Prepared by Jill Thacher  
Reviewed by Wendy Rampson  
11/15/13

Attachments: Citizen Participation Report  
Location Map  
Zoning and Parcel Map  
Aerial Photo  
Sheet C1: Existing Conditions 11/13/13  
Sheet C2: Proposed Site Plan 11/13/13  
Page 3: East Elevation  
Page 5: West Elevation  
Page 6: North Elevation  
Page 7: South Elevation

c: Owner: 212 S Fourth Ave, LLC  
7499 Middlebelt Road  
West Bloomfield, MI 48322

Petitioner: J. Bradley Moore & Associates  
4844 Jackson Rd, Suite 150  
Ann Arbor, MI 48103

City Attorney  
Systems Planning

## **Citizens' Participation Meeting Report**

Project: Montgomery Building Renovation and Addition, 210-216 S. 4<sup>th</sup> Ave., Ann Arbor, MI

Meeting Date: July 10, 2013

Location: Ann Arbor Library main branch – community meeting room

Time: 7:10pm-8:15pm

The City Planning & Development Services provided a list of addresses to mail notices of the meeting. Approximately 1333 postcards were mailed out to the addresses provided describing the scope of the project and indicating the time, date, and location of the Citizens' Participation Meeting.

At approximately 7:00pm project presentation boards were set up and a sign-in sheet started for meeting participants. At approximately 7:10pm, with about a dozen attendees in attendance, the project architect, J. Bradley Moore, made a presentation of the proposed residential addition to the property commonly called the Montgomery building – a conglomerate of two story buildings located on the west side of South 4<sup>th</sup> Avenue between E. Liberty and Washington Streets. After the presentation Mr. Moore opened the meeting up to participants for their questions and comments.

The following is a summary of comments and questions voiced by participants and answers provided (*answers/responses in italics*) by Mr. Moore and/or other project team members:

How many residential units will there be in total? *There will be around 30 units on 4 full floors located above the first floor which will have retail uses.*

Who will the units be marketed to? *Anyone who wants to live downtown.*

How big will the units be? *There will be Studios, One Bedroom and Two bedroom units ranging in size from about 550 Sf. to about 1150 Sf.*

Will there be any parking provided? *No, no on-site parking is proposed. Residents can park in the nearby city parking structures if they choose to have a car. Zip cars are available nearby and the city's main public transportation hub is less than a block away. The site has a walkability score of 94 so tenants may not have much need for a car.*

What will the building be constructed of? *The structural system of the existing building is Steel frame with bearing masonry walls and wood-frame construction, as will be the new addition, clad in a brick veneer at the street wall.*

Will the project require approval from the Historic District Commission (HDC). *Yes, we will have a hearing before the HDC as the project is located in the Main Street Historic District.*

What type of a green roof is proposed for the addition to the building? *We are planning on using the same system we used on the Big George's Home Appliance building – it is called an "extensive" green roof system and consists of planting trays with vegetation already growing at the time of installation.*

Will the new residential units be condos or apartments? *They may be a combination of both but that won't be finally determined until closer to when the units are finished.*

Where will the entrance be for the new residential units? *Through a common first floor lobby.*

Will the project go before the Design Review Board? *No. It goes instead to the HDC.*

How long will the construction take? *We estimate between 13 and 16 months.*

Will the recently repaved 4<sup>th</sup> Ave. need to be torn up to provide utilities to the building? *No. The owner paid to install the new required utility lines under 4<sup>th</sup> Ave. while the street reconstruction was underway.*

Will there be an elevator? *Yes, one exists now.*

When will construction start? *Some time next summer.*

Will the vaults under the sidewalk be utilized for any purpose? *We believe, from our investigations, that all the old vaults have been filled in and we will leave them that way.*

Will there be signage? *Yes – as approved by the HDC.*

When will the Project come before the City Council? *Early next year, most likely.*

What are the next steps? *Presentation of the proposal before the HDC then if approved by the HDC hearings at planning commission and lastly City Council.*

Where will construction staging be accomplished? *The contractor will probably rent the parking spaces adjacent to the building along 4<sup>th</sup> Ave. for construction staging.*

Will there be any more impervious surface on the property than exists now? *No. The Green roof portion should even reduce the runoff.*

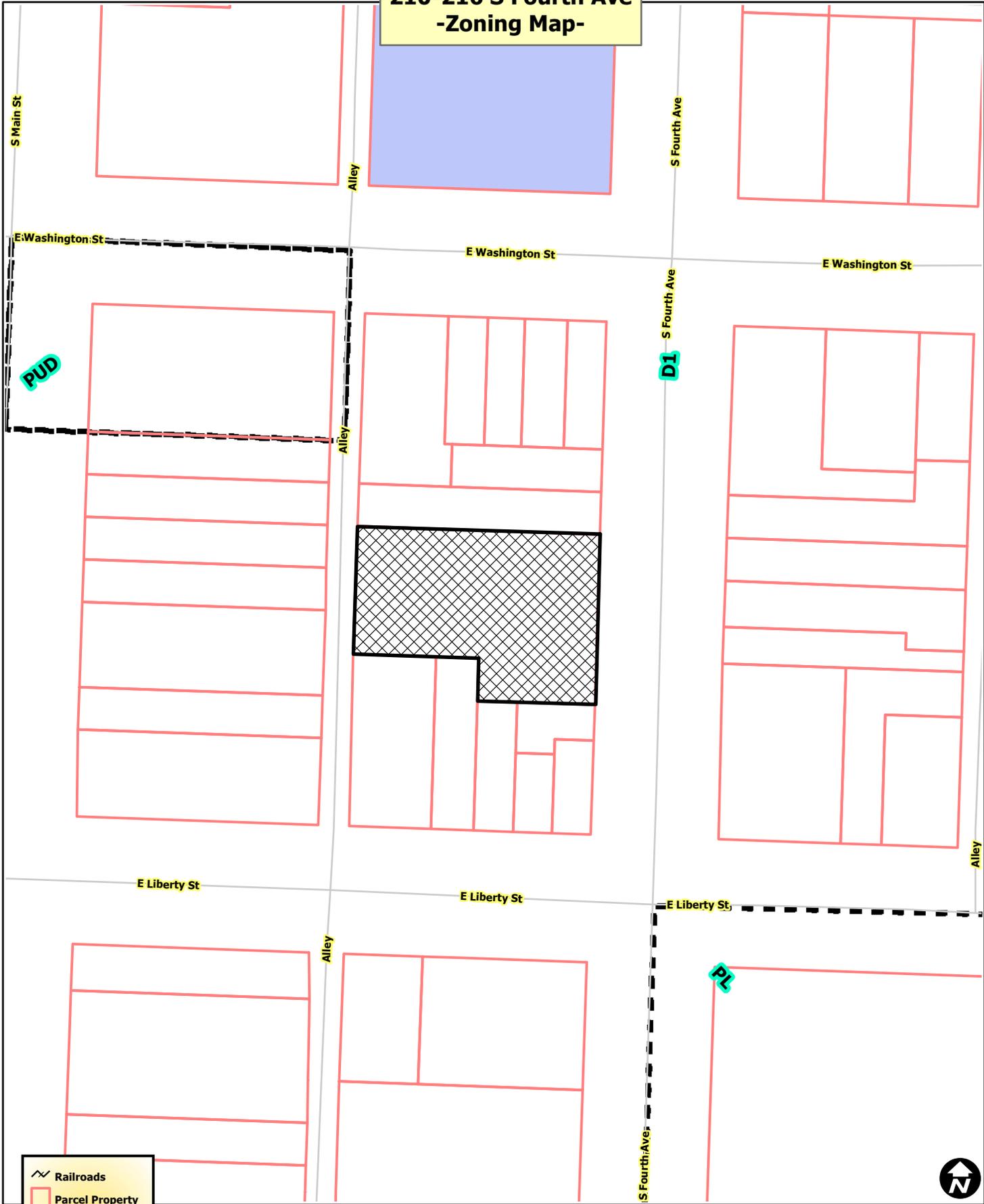
Will there be on-site storm water detention? *No, none is required.*

Do you know what the original use of the buildings on the site was? *The northern most portion was a Funeral Parlor but that building was partially demolished when in 1928 a new, larger building was built for the Ann Arbor Montgomery Ward department store.*

What color would the brick be? *Probably sand colored brick as was common for Montgomery Ward stores of the era.*

The meeting adjourned at approximately 8:15pm as there were no additional questions.

# 210-216 S Fourth Ave -Zoning Map-



Railroads  
 Parcel Property  
**Zoning**  
 Township Island  
 Zoning



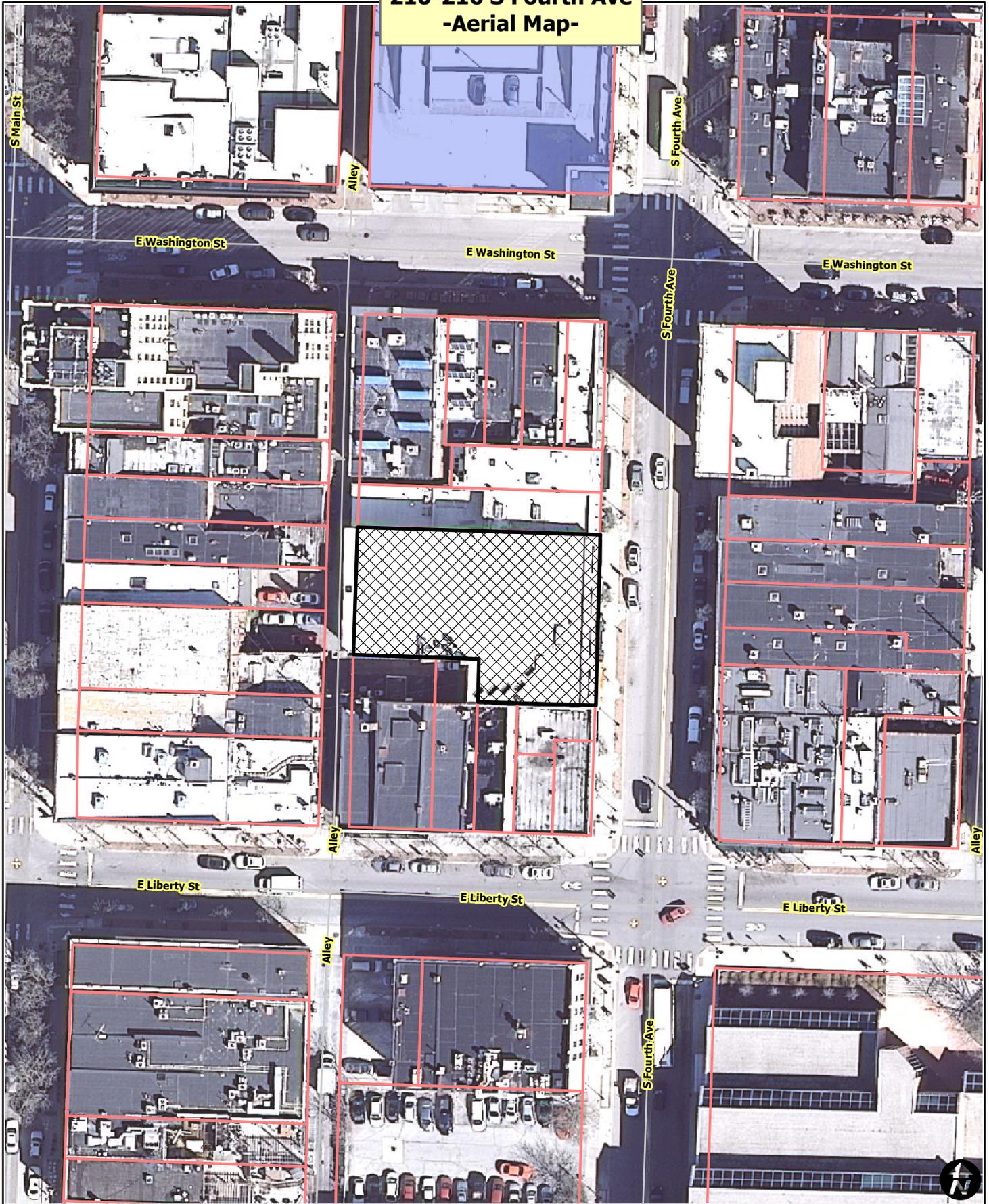
City of Ann Arbor Map Disclaimer:

No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

Map Created: 5/30/2013

**210-216 S Fourth Ave  
-Aerial Map-**

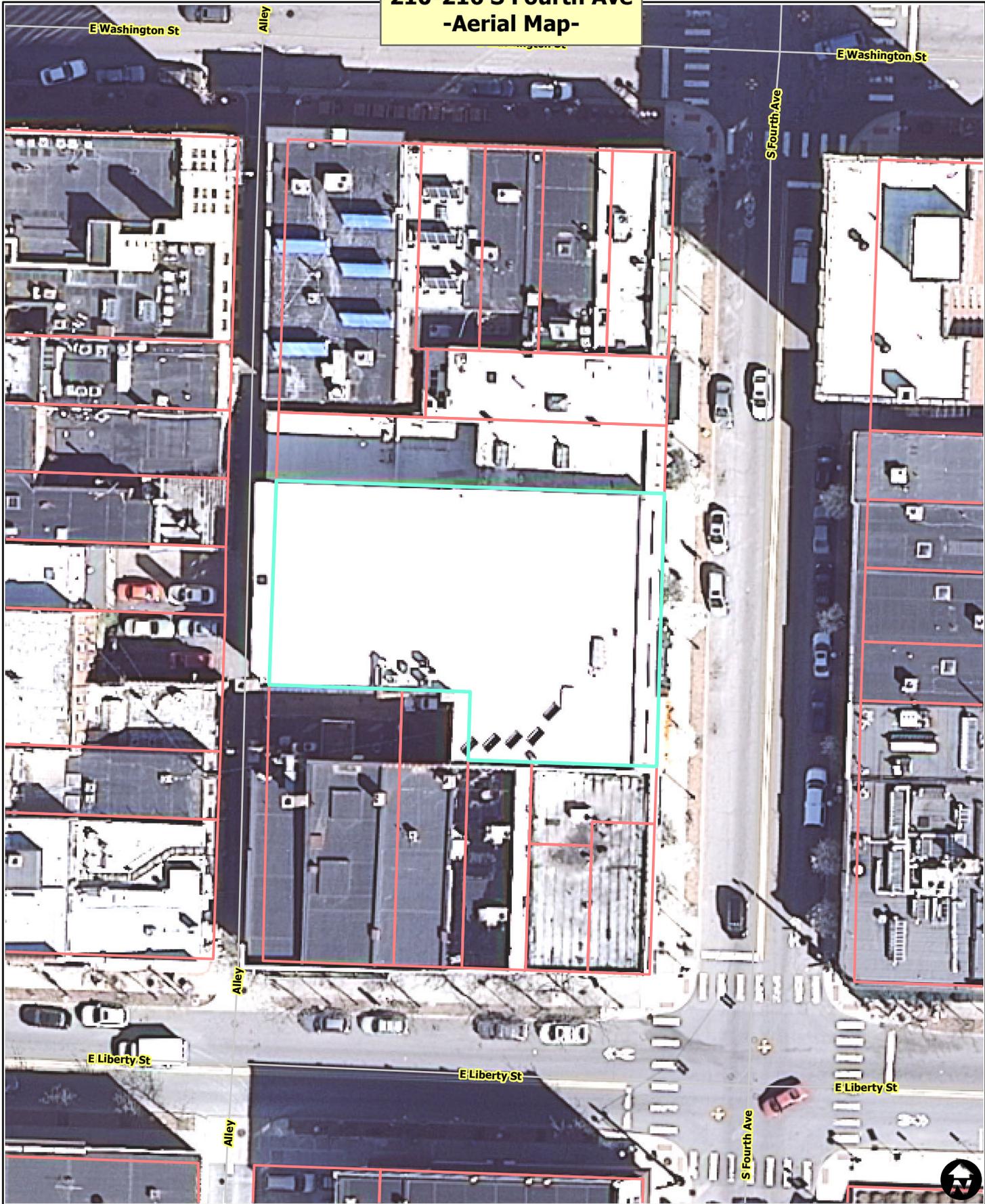


 Railroads  
 Parcel Property



City of Ann Arbor Map Disclaimer:  
 No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.  
 This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.  
 Map Created: 5/30/2013

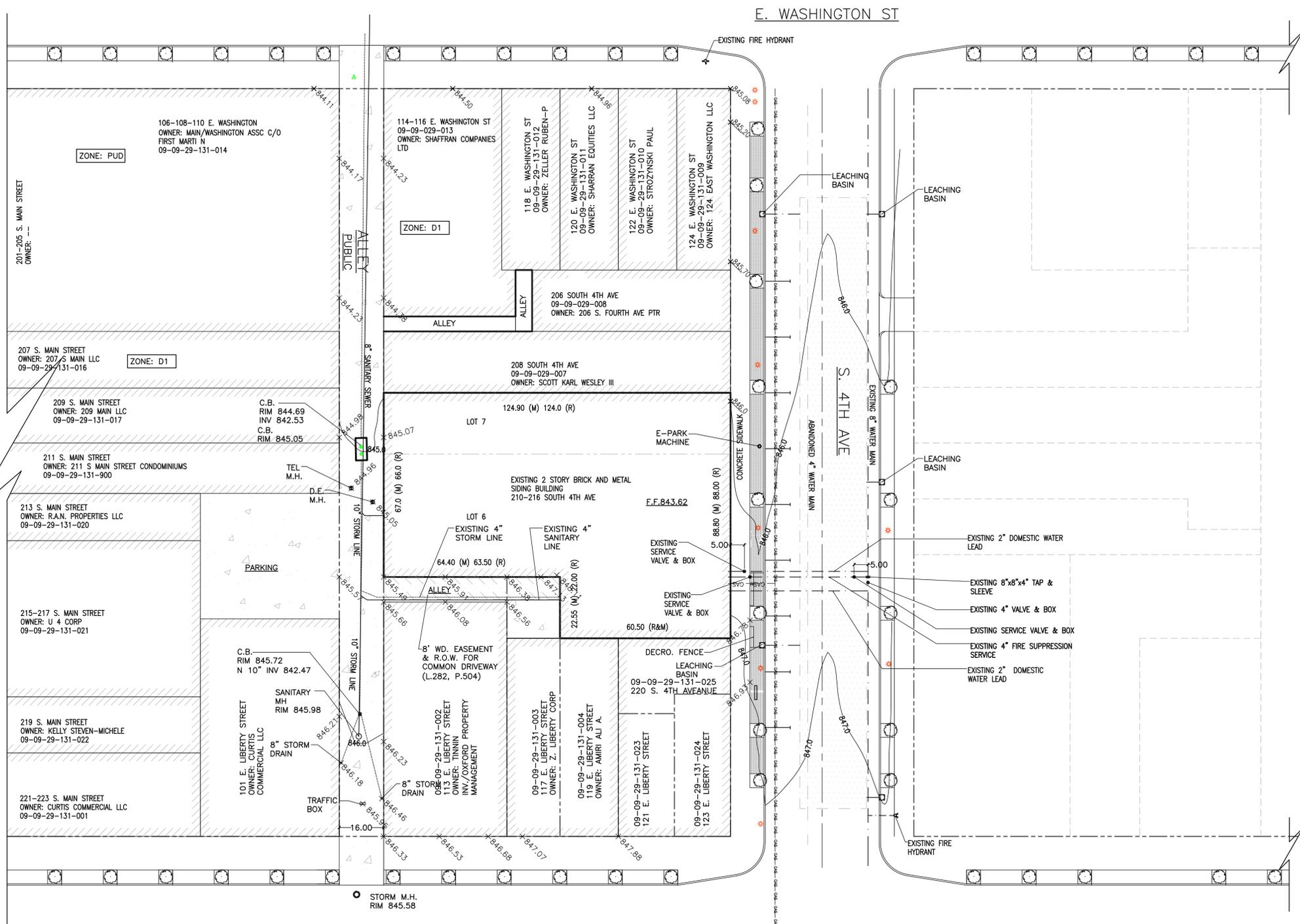
# 210-216 S Fourth Ave -Aerial Map-



-  Railroads
-  Parcel Property

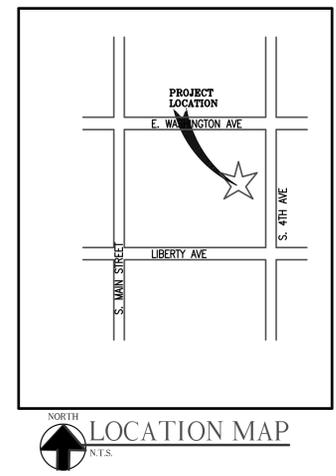


City of Ann Arbor Map Disclaimer:  
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.  
This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.  
Map Created: 5/30/2013



E. WASHINGTON ST

E. LIBERTY ST



LEGAL DESCRIPTION:  
 LAND SITUATED IN THE COUNTY OF WASHTENAW, CITY OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
 THE EASTERLY 60 1/2 FEET OF THE SOUTH 22 FEET OF LOT 6 AND THE NORTH 44 FEET OF LOT 6 AND THE SOUTH 22 FEET OF LOT 7, BLOCK 2 SOUTH, RANGE 4 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.  
 ALSO DESCRIBED AS:  
 LOT 6, EXCEPT THE SOUTH 22 FEET OF THE WEST 63.5 FEET ALSO THE SOUTH 22 FEET OF LOT 7, B2S, R4E, ORIGINAL PLAT OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

TAX ID: 09-09-29-131-006

NOTE:  
 ALL UTILITIES ARE EXISTING. NONE ARE PROPOSED.

CAD LAYER NOTE:  
 ONCE THE SITE PLAN IS APPROVED, APPLICABLE CAD LAYER INFORMATION SHALL BE SUBMITTED TO THE PROJECT MANAGEMENT SERVICES UNITS IN COMPLIANCE WITH NOTES 1-4 ON THE CAD LAYER LEGEND FOR DIGITAL DATA SUBMISSION SHEET.

SOILS NOTE:  
 ACCORDING TO THE WASHTENAW COUNTY SOIL SURVEY, THE SOIL TYPE FOR THE REFERENCED SITE IS FOB - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES.

FLOOD ZONE:  
 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 260213 0005D BEARING AN EFFECTIVE DATE OF 01-02-1992

**LEGEND**

GAS LINE	— GAS — GAS — GAS —
SANITARY	— — — — —
ABANDONED WATER LINE	— — — — —
WATER LINE	— — — — —
4" STREET TREE	⊙
FIRE HYDRANT	⊕
STREET LIGHT	⊛
PARKING SIGN	□
BIKE PARKING	□
GAS SHUT OFF VALVE	⊛

NOTE:  
 EACH METER POLE HAS BIKE HOOP (CIRCLE TO LOCK BIKES TO)

BENCHMARK  
 ARROW ON HYDRANT  
 ELEV. 850.22  
 NAVD 88

EXISTING SITE PLAN  
 SCALE: 1"=20'  
 0 5 10 20

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF QUATRO CONSTRUCTION LLC. USE, REPRODUCTION OR ALTERATION OF ANY KIND WITHOUT THE EXPRESSED WRITTEN PERMISSION OF QUATRO CONSTRUCTION LLC IS PROHIBITED BY LAW.

**SEIBER ENGINEERING, PLLC**  
 CIVIL ENGINEER  
 8145 BENNY LANE  
 WILSON, MI 48198  
 481-566-3507  
 248-231-9096

**QUATRO CONSTRUCTION**  
 \*DESIGN BUILD CONTRACTOR\*  
 COMMERCIAL/INDUSTRIAL/RESIDENTIAL  
 201 NORTH PARK STREET  
 YPSILANTI, MI 48198  
 PHONE (734)485-7737, FAX (734)485-7873

**BUILDING ADDITION**

210-216 SOUTH 4TH AVE  
 ANN ARBOR, MI 48104

ISSUE DATE
11/13/13
09/26/13
07/03/13
06/17/13
06/14/13
06/13/13
06/07/13
06/05/13
06/04/13
06/03/13

DRAWN BY: R.S.  
 CHECKED BY: C.S.  
 APPROVED BY: C.S./T.Q.

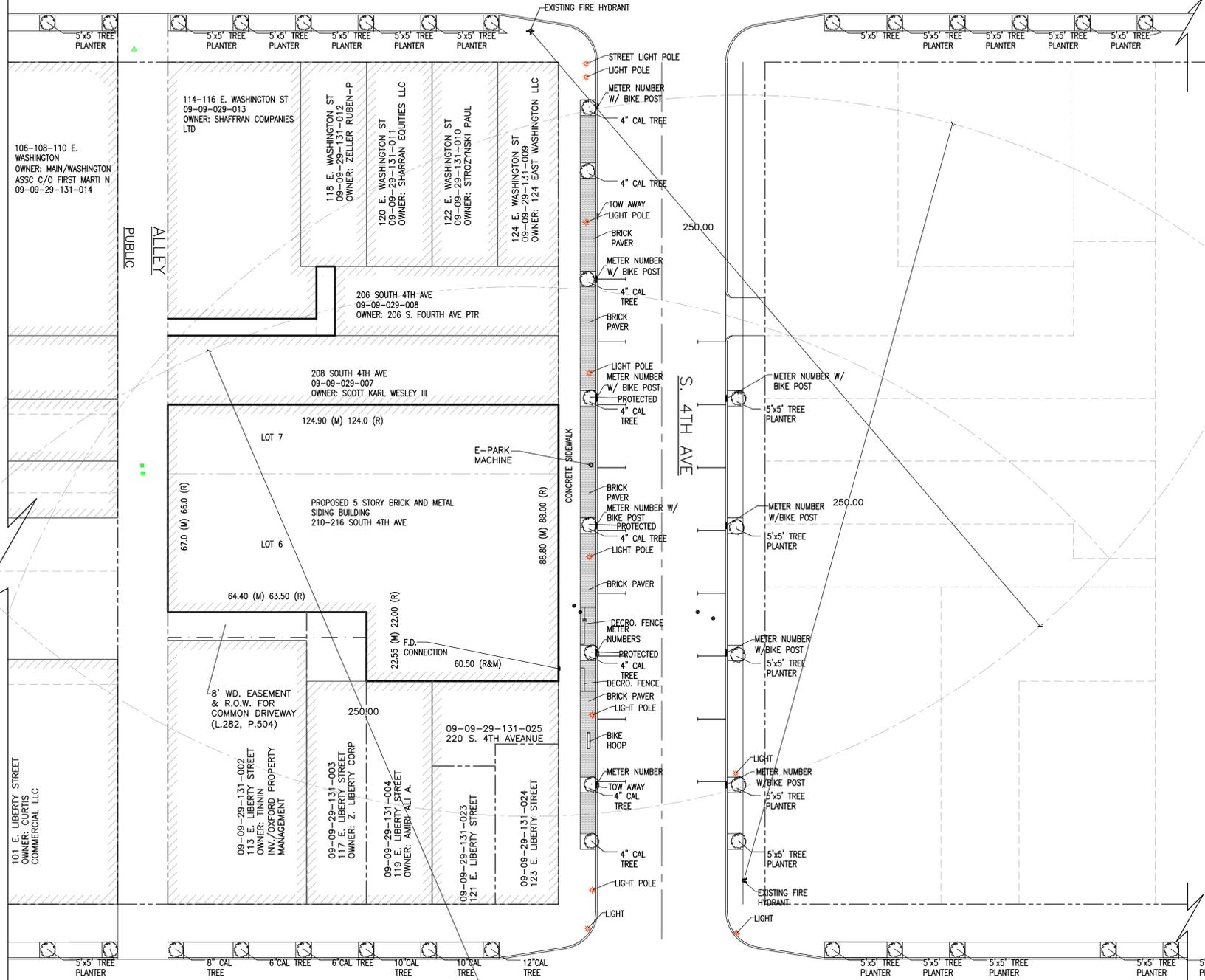
ENGINEER SEAL:

PROJECT NO.: **2602**

SHEET TITLE:

SHEET NO.:  
 C-1

E. WASHINGTON ST



NOTES:  
 1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.  
 2. THE OMISSION OF ANY STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICE STANDARD SPECIFICATIONS.  
 3. PRESSURE TESTING IS REQUIRED PER MECHANICAL INSPECTOR.  
 4. BACIT TESTING IS REQUIRED.  
 5. THERE ARE NO EXISTING OR PROPOSED FIREWALL FOR THIS BUILDING.

LEGAL DESCRIPTION:  
 LAND SITUATED IN THE COUNTY OF WASHTENAW, CITY OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
 THE EASTERLY 60 1/2 FEET OF THE SOUTH 22 FEET OF LOT 6 AND THE NORTH 44 FEET OF LOT 6 AND THE SOUTH 22 FEET OF LOT 7, BLOCK 2 SOUTH, RANGE 4 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.  
 ALSO DESCRIBED AS:  
 LOT 6, EXCEPT THE SOUTH 22 FEET OF THE WEST 63.5 FEET ALSO THE SOUTH 22 FEET OF LOT 7, B2S, R4E, ORIGINAL PLAT OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.  
 TAX ID: 09-09-29-131-006

NOTE:  
 PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL C OF O FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

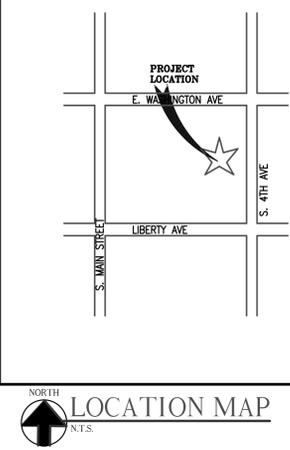
STORM WATER DETENTION:  
 THE PROPOSED DEVELOPMENT WILL NOT RESULT IN A INCREASE IN IMPERVIOUS AREA FOR THE SITE. AS SUCH, STORM WATER DETENTION IS NOT REQUIRED.  
 WE WILL USE THE EXISTING ROOF CONDUCTOR.

**PROPOSED CONSTRUCTION SCHEDULE**

NO DISTURBANCE OF EXTERIOR SURFACE IS PROPOSED.  
 CONSTRUCTION TO START SUMMER 2014 AND ESTIMATED TO TAKE 16 MONTHS.

NOTE:  
 NO EXCAVATION SHALL TAKE PLACE IN THE PUBLIC RIGHT-OF-WAY (NOT INCLUDING UTILITY SERVICE LEAD CONSTRUCTION) THAT IS RELATED TO THE BUILDING ADDITION.

STREET TREE NOTE:  
 ALL STREET TREES ARE EXISTING.  
 0 ARE PROPOSED.

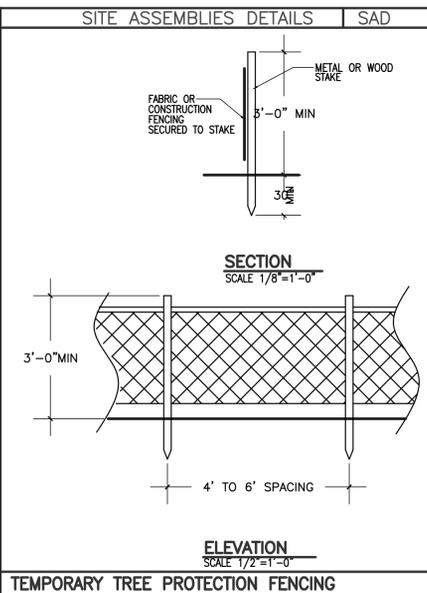


THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF QUATRO CONSTRUCTION LLC. USE, REPRODUCTION OR ALTERATION OF ANY KIND WITHOUT THE EXPRESSED WRITTEN PERMISSION OF QUATRO CONSTRUCTION LLC IS PROHIBITED BY LAW.

SEIBER ENGINEERING, PLLC  
 CIVIL ENGINEER  
 8145 BENNY LANE  
 WILSON, MI 48198  
 481-566-3507  
 248-231-9036

QUATRO CONSTRUCTION  
 \*DESIGN BUILD CONTRACTOR\*  
 COMMERCIAL/INDUSTRIAL/RESIDENTIAL  
 201 NORTH PARK STREET  
 YPSILANTI, MI 48198  
 PHONE (734)485-7737, FAX (734)485-7873

**BUILDING ADDITION**  
 210-216 SOUTH 4TH AVE  
 ANN ARBOR, MI 48104



DESCRIPTION	REQUIRED		PROPOSED	
	D1	D1	D1	D1
ZONING				
FRONT YARD-BLDG	0	0	0	0
SIDE YARD	0	0	0	0
REAR YARD	0	0	0	0
PARKING	0	0	0	0
BIKE PARKING	120,1c	3c**	120*,3c	
BUILDING HEIGHT	24' MIN 180' MAX	25'	81.5'	
STORIES	2 MIN	2	5	
STREET WALL HEIGHT	2' MIN	2	2	
OFFSET AT TOP OF SW	5'	NA	11	
OFFSET 4, 5 FLOOR	0	NA	20	
LOT AREA IN SF	NO MIN	9687.87	9687.87	
FLOOR AREA IN SF	---	17,273	38,373	
MAX FAR	400%	100%	396%	

\* TWELVE (12) CLASS A PARKING SPACES PROPOSED FIRST FLOOR OF BUILDING.  
 \*\* 1 CLASS C BIKE PARKING SPACE PER 10,000 SF. PROPOSED FIRST FLOOR COMMERCIAL USE = 9,687.87. THEREFOR ONE CLASS C BIKE PARKING SPACE IS REQUIRED. THREE EXISTING CLASS C PARKING SPACES EXIST IN FRONT OF THE BUILDING IN THE STREET R.O.W.  
 1 CLASS A PARKING SPACE PER 2,500 SF. PROPOSED RESIDENTIAL ABOVE FIRST FLOOR = 28,685.18/2,500 = 11.47 = 12 REQUIRED SPACES  
 TWELVE(12) CLASS A SPACES WILL BE PROVIDED IN A LOCKED ROOM WITHIN THE BUILDING, ON THE FIRST FLOOR, DEDICATED TO THAT PURPOSE. RESIDENTS WILL ALSO BE ABLE TO TAKE THEIR BIKES UP THE ELEVATOR TO THEIR INDIVIDUAL DWELLING UNITS.

- LEGEND**
- GAS LINE — GAS — GAS — GAS
  - SANITARY ————
  - ABANDONED WATER LINE - - - - -
  - WATER LINE ————
  - 4" STREET TREE
  - FIRE HYDRANT
  - STREET LIGHT
  - PARKING SIGN
  - BIKE PARKING
  - GAS SHUT OFF VALVE

STREET TREE ESCROW FEE:  
 \$1.30 x 80 LN.FT. = \$104.00  
 CHECKS PAYABLE TO:  
 CITY OF ANN ARBOR  
 MAILED TO:  
 SYSTEMS PLANNING UNIT,  
 301 E. HURON ST. PO BOX 8647  
 ANN ARBOR MI 48107-8647

**PROPOSED SITE PLAN**  
 SCALE: 1"=20'  
 0 5 10 20

ISSUE DATE

11/07/13
10/22/13
09/26/13
07/03/13
06/17/13
06/14/13
06/13/13
06/07/13
06/05/13
06/04/13
06/03/13 11/13/13

DRAWN BY: R.S.  
 CHECKED BY: C.S.  
 APPROVED BY: C.S./T.Q.

ENGINEER SEAL:

PROJECT NO.: **2602**

SHEET TITLE: **PROPOSED SITE PLAN**

SHEET NO.: **C-2**



10 20  
**East Elevation**

Montgomery Building  
 210-216 South Fourth Avenue  
 Ann Arbor, MI 48103

