



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	The Jefferson
Project Location and/or Address:	112 - 118 W. Jefferson St. & 441 S. Ashley St. Ann Arbor Michigan
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D-2 First Street Charter Area Secondary Street
Type of Site Plan Petition (check):	<input checked="" type="checkbox"/> Site Plan for City Council approval <input type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input checked="" type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	W. Jefferson St. LLC C/O Ann Arbor Builders 202 E. Madison St. Ann Arbor MI, 48104 T:(734) 761-8990
Property Owner:	Li Zhong Pei, Tapu Silvnnoinen, ZBGK, LLC
Property Owner's Signature:	See attached authorizations
Developer's interest in property if not owner:	Agreement to purchase (See attached)

Design Team (include all individuals, firms and groups involved):	Alex Deparry Brad Moore - J Bradley Moore & Associates Architects, INC. Kathy Keinath - Macon Engineering
Contact Person (name, phone number and email of one person):	Brad Moore J Bradley Moore & Associates Architects, INC 4844 Jackson Rd. Suite #150 Ann Arbor, MI 48103 (734) 930-1500

Section 2: Project Details

Project Specifics:	<p>Site size (sq. ft.): <u>18,581.57 SF.</u></p> <p>Total floor area (sq. ft.): <u>34,896.75 SF.</u></p> <p>Number of stories: <u>4.5</u></p> <p>Building Height (ft.): <u>55'-0" Ave.</u></p> <p>Ground floor uses: <u>Residential / Parking</u></p> <p>Upper floor uses: <u>Residential</u></p> <p>Number dwelling units: <u>23</u></p> <p>Number off-street parking spaces: <u>23</u></p> <p>Open space (sq. ft.): <u>5,250</u></p>
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On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)

Section 3: Project Design

On a separate sheet(s), please address each of the following in separate statements:

- 3a. Describe the context of the site.
- 3b. Is there an inspiration or a theme for the design concept? Describe.
- 3c. Describe how the project responds to the Design Guidelines for its Character District.
- 3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.
- 3e. Describe how the project responds to the Design Guidelines for Buildings.
- 3f. Describe how the project responds to the Design Guidelines for Building Elements.
- 3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.