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July 26, 2017

Mr. Brett Lenart
Planning Manager
City of Ann Arbor
301 E. Huron
Ann Arbor, MI 48107

Re: 1140 Broadway Street – Site Plan

Dear Brett:

In the paragraphs that follow, please find responses to the feedback we received from planning commissioners following our July 5th public hearing. We have evaluated and incorporated most of their constructive suggestions into the site plan, making it better.

- 1. Height** (*PC Book pages 15 and 16*)
 - Lowered the height of each of the three Building A wings facing Traver Creek to 4-stories, to comply with the Master Plan recommendation.
- 2. Setback – Traver Creek** (*PC Book page 2*)
 - Reduced the length of the northeast wing of Building A, which increases the Traver Creek setback by 17 ft.
 - Setbacks for each Building A wing to Traver Creek are depicted on the site plan.
- 3. Access – Traver Creek** (*PC Book page 2*)
 - Added a meandering, 7 ft. wide path that runs parallel to Traver Creek.
 - Path is located outside of the wetland buffer, with an alignment that minimizes natural features impacts.
- 4. Pool** (*PC Book page 2*)
 - Increased the setback to 10 ft., which eliminates the planned project modification.
 - Reduced the architectural screen wall height to 6 ft.
 - Replaced a section of the wall with ornamental fence to increase transparency.

5. Mass Relocation (*PC Book pages 2, 3, 6-10, 15*)

- Dwelling units displaced by the height and setback enhancements, described in points 1 and 2 above, were reallocated to other areas of Buildings A and C, away from Traver Creek and the neighborhood, resulting in a net increase of 7 apartment dwelling units.
 - Height and setback changes @ Traver Creek (18) DU
 - Partial 8th floor along south side Building A +19
 - Reconfigured amenity space Building A + 2
 - Partial 6th floor Building C along Broadway St. + 6
 - Reconfigured retail footprint Building C (2)
- NET + 7

6. Circulation (*PC Book page 2*)

- Increased Maiden Lane sidewalk width to 8 ft.

7. Lower Town Gateway / Retail (*PC Book page 2*)

- Replaced solid sign wall with an open, bridge-like trestle alluding to historic bridges of Lower Town at the Broadway Street terminus, which allows for:
 - Better integration of the Gateway landscape architecture with the event space.
 - Improved views along Broadway Street and into site.
- Increased the amount of bench seating.
- Modified the retail footprint to better relate to the redesigned Gateway and the proposed turn lane from Maiden Lane onto Plymouth Road.

8. Retail Expansion (*PC Book page 3*)

- Potential future expansion of up to 3,300 sf along Broadway Street.

9. Architecture - Building B (*PC Book pages 10, 12, 13*)

- The architectural expression of Building B is intended to be distinct from, yet complimentary to, that of Buildings A and C. To further this objective, we redesigned several Building B façade elements to enhance the buildings' relationship to one another.
 - Added spandrels to eliminate open piers at the top of the masonry walls.
 - Modified the cornice profile to read more horizontal.
 - Changed the metal spandrel panel color to charcoal.
 - Following careful and thorough consideration, we have elected to maintain the overall color palette as proposed.

10. Shade Study (*PC Book page 17*)

- The two dates provided in the shade study are extreme conditions, particularly the winter solstice. The majority of the spring, summer, and fall shadow conditions have little effect on the adjacent properties because the sun angle is steeper and shadows are shorter than what is represented in this study.
- The shade study represents a scenario that is more pronounced than what will actually be experienced because it models our buildings on a bald and flat site. It does not take into consideration existing, external environmental conditions, such as trees and topography. Toward the end of the day, the hilly terrain and the existing tree line create the impression of a sunset well before the sun sets behind the actual horizon.
- The majority of the shadows cast onto adjacent structures are to the north, with brief late day shadows to the east. The existing tree canopy already provides full shade and shadow to structures to the north. Only in mid-winter does Building A provide sustained shadow over an adjacent structure.

11. Traffic Calming (*PC Book page 18*)

- On street parking (parallel and 90 degree).
- Pedestal signs located in crosswalks for pedestrians - reduces lane width.
- Roundabout requires yielding to traffic and navigating central island.
- Abundant presence of pedestrians and cyclists.

12. Residential Allocation (subject to change)

- Apartments - 549 DU / 676 Bedrooms
 - Micro / Studio: 211 DU / 38.4 % of total
 - 1-BR 211 DU / 38.4 %
 - 2-BR 127 DU / 23.2 %
- Condos – 71 DU / 138 Bedrooms
 - 1-BR 12 DU / 16.9 % of total
 - 2-BR 51 DU / 71.8%
 - 3-BR 8 DU / 11.3%
- Upon review of the unit count calculations for the apartments (Buildings A and C), we discovered that we undercounted by 6 units. Note that this correction does not impact gross floor area, just the unit count.
 - Total units per site plan submittal 607 DU
 - Additional units due to mass relocation (point 5 above) + 7
 - Additional units due to corrected count +6

TOTAL 620 DU

13. Sustainability (*PC Book page 19*)

14. Sound / Light Impacts

- The project will comply with City of Ann Arbor ordinances. Note the following:
 - Apartment units will utilize wall-pak units that do not require remote condensing units for air conditioning.
 - Common areas will be conditioned by roof-top package units – very few RTUs are required and their distance from neighboring homes is very substantial.
 - Apartment units will be appointed with window blinds.
 - Balconies will not have exterior lights.
 - Exterior lighting (building entries, amenity spaces, and site lighting poles) will feature “dark sky” fixtures.

15. Site Data Comparison Chart (see attached exhibit)

We look forward to formally presenting our enhanced site plan to the Planning Commission next week. Should you have any questions in the meantime, please do not hesitate to let me know.

Very truly yours,
MORNINGSIDE LOWER TOWN, LLC



Ronald S. Mucha
Member

Enc. 1140 Broadway Street – City of Ann Arbor Planning Commission – August 1, 2017

Cc: Alexis DiLeo, AICP - City of Ann Arbor
David M. Strosberg - Morningside
Tom Covert – Midwestern Consulting
Mark Hopkins - HKM Architects
Mark Kurensky – HKM Architects
Scott Munzel – Pear Sperling Eggan & Daniels, PC
Jerold Lax – Pear Sperling Eggan & Daniels, PC

DEVELOPMENT SUMMARY AND COMPARISON CHART

	Existing / Approved	Required / Permitted	Proposed
Zoning	PUD	C1A/R	C1A/R
Site Area:	6.41 Acres, 279,458sf	None	6.41 Acres, 279,222sf
			143.28 sft to be dedicated to Maiden Ln ROW 134.86 sft to be dedicated to Broadway St ROW
Lot Width	623.79'	None	627.15'
Land Use:	Existing: Vacant		
	Approved:	Multi-family dwellings	Multi-family dwellings
	Mixed Use: Office, Retail	Office	Retail sales
	Multi-family residential	Retail sales	
	Restaurant, Recreation		
Proposed Building:			
Ground Floor Area		NA	141,929sf
			Retail - 4,635sf Residential - 626,084sf Parking - 182,696sf Total Floor Area - 813,415sf
Floor Area			
Floor Area Ratio (w/premium):	NA	600% (1,676,748sf)	NA
Floor Area Ratio including parking (no premium)			291% (excludes stairs and elevator shafts)
Floor Area Ratio excluding parking (no premium):		300% (838,374sf)	226%
Building Height:	2-7 stories	NA	Building A - 4,5,7,8 stories Building B - 1, 6 stories Building C - 1, 5, 6, 7 stories
	32-90 ft	NA	Building A: +/- 94 feet Building B: +/- 82.5 feet Building C: +/- 83 feet
Vehicular Parking:	Multi-family: 1 per DU	Multi-family non-residential zoning: 1 per DU (620 units)	Building A - 451 spaces
	Restaurants: 1 per 100sf	Retail: 1 per 310sf min. (15) 1 per 265sf max. (18)	Building B - 85 spaces
	Retail: 1 per 310 to 1 per 265		Surface - 37 spaces
	Athletic clubs: 1 per 200sf		
	Financial: 1 per 200sf		
	Facilities: 1 per 1,000sf		
	General office: 1 per 333sf		
	Medical office: 1 per 150sf		
Total Vehicular Parking	719	635	573 (variance requested)
Bicycle Parking:	Multi-family: 1 per 5 DU	Multi-family non-residential zoning: 1 per 5 units (124 total), 50% Type A (62), 50% Type C (62)	Type A 620 internal spaces
	Restaurants: 1 per 750sf	Retail: 1 per 3,000sf (2) 50% Type B (1), 50% Type C (1)	Type B Building C - 6 surface spaces
	Retail: 1 per 3,000sf		Type C - 46 surface spaces
	Athletic clubs: 1 per 1,000sf		Building A - 18
	Financial: 1 per 2,000sf		Building B - 10
	Indoor Court game facilities: 1 per 2,000sf		Building C - 18
	General office: 1 per 3,000sf		
	Medical office: 1 per 1,500sf		
	Research and Development Laboratories: 1 per 6,000sf		
Total Provided	180	124 (61 Type A, 1 Type B, 62 Type C)	672 (620 Type A, 6 Type B, 46 Type C)
Building Setbacks:			
Front:			Planned Project Modification Proposed
Maiden Lane	10 ft	10 ft	Building B - 7 ft. min. Building C - 5 ft. min.
Broadway	0-5 ft	10 ft	Building A - 10 ft (Patio/Pool) - 18 ft min. (Building) Building C - 3 ft. min.
Nielsen Court	0 ft	10 ft	Building B - 10 ft min. Generator screen wall- 3 ft min.
Side:	14ft / 30-150ft	Required open space equal to that which is required in the abutting residential zone (R4C) - 12 feet Conflicting Land Use Buffer: 15 feet	Building A - 20 ft min.
		For bldgs beyond 50' length add 1.5" setback per lf Building A: 238'(288' - 50') x 1.5" = 357" For bldgs beyond 35' height add 3" setback per lf Building A: 48.5' (83.5'-35') x 3" = 145.5" Total Setback - 12' + 357" + 145.5" = 53.9'	
Rear:	60 ft	Required open space equal to that which is required in the abutting residential zone (R4A) - 30 feet	Building A - 48 min.
		For bldgs beyond 50' width add 1.5" setback per lf Building A: 214' (264' - 50') x 1.5" = 321" For bldgs beyond 35' height add 1.5" setback per lf Building A: 48.5' (83.5'-35') x 1.5" = 72.75" Total Setback - 30' + 321" + 72.75" = 62.8'	
Open Space:		None Required	Total Open Space - 2.45 acres (38%) Active Open Space - 0.41 acres Permanent Open Space - 0.30 acre