



208 WEST ANN STREET

ANN ARBOR, MICHIGAN 48104

OWNER

208 W ANN, LLC.

414 HUNTINGTON PLACE

ANN ARBOR, MI 48104

ARCHITECT

BOWERS+ASSOCIATES

2400 S. HURON PARKWAY

ANN ARBOR, MI 48104

ENGINEER

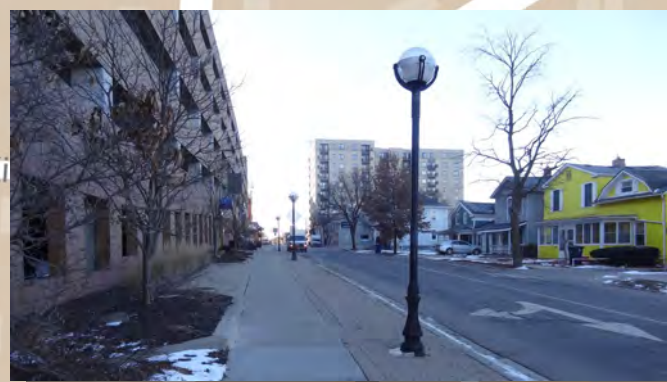
S.M. ENGINEERS

301 WALNUT BOULEVARD

ROCHESTER, MI 48307



The aim of this development is to improve an existing downtown site with a residential use by increasing the total number of dwelling units on the site and reducing the amount of space currently used for automobile parking. Increasing the density of this site will create additional relatively affordable and walkable housing options in close proximity to Ann Arbor's vibrant downtown. Creating a new structure on the site will allow for the property to be utilized to its highest potential using a contemporary energy efficient design that better serves the needs of Ann Arbor's housing market.



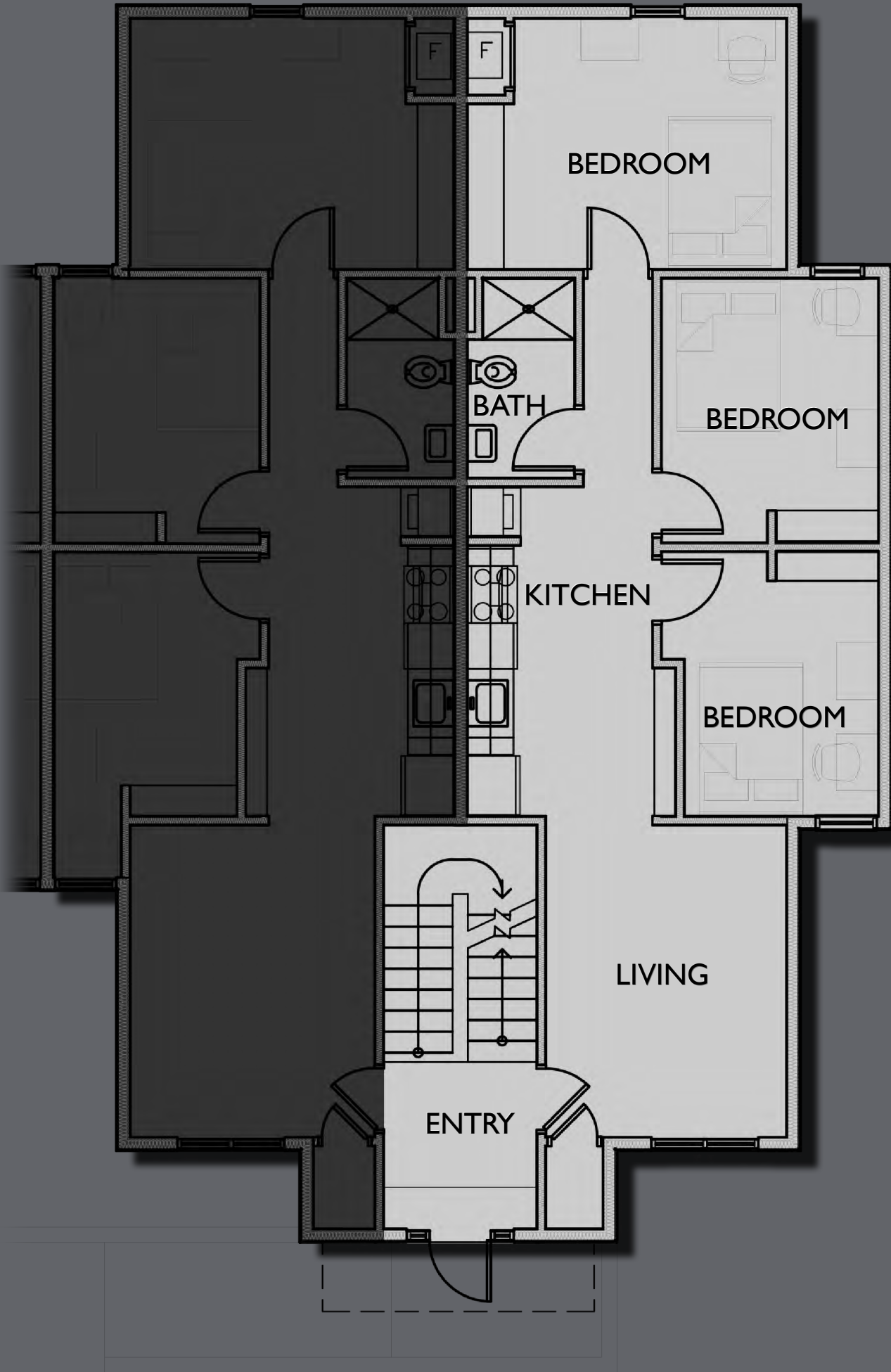


The concept for our design is to create a multi-family residential structure that will cohesively blend the aesthetic of Ann Arbor's residential community with the higher density development desired in the downtown zoning district. The 12 unit design consists of dual building masses similar in scale and aesthetic to existing single family homes in the area while providing a higher density, pedestrian focused experience that is expected of structures in downtown Ann Arbor.

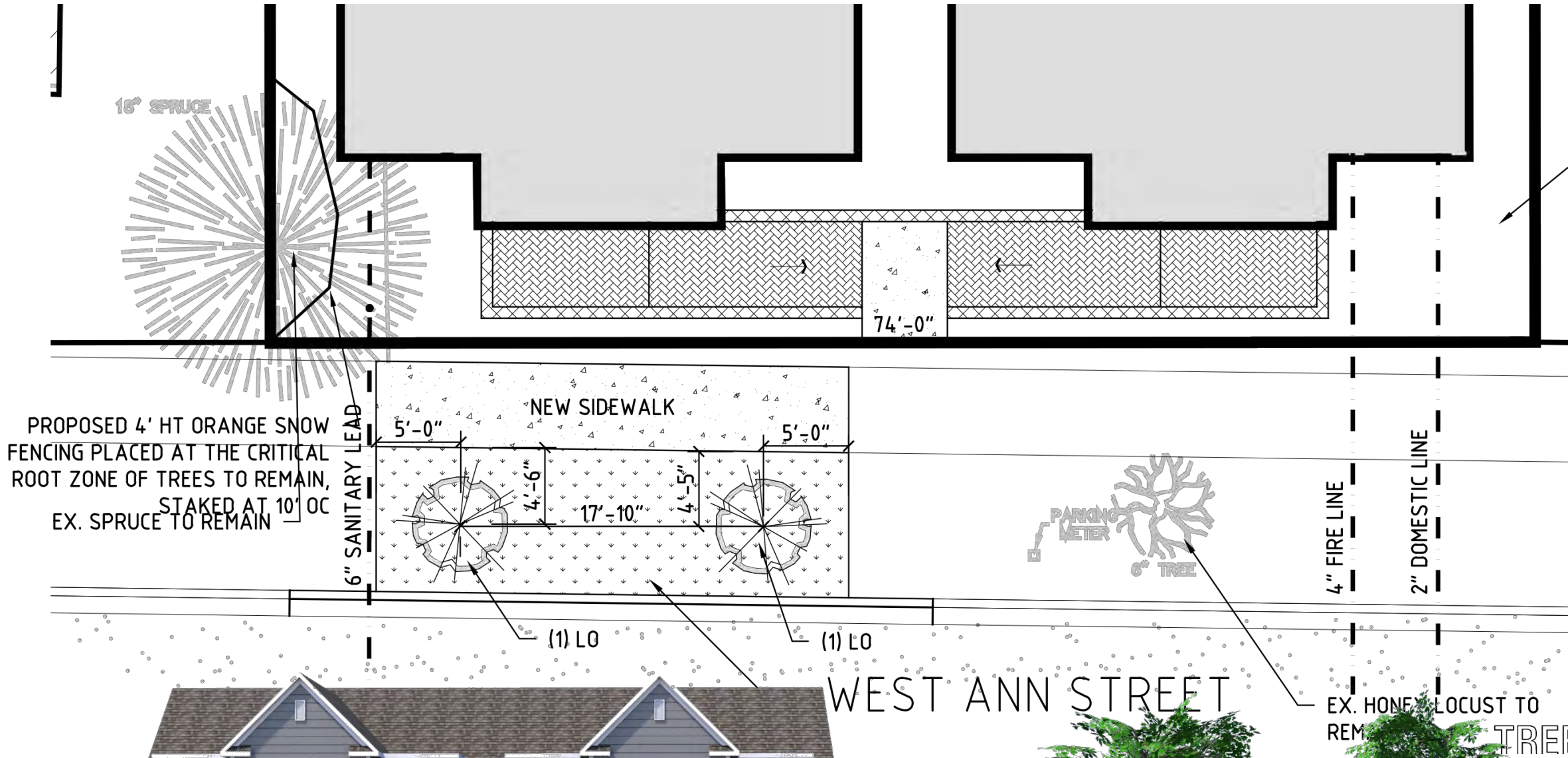
The inspiration for this design is the existing residential fabric of Ann Arbor's vibrant neighborhoods. Maintaining the surrounding community's aesthetic at the edge of a growing downtown area is a difficult balancing act. The aim of this project is to increase the supply of residential units in this desirable area in a way that compliments the nearby neighborhoods while still serving the needs of residents who wish to live close to the city's urban core.



The city of Ann Arbor is growing rapidly in part because of its vibrant and lively downtown as well as the wonderful communities that make up its residential neighborhoods. As more and more people wish to live in the city, additional housing needs to be added in a manner that preserves the character of the city that has made it so desirable and the transitional areas of the downtown D2 district are an ideal location for these units. Low rise multiple family residential units close to the city's core such as those we are proposing expand the accessibility of the walkable urban lifestyle that many that live in Ann Arbor desire without the large disrupting changes to a community's character that many high rise developments bring or the traffic and congestion that come from the additional sprawl of more single family residences. We believe that this development will be a positive improvement to the built environment of downtown Ann Arbor and expand access to those who wish to live within it.



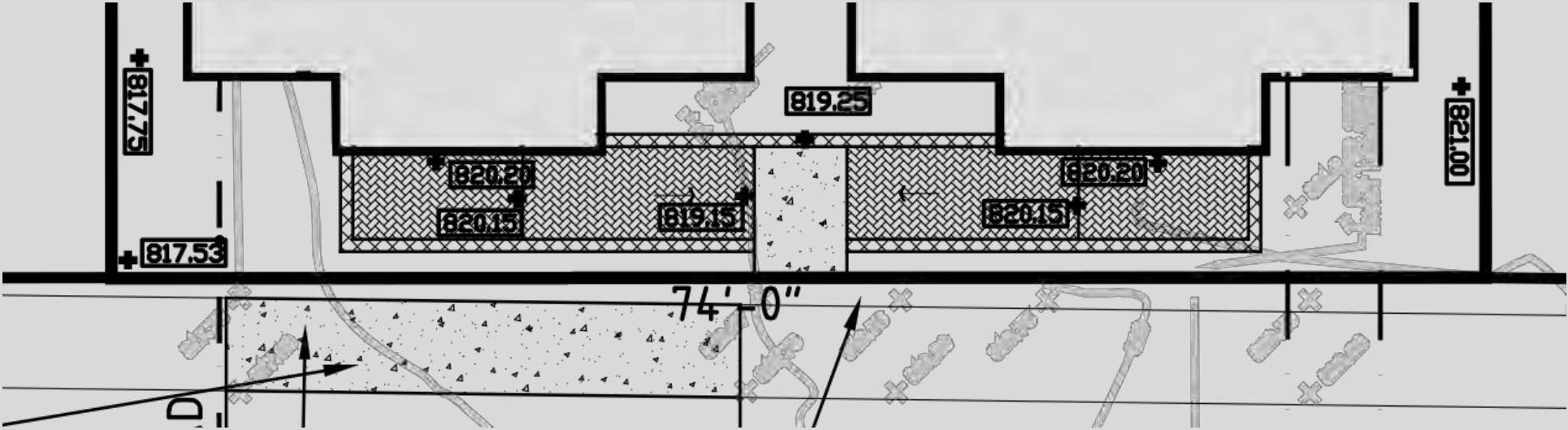
Our design proposed to improve the walkability of the existing street by planning to remove the existing drive and providing a pedestrian barrier from the road as well as increased green space and street trees. The existing landmark tree currently straddling the property line of the site is going to be protected and preserved. The proposed entrances allow tenants easy access to the sidewalk while providing a buffer to not inhibit pedestrian flow. The dumpster and recycling receptacles are to be located for rear access to minimize their impact on the streetscape and pedestrian activity. Bicycle storage will be provided in the basement of the structure so that bikes can be properly secured and protected from inclement weather.



This project is located within the Kerrytown Character District which is defined as “the downtown’s northern edge and is the transition from commercial to residential as one moves to the east, north and west – away from the downtown.” Our design responds the transitional character of the neighborhood by proposing a medium density housing development that emphasizes the walkable nature of being in close proximity to not only the Kerrytown shops and market, but also the Main Street corridor and its lively restaurants and entertainment. Our design proposes the conversion of an existing portion of the site that is devoted to the storage of cars to rather be used for additional housing for those desiring to live close to this lively community. The nearby parking structure as well as the variety of vehicular parking options mentioned in the design guidelines will still allow those who wish to visit those living here by way of car to do so with ease.

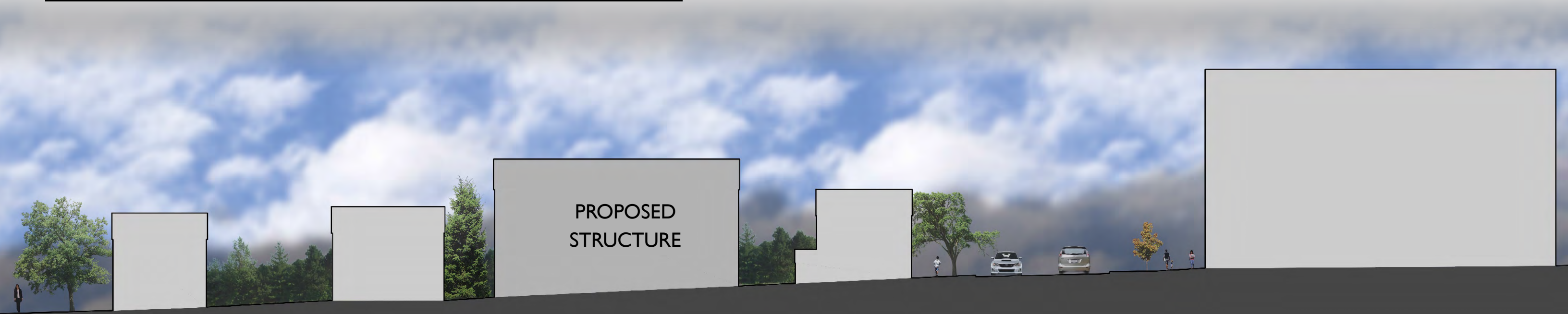


A proposed building height of 3 stories above grade fits well within the desired development in the Kerrytown district which requires a streetwall height of 2 to 3 stories. The location of the streetwall emphasizes the pedestrian focus of the site and does not differ greatly from the existing setbacks of existing adjacent properties. The 2 entrances proposed create dual building modules that are similar in scale to other properties in the neighborhood while providing a rhythm that complements the existing streetscape. The proposed masonry base and porch emphasize the pedestrian focus of the street level while creating variation in the vertical plane of the structure.



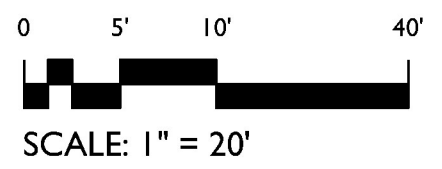
The proposed entrances connect directly with the sidewalk while providing a similar function and scale to the covered porches on adjacent residential properties to enhance the existing street level experience. The variations in exterior cladding on the street side façade create a visually stimulating change in textures and detailing that focuses on the experience on the street edge. The awnings above the entrances are designed in a way to match the proportions of the proposed building as well as the existing canopies on adjacent properties.

		EXISTING	PROPOSED	REQUIRED
Zoning		D2 Downtown Interface District Kerrytown Character Overlay	D2 Downtown Interface District Kerrytown Character Overlay	--
Gross Lot Area		4,899 SF (0.112 Acres)	4,899 SF (0.112 Acres)	--
Lot Area Per Dwelling Unit		--	--	--
Building Coverage (footprint area/ lot area)		34%	71%	80% Maximum
Min. Open Space		72%	22%	10% Minimum
Setbacks	Front	0'-0"	5'-11"	15' Min or Ex. Average
	Side(s)	15'-2" 9"	<1'-0" <1'-0"	0 FT
	Rear	1'-5"	6'-2"	0 FT
Building Area		2,330 SF	13,815 SF	--
Floor Area Ratio (FAR)		48%	282%	200% w/o premiums 400% w/ premium
Min. Lot Size		--	--	--
Dwelling Units		2	12	--
Height		25' (Estimated)	35'-3"	24 MIN (2 story min.)
Parking - Automobiles		3	1 Space provided	1 space Required
Parking - Bicycles		0	Bike storage to be provided in basement storage area.	5 class A spaces

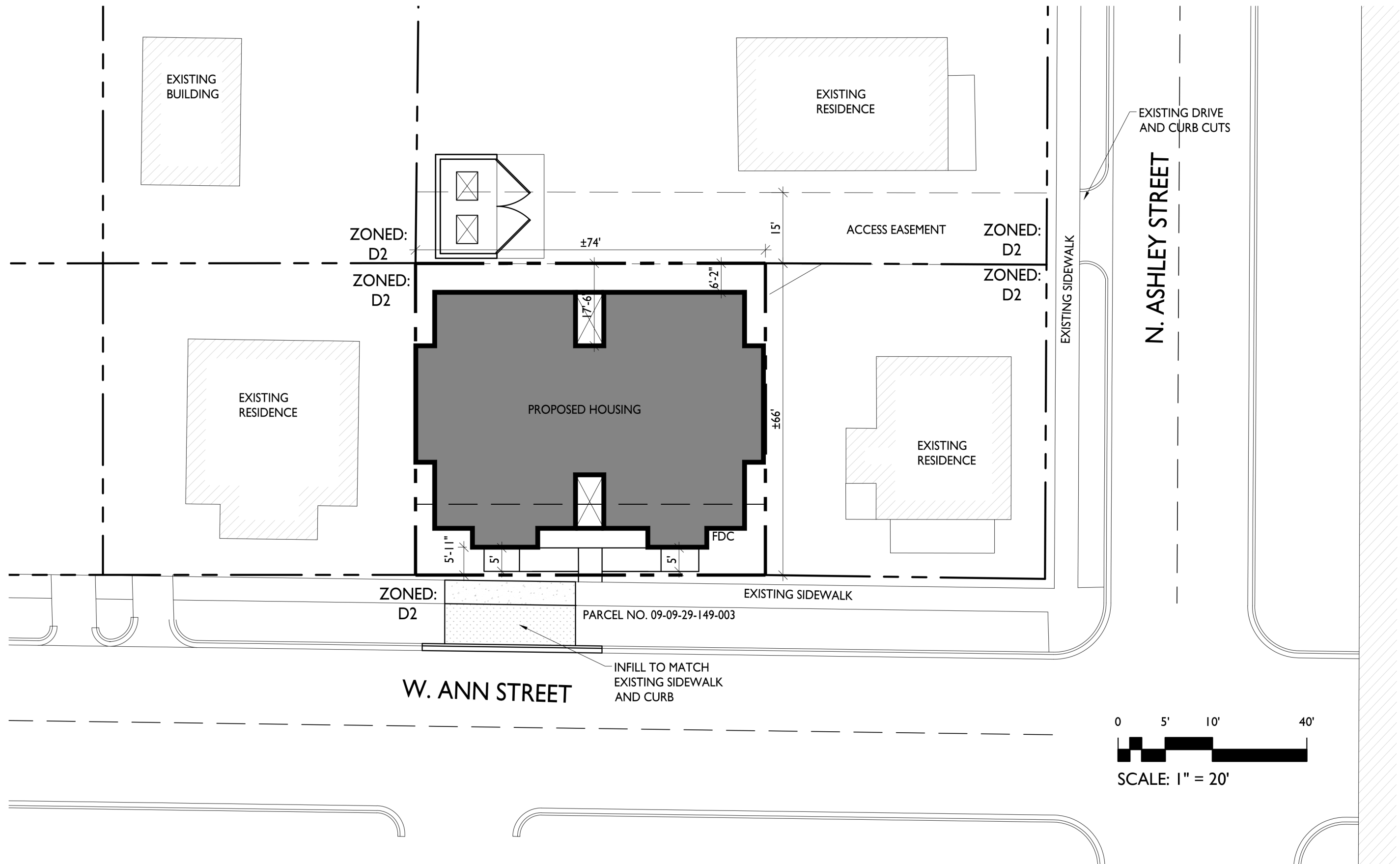


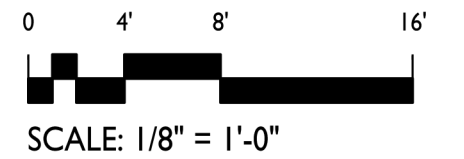
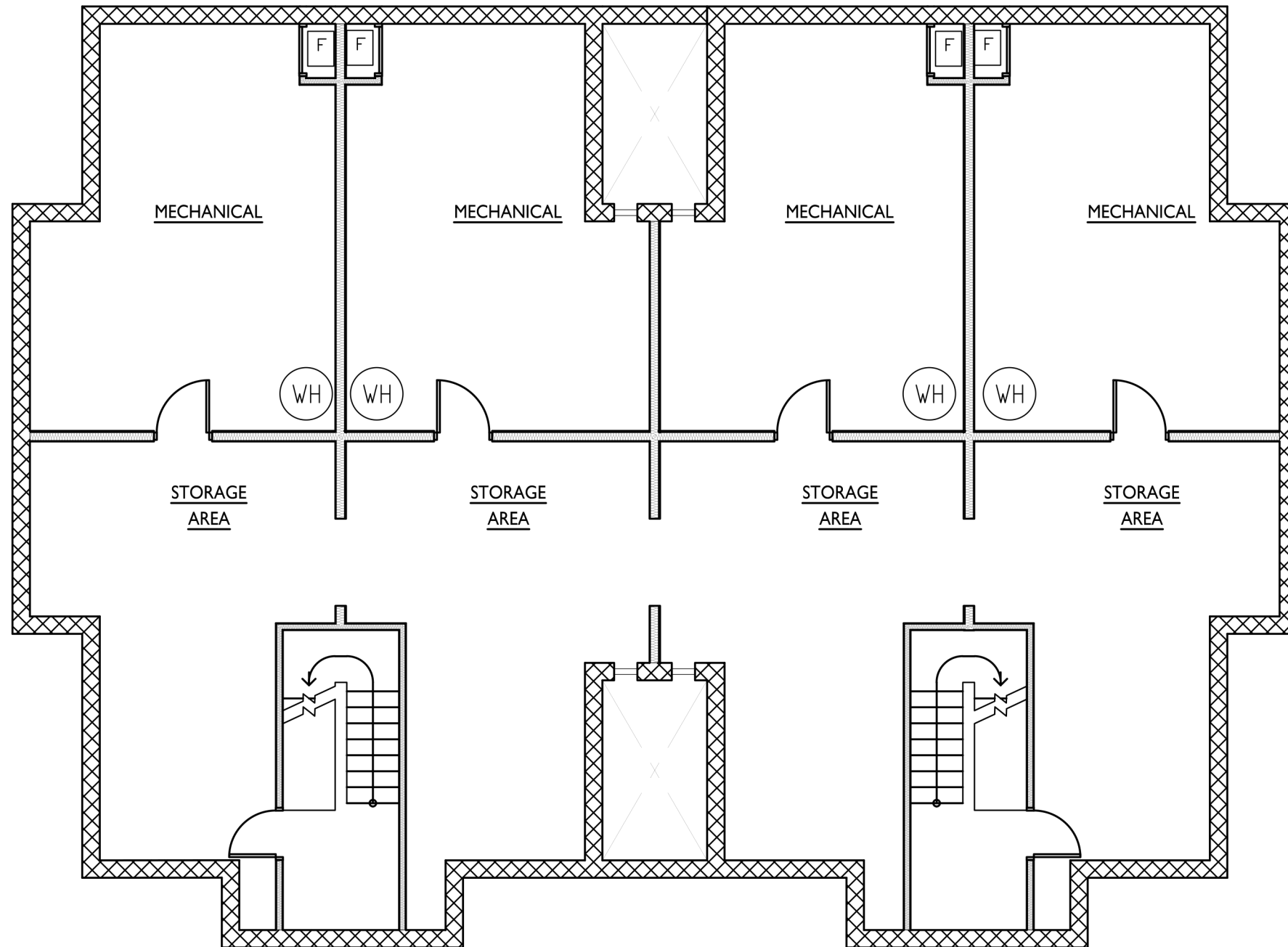
RANGE 2 E
ANN ARBOR

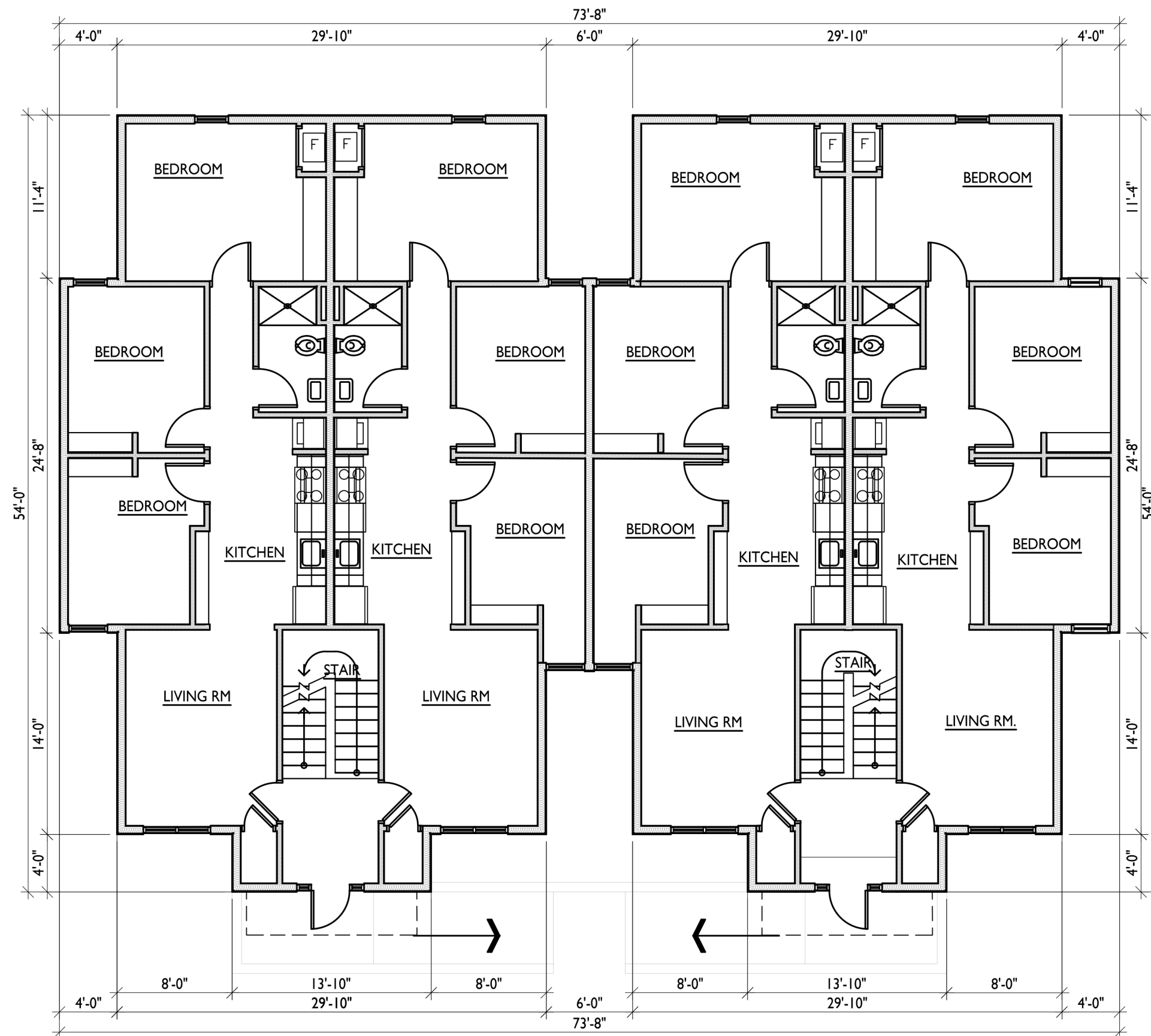
JAMES & JANE L. DELANEY
16' ALLEY AS PLATTED IN THE "ORIGINAL PLAT
OF THE VILLAGE (NOW CITY) OF ANN ARBOR
AND VACATED UNDER CITY OF ANN ARBOR
COUNCIL RESOLUTION DATED JANUARY 6, 1964

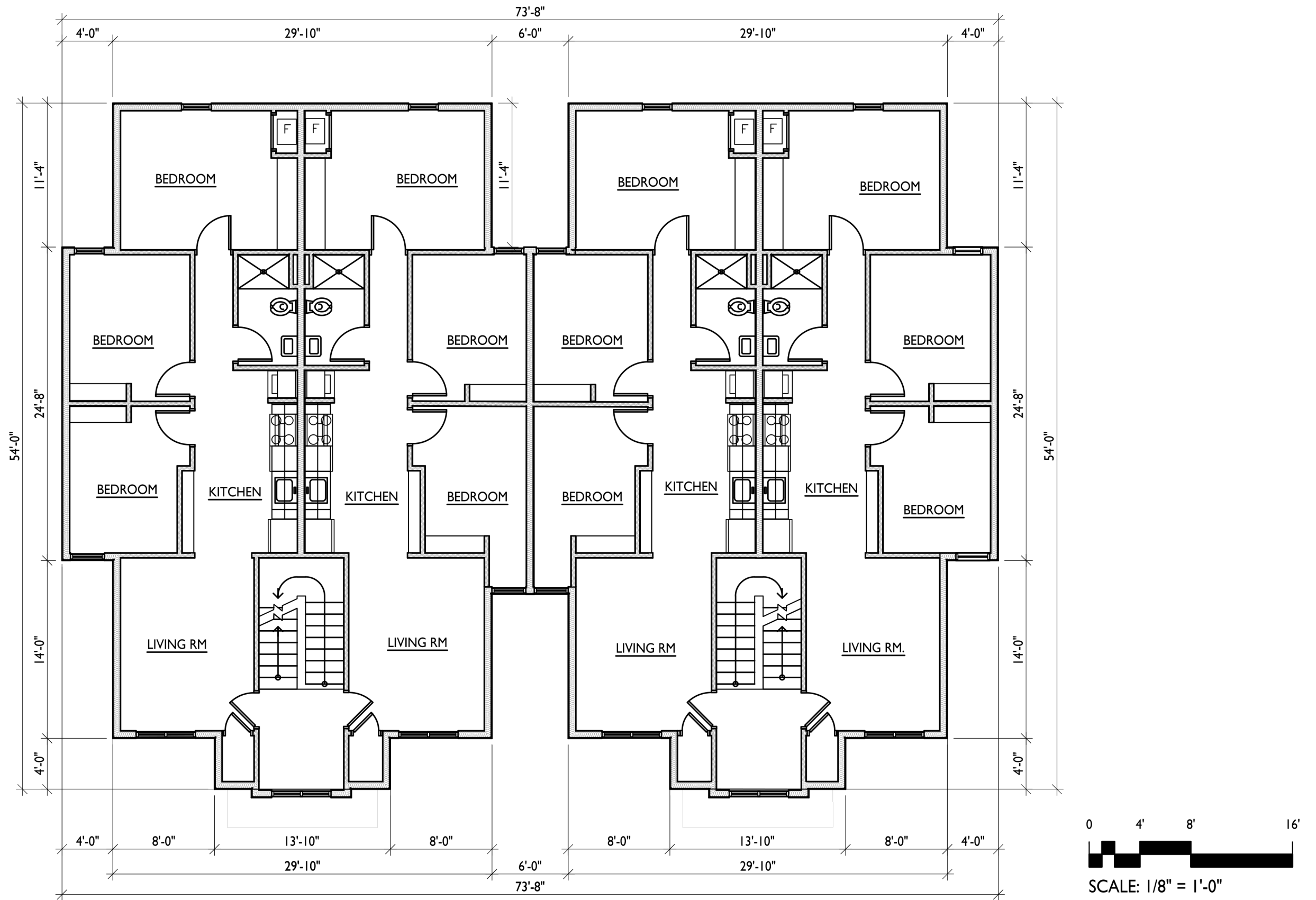


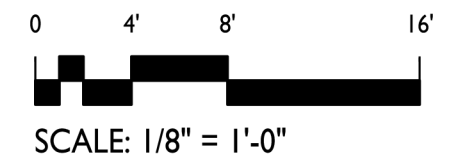
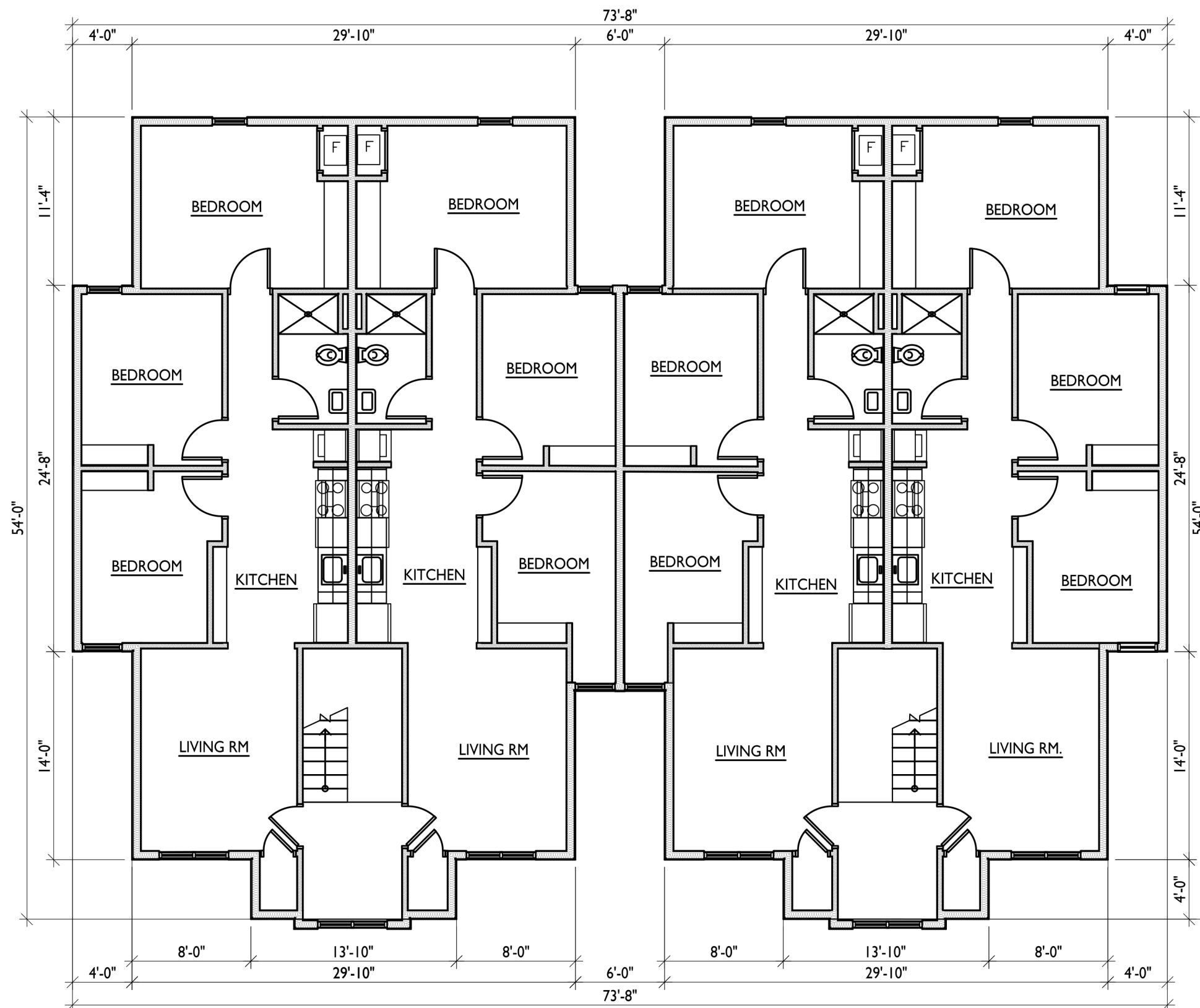
| 208 WEST ANN STREET | EXISTING SITE











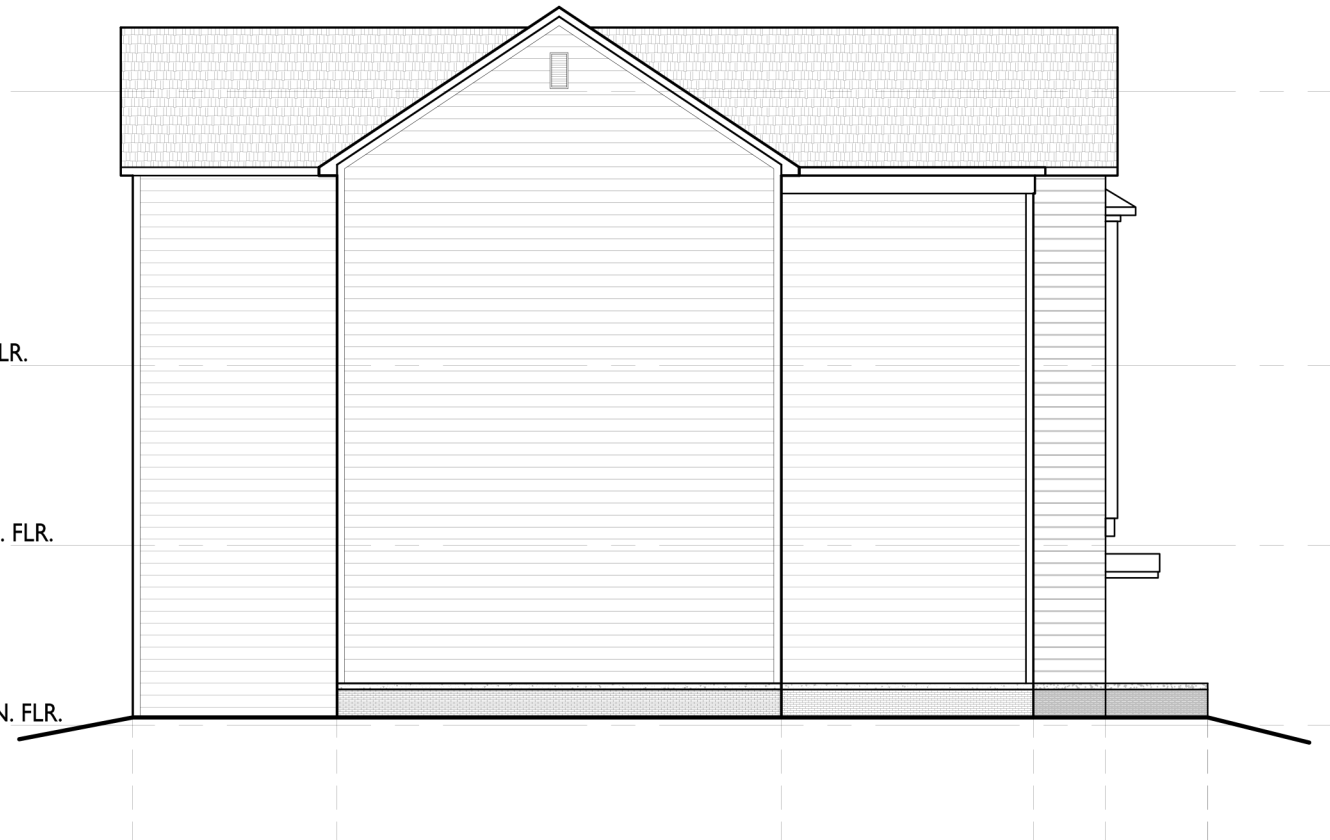


◆ ROOF MID. PT.
135'-3"

◆ THIRD LEVEL FIN. FLR.
120'-0"

◆ SECOND LEVEL FIN. FLR.
110'-0"

◆ GROUND LEVEL FIN. FLR.
100'-0"



0 5'-4" 10'-8" 21'-4"



SCALE: 3/32" = 1'-0"

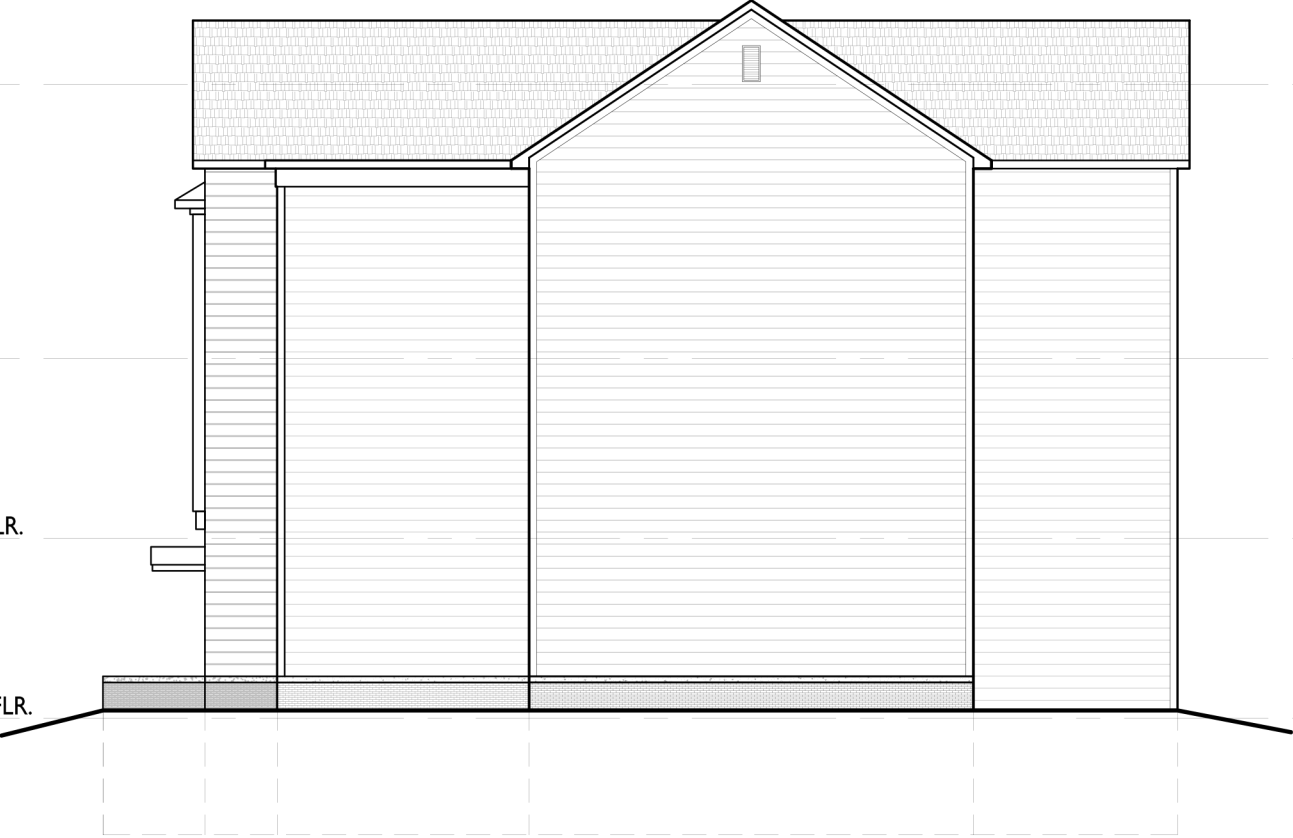


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DESIGN REVIEW BOARD APPLICATION