

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 5, 2019

**SUBJECT: 327 E. Hoover Ave. Site Plan for City Council Approval
Project No. SP18-053**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 327 E. Hoover Avenue Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan petition be **approved** because the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the north side of E. Hoover Street east of Greene Street. It is in the central planning area and the Allen Creek watershed. Ward 4.

DESCRIPTION OF PETITION

The petitioners seek approval to demolish the existing two-story, storage building and construct a new four-story, 17,176-square foot six-unit condominium building including an 885-square foot ground floor retail component facing E. Hoover Ave. The site is 11,156-square feet and is zoned C2B, Business Service District. The proposed six units would each have three bedrooms and three bathrooms.

The building will be constructed in one phase. The site currently has one curb cut off E. Hoover and is proposed to be slightly widened to accommodate larger safety and trash hauling vehicles. This drive leads to nine enclosed parking spaces located behind the retail component and below the residential units. Eight Class C bicycle hoop style parking spaces are proposed at the front of the building along with nine enclosed bicycle located inside the garage.

There are no natural features on site. The proposed site layout contains more than 5,000 square feet and less than 10,000 square feet of impervious surface, which requires capture of the first flush storm event. The proposed storm water plan includes two rain gardens located in the north and east side areas of the site. The run-off from the site is designed to sheet flow into these rain gardens and capture overflow in the subsurface infiltration trench located along the east side of the driveway. Soils on the site are favorable for infiltration. The front portion of the site flows into porous brick pavers located in the front of the building.

CITIZEN PARTICIPATION

The petitioner notified property owners and persons within 1,000 feet of the site by mail that a site plan petition had been submitted, and held a public meeting on December 2, 2108 (minutes attached). Staff has not received any communications from the public regarding this proposal at the time this report was drafted.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	U of M	M2 (Heavy Industrial District)
EAST	Rail Road & UM Park Land (Elbel Field)	M2 & PL (Public Land)
SOUTH	U of M	PL
WEST	DTE & Dance Studio	M2 & C2B (Business Service)

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C2B	C2B (Business Service)	C2B
Gross Lot Area	11,156 sq ft	11,156 sq ft	4,000 sq ft
Minimum Lot Width	70 ft	70 ft	40 ft
Maximum Floor Area Ratio	4,165 sq ft 37%	17,176 sq ft 154%	22,312 sq ft 200%
Setbacks	Front	7 ft	10 ft MIN 25 ft MAX
	Side East West	18 ft 2 ft	25 ft 0 ft
	Rear	15 ft	24 ft
Building Height	15 ft 2-story	55 ft 4-stories	55 ft MAX (4 stories)
Vehicle Parking	NA	9 spaces	9 spaces MIN
Bicycle Parking	0	9- Class A spaces 8 -Class C spaces	2 Class A MIN 1 Class C MIN

HISTORY

This two story industrial/storage building was built in 1918 per City Polk Directory and used as a restaurant with the proprietor living upstairs (see attached photo).

The Master Plan: Land Use Element recommends commercial and office uses for this site.

SERVICE UNIT COMMENTS

Engineering – The City plans to replace the existing 6” water main in E. Hoover Avenue with a new 12” water main this upcoming construction season. The existing fire hydrant shown on the plans is proposed to be relocated from its current position. A new 12-inch valve will need to be installed between the new fire hydrant and the proposed fire service. The City is willing to add this valve to the City’s project at the developer’s expense. The developer would have to pay for the valve prior to the city installing it.

The mitigation calculations for the increase in sanitary sewer flow are approved. Flow equivalent to 6 GPM, will need to be removed from the sanitary sewer system in order to this proposed development. Alternatively, a payment in lieu of performing actual flow removal may be made.

Traffic - Trip generation does not require transportation impact analysis. No major changes proposed to existing access point.

Planning - The proposed structure meets the minimum required front, side and rear setbacks of the C2B zoning district, and meets the maximum height of 55 feet.

Staff supports redevelopment of this site as residential. The proposed re-development of this site will result in residential uses in the neighborhood and brings the parcel into zoning conformance. On street metered parking is located along the north side of E. Hoover Ave. that may be utilized for the proposed retail use at this site.

Prepared by Chris Cheng
Reviewed by Brett Lenart
2/25/19

Attachments: [Parcel and Zoning Map](#)
[Aerial Photo](#)
[327 E. Hoover Historic Photo](#)
[Site Plan & Elevations](#)
[Public Notification](#)

c: Owner: Stadium Club Properties Ann Arbor LLC
327 E. Hoover
Ann Arbor, MI 48104

Petitioner: Maven Development
544 Detroit St.
Ann Arbor, MI 48103
Attn: Dan Williams

Petitioner’s Agents: Macon Engineering LLC
PO Box 314
Chelsea, MI 48118
Attn: Kathy Keinath

Project No. SP18-0153

327 E Hoover Ave



Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Huron River
-  Tax Parcels



Map date: 2/26/2019
 Any aerial imagery is circa 2018 unless otherwise noted
 Terms of use: www.a2gov.org/terms

327 E Hoover Ave



- Railroads
- Huron River
- Tax Parcels



Map date: 11/14/2018
Any aerial imagery is circa 2018
unless otherwise noted
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327 E Hoover Ave



E Hoover Ave

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 11/14/2018
Any aerial imagery is circa 2018 unless otherwise noted
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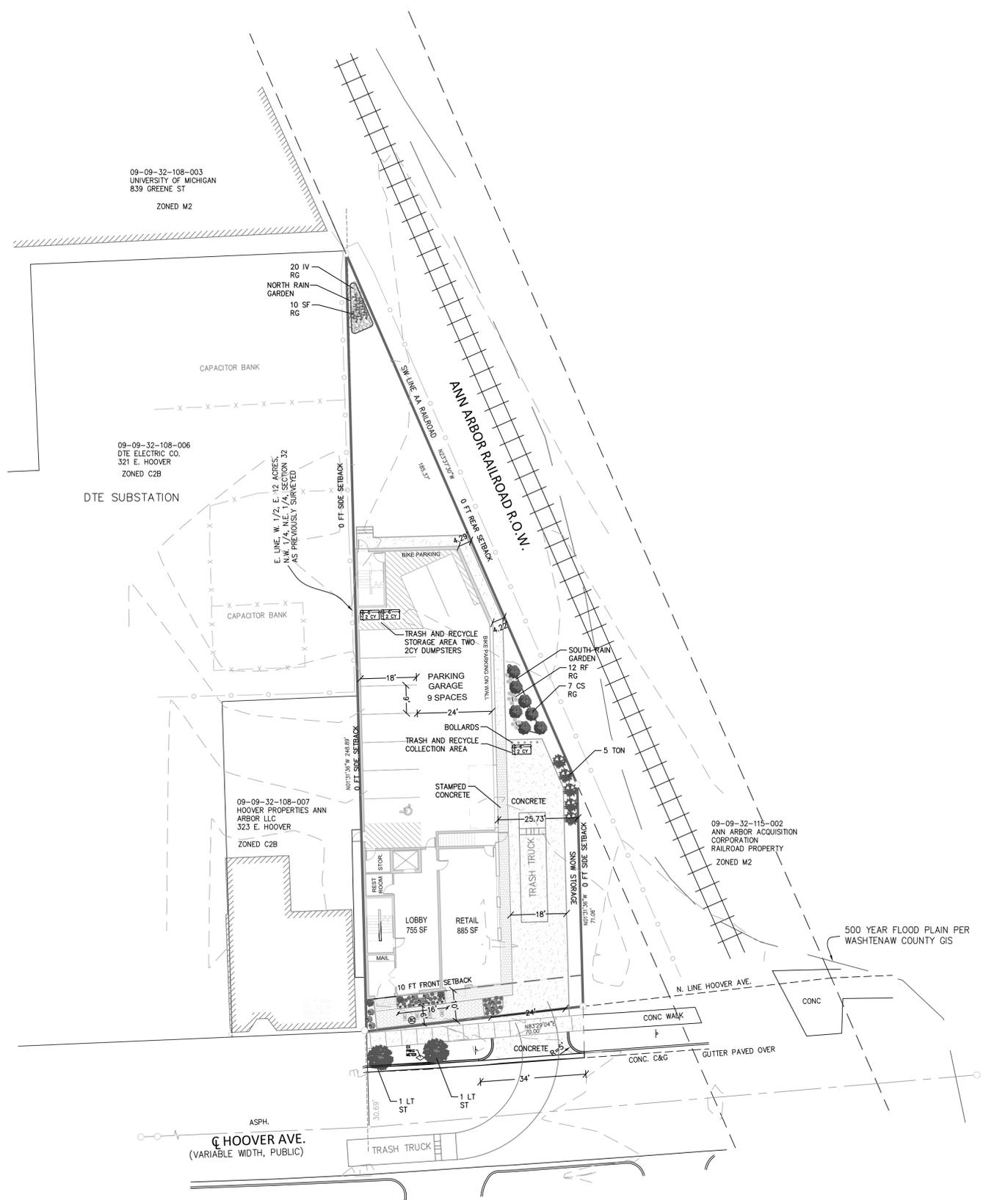
BRavo PRODUCTS CO.

THE HOME OF

BRavo PRODUCTS CO.

327





KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
CS	7	Cornus stolonifera Red Twig Dogwood	#5	Pot	Native	RG
IV	20	Iris versicolor Blue Flag Iris	#1	Cont	Native	RG
LT	2	Liriodendron tulipifera Tuliptree	2.5" cal	B&B	Native	ST
RF	12	Rubecia fugida 'Little Goldstar' Black Eyed Susan	#1	Cont	Native	RG
SF	10	Solidago flexicaulis Zig Zag Goldenrod	#1	Cont	Native	RG
TON	5	Thuja occidentalis Nigra Dark Green Arborvitae	6'	B&B	Native	
LEGEND		CATEGORY				
RG		Rain Garden				
ST		Street Tree				

LANDSCAPE REQUIREMENT CHART	Required	Existing	Proposed	Total
STREET TREE REQUIREMENTS				
Street frontage	70.00 ft			
Rate is 1 tree per 45 LF		2	0	2
Street Tree Escrow \$1.30 per LF of street frontage	70.00 ft	\$91.00		
Vehicular Use Area	N/A	N/A	N/A	
Interior Landscape Areas Pertaining to Vehicular Use Areas	N/A	N/A	N/A	
Right-of-way Screening	N/A	N/A	N/A	
Conflicting Land Use Buffer	N/A	N/A	N/A	
Landmark Tree Mitigation	N/A	N/A	N/A	

- LANDSCAPING SPECIFICATIONS:**
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 15 FEET OF THE SANITARY SEWER.
 - PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
 - PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
 - ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
 - BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
 - ALL DISTURBED UNPAVED AREAS ARE TO BE RESTORED. AREAS OF INDIVIDUAL TREES ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4" DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
 - ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
 - TOPSOIL SHALL BE REMOVED FROM STOCKPILES AND SPREAD IN THE AREAS SHOWN ON THE PLANS. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 4 INCHES IN LAWN AREAS AND A MINIMUM OF 8 INCHES IN LANDSCAPE PLANTING AREAS.
 - AFTER THE TOPSOIL IS IN PLACE IT SHALL BE FINE GRADED REMOVING ALL ROOTS, STICKS, STONES AND DEBRIS GREATER THAN 2 INCHES IN ANY DIMENSION. THE TOPSOIL SHALL BE FINE GRADED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 - THE TOPSOIL SOIL SHALL HAVE A PH OF 5.5 TO 7.6 AND AN ORGANIC CONTENT OF 3 TO 20%. THE GRADATION OF THE TOPSOIL SHALL BE 100% PASSING 2 INCH SIEVE, 85 TO 100% PASSING THE 1 INCH SIEVE, 65 TO 100% PASSING THE 1/2 INCH SIEVE AND 20 TO 80% PASSING THE NO. 200 SIEVE.
 - WATER LAWN AREAS AS NEEDED TO PROMOTE GROWTH. THE CONTRACTOR WILL BE RESPONSIBLE TO WATER, RESEED OR WORK WHEN NECESSARY TO INSURE THE GROWTH OF THE LAWN UNTIL A COMPLETE AND UNIFORM STAND OF GRASS HAS GROWN AND BEEN CUT AT LEAST TWICE.
 - UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL AREAS NOT RECEIVING STRUCTURES, PAVEMENT, RIP RAP, LANDSCAPING OR OTHER IMPROVEMENTS OR FUTURE IMPROVEMENTS SHALL BE CONSIDERED LAWN AREAS AND RECEIVE TOPSOIL AND SEEDING.
 - PLANTINGS SHALL BE SUPPLIED IN GOOD HEALTH, VIGOROUS, AND FREE OF INSECTS, LARVAE, EGGS, DEFECTS AND DISEASE.
 - PLANTING BEDS SHALL BE PREPARED BY LOOSENING THE TOP 1 FOOT OF TOPSOIL. PLANTS SHALL BE LOCATED PER THE PLANS. THE HOLES SHALL BE EXCAVATED WITH THE CENTER SLIGHTLY HIGHER TO PROMOTE DRAINAGE. BERM AROUND PLANTS TO FORM A BOWL SHAPE.

LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- PR SANITARY SEWER
- PR STORM SEWER
- PR WATER SERVICE
- PR SILT FENCE
- PR LIMITS OF DISTURBANCE
- PR INLET FILTER
- PR STORM MANHOLE/RISER
- PR STORM INLET
- PR CONCRETE
- PR STAMPED CONCRETE
- PR PERVIOUS PAVERS
- PR CONTOUR LINE
- PR SPOT GRADE

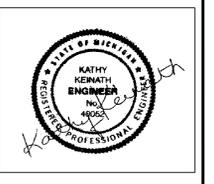
STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE:
 PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING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

811
 Know what's below.
 Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES. THE SERVICE OF A BARRIAGE OR A BARRIAGE OF FUTURE DEPTH IS NOT GUARANTEED. UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HOWEVER, THE EXISTENCE OF UTILITIES LOCATED IN A BARRIAGE OR A BARRIAGE OF FUTURE DEPTH IS NOT GUARANTEED. THE SURVEYOR HAS NOT PROBABLY LOCATED ALL UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

Macon Engineering, LLC.
 P.O. Box 314, Chelsea, MI 48118 734-216-9941

**327 HOOVER
 SITE PLAN
 LAYOUT &
 LANDSCAPE**



DATE	12-20-18
SCALE	1" = 20'
SHEET NO.	SP-03



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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

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MEP ENGINEER
T.B.D.
CONTACT:
PHONE: XXX.XXX.XXX EMAIL:

STRUCTURAL ENGINEER
T.B.D.
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PHONE: XXX.XXX.XXX EMAIL:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

327 EAST HOOVER AVE.
327 EAST HOOVER AVE.
ANN ARBOR, MI.

DRAWN BY MC

CHECKED BY JD

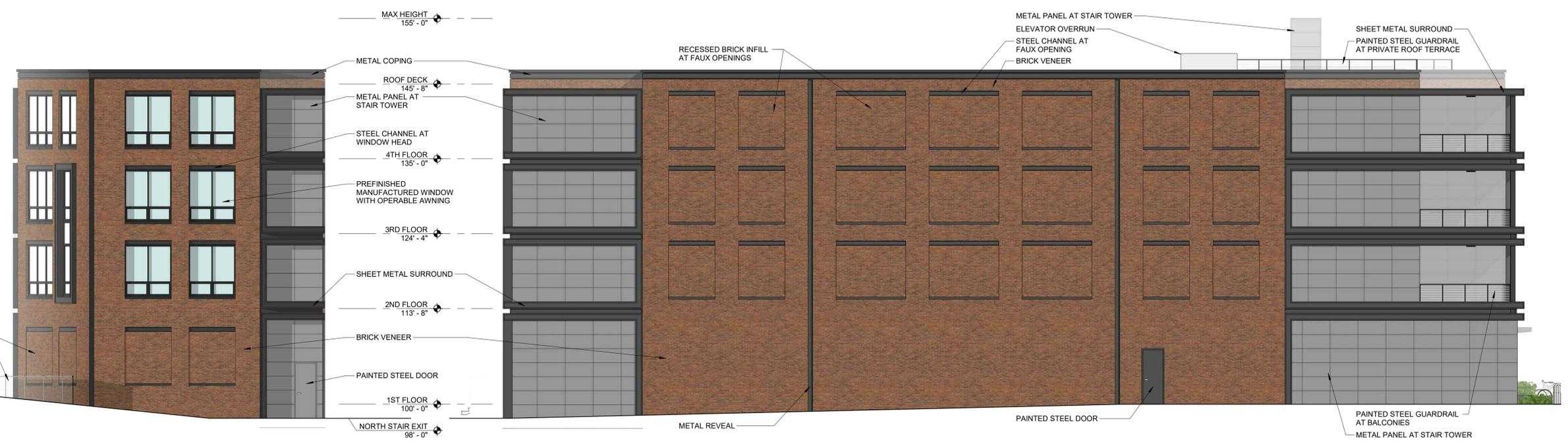
PROJECT ARCH JM

NO	DATE	DESCRIPTION
1	12.19.18	SITE PLAN SUBMITTAL
2	01.28.19	SITE PLAN RESUBMITTAL

JOB NO	18017
DATE	01.28.19

EXTERIOR ELEVATIONS

A03



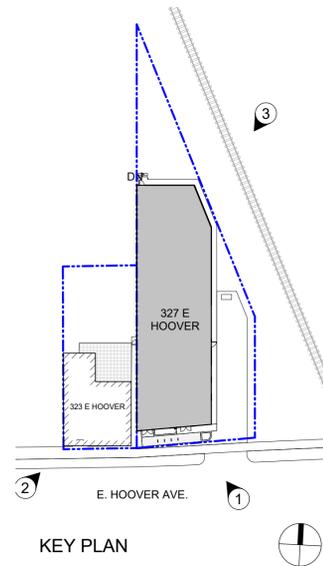
4 NORTH EXTERIOR ELEVATION
A03 SCALE: 1/8" = 1'-0"

3 WEST EXTERIOR ELEVATION
A03 SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
A03 SCALE: 1/8" = 1'-0"

1 EAST EXTERIOR ELEVATION
A03 SCALE: 1/8" = 1'-0"



3 - VIEW OF NORTHEAST CORNER



2 - VIEW OF SOUTHWEST CORNER



1 - VIEW OF SOUTHEAST CORNER

APPROVALS



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THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.

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STRUCTURAL ENGINEER
 T.B.D.
 CONTACT:
 PHONE: XXX.XXX.XXX EMAIL:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

327 EAST HOOVER AVE.
 327 EAST HOOVER AVE.
 ANN ARBOR, MI.

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PROJECT ARCH JM

NO	DATE	DESCRIPTION
1	12.19.18	SITE PLAN SUBMITTAL
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JOB NO	18017
DATE	01.28.19

PERSPECTIVE VIEWS

A05

327 EAST HOOVER, ANN ARBOR, MI
FINAL CITIZEN PARTICIPATION REPORT
December 7, 2018

Meeting Date: Tuesday, December 4, 2018, 7PM

Meeting Location: Ann Arbor District Library
Downtown Library
343 S Fifth Avenue, 4th Floor
Conference Room A

Meeting Materials: Attached

Citizens Notified: 605 by mail

Citizens Attending: Six (6)

Sign-In Sheets: Attached

Meeting Summary:

The meeting began with a presentation by Dan Williams, Maven Development, and John Myefski, Myefski Architects. The project was described in detail, and the overall form and characteristics were presented.

Public Comments/Questions:

- Questions about the parking required and how the project meets those requirements.
- Asked about the property owners around the site.
- Discussed how storm water will be handled.
- Question about the plaza at the front of the project.
- Described how bike storage and parking is handled.
- Asked what the maximum height is in the District and explained it is 55'
- Discussed how the project meets FAR requirements.
- Explained the fact that this project is only using about half of the available FAR.
- Asked about the unit sizes and if they are popular.
- Asked about train noise.
- Explained the design and the use of laminated glass for sound control.
- Explained the design includes a basement because the existing building has a basement and infill is not desired.
- Explained the solar panels on the roof which will be used to power common area elements like hallways and garage.
- Asked about the possibility of a 5' path along east property line for a future trail.
- Explained the space for a path is available but a path is not intended at this time.
- Discussed landscaping along the train tracks on the ROW.
- The development team will look into landscaping along the train tracks on the ROW, but it is unlikely to be granted.
- May include landscaping at the front of the property where the ROW is larger due to a train spur that was removed.
- Project received positive comments for the architecture.
- Asked if a project like this would not get approved.
- Asked details about the pedestrian experience.
- Explained in detail how the plaza and façade responded to the street.
- Project was well received and the meeting seemed to be very informative.

DEVELOPMENT AT 327 EAST HOOVER: CITIZEN PARTICIPATION MEETING

NAME	POSTAL ADDRESS	EMAIL ADDRESS
David Fluck	1330 Wisteria Dr Apt 4611	David@davidfluck.com
Elizabeth Nelson	1319 Ardmoor Ave. 48103	contact@AZELNEL.com
^{Martin} Cathy Whitaker	1449 Morehead Dr	Cathy martin w @ gmail.com
MARTIN VLOET	312 BERKLEY AVE 48103	MVLOET@UMICH.EDU
JOHN MYEFSKI	400 N. MICHIGAN AVE CHICAGO, IL 60611	JMYEFSKI@ MYEFSKI.COM
DAN WILLIAMS	544 Detroit St #1 Ann Arbor, MI 48104	dan@mcwdevelopment.com
JESS LETAW	533 FIFTH STREET AZ MI 48103	GERMANJESS@ GMAIL.COM

NOTICE OF CITIZEN PARTICIPATION MEETING



PROJECT DESCRIPTION

New construction is planned for the site 327 East Hoover Avenue. The four-story development is a mix of residential apartments, retail, and parking.

MEETING DETAILS

Tuesday, December 4, 2018

7:00 PM

Ann Arbor District Library, Downtown Library
343 S. Fifth Ave, 4th Floor, Conference Room A

QUESTIONS?

Contact Heather Hammerle Manova
hhammerle@myefski.com, 312.763.2400

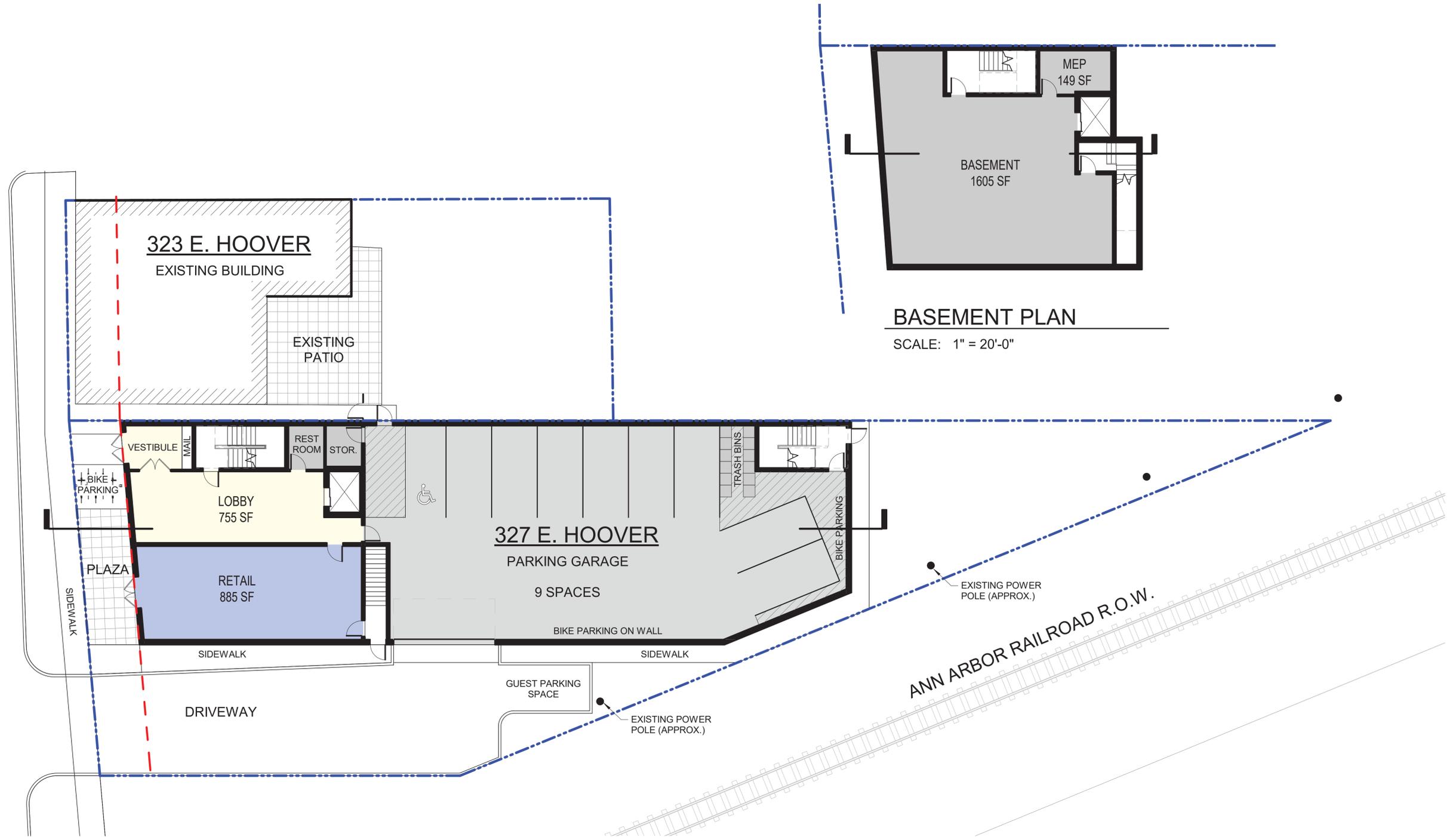
MYEFSKI ARCHITECTS

400 N Michigan Ave, Ste 400, Chicago, IL 60611

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a petition will be submitted to the City of Ann Arbor. Review plans, ask questions, and provide comments at the Citizen Participation Meeting. Your feedback will be considered by the developer and reported to the City Planning Commission. **Visit www.a2gov.org/participation** for more information about citizen participation in Ann Arbor.

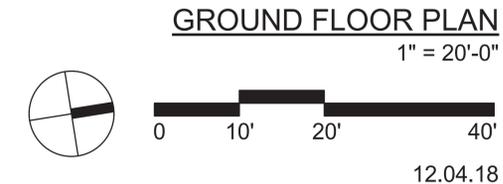


EAST HOOVER AVE.

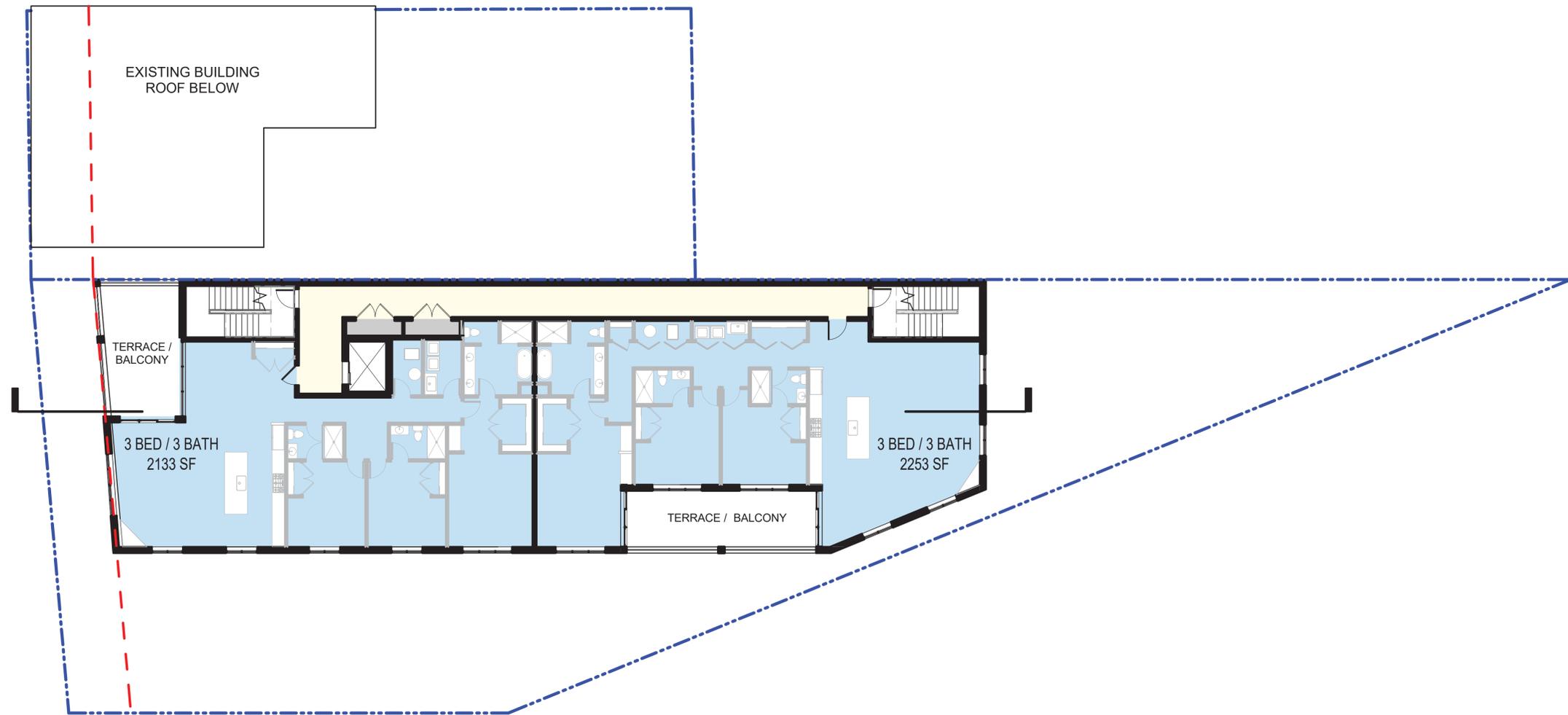


MAVEN
DEVELOPMENT

327 EAST HOOVER
Ann Arbor, MI

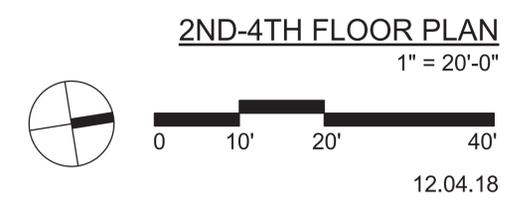


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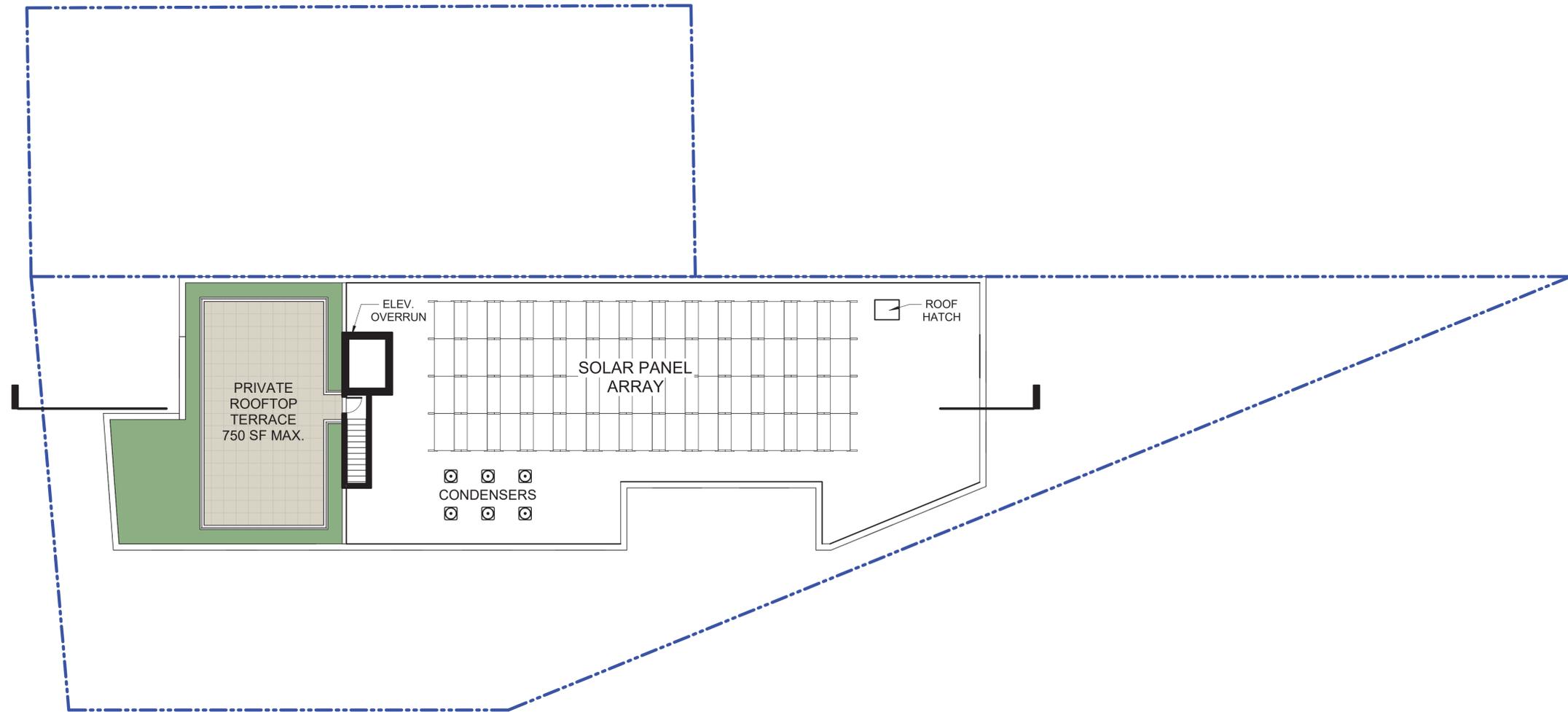


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Ann Arbor, MI

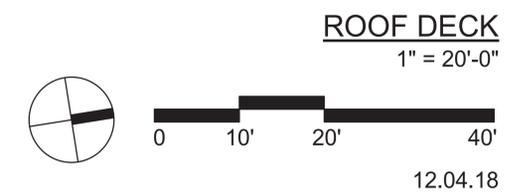


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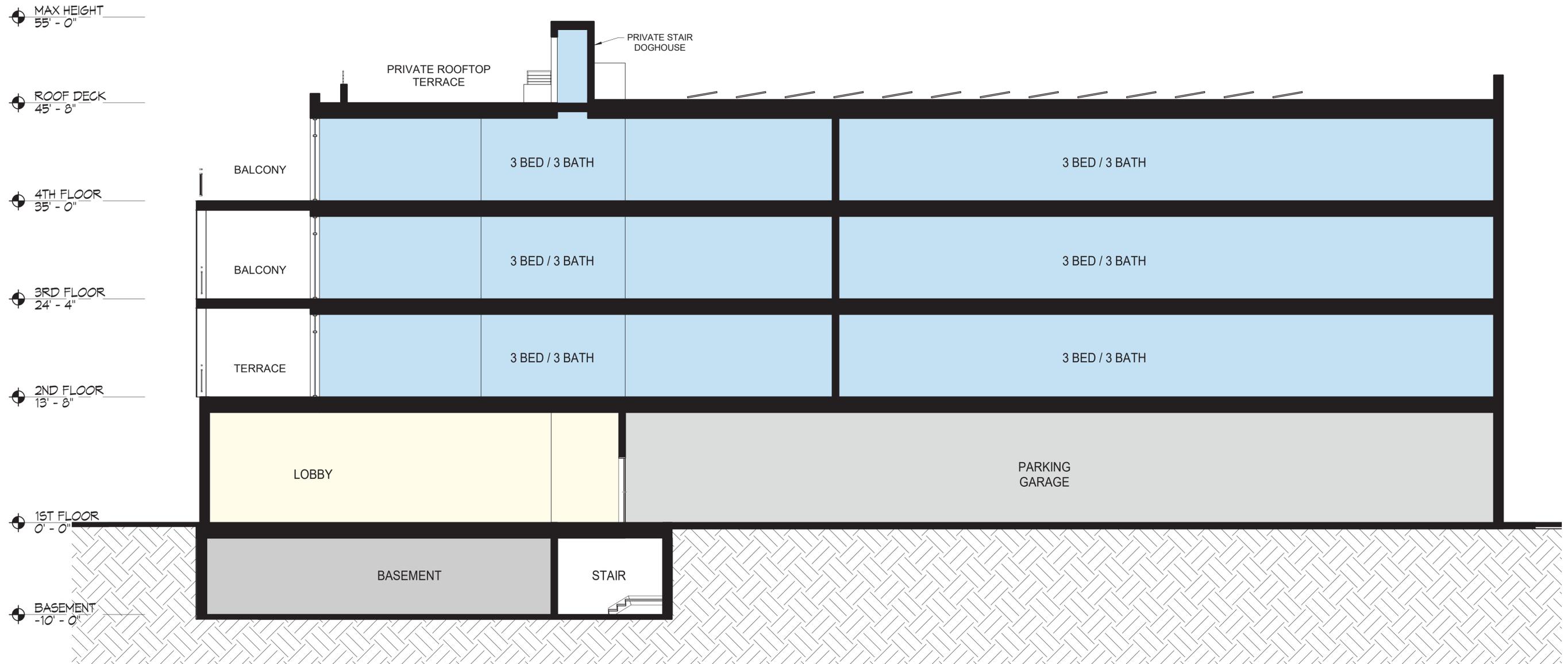


MAVEN
DEVELOPMENT

327 EAST HOOVER
Ann Arbor, MI



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MAVEN
DEVELOPMENT

327 EAST HOOVER
Ann Arbor, MI

BUILDING SECTION
3/32" = 1'-0"



12.04.18

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M A V E N
DEVELOPMENT

327 EAST HOOVER
Ann Arbor, MI

VIEW FROM SOUTHEAST

12.04.18

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M A V E N
DEVELOPMENT

327 EAST HOOVER
Ann Arbor, MI

VIEW FROM SOUTHWEST

12.04.18

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