

LOCKWOOD OF ANN ARBOR

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edmund london & associates, inc.
architects & planners

LOCKWOOD SENIOR LIVING COMMUNITY

ANN ARBOR, MICHIGAN

OVERVIEW OF DEVELOPMENT

- 154 Apartment, Mixed-Income, Independent Senior Living Community
 - 3 Story Building
 - PUD Zoning Classification Requested
 - 57,100 SF Building Footprint
 - Planned financing through sale of Low-Income Housing Tax Credits and Michigan State Housing Development Authority Tax-Exempt Bond mortgage program
- 
- Several white lines of varying lengths and angles are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

RESIDENTS SERVED

- *New housing option for local seniors in whose lifestyles fit with a single building, service enriched community who do not need dramatically more expensive Assisted Living*
- Floorplan and Pricing Mix
 - 1 One-bedroom apartments for 50% AMI households for \$864/month
 - 1 Two-bedroom apartments for 50% AMI households for \$1,058/month
 - 36 One-bedroom apartments for 60% AMI households for \$864-1,074/month
 - 27 Two-bedroom apartments for 60% AMI households for \$1,060-1,286/month
 - 52 One-bedroom market-rate apartments for \$1,995/month
 - 37 Two-bedroom market-rate apartments for \$2,750/month

SERVICES

- Included Services

- Access to all amenities including game room, movie room, arts and crafts room, interfaith chapel, fitness and wellness room, barber shop/beauty salon
- Transportation services via wheelchair accessible shuttle bus
- Coordinated enrichment activities including fitness classes, arts and crafts, games, musical and educational entertainment and catered social gatherings

- Available Services

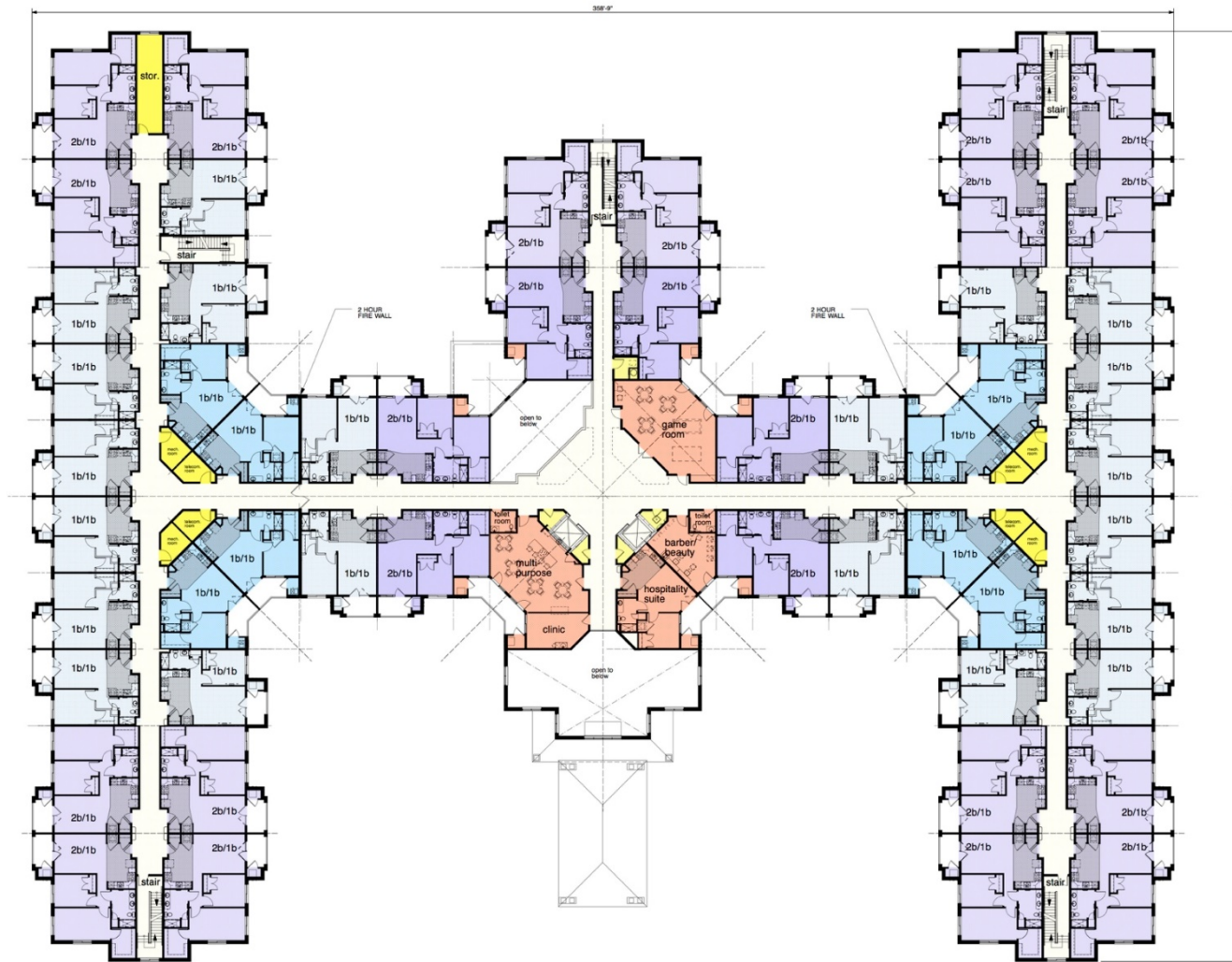
- Dining with 3 meals daily
- Weekly housekeeping services
- Weekly laundry services
- Optional off-site events such as concerts and sporting events

PUBLIC BENEFITS

- Creation of 65 affordable housing units
- Provide quality senior housing with an average tenant age of 82
- Storm-water infiltration bed
- Existing tree canopy management
- 61.7% Preservation of Open Space
- Dual charging station for electric vehicles
- Extended sidewalk to public right of way/access to public transportation
- Site provides 100% infiltration for all impervious spaces. Thus reduction of storm water running off to the neighbors goes from 7.92 acres to 1.64 acres.



A-2.1



UNIT COUNTS (2ND FLOOR)
 (0) STUDIOS
 (29) ONE BEDROOM UNITS
 (23) TWO BEDROOM UNITS
 52 TOTAL UNITS

2nd floor S.F. (w/o balconies) 54,380 S.F.
 2nd floor S.F. (with balconies) 58,537 S.F.

**CONCEPTUAL
 COMPOSITE
 SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



0 10 20 30 40 FT

City of Ann Arbor
 project no.:
 SP20-010 & Z20-027

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Lockwood of Ann Arbor
 Ann Arbor, Michigan

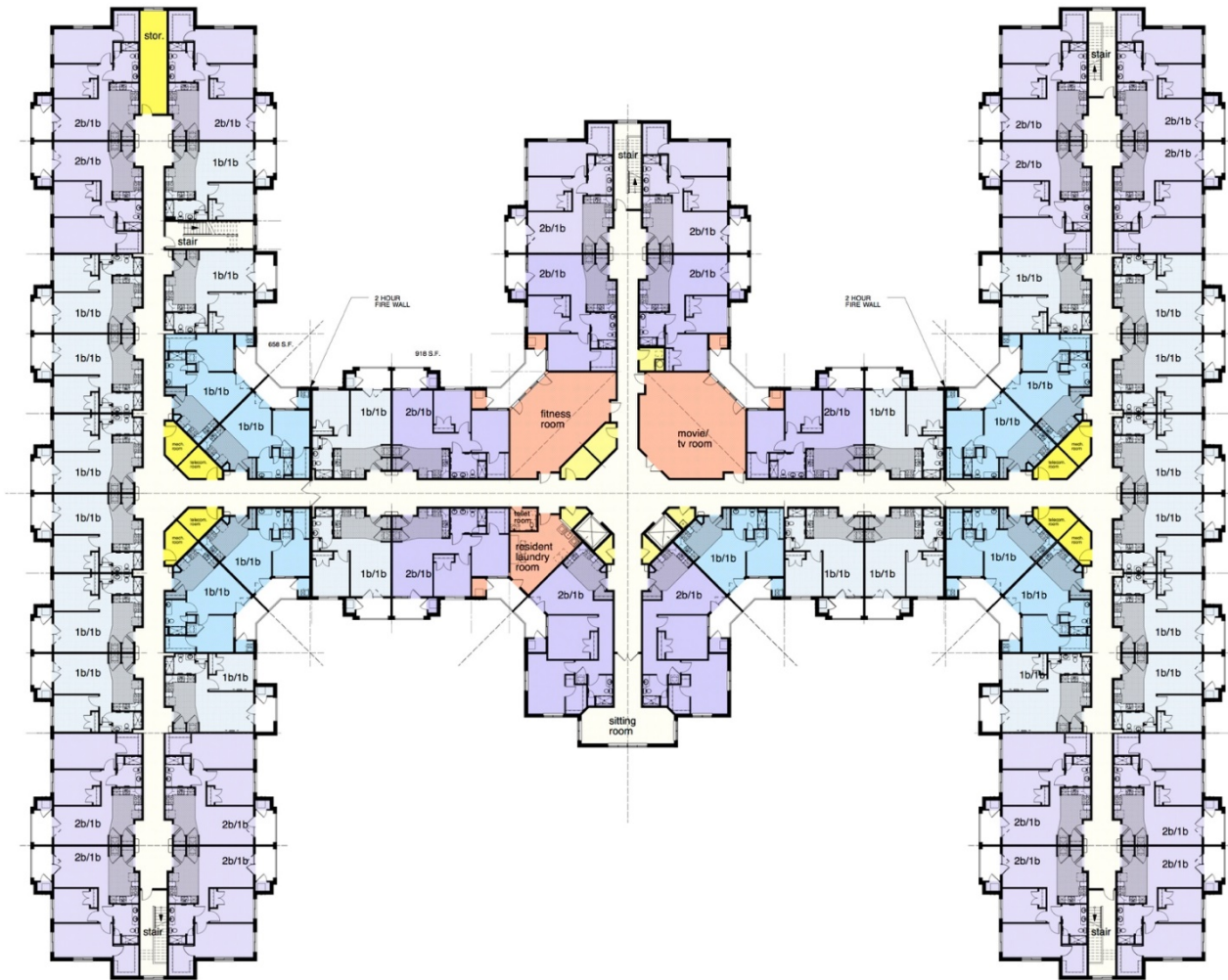
conceptual composite
 second floor plan

ISSUED:
 05/01/20
 Pre-Submittal
 Submission
 06/04/2020
 Site plan
 Submission #1
 07/04/2020
 Site plan
 Submission #2
 08/04/2020
 Site plan
 Submission #3

DRAWN BY:
 TC, MC
 APPROVED BY:
 JL
 JOB NUMBER

3809

SHEET NUMBER
 A-2.2



UNIT COUNTS (3RD FLOOR)
 (6) STUDIO
 (31) ONE BEDROOM UNITS
 (24) TWO BEDROOM UNITS
 55 TOTAL UNITS

3rd floor S.F. (w/o balconies) 56,650 S.F.
 3rd floor S.F. (with balconies) 60,969 S.F.

**CONCEPTUAL
 COMPOSITE
 THIRD FLOOR PLAN**

SCALE: 1/16" = 1'-0"



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 SP20-010 & Z20-027

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Lockwood of Ann Arbor
 Ann Arbor, Michigan

**conceptual composite
 third floor plan**

ISSUED:
 05/01/20
 Pre-Submittal
 Submission
 05/06/2020
 Site plan
 Submission
 07/04/2020
 Site plan
 Submission #2
 08/25/2020
 Site plan
 Submission #3

DRAWN BY:
 TC, MC

APPROVED BY:
 JL

JOB NUMBER
 3809

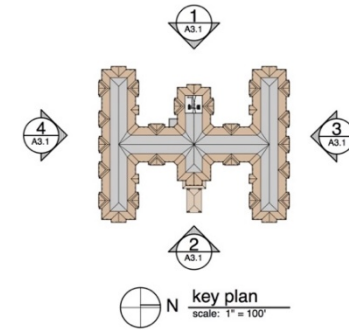
SHEET NUMBER
 A-2.3



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ANN ARBOR, MICHIGAN



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Lockwood of Ann Arbor
Ann Arbor, Michigan

conceptual composite
exterior elevations

ISSUED:
06/01/20
Pre-Submittal
Submission
05/26/2020
Site plan
Submission
07/24/2020
Submission #2
08/25/2020
Submission #3

DRAWN BY:
TLC, MC

APPROVED BY:
JL

JOB NUMBER
3809

SHEET NUMBER
A-3.1

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PROJECT NO:
SP20-010 & Z20-027

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Open Space

