

2021



MAPLE ROAD DEVELOPMENT



Jeff Wilkerson
Founder

After receiving a Masters Degree in Business Administration from Central Michigan University, Jeff was a co-founder in a small, multinational logistics company specializing in the sourcing of various raw materials for manufacturing around the world. Since 2013, Jeff has been active in various property acquisitions when he began investing in residential and commercial properties around the Midwest. Jeff was a founding partner in a local residential home building startup whose goal was to produce all electric, Net-Zero Energy homes, where he was also a member of EBBA, the Energy and Environmental Building Alliance. Jeff is the founder and director of A2 Collaborative, as well as the Managing Partner of A2 North Maple Properties.



Carolina Aguilar
Architectural Designer

After moving from El Salvador to the United States, Carolina pursued a B.S. in Architecture from Texas Tech University. During her time at the university, she worked for multi-family housing firm Humphrey's & Partners Architects based in Dallas, Texas. Carolina went on to graduate with a Masters degree in Architecture from the University of California, Berkeley. During her graduate years she focused on small home design, sustainability and architectural ethics. Carolina now works as a lead designer with A2 Collaborative.



Tristan Snyder
Architectural Designer

With expertise in affordable housing, autonomous urbanism and urban infrastructure, Tristan earned a Masters of Architecture from the Taubman School of Architecture at the University of Michigan. While there, Tristan worked as a studio instructor for the ArcStart Program, and a graduate student instructor for a delineation class. Prior to his time in Ann Arbor, Tristan received a B.S. in Architecture from Texas Tech University and worked at Atkins North America, a multinational engineering & architecture firm gaining experience in commercial design and public infrastructure. Tristan now works as a lead designer with A2 Collaborative.

N MAPLE ROAD PROJECT

The A2 North Maple Project is a progressive development plan that addresses current housing needs in the city of Ann Arbor while anticipating an "all electric" future that is less dependent on automobiles.

Our design philosophy incorporates ***sustainability, affordable housing and solar availability*** into every layout decision we make. We emphasize the preservation of natural features such as landmark trees on site whenever possible. We are always exploring ways to reduce our carbon impact.

As a company, our goal is one of alignment with the city's A2ZERO 2030 sustainability objective. Our layout aspires to present a development standard that reflects the current needs and values of the city and its residents.



ANNEXATION

Total Site Area:
136,207.8 sf (3.13 acres)

The project encompasses four lots and proposes rezoning from R1B to PUD.
The lots are within the ring of annexation proposed by the city.

Lot 1815:
R1B - Existing Zoning
32,540.8 sf (0.75 acres)
City of Ann Arbor

Lot 1855: to be annexed
R1B - Existing Zoning
26,453.5 sf (0.60 acres)
Scio Township

Lot 1875: to be annexed
R1B - Existing Zoning
36,304.2 sf (0.83 acres)
Scio Township

Lot 1921: to be annexed
R1B - Existing Zoning
40,909.3 sf (0.94 acres)
Scio Township



SITE DESIGN

- One four story apartment building, and a one story community building.
- 82 Apartment Units
68 Parking Spaces
- 1) 15% Affordable Housing.
 - 2) Pedestrian access.
 - 3) Minimal Vehicular Parking.
 - 4) Solar Power.
 - 5) 60% Open Space.
 - 6) Sidewalk Expansion.
 - 7) Protected Crosswalk.
 - 8) Architectural entrance to the city of Ann Arbor.
 - 9) EV Parking.
 - 10) Pedestrian Plaza.



SITE DESIGN

70,000 SF Residential Space
1,800 SF Community Space

Proposed Bus stop on or near
our site (contingent on approval
from 'TheRide').

Central semi-private courtyard
space with leisure amenities.

Protective plantings to mitigate
MI-14 pollution, and beautify
North Maple Road.



SITE DESIGN

New protected pedestrian crosswalk, and sidewalk systems connecting North Maple Road.

Proposed Bus stop on or near our site (contingent on approval from 'TheRide').



ARCHITECTURE PLANS

The design proposes 15% affordable housing units (13).

Housing for young professionals, and low income families or single mothers and fathers.

In building laundry facilities, and personal storage lockers for each unit.

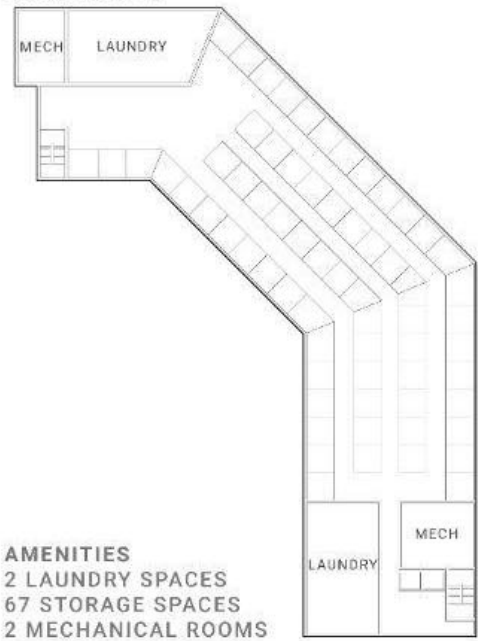
Total Units = 82

- 20 Studios
- 46 One Bedroom
- 12 Two Bedroom
- 4 Three Bedroom

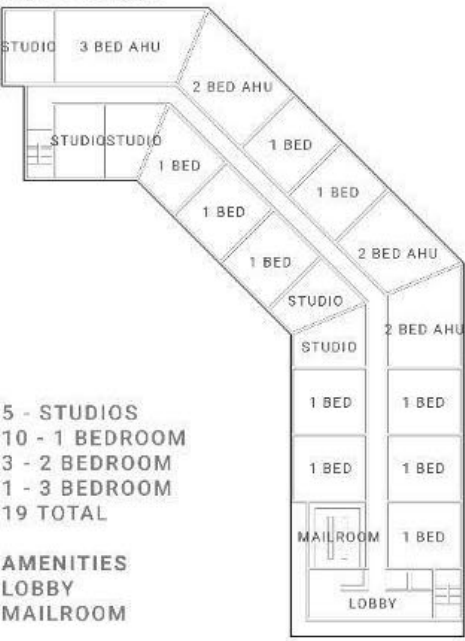
Total FAR = 0.75
Total GFAR = 0.18
Total Buildable Area = 92,295
Ground Floor Sq. Ft. = 16,891
Total Building Sq. Ft. = 69,338

Note: This design is schematic and subject to change.

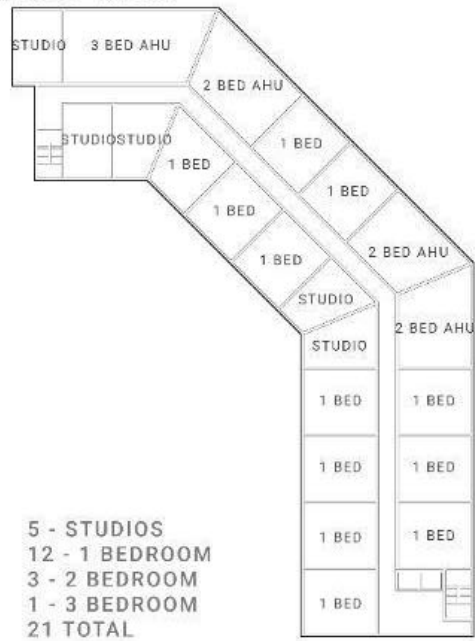
BUILDING A



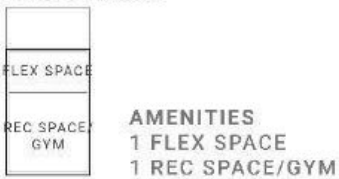
1ST FLOOR



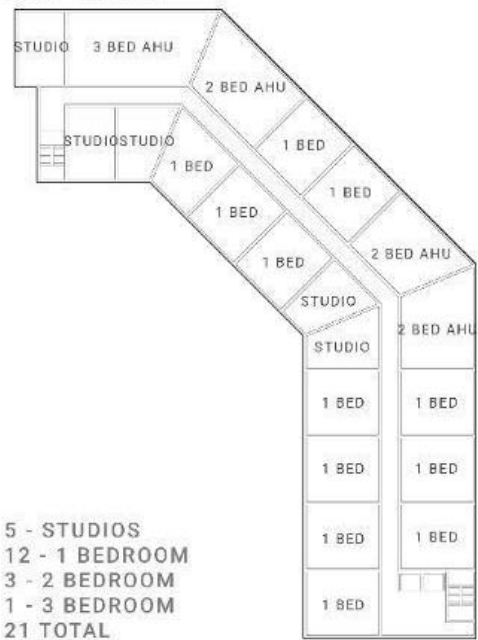
2ND FLOOR



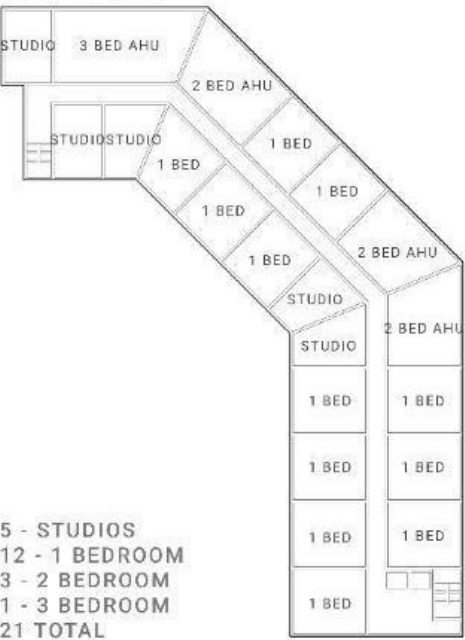
BUILDING B



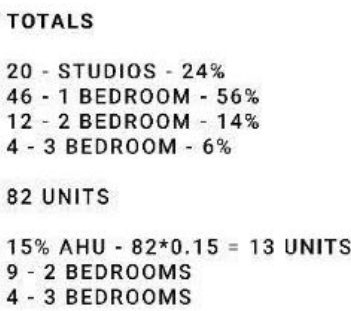
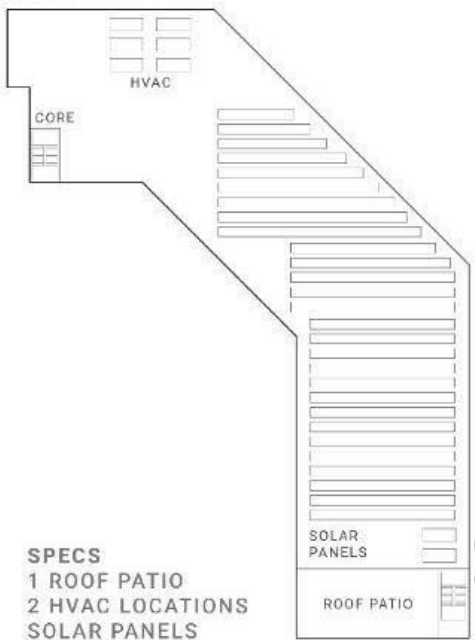
3RD FLOOR



4TH FLOOR

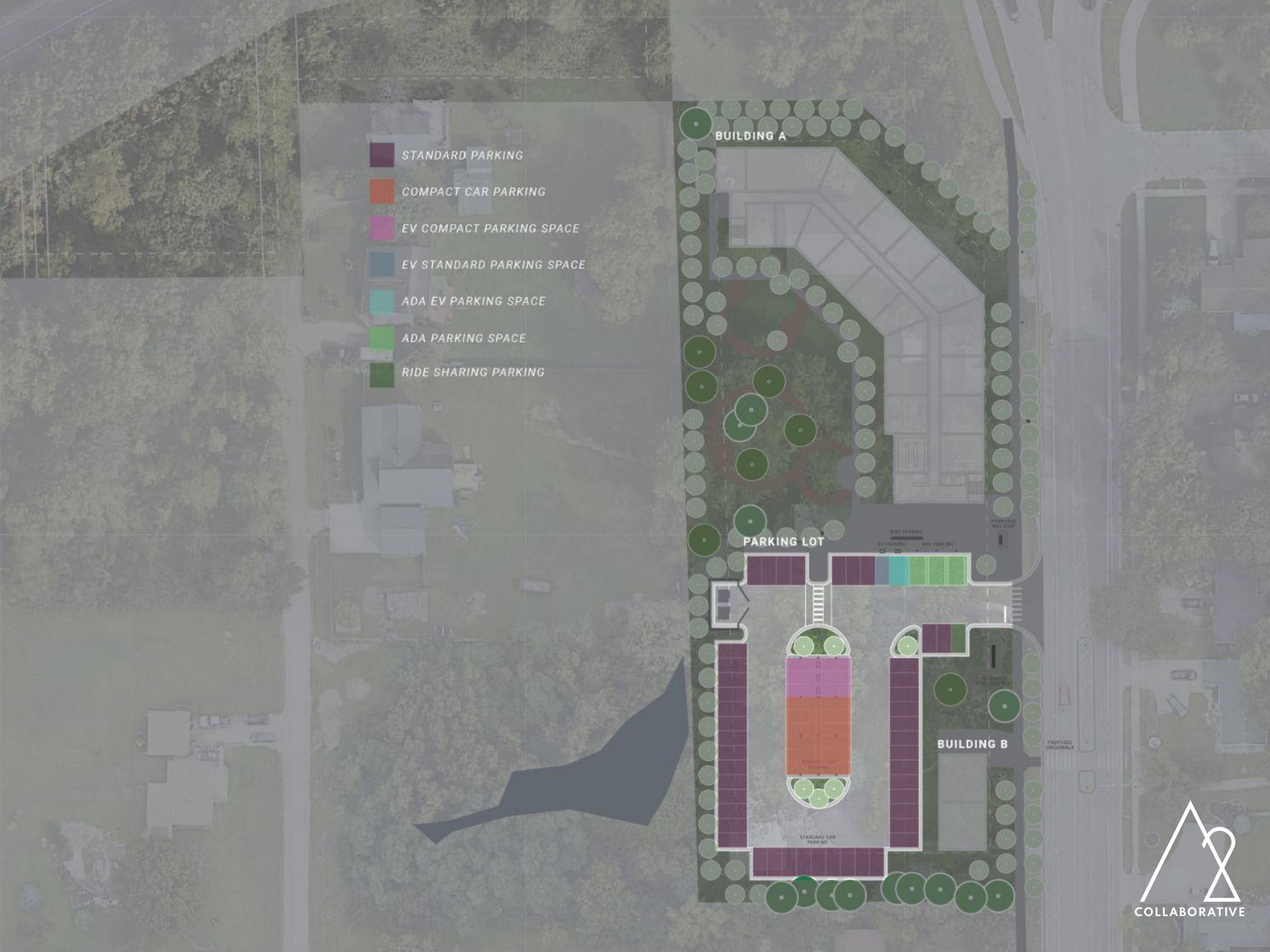


ROOF



PARKING PLAN

- 68 Total Parking Spaces
86% Parking to Unit Ratio
- 45 Standard Spaces
(1 EV Space)
(2 Guest Spaces/Loading)
(43 Resident Parking)
- 18 Compact Parking Spaces
(6 EV Spaces)
(18 Resident Parking)
(18 Covered Parking)
- 5 ADA Parking Spaces
(1 EV Space)
(1 Guest Parking)
(4 Resident Parking)
- 1) Fewer cars per person.
- 2) Less impervious surface.
- 3) Fewer pedestrian/vehicle interactions.
- 4) Consolidated parking means easier reuse planning.



BIKE PARKING PLAN

Total Bike Spaces: 16 Min.
Open Bike Spaces: 8 Min.
Covered Bike Spaces: 8 Min.

In addition to the surface level bike parking, each unit will have a basement storage locker to store their bikes in safety throughout the winter or for longer periods of time.

The proximity of the bus stop on Miller Avenue allows for easy bike and pedestrian access to mass transit, and we are working to get a bus stop on or near the site.

The dedicated crosswalk would serve as a safe crossing should the site host a bus stop.

We are considering providing electric bike parking next to the location of the current bike parking in the plaza space, or electrifying some of the current spaces.



SOLAR PLAN

~6,000 SF of Solar Panels
~17,000 SF Roof Area

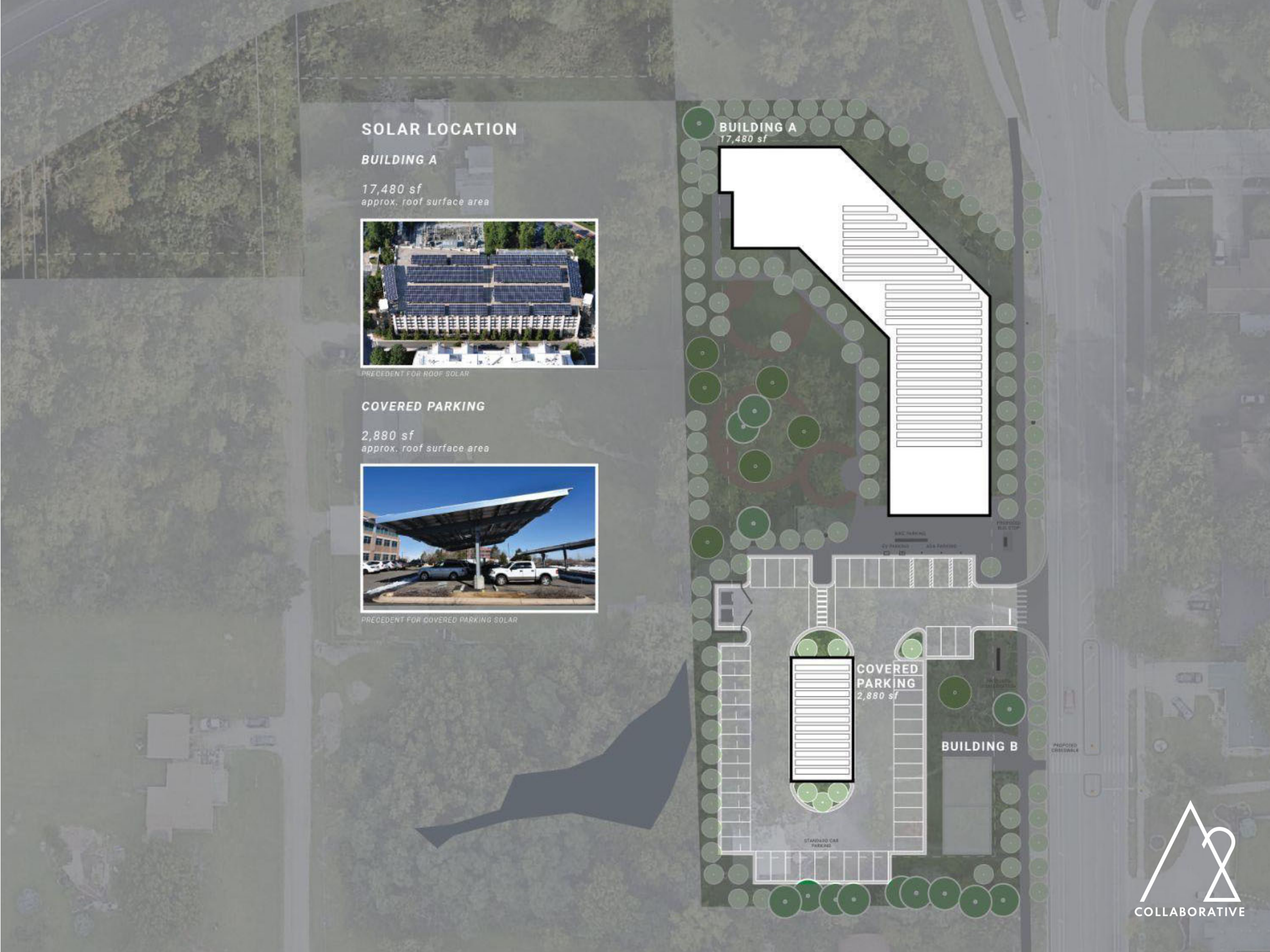
In addition to solar power generation, the building will be designed with passive heating and cooling strategies that maximize daylight quality and utility.

Utilizing the parking as a possible solar power generation space.

~1 Year Output: 200,000 KWH

With this design the solar panels would offset over 20% of the total energy consumption.

This is equivalent to 18 single family homes.



NATURAL FEATURES PLAN

Open Space: 60%

Permeable Space: 83,833 SF
Impermeable Space: 52,373 SF
Total: 136,206 SF

Total Landmark Trees: 35

Total Saved Landmark Trees: 22

Preservation of on-site or adjacent protected wetlands.

1921 will be preserved as open space with the possible addition of trails in future design to access the site.



UTILITY PLAN

Entire stormwater system located under the parking.

~57,000 Cu. Ft. of detention.

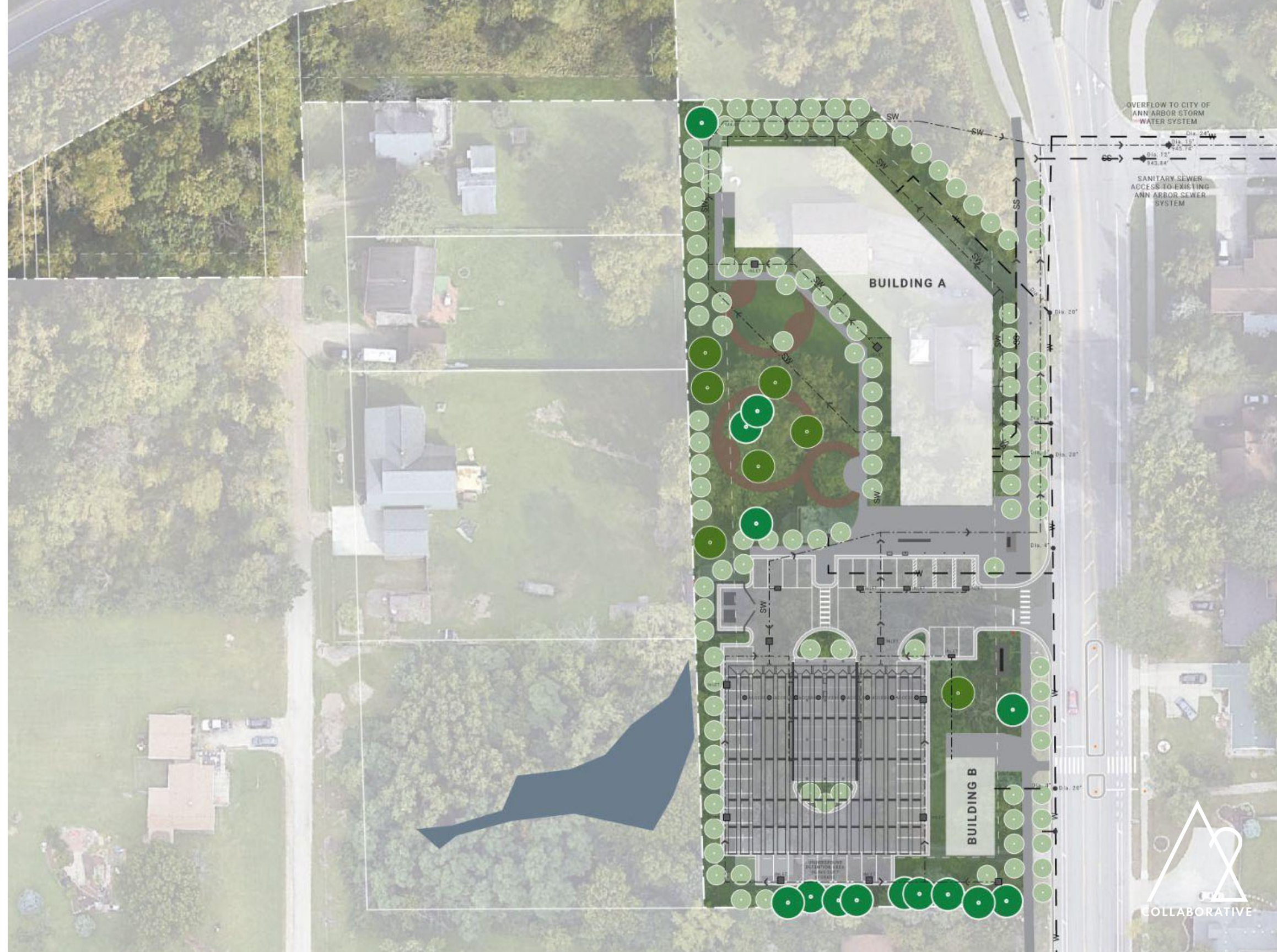
1) Less Intrusive

2) Saves Trees

3) Controls Infiltration

4) More Aesthetic

Solid waste located in an enclosure and easily approachable for trucks.



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BUILDING A

BUILDING B

HYDRANT

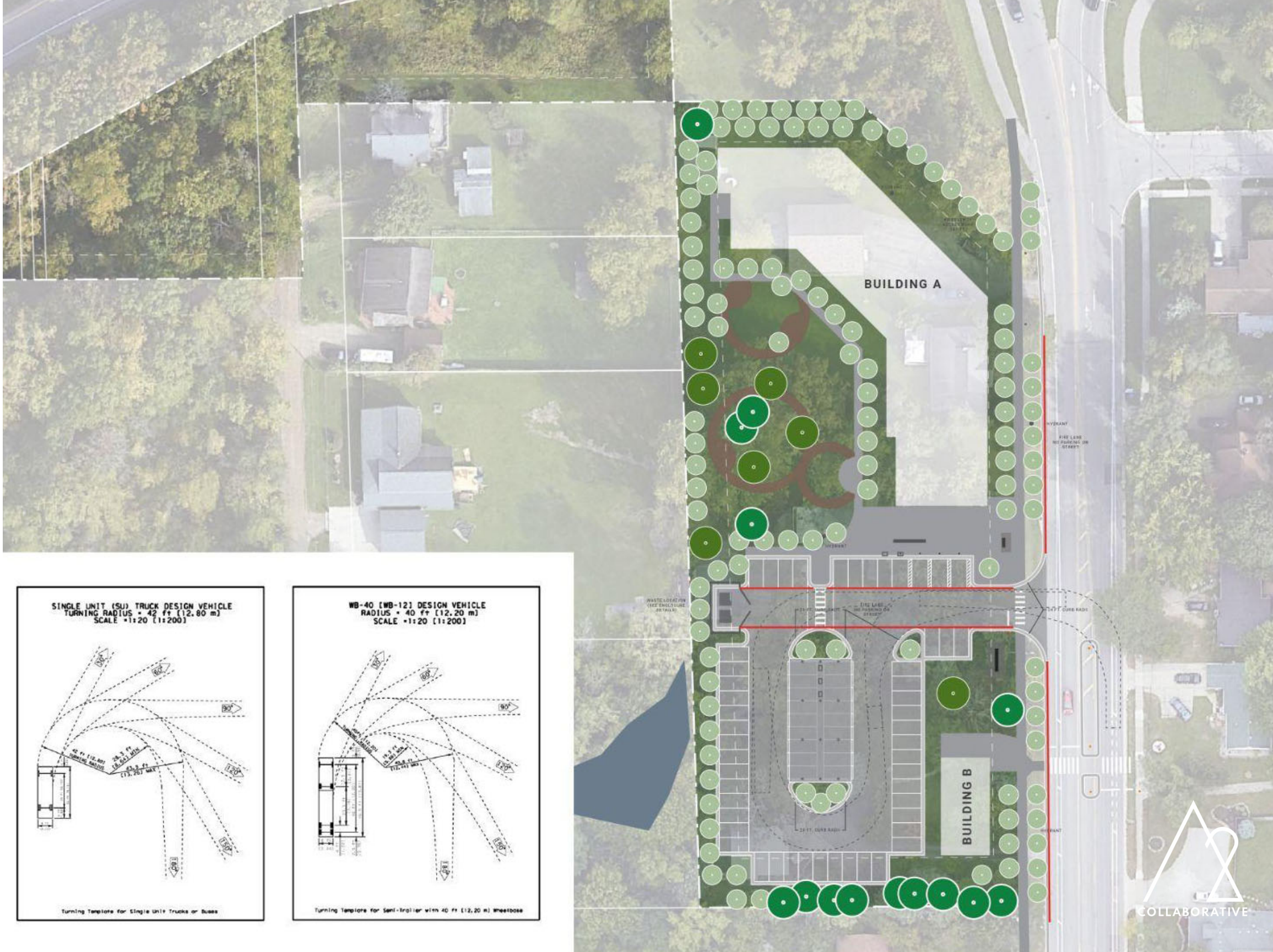
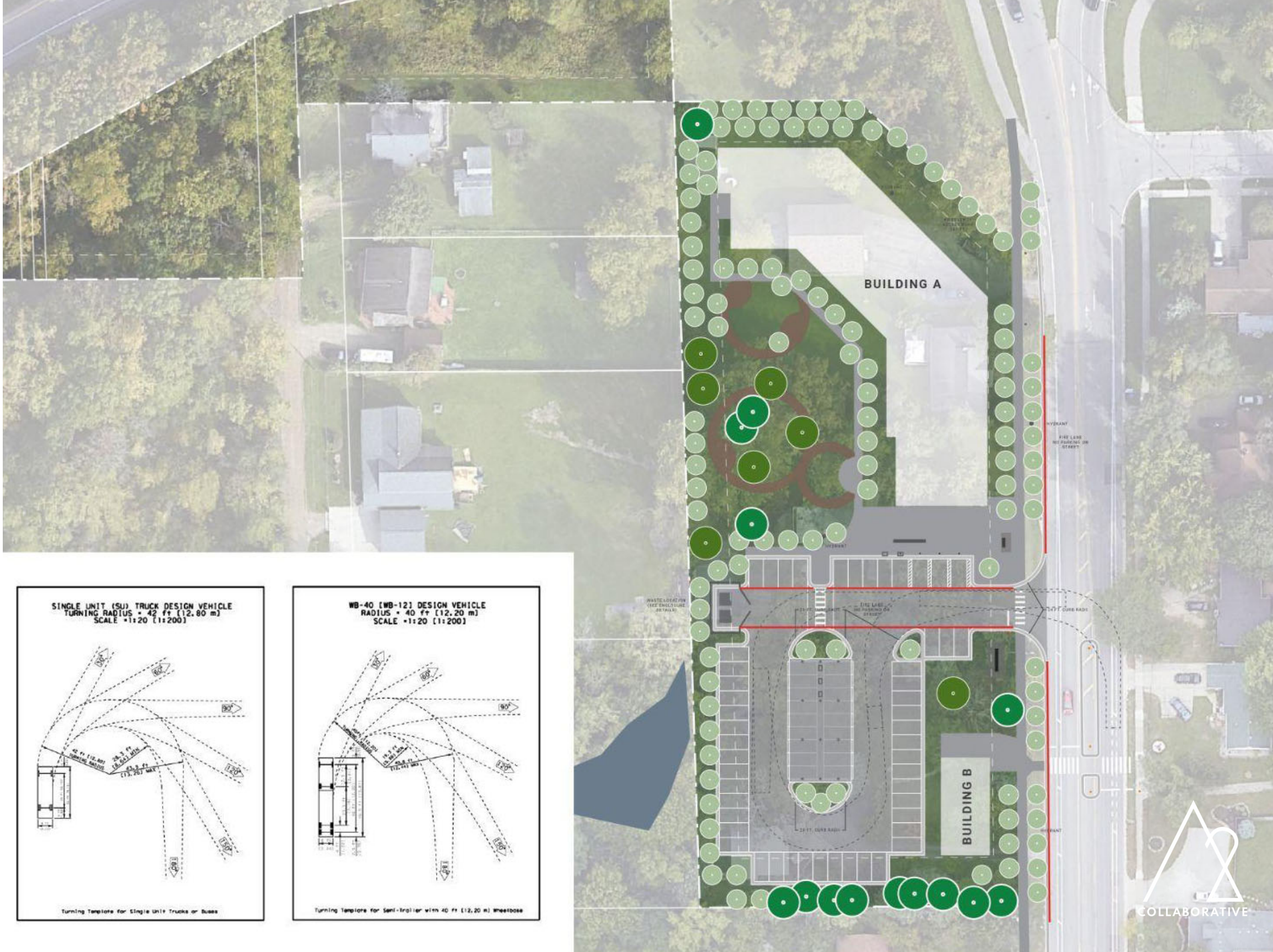
FIRE LANE

WASTE LOGGING

24' F. CURB RADIUS

20' F. CURB RADIUS

COLLABORATIVE

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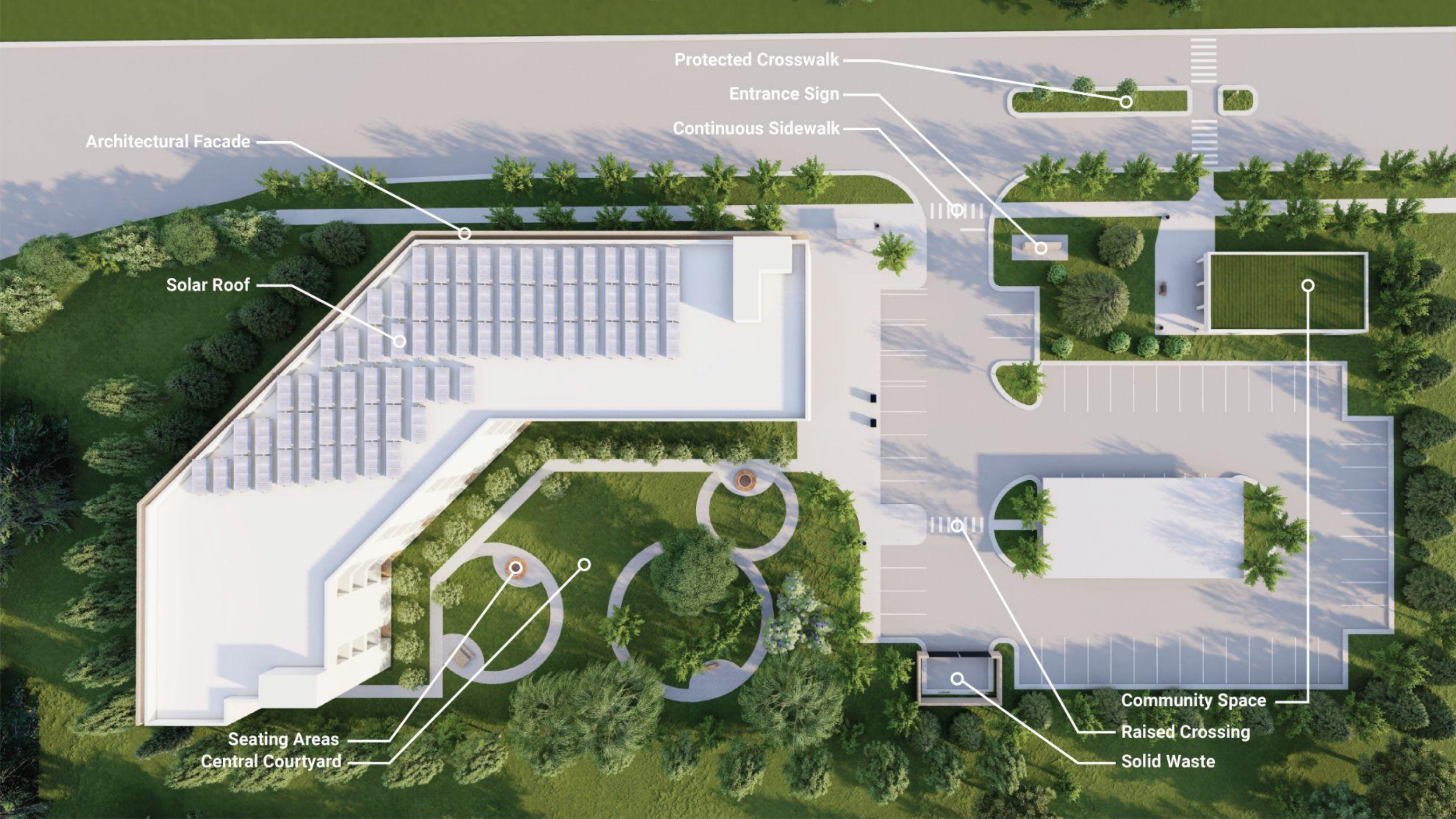












Architectural Facade

Solar Roof

Seating Areas
Central Courtyard

Protected Crosswalk

Entrance Sign

Continuous Sidewalk

Community Space

Raised Crossing

Solid Waste

