



September 26, 2012

City of Ann Arbor
Design Review Board
301 East Huron Street
Ann Arbor, Michigan 48107

RE: 413 East Huron - Mixed Use Development

Dear Design Review Board:

The Ann Arbor Green Property Owner, LLC and Carter development team propose an urban mixed-use project which will include street level retail and residential apartments. The project site is located at the intersection of E. Huron and N. Division Streets. Enclosed, please find our Design Review Board Application materials including the completed application form, site plan, floor plans, elevations, sections, and massing drawings.

The project is being designed in accordance with the Downtown Ann Arbor Design Guidelines and the East Huron 1 Downtown Overlay District. The property is zoned in the D1 – Downtown Core District which seeks high-density mixed residential and commercial development.

We look forward to presenting our project and working with all stakeholders to build a successful development. Thank you so much for your assistance.

Sincerely,



Conor McNally
Chief Development Officer

171 17th Street NW
Suite 1200
Atlanta, GA 30363-1032
p 404-888-3238

carterusa.com



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	413 E. Huron
Project Location and/or Address:	413 E. Huron Street Ann Arbor, MI 48104
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D1, Downtown Core District East Huron 1 Downtown Overlay District Secondary Street
Type of Site Plan Petition (check):	<input checked="" type="checkbox"/> Site Plan for City Council approval <input type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	Carter 171 17th Street, Suite 1200 Atlanta, GA 30363
Property Owner:	Ann Arbor Green Property Owner, LLC 50 N. Water Street Norwalk, CT 06854
Property Owner's Signature:	
Developer's interest in property if not owner:	Developer engaged by owner to develop and oversee the property.

Design Team (include all individuals, firms and groups involved):	Humphreys & Partners Architects, L.P. Midwestern Consulting, LLC
Contact Person (name, phone number and email of one person):	Conor McNally (404) 888-3238 CMcNally@carterusa.com

Section 2: Project Details	
Project Specifics:	<p>Site size (sq. ft.): <u>39,957 sq. ft.</u></p> <p>Total floor area (sq. ft.): <u>268,631 sq. ft.</u></p> <p>Number of stories: <u>14</u></p> <p>Building Height (ft.): <u>150 ft.</u></p> <p>Ground floor uses: <u>Retail & Amenities</u></p> <p>Upper floor uses: <u>Residential</u></p> <p>Number dwelling units: <u>213</u></p> <p>Number off-street parking spaces: <u>163 spaces</u></p> <p>Open space (sq. ft.): <u>None required in D1 zoning district</u></p>

On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)

Section 3: Project Design

On a separate sheet(s), please address each of the following in separate statements:

- 3a. Describe the context of the site.
- 3b. Is there an inspiration or a theme for the design concept? Describe.
- 3c. Describe how the project responds to the Design Guidelines for its Character District.
- 3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.
- 3e. Describe how the project responds to the Design Guidelines for Buildings.
- 3f. Describe how the project responds to the Design Guidelines for Building Elements.
- 3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.



Design Review Board Application Section 2: Project Details

2a. Brief description of design concept (what the project/structure looks like).

The building massing is a product of a classical, elegant and efficient distribution of residential units and their accessibility to fresh air and light. A symmetrical layout of two main towers and an inset upper level garden and pool courtyard presents itself on a differentiated base which brings a distinctly organic and human scaled composition of materiality and spaces to the pedestrian experience along East Huron Street and North Division Street. The towers clad in a dark warm gray brick, blackened metal horizontal slab edge channel banding and traditional 'two over two' style windows reference a rational, timeless Industrial Modernist style, while allowing the use of efficient, contemporary building techniques. The project uses trees and plantings around the site ranging through community garden areas, green filters to the street and ample landscape buffers to the neighboring buildings and residential areas, promoting a holistic landscape design approach, from function to aesthetics.

2b. Brief description of development program (intended uses, known or possible tenants, etc.)

The Development team is pursuing a 14-story, mixed-use, retail and residential development project at the intersection of N. Division Street and E. Huron Street. The mixed-use building includes approximately 3,000 SF of retail space, 213 apartments, a strong amenity package and 1.5 levels of underground parking. This project is targeting young professionals, graduate and upper class students by offering controlled access, tall ceilings, high-end amenities and finishes and a diverse mix of 1, 2, 3, and 4 bedroom apartments. Amenities include a fitness center, pool, community gardens, and business center. There are also several retail spaces at the street level presenting convenient opportunities for sundry shops, restaurants or other local retailers as well as parking for retail patrons.

Design Review Board Application Section 3: Project Design

3a. Describe the context of the site.

The site is located in the East Huron-1 downtown character district at the Northeast intersection of E. Huron Street and N. Division Street in close proximity to the University, Downtown Ann Arbor and its hospital. The adjacent parcel to the east is an existing Condominium project. The parcels to the north are residential in character and carry a historic designation from the City of Ann Arbor.

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3b. Is there an inspiration or a theme for the design concept? Describe.

The project seeks to become an integral component within the urban fabric and function of Ann Arbor, through the implementation of ideas not unlike those found within other prominent modernist projects of the region. In doing so, this project will have a unique, timelessly contemporary and enlivening architectural 'character', thus furthering the reach of a regional progressive heritage. The Industrial Modernist detailing of the slab edge channel, brick panels, sash style windows and dark monochromatic brick colors help effuse a story of craft and support the reliable concept of form following function.

3c. Describe how the project responds to the Design Guidelines for its Character District.

The project provides a sidewalk tree line, sidewalk bike parking, inset storefront and inset retail entries as a pedestrian buffer to the busy traffic on East Huron Street. Entry to the residential lobby is set at the same scale to the retail entries and adjacent to a public café, outdoor café seating and connection to a ground floor indoor/outdoor area, thus moving away from a grand entry for the building, creating a street level feel found in higher density, high quality urban streetscapes. Loading and delivery traffic is taken on North Division Street, while residential parking access will occur on East Huron Street to help distribute the needed vehicular access to the site.

3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.

The project aims to transform its current condition by incorporating physical and visual connectivity to landscaped areas, conditions that can be found only a few blocks to the east. These strategies include: tree lined sidewalk, a 2nd story façade planter, visual connectivity from sidewalk to rear landscaped area through alleyway and interior courtyard, and a garden at the pool deck level. The project responds specifically to the Context through a 25 foot setback from the neighboring Sloan Plaza Condominiums on East Huron Street allowing activity, nature and space to infill. A 15 foot landscape buffer provides a soft boundary to the adjacent neighborhood on North Division Street. Sidewalk level design features are described in section 3c. above. At the street corner, the deeply inset retail entry will allow for a unique sidewalk design opportunity as well as an area for outdoor seating, enhancing the community activity on the corner. Both the southwest and southeast corner of the site are designed to enhance pedestrian activity with increased circulation space, community accessible programming with indoor/outdoor seating and bicycle parking. All plantings will be based on native species that require low water and are durable for an urban setting.



3e. Describe how the project responds to the Design Guidelines for Buildings.

The project is designed by right. No variances are required. The Design Guidelines are addressed through massing via the U-shaped configuration of the tower which breaks up the building visually into two towers with an inset tower courtyard grounded by a garden pool deck and a base. The base defines a 3 story street wall and is further set apart from the tower by material differentiation of the façade and windows, as well a horizontal inset slab edge channel which is repeated at each floor on the tower level only. Unlike other overlay zoning districts in the D-1 zone, there is no offset requirement at the top of the street wall under East Huron 1 Overlay District. Total tower height is 150 feet, within ordinance requirements.

Under compliance with the Residential Use Premium, this project has an FAR of 672%. The building has a 2-level underground parking garage, housing 149 cars for residents. There are also 14 surface parking spaces providing convenience for retail and visitor use. In addition, a total of 118 bicycle lockers are provided throughout all residential, ground and basement levels. Trash is handled via a trash room/trash chute in every level. A compactor is provided at the ground floor with service being handled through N. Division Street. Recycling bins are also provided at the ground level.

3f. Describe how the project responds to the Design Guidelines for Building Elements.

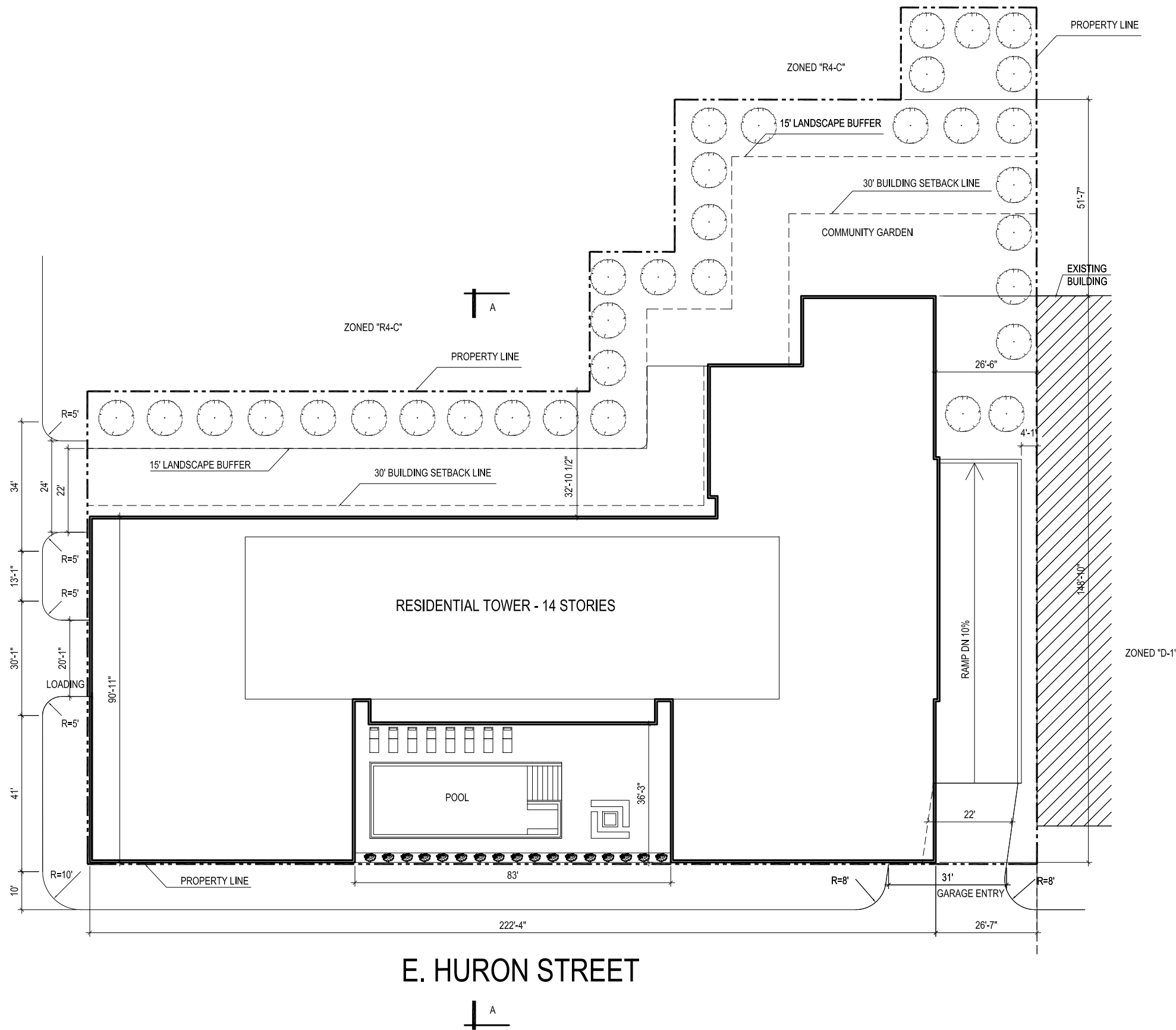
The project addresses Design Guidelines for Building Elements through several strategies. Traditional, inset 'two over two style' sash windows and metal slab edge channels in the tower add deep shadow lines and visual interest to the overall massing. All site edge boundaries keep the pedestrian experience in mind. Inset naturally finished wood storefronts, concrete columns with painted graphics, shiny brick, bicycle parking, ground floor café inset as a possible 'art installation' like move, indoor/outdoor seating, views to inner gardens and vehicle access pushed to opposite corners all aim to support pedestrian activity. All entries to retail units and the residential lobby will have differentiated floor patterning from the sidewalk, unique lighting and areas for retailers to display signage in a manner more unique to an urban context such as vertical column clad signage and areas for signage to be incorporated within the storefront. The wood storefront will be designed with traditional proportions in mind, with base and transom sections, wood and glass doors and all clear glass. Storefronts will be shaded via the inset from the base building above. The southwest corner will have an additional canopy made from dark metal and simply designed to be effective and modern but not gaudy. It is within the core ideology of the design team to source all building materials as locally and environmentally friendly as possible.



3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.

The sense of exterior materiality up close, is based on human scale experience while the sense of materiality afar, is based on the building presence within the city. Glazed black brick gives a variegated organic glossiness to the base, most experienced by the street level inhabitants while at the tower level the material differentiates to a variable dark gray iron spot color brick which creates a strong and welcoming background to the city. Naturally finished wood storefronts and windows in the base level offer a warm organic feel for the inhabitants and retail visitors, while the dark metal windows in the tower compliment the dark brick color scheme from afar. Approachable and unique architectural grade raw concrete columns at the retail storefront support an overhang which effectively widens the public sidewalk and offers shelter and invitation to the retail units and public functions within the lobby. The concrete columns also provide opportunity as a backdrop for artistic retail signage. This storefront is not only inset but deeply recessed at the southeast corner to allow views and access through the building to a café, bike parking and outdoor area beyond and at the busy southwest street corner to provide more inclusive pedestrian access to the corner retail unit and opportunity for outdoor seating.

N. DIVISION ST.



E. HURON STREET

413 E. HURON ST.

PROJECT DATA

ADDRESS: 413 E. HURON STREET
 ZONING DISTRICT: D1; DOWNTOWN CHARACTER OVERLAY DISTRICT (EAST HURON-1)
 GROSS LAND AREA: 0.92 ACRES (39,957 SF)
 FAR: 6.72
 TOTAL UNITS: 213 UNITS
 DENSITY: 232 UNITS/ACRE
 BUILDING HEIGHT: 150 FT.

1ST FLOOR : 15,381 SF
 2ND FLOOR : 16,656 SF
 3RD FLOOR : 19,300 SF
 4TH-14TH: 19,754 SF X 11 = 217,294 SF
 TOTAL GROSS AREA: 268,631 SF. (GARAGE NOT INCLUDED)
 TOTAL BASEMENT AREA: 66,324 SF.

TOTAL PARKING REQUIRED: 109 SPACES
 TOTAL PARKING PROVIDED: 163 SPACES
 TOTAL BICYCLE LOCKERS REQUIRED: 106
 TOTAL BICYCLE LOCKERS PROVIDED: 118

UNIT TABULATIONS: 14-STORY						9/25/12
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	RENTABLE AREA	% BREAKDOWN
A1	1br/1ba	614	39	18.31%	23,946	19.25%
A2	1br/1ba	772	2	0.94%	1,544	
B1	2br/2ba	833	52	24.41%	43,316	41.78%
B2	2br/2ba	860	13	6.10%	11,180	
B3	2br/2ba	821	12	5.63%	9,852	
B4	2br/2ba	853	12	5.63%	10,236	
C1	3br/3ba	1,096	22	10.33%	24,112	10.33%
D1	4br/4ba	1,397	61	28.64%	85,217	28.64%
TOTALS			213	100.00%	209,403	100%

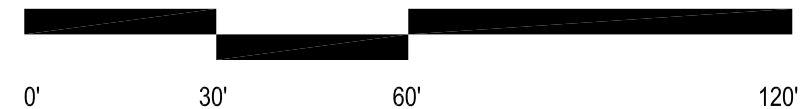
UNIT AVERAGE NET SF : 983

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.



SITE PLAN

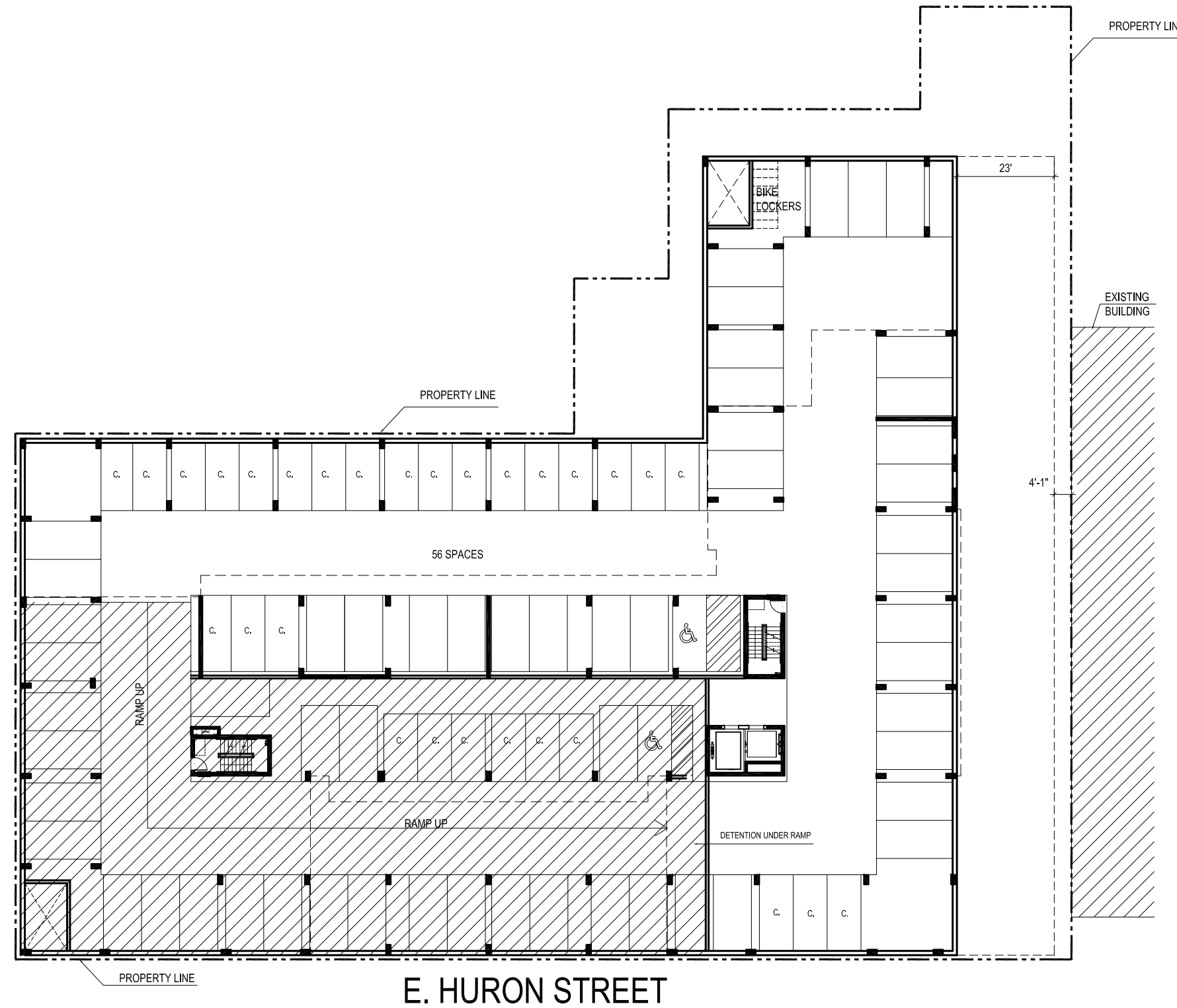
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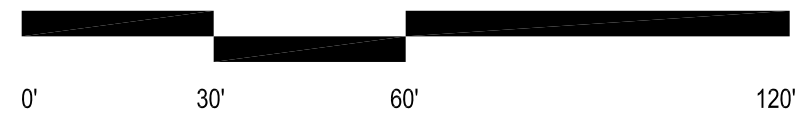
N. DIVISION ST.



BASEMENT B2 FLOOR PLAN

30,992 SF.

SCALE: 1" = 30'-0" (on 11 x 17 sheet)



413 E. HURON ST.

A-401

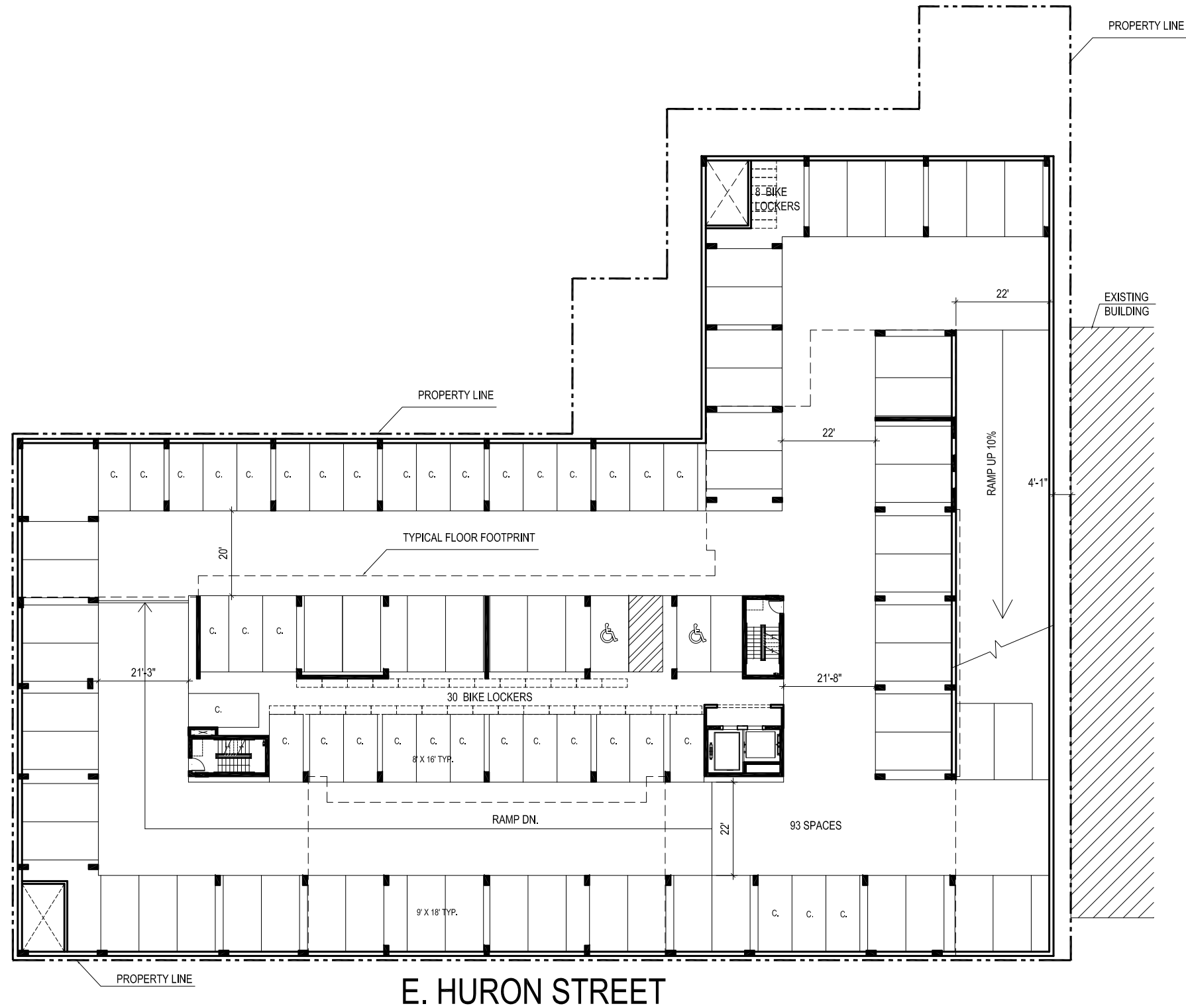
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ANN ARBOR GREEN PROPERTY OWNER LLC / CARTER
 9-25-2012 ANN ARBOR, MI HPA# 2012327



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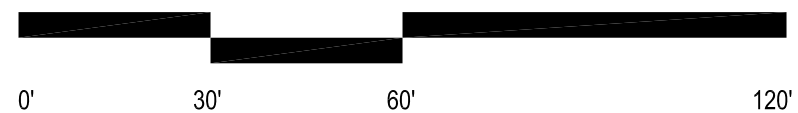
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BASEMENT B1 FLOOR PLAN

35,332 SF.

SCALE: 1" = 30'-0" (on 11 x 17 sheet)



E. HURON STREET

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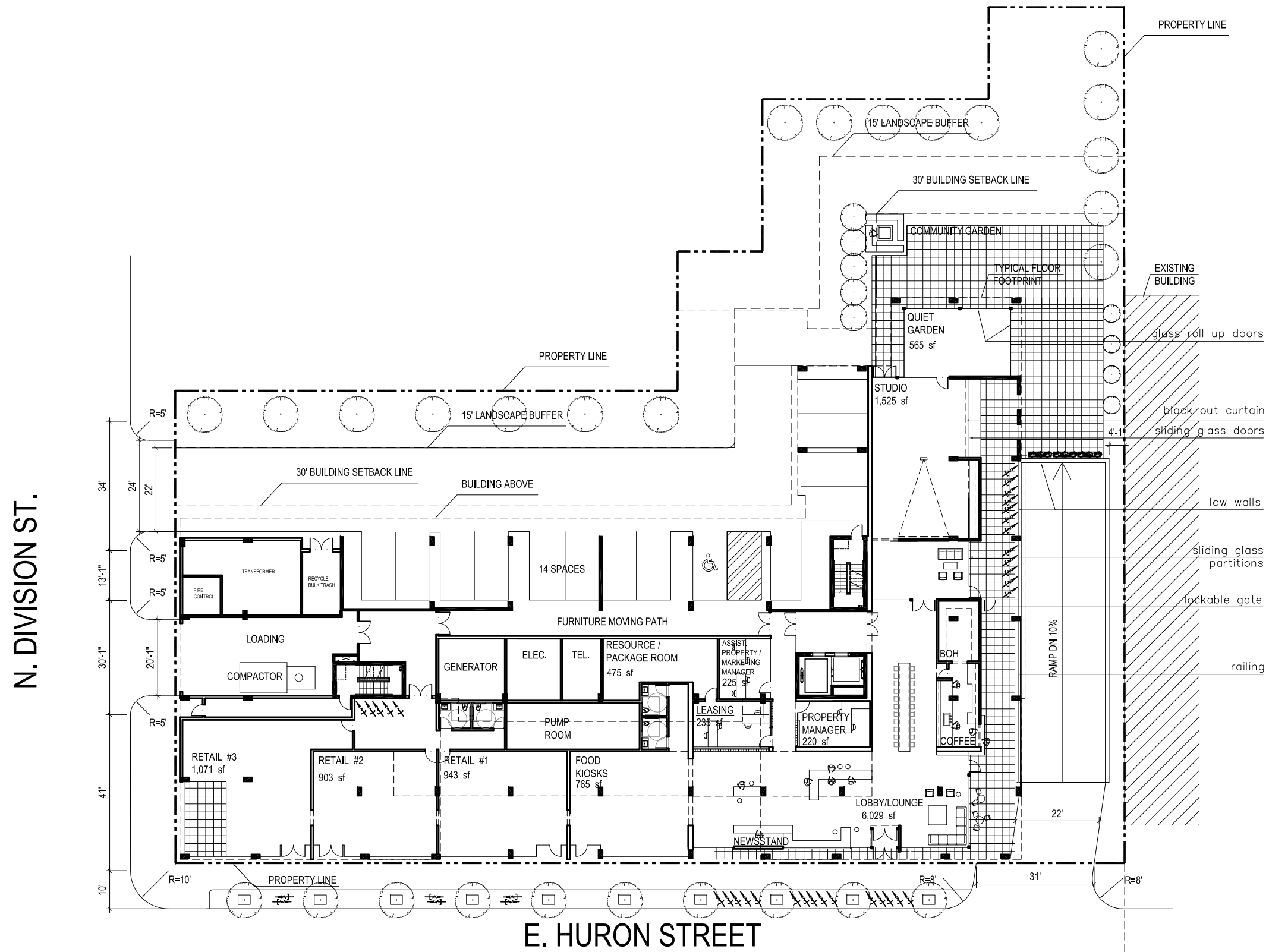
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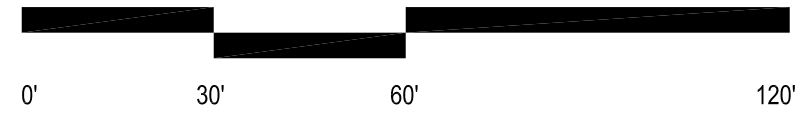
N. DIVISION ST.

E. HURON STREET



GROUND FLOOR PLAN

SCALE: 1" = 30'-0" (on 11 x 17 sheet)



A-403

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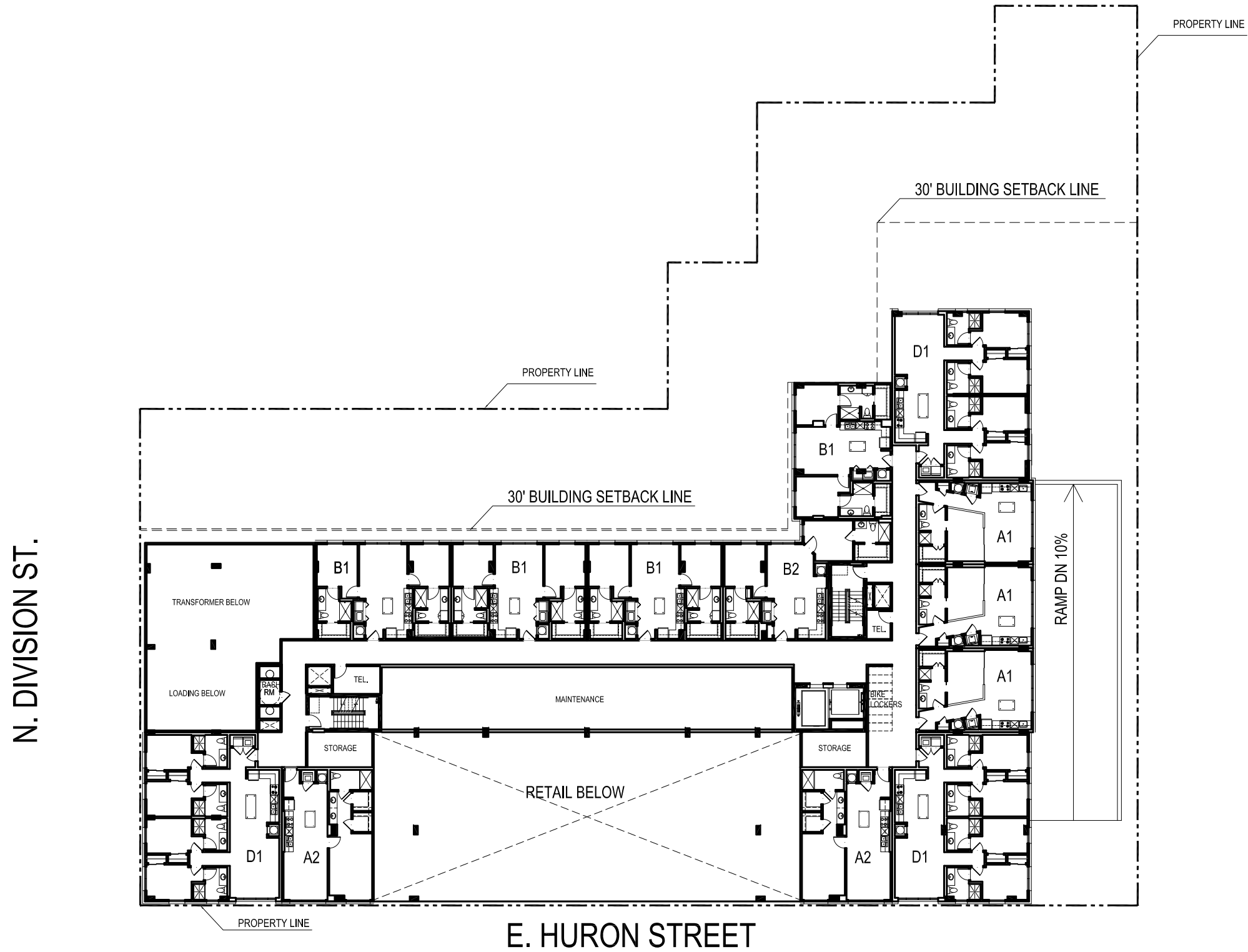
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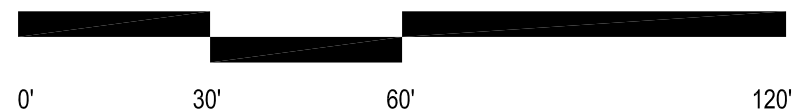
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2ND FLOOR PLAN

SCALE: 1" = 30'-0" (on 11 x 17 sheet)



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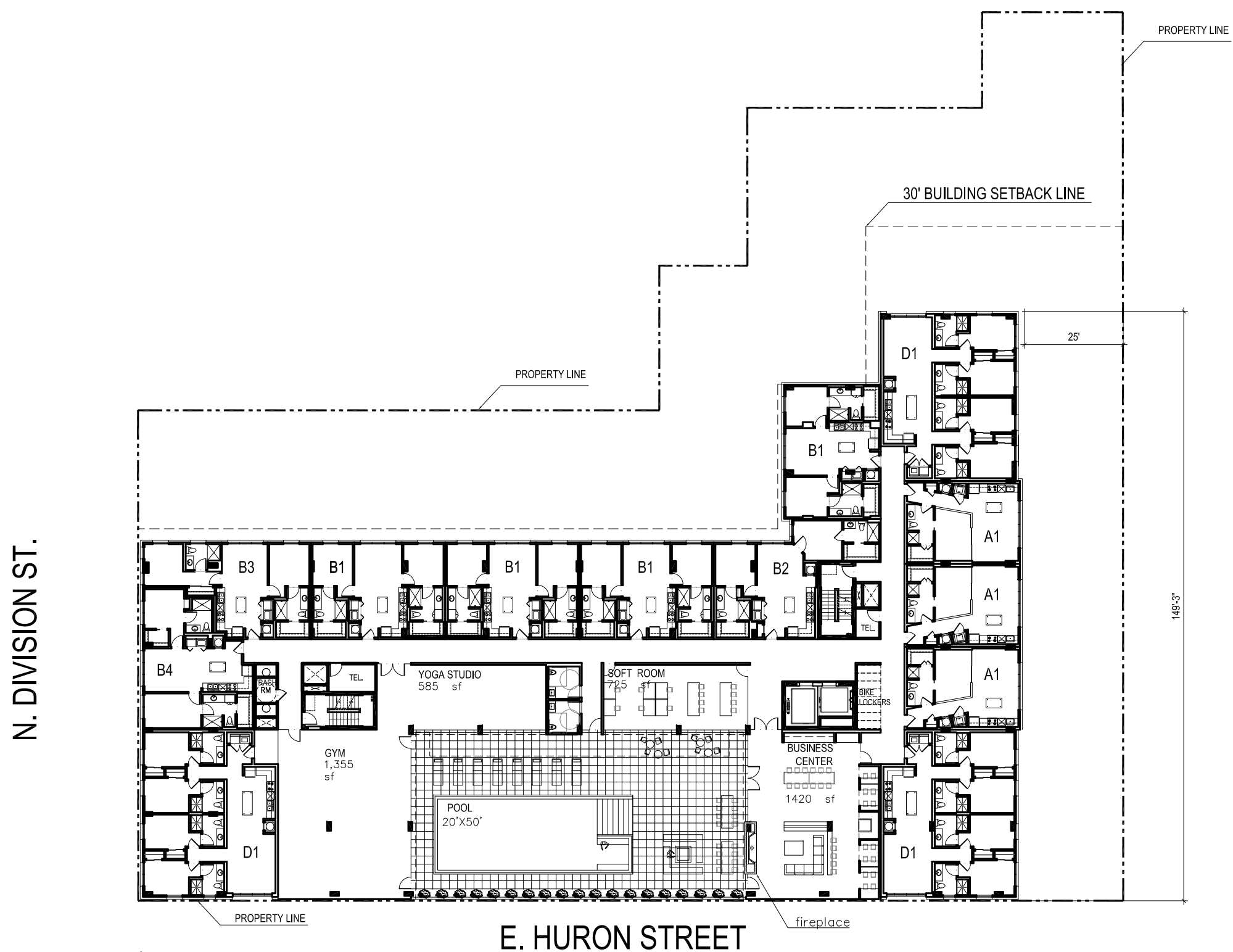
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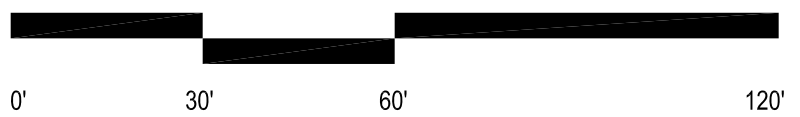
N. DIVISION ST.

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3RD FLOOR PLAN

SCALE: 1" = 30'-0" (on 11 x 17 sheet)



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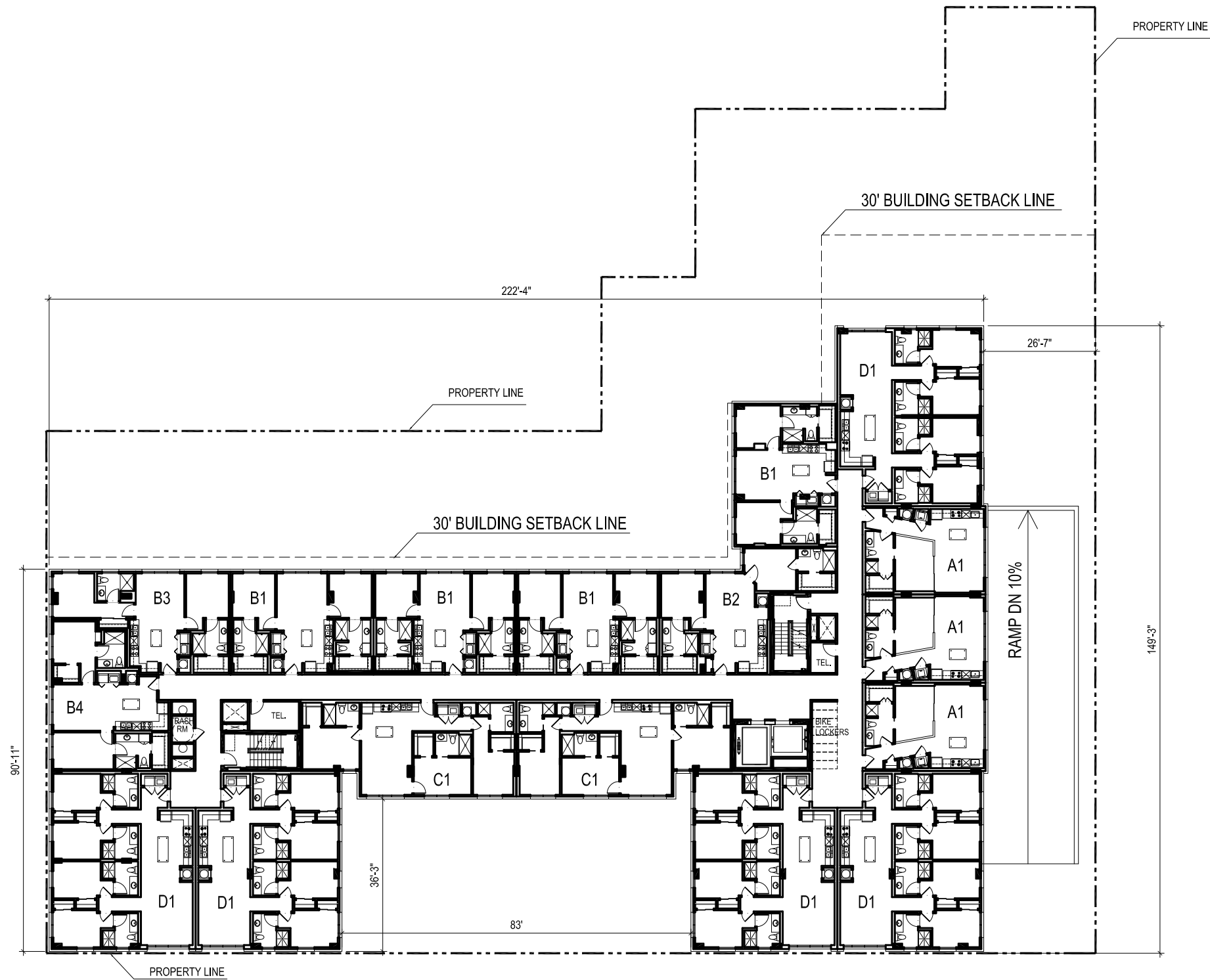


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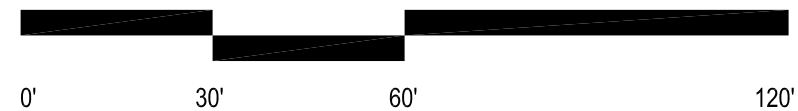
E. HURON STREET



4TH-14TH FLOOR PLAN

19,754 S.F. PER FLOOR
 2868 S.F. CIRCULATION AREA
 TYPICAL FLOOR EFFICIENCY: 85.5%

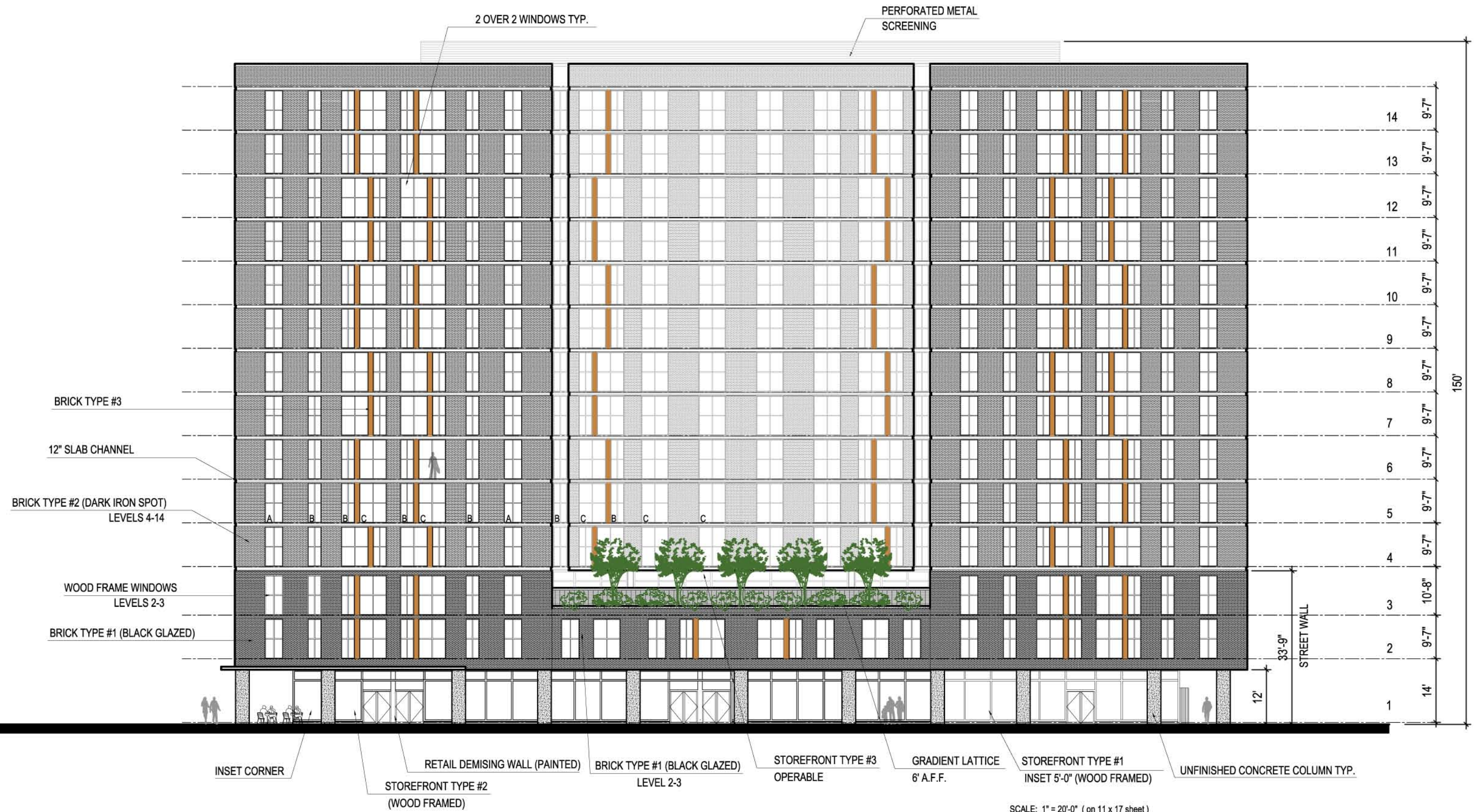
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413 E. HURON ST.

A-406





E. HURON STREET ELEVATION

413 E. HURON ST.

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ANN ARBOR, MI

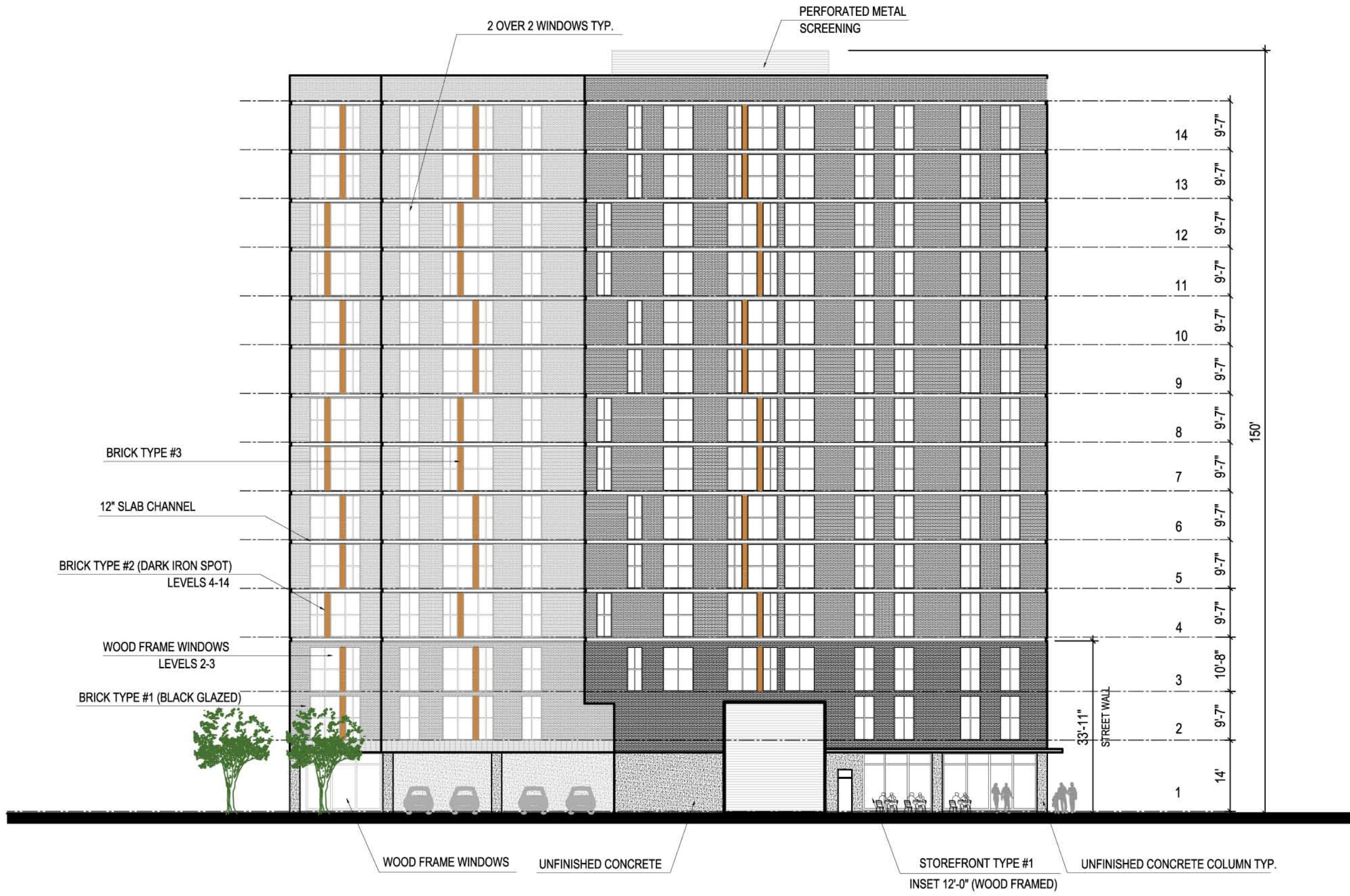
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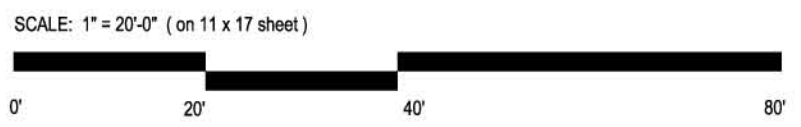
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DIVISION STREET ELEVATION



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EAST ELEVATION

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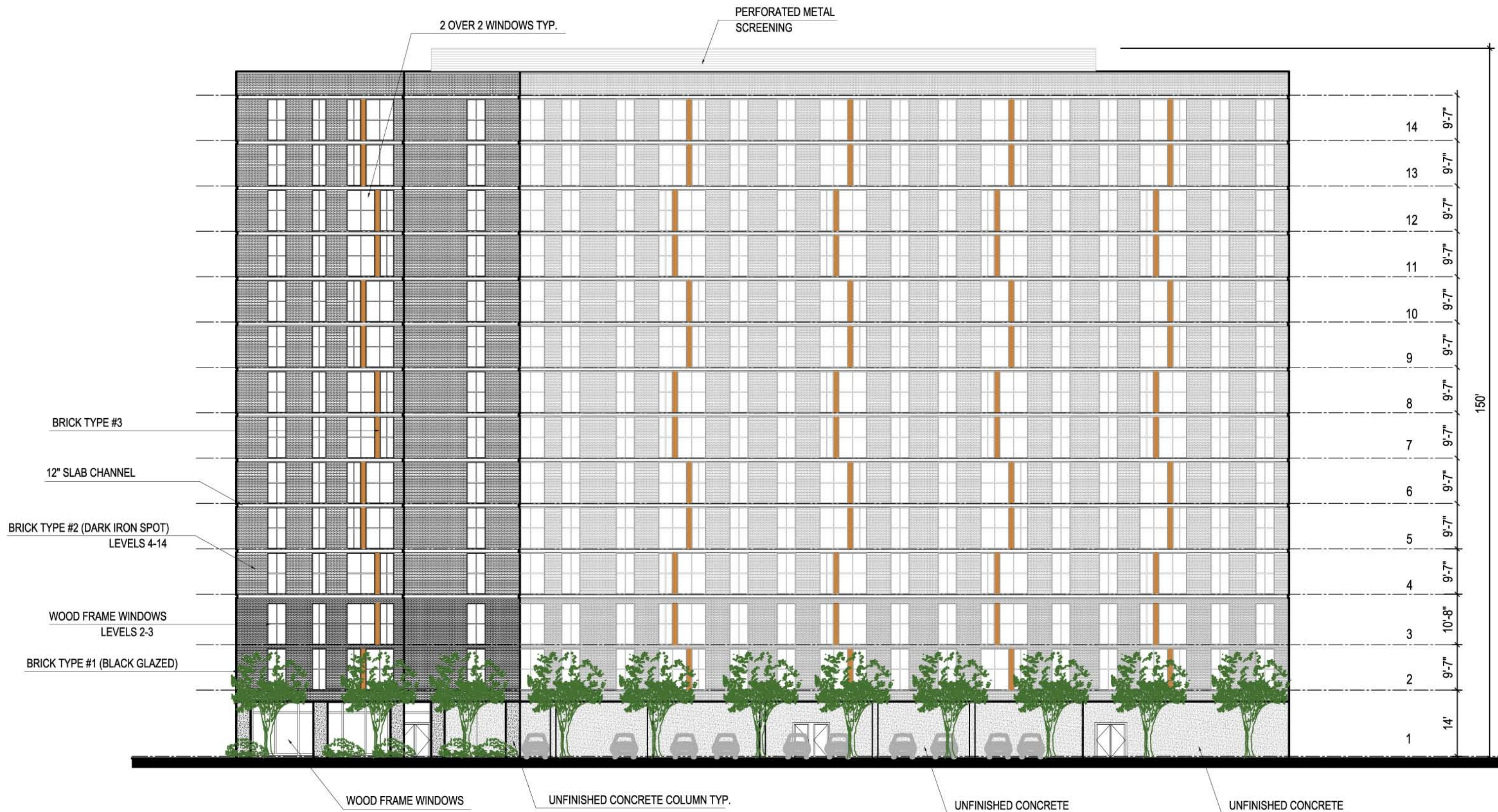
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NORTH ELEVATION

SCALE: 1" = 20'-0" (on 11 x 17 sheet)



413 E. HURON ST.

A-504

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EXTERIOR MATERIALS & DETAILS



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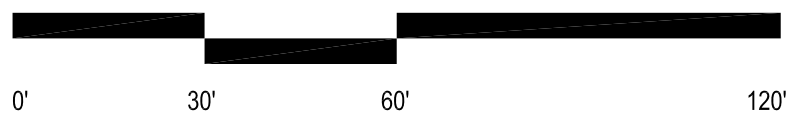
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SECTION A

SCALE: 1" = 30'-0" (on 11 x 17 sheet)



413 E. HURON ST.

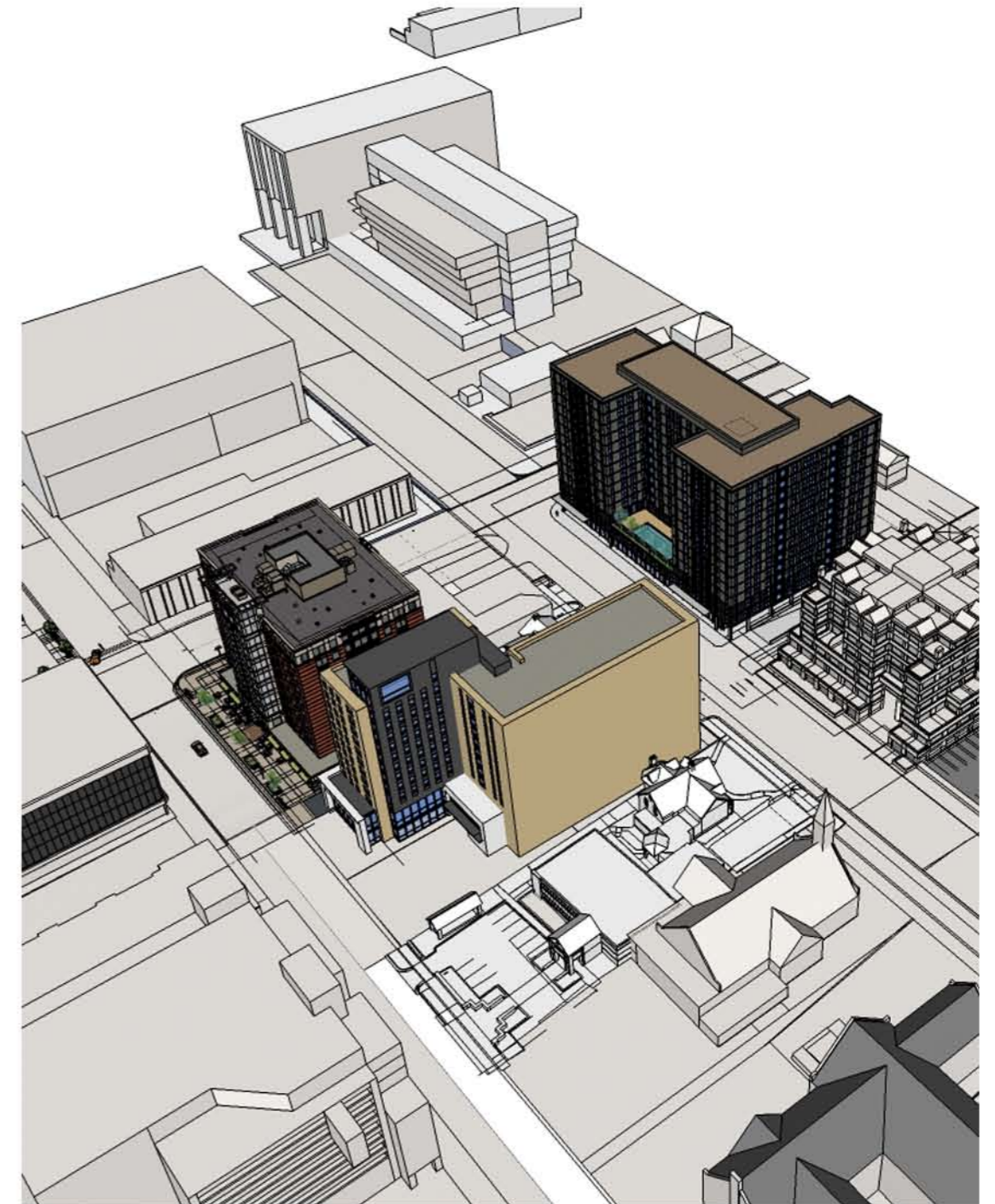
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ANN ARBOR GREEN PROPERTY OWNER LLC / CARTER
 9-25-2012 ANN ARBOR, MI HPA# 2012327



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 DALLAS IRVINE NEW ORLEANS ORLANDO SEATTLE



SITE CONTEXT

413 E. HURON ST.

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SITE PICTURES

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EXTERIOR PERSPECTIVE

Corner of E. Huron & Division



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EXTERIOR PERSPECTIVE

Main entry



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EXTERIOR PERSPECTIVE

SW Corner



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GROUND FLOOR FEATURES



OUTDOOR SEATING
AT SW & SE CORNERS



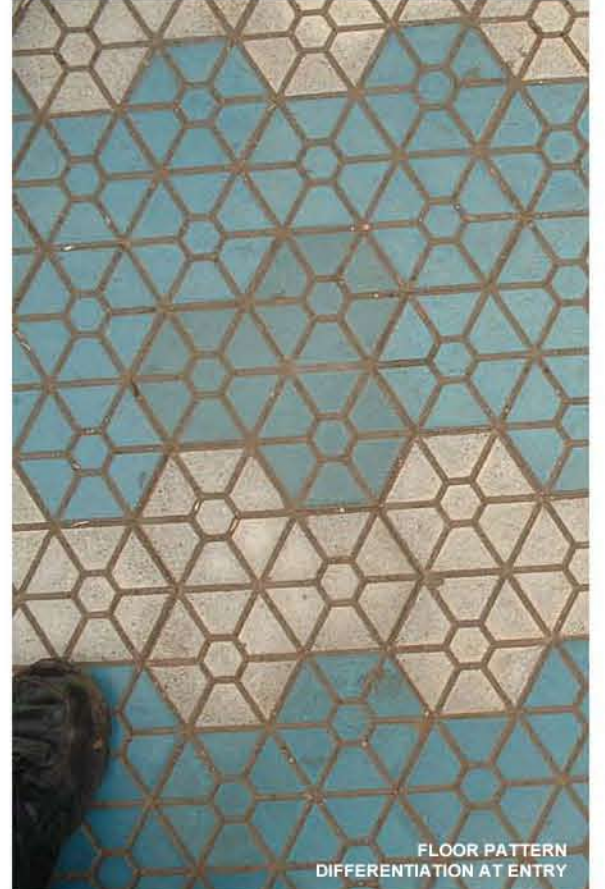
FRONT PORCH AT
INSET MAIN ENTRY



PAINTED
GRAPHIC
MOMENTS



STREET LEVEL
RETAIL



FLOOR PATTERN
DIFFERENTIATION AT ENTRY

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