

APPENDIX B



Summary of Downtown Projects Since 2000

Downtown Development Projects by Character Area – 2000 to Present

State Street Character Area

Project	Approval Timeframe	Variances	Built	District/ Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contri- butions
<i>The Collegian</i> 333 Maynard 9294V21.5d	6.10.2002 8.5.2002 2 months	Yes Chap 55 (Planned Project)	Yes 2004	C2A	390% 27,730 sf	5 stories (68 feet) 1 – retail 2-5 – office	Required – 0 Provided – 0	No	None	Yes State Street	None
<i>The Collegian – Addition</i> 333 Maynard 9294V21.5e	10.10.2005 1.9.2006 3 months	Yes Chap 55 (Planned Project)	No Expired	C2A	600% 42,660 sf	8 stories 1 – retail 2-4 – office 5-8 – residential	Required – 15 Provided – 15 off-site	Yes Residential	27 units	Yes State Street	\$15,611 - Parks
<i>Cornerhouse (State Street) Lofts</i> 205 S. State 9282C1.5b	3.30.2001 5.21.2001 2 months	No	Yes 2003	C2A	660% 71,845 sf	8 stories (99 feet) 1 – retail 2-8 – residential	Required – 29 Provided – 29 off-site	Yes Residential	42 units (3 affordable)	No	\$17,188 - Parks
<i>McKinley Liberty Retail</i> 505 E. Liberty 9291A19.05	8.2007 1.7.2008 5 months	No	Yes 2009	PUD (from C2A)	593% total (139% retail, 454% - parking)	7 stories (102 feet) 1-2 – retail 2-7 – parking	Required – 0 Provided – 0 (reserved spaces in structure)	No	None	No	\$125,000 – Stormwater requirement
<i>McKinley Town Center</i> 401 E. Liberty 9291B17.5	9.9.2005 10.18.2005 1 month	Yes Chap 62	Yes 2007	C2A/R	277% 132,349 sf	5 stories 1 – retail 2-5 – office	Required – 0 Provided – 62	No	None	No	None
<i>Thayer Arms</i> 224 S. Thayer 9282A2.5	8.11.2000 12.4.2000 4 months	Yes Chap 55	No Expired	C2A	381% 16,846 sf	6 stories (77 feet) 1 – garden 2-6 – office	Required – 0 Provided – 0	No	None	No	None
<i>Zaragon West</i> 500 E. William SP10-013	4.26.2010 8.5.2010 3.5 months	No	Yes 2012	D1	682% 96,685 sf	14 stories (174 feet) 1 – retail 2-3 – parking 4-14 - residential	Required – 40 Provided – 40	Yes Residential	99 units (200 bedrooms)	No	\$48,000 - Parks

Downtown Development Projects by Character Area – 2000 to Present

East Huron 1 Character Area

Project	Approval Timeframe	Variances	Built	District/Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contributions
413 E. Huron 413 E. Huron St. SP12-036	11.28.2012 Under Review	No	No	D1	680% 271,855 sf	14 stories (150 feet) B1-2 – parking 1 – retail 2-14 residential	Required – 112 Provided – 132	Yes	216 units (533 bedrooms)	No	\$133,920 - Parks

East Huron 2 Character Area

Project	Approval Timeframe	Variances	Built	District/Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contributions
Ann Arbor Municipal Center 100 N. Fifth Ave.	Not applicable	No	Yes 2011	PL	228% 199,600 sf	5 stories – new building 6 stories – existing building (99 feet)	Required – 0 Provided – 52	No	No	No	No
4 Eleven Lofts (Washington Terrace) 301 E. Washington 9291A17.5	2.27.2006 6.5.2006 3.5 months	No	Yes 2009	C2A/R	603% 132,610 sf	11 stories (110 feet) B1-3 – parking 1 – retail 2-11 – residential	Required – 68 Provided – 107	Yes Residential	96 units (342 bedrooms)	No (former Individual Historic District site)	\$54,564 - Parks
The Varsity 425 E. Washington SP11-023	7.28.2011 11.10.2011 3.5 months	No	Under Constr.	D1	695% 177,180 sf	13 stories (148 ft) B1-2 – parking 1-13 residential	Required – 76 Provided – 78	Yes Residential	181 units (415 bedrooms)	No	On-site plaza amenities

Downtown Development Projects by Character Area – 2000 to Present

Liberty/Division Character Area

Project	Approval Timeframe	Variances	Built	District/Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contributions
Metro Lofts 320 E. Liberty 9291A13.5	4.14.2003 8.4.2003 4 months	Yes Chap 55	Yes 2007	C2A/R	445% 38,782 sf	4 stories (59 feet) 1-4 residential	Required – 3 Provided – 14	Yes Residential	14 units	Yes East Liberty	None

Midtown Character Area

Project	Approval Timeframe	Variances	Built	District/Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contributions
Fifth Avenue Building 221-225 E. Washington 9291D11.5	9.11.2000 1.8.2001 4 months	Yes Chap 55	Yes	C2A	258% Revised in 2003 to 263% 21,659 sf	4 stories 1 – retail/pkg 2-3 – office 4 - residential	Required – 0 Provided – 4	No	1 unit	Yes Main Street	None
Metro 202 202 S. Division 9291C15.5	6.19.2005 9.5.2006 15 months	Yes Chap 55 (Planned Project)	No Expired	C2A/R (from C2B/R)	610% 53,454 sf	9 stories (105 feet) 1 – retail 2-9 - residential	Required – 27 Provided – 44 off-site	Yes Residential	44 units	No	\$26,734 - Parks
UM Credit Union 340 E. Huron SP11-027	9.12.2011 Under review	No	Yes 2012	D1	181% 89,174 sf	3 stories	Required – 0 Provided – 31	No	None	No	None
William Street Station 9294W9.5	11.28.2005 2.21.2006 3 months	Yes Chap 47	No Expired	C2A/R	610% 320,000 sf	West 12 stories (175 feet) East 14 stories (195 feet)	Required – 163 Provided – 163 off-site	Yes Residential	160 units (100 affordable)	No	Pedestrian amenities

Downtown Development Projects by Character Area – 2000 to Present

Main Street Character Area

Project	Approval Timeframe	Variances	Built	District/ Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contributions
215 N. Fifth Ave SP11-002	1.26.2011 4.18.2011 3 months	No	No	D2	96% 4,000 sf	2 stories 1-2 – residential	Required – 0 Provided – 2	No	1 unit	Yes	No
112 W. Liberty 9291B3.5	3.10.2003 5.5.2003 2 months	No	No Expired	C2A	280% 4,923 sf	3 stories 1 – retail 2-3 residential	Required – 0 Provided – 0	No	1 unit	Yes Main Street	None
303-307 S. Main 9291A6.5	2.11.2002 4.11.2002 2.5 months	No	Yes 2005	C2A	390% 30,520 sf	3 stories 1 – Retail 2-3 Office	Required – 0 Provided – 0	No	None	Yes Main Street	None
Ann Arbor City Apartments W. Washington 9291D1.05	1.28.2008 12.1.2008 10 months	No	Under Constr.	PUD (from P)	681% 168,027 sf	9 stories (104 feet) B1-B2 – parking 1-2 – parking 3-9 – residential	Required – 70 Provided – 244 (a portion to be available to public)	No	156 units (16 affordable)	No	\$36,208 – Parks \$90,000 – Public art (DDA)
Ashley Terrace 202-212 W. Huron 9291J2.5c	5.2.2005 9.6.2005 4 months	No	Yes 2008	C2A (from C2B/R)	600% 156,889 sf	11 stories (132 feet) B1-3 – parking 1-2 – retail/office 3-11 – residential	Required – 52 Provided - 124	Yes Residential	93 units	No	\$53,773 - Parks TBD – Traffic mitigation
Downtown Home & Garden 212 S. Ashley SP11-003	1.31.2011 4.20.2011 4 months	No	Yes 2011	D1	140% 22,903 sf	1 story greenhouse	Required – 0 Provided - 11	No	None	Yes Main Street	No
Mayer Schairer 110-112 S. Main 9291F5.5	5.10.2004 7.19.2004 2 months	Yes Chap 55	Yes 2006	C2A	350% 16,075 sf	5 stories (71 feet) 1-2 retail/office 3-5 residential	Required – 0 Provided – 2	No	1 unit	Yes Main Street	None
Schlecte Building 116 N. Fourth Ave 9291J9.5	11.13.2000 1.8.2001 2 months	No	Yes	C2A	337% 7,613 sf	3 stories (38 feet) 1 – office 2-3 – residential	Required – 0 Provided – 0	No	1 unit	Yes Fourth/ Ann	None

Downtown Development Projects by Character Area – 2000 to Present

Main Street Character Area - Continued

Project	Approval Timeframe	Variances	Built	District/ Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contributions
<i>Tierra on Ashley</i> 200 S. Ashley 9291D2.5 * Superseded* (see below)	10.2.2006 3.5.2007 5 months	No	No Expired	C2A	638% 28,935 sf	8 stories (116 feet) 1-2 – retail 3-5 – office 6-8 – residential	Required – 11 Provided – 7 (Council modification received)	Yes Residential	6 units	No	None
<i>Tierra on Ashley- Revised</i> 200 S. Ashley 9291D2.5a	1.28.2008 5.19.2008 4 months	No	No Expired	C2A	629% 28,939 sf	8 stories (108 feet) 1-2 – retail 3-6 – office 7-8 – residential	Required – 11 Provided – 4 (Council modification granted)	Yes Residential	4 units	No	None
<i>Washington Bldg</i> 215-217 E. Washington 9291D10.5 & 5a	11.12.2002 2.4.2002 3 months Revised 8.13.2002	Yes Chap 55 (Planned Project)	No Expired	C2A	281% Revised in 2002 to 214% 13,410 sf	4 stories 1- retail 2-3 – office 4 – residential	Required – 0 Provided – 0	No	1 unit	Yes Main Street	None
<i>Washtenaw County Bldg.</i> 200 N. Main	Not Reviewed	No	Yes 2000	C2B/R	450% 41,000 sf	4 stories B-4 – office	Required – NA Provided – 0	No	None	No	None

Downtown Development Projects by Character Area – 2000 to Present

Kerrytown Character Area

Project	Approval Timeframe	Variances	Built	District/ Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contri- butions
<i>Kingsley Lane (Revised)</i> W. Kingsley 9291T4.05a	9.29.2003 2.2.2004 4 months 12.12.2005 4.3.2006 5 months	No	No Expired	PUD (from C2B/R)	365% 59,800 sf	9 stories (105 feet)	Required – 24 Provided – 24	N/A	40-54 units (6 affordable)	No	\$31,223 - Parks \$50,000 - Greenbelt TBD - Affordable Housing
<i>The Gallery</i> 414 N. Main 9291S7.05a	9.26.2005 8.10.2006 12 months	No	No	PUD (from C2B/R)	599% 199,642 sf	11 stories (158 feet)	Required – 162 Provided – 224	N/A	123 units (18 affordable)	No	\$71,118 – Parks \$1,107,000 Affordable Housing
<i>Wolverine Temporaries</i> 315 N. Main 9291Q5.5	2.15.2000 4.3.2000 2 months	No	Yes 2003	C2B/R	47% 4,126 sf	2 stories (27 feet) 1-2 – office	Required – 0 Provided – 10	No	None	No	None
<i>Zingerman's Deli</i> 422 Detroit St. SP10-009	3.31.2010 7.19.2010 4 months	No	Yes 2012	D2	129% 21,603 sf	2 stories (32 feet)	Required – 0 Provided – 0	No	None	Yes Old Fourth Ward	None

Downtown Development Projects by Character Area – 2000 to Present

First Street Character Area

Project	Approval Timeframe	Variances	Built	District/ Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contri- butions
<i>Ann Arbor Y</i> 400 W. Washington 9292G18.05	2.11.2002 4.1.2002 2.5 months	No	Yes 2005	PUD (from M1)	79% 78,371 sf	4 stories (65 feet)	Required – 55 Provided – 64	N/A	None	Yes Old West Side	None
<i>Delonis Center</i> E. Huron 9292K19.0a	7.6.2000 12.18.2001 5 months	N.A.	Yes	C2B/R	131% 22,896 sf	4 stories	Required – 0 Provided – 5	No	None	No	None
<i>Liberty Lofts</i> 315 S. First Street 9293Y21.5	6.1.2004 11.8.2004 5 months	Yes Chap 62	Yes 2006	C2A (from M1)	142% 131,522 sf	5 stories (59 feet)	Required – 0 Provided – 152	No	60 units	Yes Old West Side	\$28,910 - Parks
<i>344 S. Ashley</i> 9294W1.5	9.11.2006 11.9.2006 2 months	No	No Expired	C2A	154% 2,933 sf	3 stories 1 – Retail 2-3 - Residential	Required – 0 Provided - 1	No	2 units (existing)	No	None
<i>326 W. Liberty</i> SP08-012	6.8.2008 9.22.2008 3.5 months	No	No Expired	C3	38% 6,914 sf	3 stories 1- Retail service & residential 2-3 Office	Required – 0 Provided – 17	No	1 unit	Yes Old West Side	No
<i>618 south main</i> 618 S. Main SP11-035	11.30.2011 6.18.2012 7 months	Yes – Planned project	No	D2	355% 153,133 sf	7 stories (85 feet)	Required – 67 Provided – 121	Yes Residential	190 units (231 bedrooms)	No	\$58,900 – Parks

Downtown Development Projects by Character Area – 2000 to Present

South University Character Area

Project	Approval Timeframe	Variances	Built	District/ Rezoning	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District	Contri- butions
<i>Pizza House</i> 618-620 Church 9283G14.5b	9.13.2004 5.2.2005 7.5 months	No	Yes	C1A/R (later rezoned to C2A)	178% 16,416 sf	2 stories (30 ft)	Required – 0 Provided -- 0	No	None	No	None
<i>Landmark (601 Forest)</i> 1304 S. University 9283H19.5	1.3.2008 10.20.2008 10.5 months	No	Under Constr.	C2A	657% 227,223 sf	14 stories (163 ft)	Required – 88 Provided – 97 below grade; 5 surface	Yes Residential	175 units (610 bedrooms)	No	\$50,000 - Parks
<i>Zaragon</i> 619 E. University 9283G13.5	12.21.2006 6.4.2007 5.5 months	No	Yes 2009	C2A	658% 99,982 sf	10 stories (116 ft) 1 – Retail 2-10 - Residential	Required – 39 Provided – 40	Yes Residential	66 units (248 bedrooms)	No	\$40,400 – Parks
<i>624 Church</i> 624 Church St. SP12-035	11.28.2012 3.4.13 3 months	No	No	D1	665% 99,675 sf	14 stories (150 ft) 1 – retail 2 – office 3-14 - residential	Required – 40 Provided – 40 (off-site contribution in lieu)	Yes Residential LEED Silver	76 units (175-185 bedrooms)	No	\$35,000 - Parks

**Ann Arbor Downtown, Central Campus and Medical Center
Building Height Inventory
Greater than 4 Stories**

Downtown Building	Address	Zoning	Stories	Estimated Height	FAR	Tower Diagonal
Tower Plaza	555 E WILLIAM ST	C2A/R	26	267 ft	1853%	145 ft
University Tower	536 S FOREST AVE	C1A	18	205 ft	979%	165 ft
Campus Inn	615 E HURON ST	C2A/R	15	144 ft	342%	180 ft
601 Forest *	601 FOREST AVE	C2A	14	163 ft	657%	265 ft
Courthouse Square	100 S FOURTH AVE	C2A	11	120 ft	873%	175 ft
Ashley Terrace	202 W HURON ST	C2A	11	132 ft	660%	230 ft
4 Eleven Lofts	301 E. WASHINGTON	C2A/R	11	110 ft	603%	
The Gallery*	414 N MAIN	PUD	11	158 ft	599%	
Maynard House	518 E WILLIAM ST	C2A/R	10	120 ft	926%	100 ft
One North Main	101 N MAIN ST	PUD	10	136 ft + 12	874%	185 ft
First National Building	201 S MAIN ST	PUD	10	122 ft + 10	584%	70 ft
Zaragon	619 E UNIVERSITY	C2A	10	116 ft	658%	175 ft
Ashley Mews	414 S MAIN ST	PUD	9	112 ft + 10	422%	200 ft
Metro 202*	202 S DIVISION	C2A/R	9	105 ft	610%	
Kingsley Lane*	W KINGSLEY	PUD	9	105 ft	365	
Ann Arbor City Apartments*	W WASHINGTON	PUD	9	94 ft	645%	
Cornerhouse Lofts	205 S STATE ST	C2A	8	99 ft	660%	130 ft
Sloan Plaza	505 E HURON ST	C2B/R	8	111 ft	258%	165 ft
Tierra on Ashley*	200 S ASHLEY	C2A	8	108 ft	629%	
301 E. Liberty	301 E LIBERTY ST	PUD	7	87 ft+ 12	589%	175 ft
City Center Building	218 E HURON ST	C2A	7	75 ft	664%	160 ft
200 E. Washington	200 E WASHINGTON ST	C2A	7	84 ft	601%	90 ft
Glazier Building	100 S MAIN ST	C2A	7	84 ft	716%	105 ft
City Hall	100 N FIFTH AVE	PL	6	74 ft+ 20	71%	140 ft
Thayer Arms*	224 S THAYER	C2A	6	77 ft	381%	
Ameritech Building	316 E HURON ST	C2A/R	5	68 ft	410%	200 ft
Collegian	333 MAYNARD ST	C2A	5	68 ft	390%	275
Mayer Schairer Building	110 S MAIN ST	C2A	5	74 ft	350%	95 ft
Old Salvation Army Building	220 E WASHINGTON ST	C2A	5	46 ft	349%	95 ft
McKinley Town Centre	401 E LIBERTY ST	C2A/R	5	63 ft + 12	277%	200 ft
Liberty Lofts	315 S FIRST	C2A	5	59 ft	142%	300 ft
Baker Commons	106 PACKARD ST	PL	5	60 ft	114%	200 ft
Ann Arbor Municipal Center*	100 N. FIFTH AVE	PL	5	99 ft	228%	

* Proposed/Under Construction

**Ann Arbor Downtown, Central Campus and Medical Center
Building Height Inventory
Greater than 4 Stories**

Downtown Parking Structure	Address	Zoning	Stories	Estimated Height	FAR	Tower Diagonal
Fourth & William Parking Structure	115 E WILLIAM ST	P	7	74 ft	n/a	355 ft
Forest Street Parking Structure	616 S FOREST	P	7	68 ft + 22	n/a	290 ft
Fourth & Washington Parking Structure	119 E WASHINGTON ST	P	7	62 ft + 20	n/a	180 ft
Liberty Square Parking Structure	500 E WASHINGTON ST	PUD	7	73 ft + 22	n/a	270 ft
Ann/Ashley Parking Structure	120 W ANN ST	P	7	50 ft + 22	n/a	400 ft
Maynard Parking Structure	316 MAYNARD ST	P	7	65 ft + 23	n/a	300 ft

University of Michigan Structure	Address	Zoning	Stories	Estimated Height	FAR	Tower Diagonal
Denison Building	E University	PL	12	142 ft		
C.S. Mott Children's & Women's Hospital*	E Medical Center	PL	12			
University Hospital	E Medical Center	PL	11			
Cancer Center	E Medical Center	PL	11			
Wolverine Tower	S State	PL	11			
North Ingalls Building	N Ingalls	PL	10	115 ft + 12		
North Quad*	E Huron	PL	10			
Burton Tower	N University Ave	PL	10	212 ft		
Kellogg Eye Center	Wall Street	PL	9	170 ft		
Brehm Tower*	Wall Street	PL	8			
Lurie Tower	Beal Ave	PL	3	165 ft		
Ross School of Business	Tappan	PL	7			
School of Public Health	Washington Heights	PL	7			
Cardiovascular Center	Observatory	PL	6	118 ft		
Biomedical Science Research	E Huron	PL	6	100 ft		
Thayer Building	202 Thayer	C2A	6	90 ft + 16		
Weill Hall	Hill Street	PL	5			

* Proposed/Under Construction

Sources: City of Ann Arbor Site Plan Files
Emporis.com
Microsoft Virtual Earth (3D)
University of Michigan Architecture, Engineering and Construction