

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 20, 2016

**SUBJECT: The Collegian North Site Plan for City Council Approval
1107 South University Avenue
Project No. SP16-115**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Collegian North Site Plan and Development Agreement, subject to providing a boundary survey before scheduling for City Council action and combining the lots prior to issuance of any permits.

STAFF RECOMMENDATION

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

LOCATION

This site is located on the north side of South University Avenue between the East University Avenue pedestrian mall and Church Street, including 1107, 1111, 1115 and 1119 South University Avenue. It is in the Downtown Development Authority district and Ward 1.

DESCRIPTION OF PETITION

The petitioner seeks site plan approval to construct a new 12-story, 115,706-square foot residential building on four lots on the north side of South University Avenue between the East University pedestrian mall and Church Street.

Existing Conditions – The subject site is four adjacent lots having a combined lot area of 16,562 square feet (0.4 acre), zoned D1 (Downtown Core base district) and South University character overlay district, and Primary street frontage designation. The site also has frontage on the East University pedestrian mall. The assembled site contains adjoining two-story buildings that house the Ulrich's Bookstore. All existing buildings will be demolished. There are no natural features on this site.

Proposed Development – The proposed building is 150 feet tall and has 12 stories, plus a partial basement level for mechanical systems and bicycle storage. Retail space is planned for the street level and a portion of the second floor. Residential apartments are offered for the third floor and above. Building services and utilities are located at the rear (north) and will be accessed by a pedestrian alley along the north side of the site to Church Street.

The proposed footprint is generally rectangular but with a cutout at the southwest corner to accommodate an existing building that is not part of the development. Passers-by will perceive the building as a two-story base supporting a slightly recessed, ten-story flag shaped tower. The west wing has, however, seven stories and the east wing has nine.

Area, height and placement, plus off-street parking data is provided in the comparison chart below. Other development details include:

- Parking – No off-street parking is proposed. The petitioner will enter into a contract for 50 permits in the public parking system for the premium floor area included in the development.
- Access – The site has frontage on East University Avenue pedestrian mall and an easement to use it for access to the proposed storefronts. It also has frontage on South University Avenue and access to Church Street across an easement over the adjacent 1121 South University Avenue.
- Storm Water Management – Storm water management for the 100-year storm volume is proposed underneath the building.
- Streetscape Improvements – The South University Streetscape Improvement Project will begin in the spring of 2016. Because the proposed development also intends to begin around the same time, the developer will be responsible for installing the improvements from the west end of the streetscape to Church Street with materials furnished by the Downtown Development Authority as part of this site plan development.
- Apartment Units – 43 apartments are proposed including four, five and six-bedroom units. No studio, one or two-bedroom apartments are planned.
- Retail Spaces – At least two, and up to four, retail spaces are proposed, providing 20,000-square feet of total retail space.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Lot Area	16,562 sq ft	16,562 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	Approximately 200%	699% (115,706 sq ft)	400% MAX normal (66,248 sq ft MAX) Up to 700% MAX with premiums (up to 115,934 sq ft MAX)
Premiums		49,458 sq ft additional floor area from residential use	Up to 49,686 sq ft additional floor area
Character Overlay District	East Huron 1	East Huron 1	East Huron 1
Streetwall Height	2 stories	2 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	Not Applicable	5 ft average	5 ft AVERAGE
Building Height	Approximately 2 stories, 20 feet	149 ft, 9 in	150 feet MAX
Massing Articulation	Approximately 30 ft average	43 ft	45 ft MAX
Side, Rear Setbacks	0 ft side 0-20 ft rear	0 side 20 ft rear	None
Building Frontages	Primary Street	Primary Street	Primary Street
S. University Ave.	0 ft	0 ft	0 ft MIN, 1 ft MAX
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	0	Contract for 50 permits in public parking system (0 on-site)	50 spaces MIN
Parking – Bicycles	None	38 Class A, 2 Class C	38 Class A, 2 Class C

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	University of Michigan Central Campus	PL (Public Land)
EAST	Commercial	D1 (Downtown Core) base, South Univ overlay
SOUTH	Commercial	D1 base, South Univ overlay
WEST	University of Michigan Central Campus	PL

DESIGN REVIEW BOARD REVIEW

The petitioner presented The Collegian North to the Design Review Board on September 21, 2016 and October 19, 2016.

At its first meeting, the Board discussed the details of the development and how the design team arrived at the proposed design. The Board's discussion focused on building massing and elements rather than site context. The overall tone of the first meeting was general agreement that the design was in keeping with the basic design guidelines but many improvements and refinements were suggested for design excellence.

At its second meeting, the Board expressed appreciation for the design team's efforts to address its previous suggestions while noting the proposed development still does not have a strong sense of identity or unique character.

The Design Review Board's minutes and recommendation letters, and the petitioner's responses, are attached.

CITIZEN PARTICIPATION MEETING

The petitioner held a meeting for interested citizens on October 11, 2016. Invitations were sent to all residents and property owners within 1,000 feet of the site as well as all subscribers to the GovDelivery planning update service. Six persons attended. The full report provided by the petitioner is attached. In general, the discussion at the meeting concerned describing the proposed development and clarifying questions.

HISTORY

The site was rezoned as part of the Ann Arbor Discovering Downtown (A2D2) zoning initiative. The current base and character overlay zoning districts and building frontage standards became effective in December 2009.

Buildings on the site were constructed in the 1910's. Prior to the current 100+ year old commercial buildings, it's likely the lots contained single-family dwellings.

East University Avenue north of South University Avenue was vacated in 1922 or 1923, with all of the land ownership going to the University of Michigan but access rights were kept through an easement for Lots 20 and 21 in R. S. Smith's Addition plat, present day 1101 and 1107 South University Avenue.

PLANNING BACKGROUND

Staff finds the proposed development to further the majority of goals articulated in each applicable element of the City Master Plan. In particular, it achieves several of the goals in the climate and energy, community, and land use and access theme areas in the Sustainability Framework. It is consistent with the goals of the Downtown Plan, the Transportation Plan and the Non-motorized Transportation Plan and Update.

SERVICE UNIT COMMENTS

Planning – Staff’s comments regarding compliance with city codes, ordinances and plans were addressed by the petitioner. Staff find the proposed development to meet zoning and off-street parking regulations and, as mentioned above, further the majority of goals in the City Master Plan. Upon the submittal of a boundary survey as required by Engineering, there are no unresolved issues.

A draft development agreement will be prepared for necessary improvements not addressed on the site plan such as contracts for permits in the public parking system and coordination and responsibilities for installing or repairing streetscape improvements adjacent to the site.

Engineering – A boundary survey must be provided as part of the site plan. Impacts to the sanitary sewer system are being modeled, further information will be forthcoming, and as a result some specific provisions may need to be included in the development agreement.

Downtown Development Authority – Staff have provided suggested language for the development agreement to address coordination and responsibilities for the streetscape improvements which will be delayed because of this project as well as on-street metered parking and parking permit contracts.

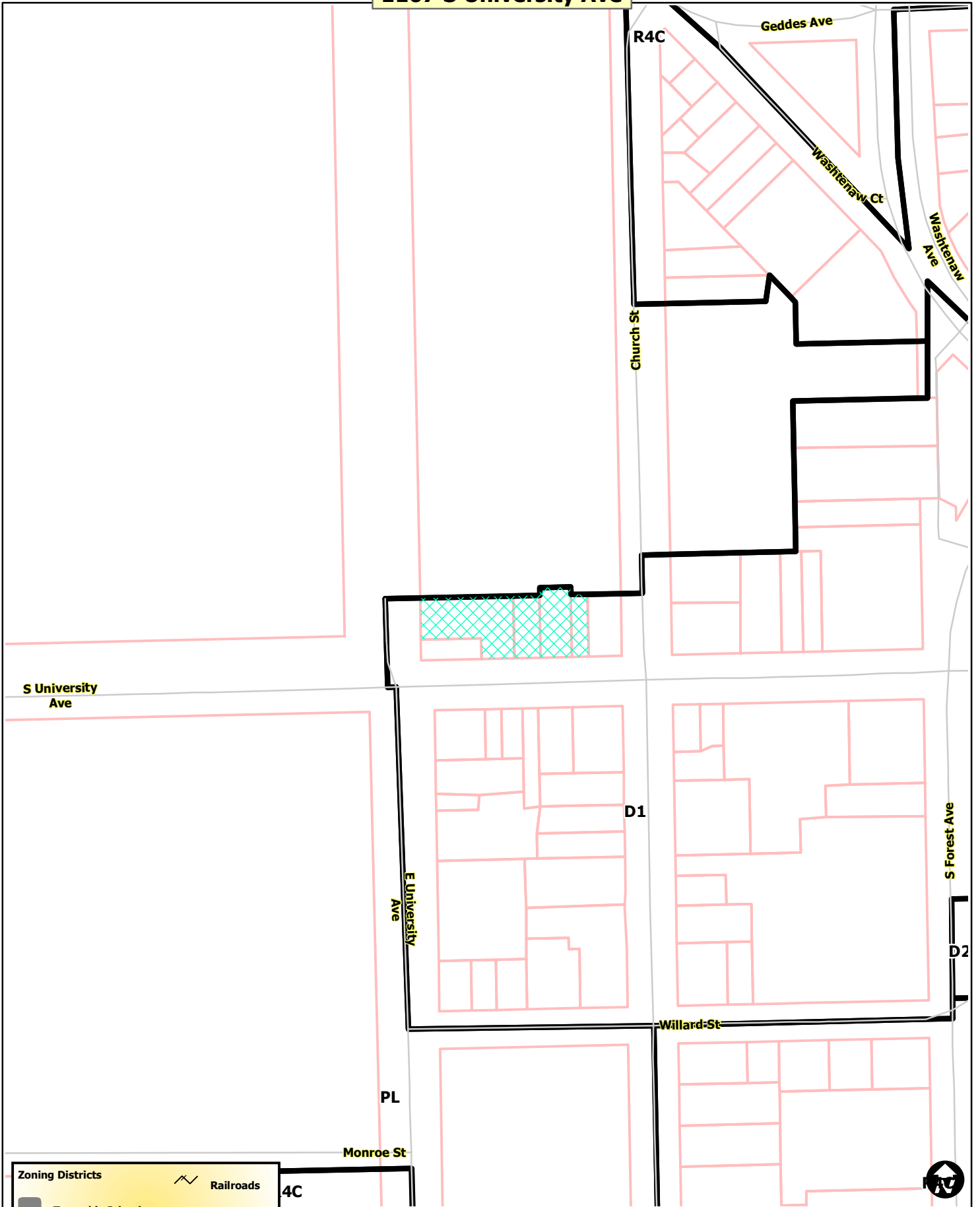
Parks – Staff suggested a park contribution of \$25,420.00 based on 41 proposed dwelling units (revised to \$26,660 for 43 proposed dwellings) for improvements to a downtown park. The petitioner is still considering their response.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
12/16/16

Attachments: Zoning Map
Aerial Photo
Site Plan
Elevations
Design Review Board Minutes and Recommendations
Petitioner’s Response to DRB Report
Citizen Participation Report

c: Petitioner (South University-North, LLC [Sean Havera]) *by email*
Petitioner’s Agent (Midwestern Consulting, LLC [Tom Covert]) *by email*
Systems Planning
File – Project No. SP16-115

1107 S University Ave



Zoning Districts	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



Map date 8/29/2016
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

1107 S University Ave

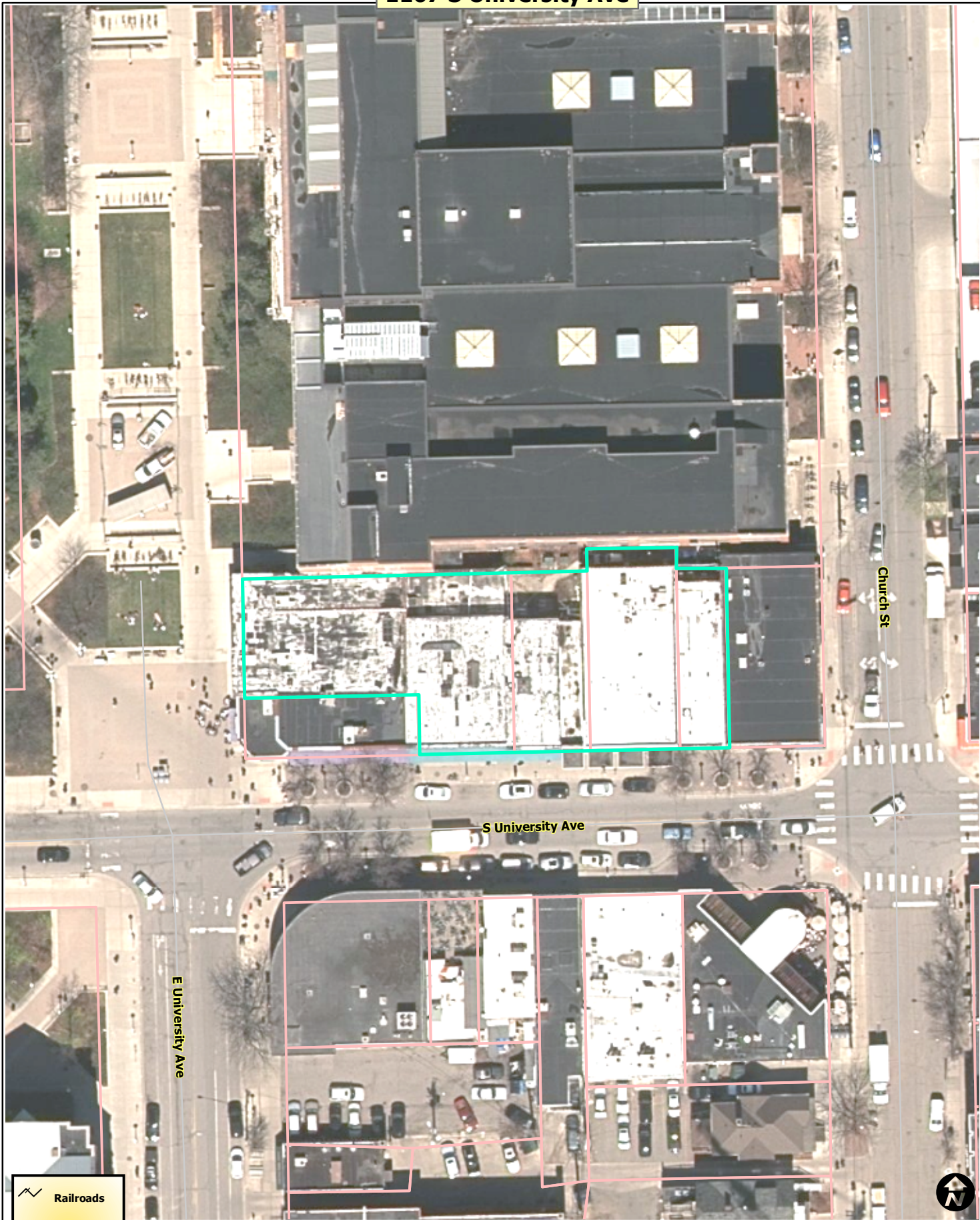


- Railroads
- Parcels
- Huron River



Map date 8/29/2016
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1107 S University Ave



-  Railroads
-  Parcels
-  Huron River



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THE COLLEGIAN NORTH

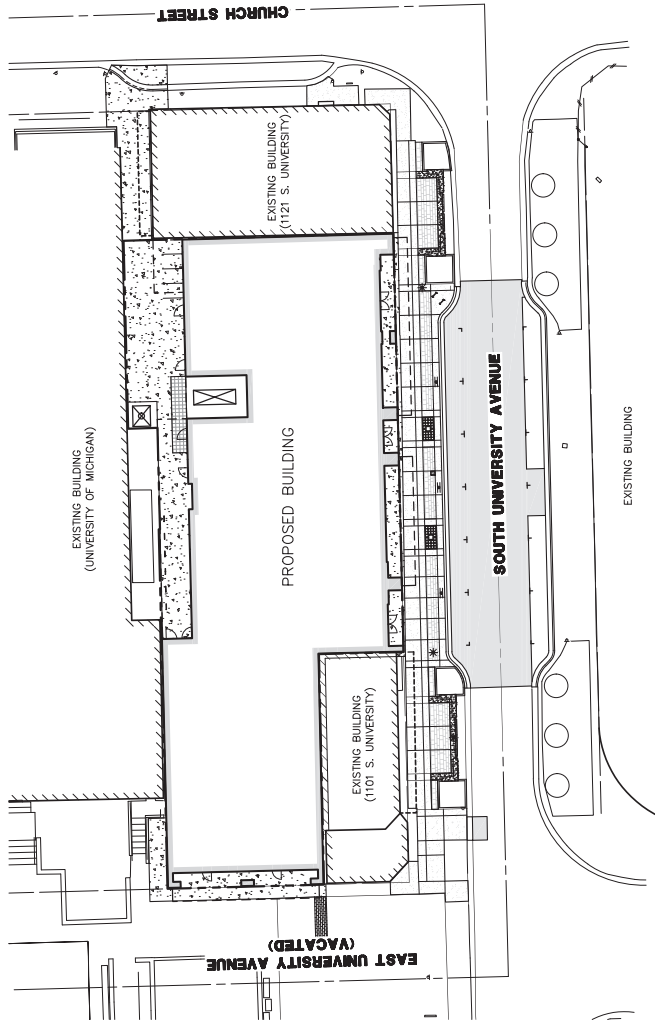
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SITE PLAN

OWNER
 SOUTH UNIVERSITY - NORTH LLC
 100 WEST WASHINGTON STREET
 ANN ARBOR, MI 48104
 PH: (734) 994-0200
 ATTN: SEAN T. HANERA

**SURVEYOR/CIVIL ENGINEER/
 LANDSCAPE ARCHITECT**
 MIDWESTERN CONSULTING LLC
 100 WEST WASHINGTON STREET
 ANN ARBOR, MI 48104
 PH: (734) 994-0200
 ATTN: TINA FOX, RLA, LEED AP

ARCHITECT
 HOBBS & BLACK
 100 WEST WASHINGTON STREET
 ANN ARBOR, MI 48104
 PH: (734) 683-4189
 ATTN: TOM DULLENBECK



GENERAL NOTES:
 1. THE PROPOSED CONSTRUCTION SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
 2. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
 3. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
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PROJECT SUMMARY

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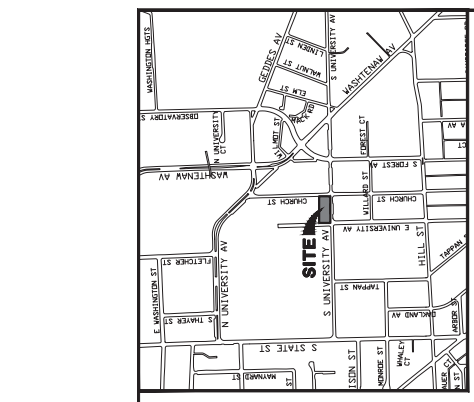
UNIT TABULATION

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	RENTABLE AREA	PERCENTAGE
1 Bldg-1	30 Class A	1,334	10	23.26%	13,340	10.08%
2 Bldg-2	40 Class B	1,395	1	2.23%	1,395	1.09%
3 Bldg-3	40 Class C	1,487	7	16.26%	10,209	14.05%
4 Bldg-4	50 Class D	1,503	10	23.26%	15,030	21.49%
5 Bldg-5	50 Class E	1,898	7	16.26%	13,286	19.00%
6 Bldg-6	50 Class F	2,147	10	23.26%	15,029	21.49%
TOTALS			43,003 BIDS	100.00%	69,930	100.00%

UNIT AVERAGE NET SF: 1,617.9

SITE DATA COMPARISON CHART

Item	Required / Permitted	Proposed
Site Area	0.38 AC (33,072 SF)	0.38 AC (33,072 SF)
Setback	5' (Front), 5' (Side), 10' (Rear)	5' (Front), 5' (Side), 10' (Rear)
Use	South University	South University
Land Use	Apartment/Commercial	Apartment/Commercial
Proposed (Bldgs)	115,037.7500 sq ft	115,708.47 (599%)
Proposed (Parking)	66,247.4400 sq ft	66,247.44 (58%)
Proposed (Total)	181,285.1900 sq ft	181,955.91 (100%)
Front (North) 0 ft min. 1 ft max.	2 stories min. 3 stories max.	2 stories
Side (East) 0 ft min. 0 ft max.	5 ft average	5 ft average
Rear (South) 0 ft min. 0 ft max.	4 ft min. 6 ft max.	4 ft min. 6 ft max.
Height	16 ft max. permitted	16 ft max. permitted
Impervious Surface	10.00% of average / 100%	10.00% of average / 100%
Permeable Surface	0 ft / 0%	0 ft / 0%



VICINITY MAP
 NOT TO SCALE

- SHEET INDEX**
- | SHEET NUMBER | TITLE |
|--------------|---------------------------------------|
| 1 | COVER SHEET |
| 2 | PROJECT DATA AND GENERAL INFORMATION |
| 3 | SOIL BORINGS |
| 4 | EXISTING CONDITIONS |
| 5 | REMOVAL PLAN |
| 6 | DIMENSIONAL SITE PLAN |
| 7 | GRADING AND SOIL EROSION CONTROL PLAN |
| 8 | UTILITY PLAN |
| 9 | STORM WATER MANAGEMENT PLAN |
| 10 | MISCELLANEOUS SITE DETAILS |
| 11 | PRE PROTECTION PLAN |
| 12 | BASEMENT FLOOR PLAN |
| A-100 | FIRST FLOOR PLAN |
| A-101 | SECOND FLOOR PLAN |
| A-102 | THIRD-NINTH FLOOR PLANS |
| A-103 | TENTH FLOOR PLAN |
| A-104 | ELEVENTH FLOOR PLAN |
| A-105 | TWELFTH FLOOR PLAN |
| A-106 | ROOF PLAN |
| A-200 | SOUTH ELEVATION |
| A-201 | NORTH ELEVATION |
| A-202 | WEST ELEVATION |
| A-203 | EAST ELEVATION |
| A-300 | BUILDING SECTION |

THE COLLEGIAN NORTH

JOB NO: **15006**

DATE: 10/28/16

SHEET 1 OF 25

REVISIONS:

DATE: 10/28/16

BY: TDF

CHECKED: TDF

DESIGNED: TDF

DRAWN: TDF

SCALE: AS SHOWN

MIDWESTERN CONSULTING

100 WEST WASHINGTON STREET
 ANN ARBOR, MI 48104
 PH: (734) 994-0200
 WWW.MIDWESTERNCONSULTING.COM

RELEASED FOR:

DATE:

SCOTT G. FISHER
 P.E. # 25843

MIDWESTERN CONSULTING
25401 Kipling Avenue, Suite 100, Westborough, MA 01581
Tel: 508-865-0113, Fax: 508-865-0114
www.midwesternconsulting.com

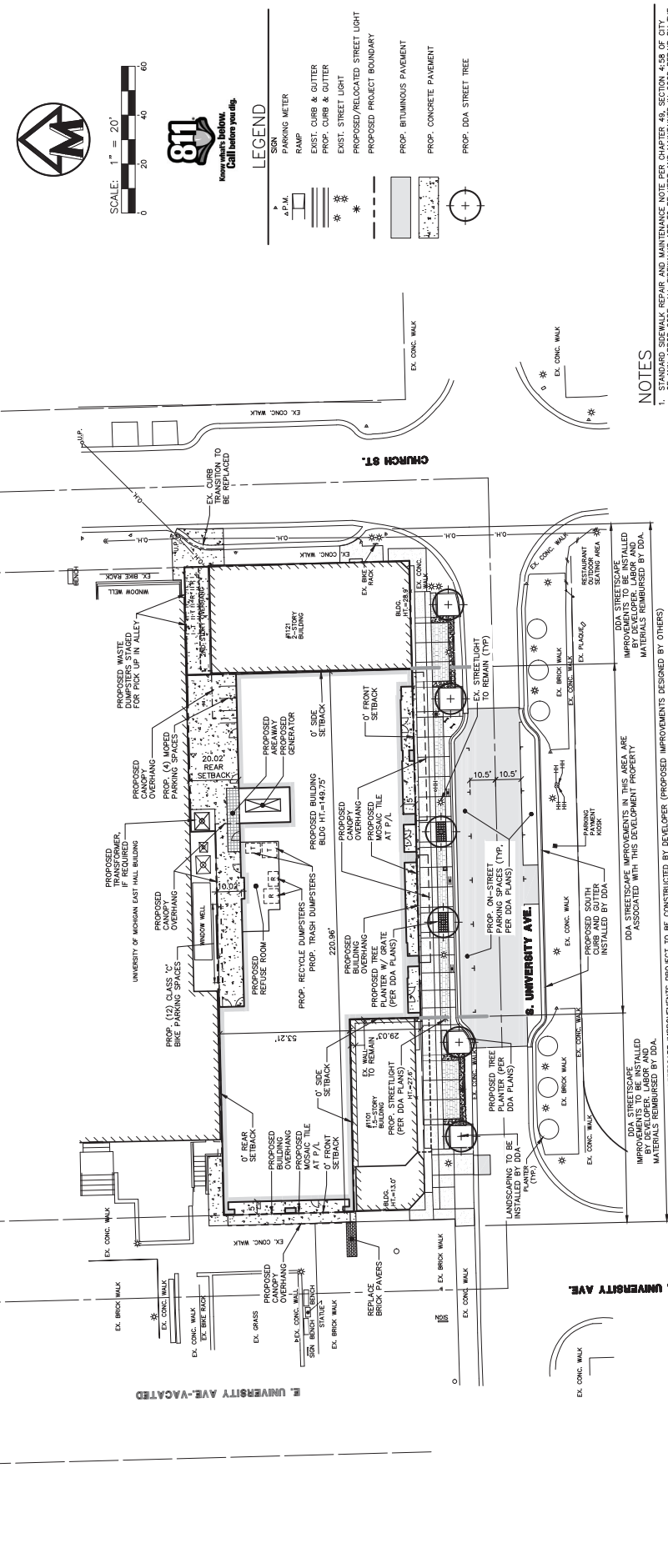
CLIENT: SOUTH UNIVERSITY - NORTH LLC
10100 TELEGRAPH ROAD, SUITE 220
SMASH T. MAHERA
WESTBOROUGH, MA 01581
(249) 641-2600

THE COLLEIAN NORTH

SITE PLAN
DIMENSIONAL SITE PLAN

6

DATE: 10/29/16
REV. DATE: 12/26/16
REV. NO.: 1
REV. BY: MFK CITY REVIEW
SHEET NO.: 15006



NOTES

- STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE PER CHAPTER 49, SECTION 4.58 OF CITY OF ANNEBOROUGH. ALL SIDEWALKS ARE TO BE REPAIRED AND MAINTAINED IN GOOD REPAIR BY THE DEVELOPER. SIDEWALKS TO BE REPAIRED OR MAINTAINED IN GOOD REPAIR SHALL BE IDENTIFIED BY THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE. ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- ALL SIDEWALKS SHALL MEET REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
- UNIVERSITY STREETSCAPE PLAN: PER THE SOUTH UNIVERSITY IMPROVEMENTS PLANS PROVIDED BY THE CITY, THE DEVELOPER SHALL PROVIDE FOR THE PROPOSED SOUTH UNIVERSITY STREETSCAPE PLAN. THIS INCLUDES CURB, CONC. SIDEWALK, CURBED LANDSCAPE BED AT STREET TREES, TREE PLANTERS, PLANTING, AND MATERIALS. THE DEVELOPER SHALL PREPARE A DEVELOPMENT AUTHORITY (DDA) IN PREPARATION OF THE DDA. THE DDA SHALL BE PREPARED BY THE DEVELOPER AND SHALL MATCH THE DDA'S DESIGN. REFER TO PLANS PREPARED BY THE DEVELOPER FOR ADDITIONAL INFORMATION ON THE DDA. THE DEVELOPER SHALL FURNISH A PHOTOGRAPH FOR ALL DIMENSIONS AND DETAILS OF PROPOSED STREETSCAPE IMPROVEMENTS.
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- THE DDA WILL FURNISH THE GRATES, DUMPERS, BICYCLE HOOPS, BENCHES, LIGHT GLOBES, AND MATERIALS NECESSARY TO COMPLETE THE RENOVATIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - THE DDA WILL REIMBURSE THE DEVELOPER FOR THE LABOR AND MATERIAL COSTS ASSOCIATED WITH THE RENOVATIONS.
 - THE DDA WILL INSTALL ALL LANDSCAPING. THE DEVELOPER WILL BE RESPONSIBLE TO REIMBURSE THE DDA FOR THE COST OF THE LANDSCAPING FRONTS THE DEVELOPMENT PROPERTY.
- THERE ARE NO PROPOSED PREMALS IN THE BUILDING.
- THE FOUNDATION SYSTEM WILL BE FULLY DESIGNED DURING PREPARATION OF THE CONSTRUCTION PERMITS. A TEMPORARY UNDERGROUND WATER MONITORING SYSTEM SHALL BE PROVIDED. BUILDING FOOTINGS WILL NOT BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- TRASH MANAGEMENT SYSTEMS:
 - TRASH RECYCLING CONTAINERS TO BE PROVIDED IN THE BUILDING, AND ROLLED OUT ON TRASH DAY TO THE ALLEWAY FOR PICKUP AT THE CURB.
 - PROPOSED GENERATOR IS TO BE LOCATED INSIDE THE BUILDING FOOTPRINT WITH OUTSIDE ACCESS FROM THE ALLEY. AN ADDITIONAL TRANSFORMER IS TO BE LOCATED ADJACENT TO EXISTING TRANSFORMER. TRASH MANAGEMENT SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 119 NOISE CONTROL.
 - PROPOSED MOSAIC TILES ARE TO BE INSTALLED IN THE PROPOSED SIDEWALK ADJACENT TO AND ALONG E. UNIVERSITY STREET AND SOUTH PROPERTY LINES. NO TILES WILL BE INSTALLED WITHIN THE RIGHT-OF-WAY.
 - THE PROPOSED BUILDING OVERHANGS ALONG S. UNIVERSITY AND E. UNIVERSITY ARE A MINIMUM OF 12'-0" ABOVE THE PROPOSED SIDEWALK GRADE.

LANDSCAPE REQUIREMENTS

- STREET TREE CANOPY LOSS: NOT APPLICABLE - STREET TREE CANOPY LOSS IS ASSOCIATED WITH DDA STREETSCAPE IMPROVEMENTS. ALL EXISTING STREET TREES TO BE REMOVED.
10', 10', 12', 12', 10', 8', 7' PEAR = TOTAL 62 DBH INCHES OF TREE TRUNK SURVIVAL. 12' INCHES TOTAL CALIPER INCHES OF REPLACEMENT TREES = 18'
- STREET TREE ESCROW = 143 LF
LANDSCAPING PERMITS AND WILL BE RETURNED PRIOR TO ISSUING BUILDING PERMITS AND WILL BE RETURNED AFTER CITY INSPECTION. ESCROW SHOWS LONG TERM SURVIVAL OF THE PROPOSED STREET TREES.
- LANDMARK TREE REPLACEMENT: NONE REQUIRED
- 5,600 VEHICULAR USE AREA LANDSCAPING AND SCREENING; RIGHT-OF-WAY SCREENING: NOT APPLICABLE
INTERIOR LANDSCAPE ISLANDS: NOT APPLICABLE
- 5:603 CONFLICTING LAND USE BUFFERS: NOT APPLICABLE

PARKS CONTRIBUTION

PER CITY OF ANNEBOROUGH POLICY, CONTRIBUTIONS FOR PARKS AND OPEN SPACE GUIDANCE, THE DEVELOPMENT WILL INCLUDE A PARKS CONTRIBUTION TO THE CITY OF ANNEBOROUGH AT A RATE OF \$26,600 PER RESIDENTIAL UNIT AND RECREATION AT A RATE OF 0.0124 ACRES PER RESIDENTIAL UNIT.
43 UNITS X 0.0124 ACRES = 0.5332 X \$50,000 = \$26,600.00

LIMITS OF DDA STREETSCAPE IMPROVEMENTS

DDA STREETSCAPE IMPROVEMENTS IN THIS AREA ARE ASSOCIATED WITH THIS DEVELOPMENT PROPERTY. MATERIALS REIMBURSED BY DDA. IMPROVED DDA STREETSCAPE INSTALLED BY DEVELOPER, LABOR AND MATERIALS REIMBURSED BY DDA. MATERIALS REIMBURSED BY DDA. IMPROVED DDA STREETSCAPE INSTALLED BY DEVELOPER, LABOR AND MATERIALS REIMBURSED BY DDA.

Drawn By: J. Adams
 Project: 16-003
 Date: 08/11/2016

DATE ISSUED

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 Ann Arbor, MI 48104
 734.663.1189
 www.hobbs-black.com

THE COLLEGAN NORTH
 HUGHES PROPERTIES
 SOUTH UNIVERSITY
 ANN ARBOR, MI 48104

CONSULTANT

GROUND FLOOR PLAN

SHEET TITLE

16-003

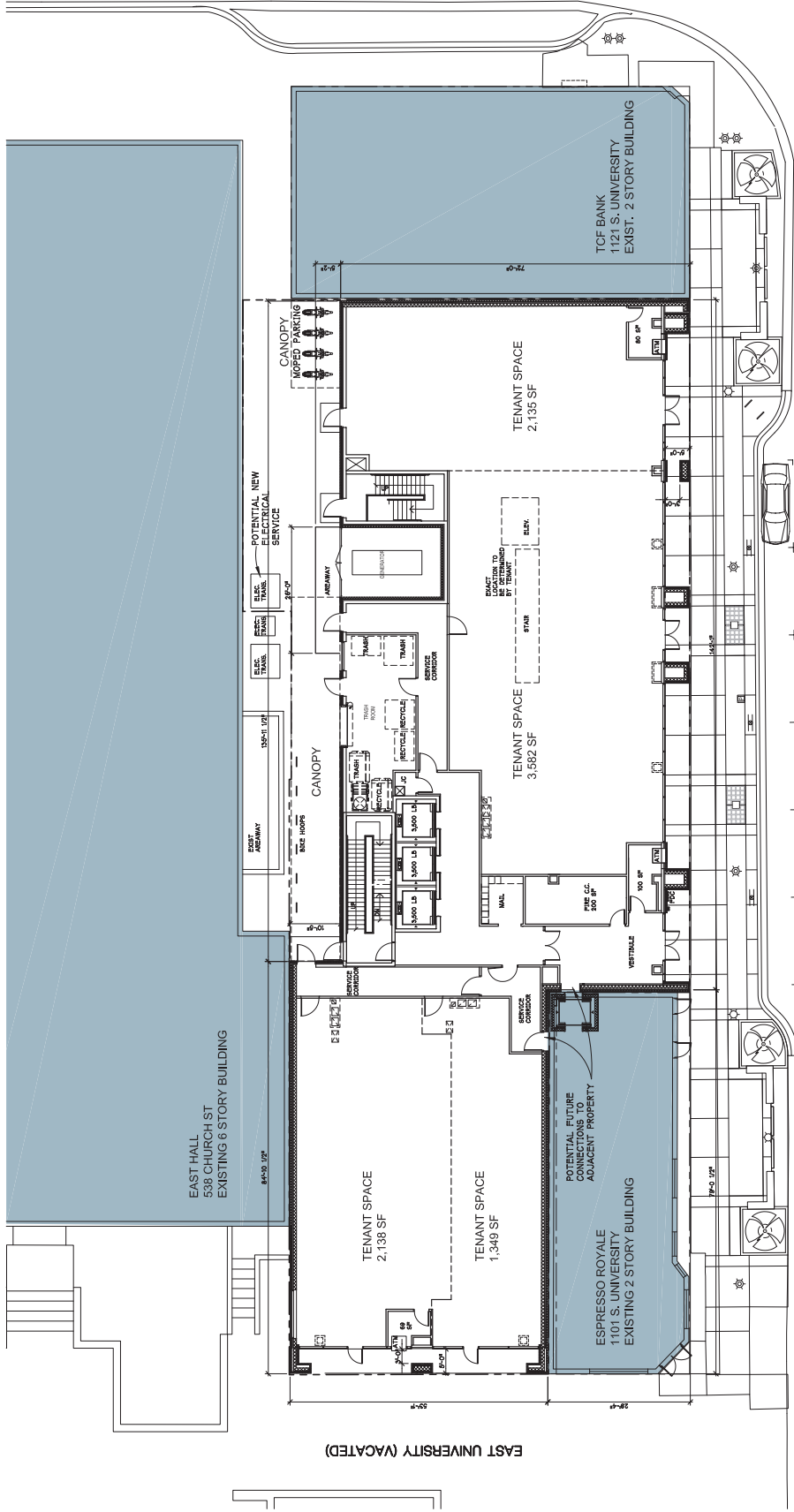
PROJECT NUMBER

A-101

SHEET NUMBER

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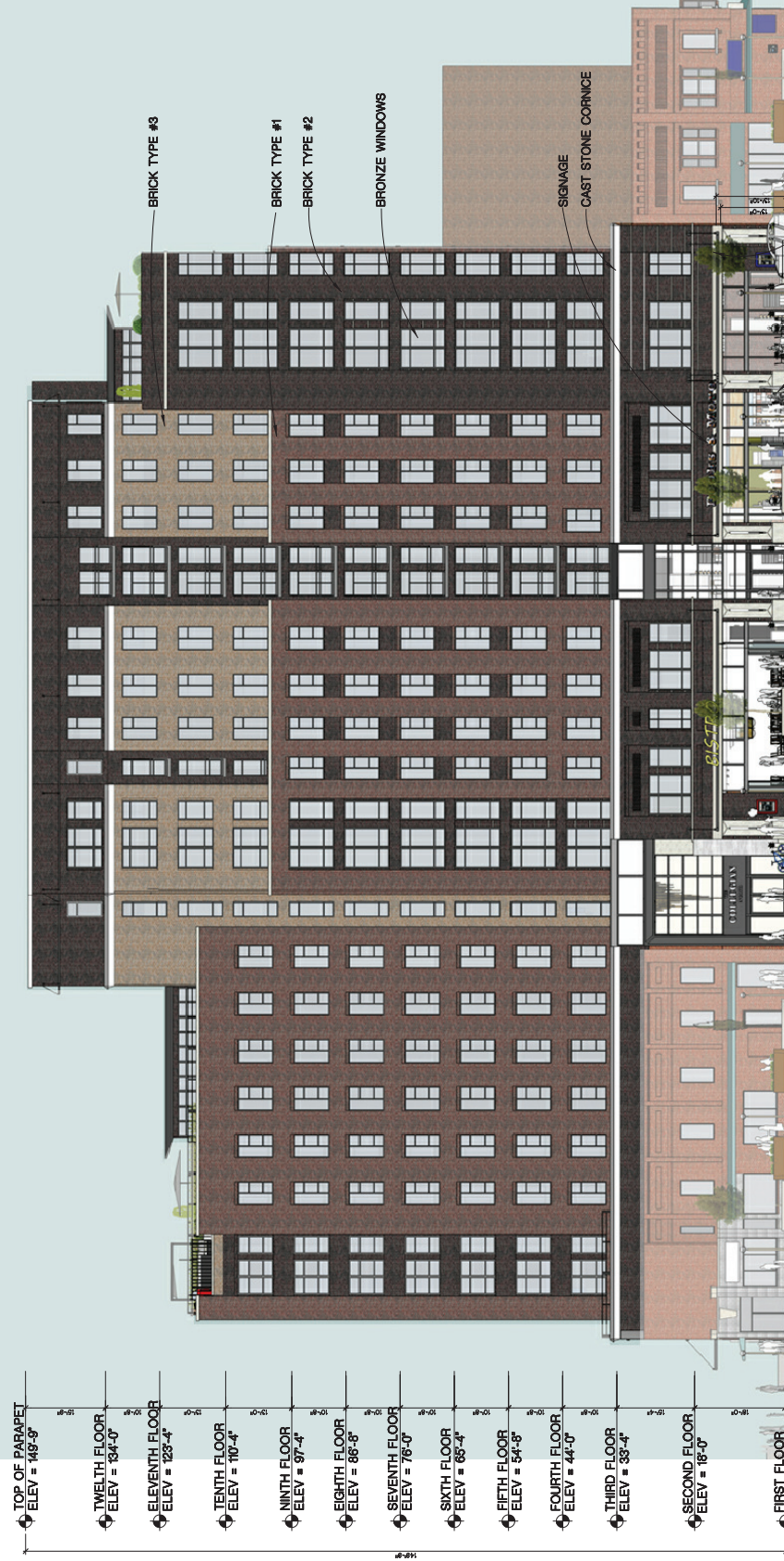
S. UNIVERSITY AVE

NORTH
FIRST FLOOR
 SCALE = 3/32" = 1'-0"
DATE: 08/11/2016

A B C D E F G H

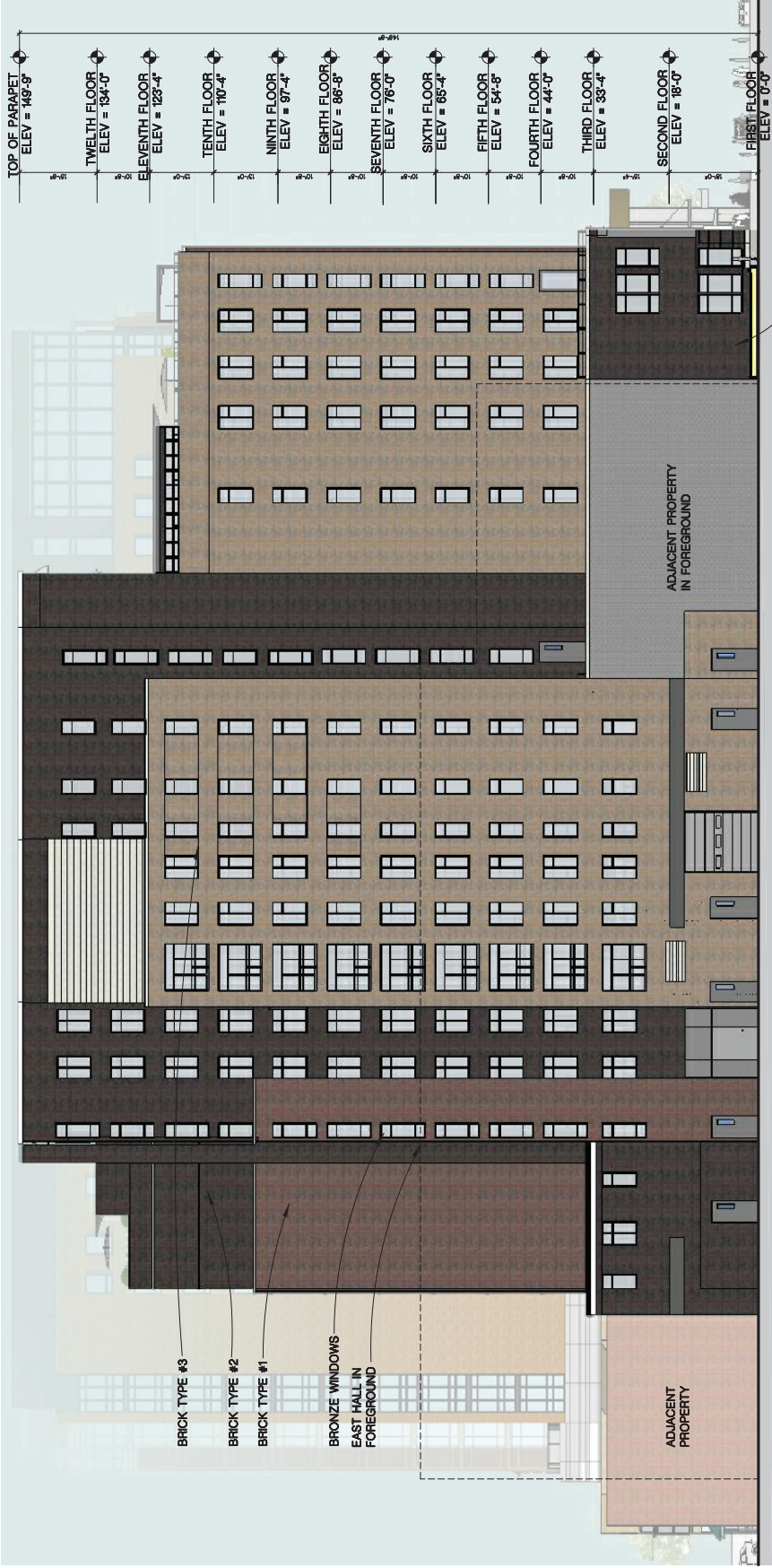
1 2 3 4 5 6

Drawn: P. Adams
 Date: 08/11/2016
 Project: 16-003
 Title: GROUND FLOOR PLAN



SOUTH ELEVATION
 SCALE = 3/32" = 1'-0"
 (SEE PLAN)

- TOP OF PARAPET
ELEV = 149'-9"
- TWELFTH FLOOR
ELEV = 134'-0"
- ELEVENTH FLOOR
ELEV = 123'-4"
- TENTH FLOOR
ELEV = 110'-4"
- NINTH FLOOR
ELEV = 97'-4"
- EIGHTH FLOOR
ELEV = 86'-8"
- SEVENTH FLOOR
ELEV = 76'-0"
- SIXTH FLOOR
ELEV = 65'-4"
- FIETH FLOOR
ELEV = 54'-8"
- FOURTH FLOOR
ELEV = 44'-0"
- THIRD FLOOR
ELEV = 33'-4"
- SECOND FLOOR
ELEV = 18'-0"
- FIRST FLOOR
ELEV = 0'-0"



TOP OF PARAPET ELEV = 149'-9"
 TWELTH FLOOR ELEV = 134'-0"
 ELEVENTH FLOOR ELEV = 129'-4"
 TENTH FLOOR ELEV = 110'-4"
 NINTH FLOOR ELEV = 97'-4"
 EIGHTH FLOOR ELEV = 86'-8"
 SEVENTH FLOOR ELEV = 76'-0"
 SIXTH FLOOR ELEV = 65'-4"
 FIFTH FLOOR ELEV = 54'-8"
 FOURTH FLOOR ELEV = 44'-0"
 THIRD FLOOR ELEV = 33'-4"
 SECOND FLOOR ELEV = 18'-0"
 FIRST FLOOR ELEV = 0'-0"

NORTH ELEVATION
 SCALE: 1/32" = 1'-0"
 SCALE: 1/8" = 1'-0"

BRICK TYPE #2

BRICK TYPE #3
 BRICK TYPE #2
 BRICK TYPE #1
 BRONZE WINDOWS
 EAST HALL IN
 FOREGROUND

ADJACENT PROPERTY

ADJACENT PROPERTY
IN FOREGROUND

CONSULTANT

PROJECT

THE COLLEGAN NORTH
 HUGHES PROPERTIES
 SOUTH UNIVERSITY
 ANN ARBOR, MI 48104

HOBBBS + BLACK
 ARCHITECTS
 100 N. State St.
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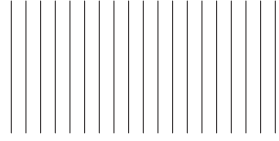
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DRAWN BY

DATE ISSUED

SITE PLAN REVISIONAL: 16/23/2024
 ARCHITECT: JMS
 SITE PLAN APPROVAL:

David Chen, AIA
 Principal Architect
 100 N. State Street
 Ann Arbor, MI 48104



NO.	REVISION	DATE

DATE ISSUED: 11/11/2019
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]

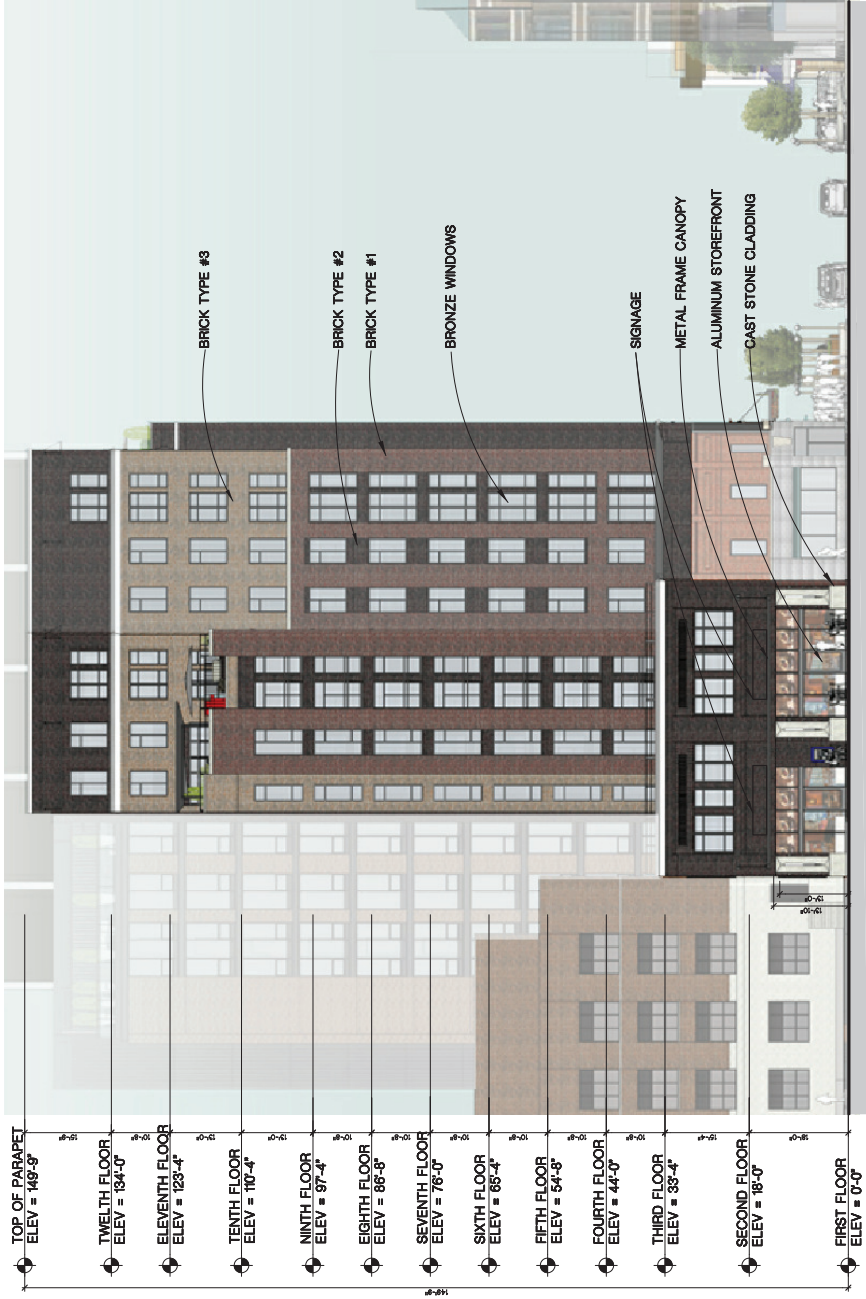
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THE COLLEGAN NORTH
 HUGHES PROPERTIES
 SOUTH UNIVERSITY
 ANN ARBOR, MI 48104

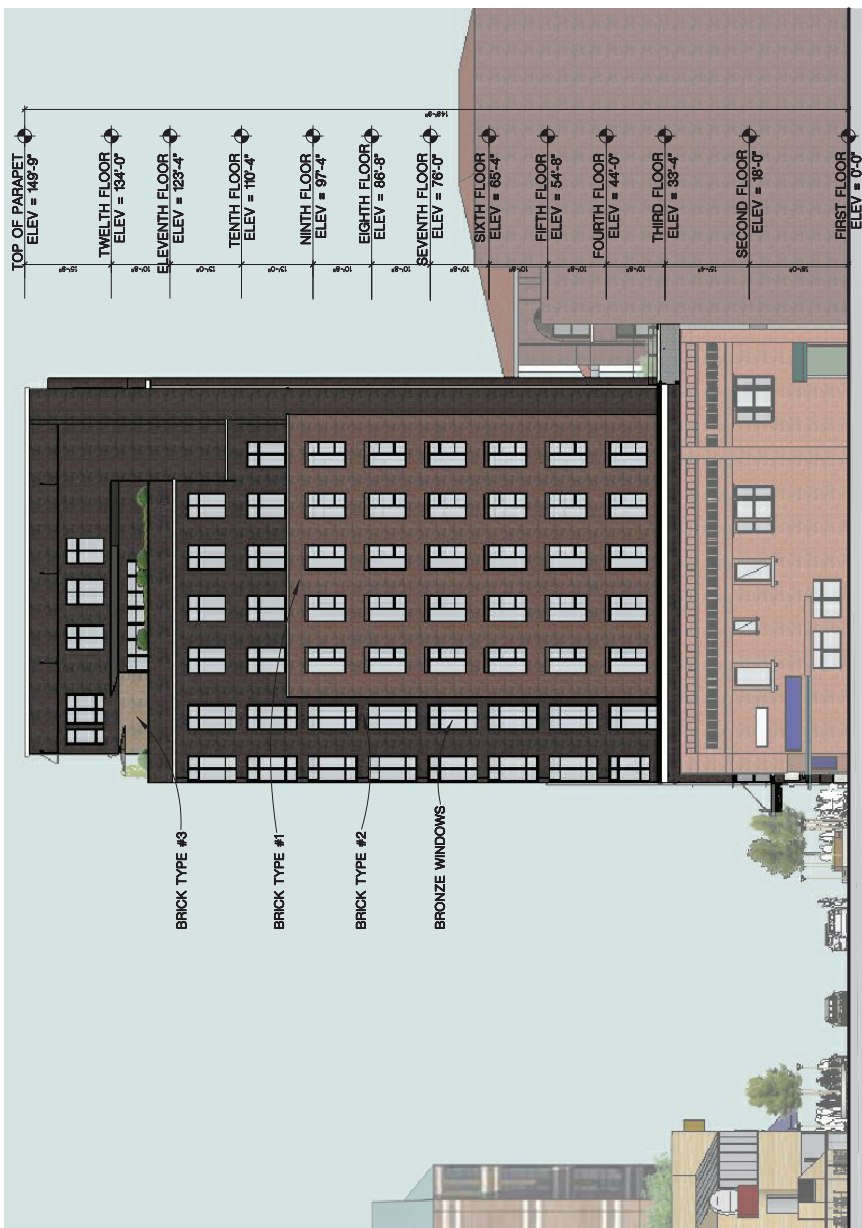
PROJECT:

CONSULTANT:

WEST ELEVATION	SHEET TITLE
16-003	PROJECT NUMBER
A-202	SHEET NUMBER



WEST ELEVATION
 SCALE: 3/32" = 1'-0"
(SEE SECTION)



EAST ELEVATION
 Scale: 1/8" = 1'-0"

ANN ARBOR DESIGN REVIEW BOARD

Staff Report

MEETING DATE: September 21, 2016

PROJECT: 1107 South University Avenue Design Project
“The Collegian – North”
Project No. DR16-012

ADDRESS: 1107 South University Avenue

ZONING DISTRICTS: D1 Downtown Core, South University Character, Primary Frontage

DESIGN TEAM: James Sharba– Hobbs + Black Architects
Tom Dillenbeck – Hobbs + Black Architects
Tom Covert – Midwestern Consulting Engineering
Ronald L. Hughes – Hughes Properties
Sean Havera – Hughes Properties

PROPOSED PROJECT: A new 11-story, 114,000-square foot building is proposed to replace the existing buildings on four lots between the East University Avenue pedestrian mall and Church Street on the north side of South University Avenue. The assembled site is 16,340-square feet (0.38 acre). It currently contains four adjoining two-story buildings that house the Ulrich’s Bookstore. Addresses comprising the site include 547-548 E. University and 1107-1119 S. University (shown in red below, see Figure 1 Location Map).



Figure 1 – Location Map

The proposed building is 140 feet tall. A basement level (not counted in the building height), 10 occupied levels and a mechanical penthouse will be provided. Retail space is planned for the street level and a portion of the second floor. Residential apartments are planned for the third floor and above. Building services and utilities are located at the rear (north) and will be accessed by a pedestrian alley along the north side of the site to Church Street.



The proposed footprint is generally rectangular but with a cutout at the southwest corner to accommodate an existing building that is not part of the development.

Passers-by will perceive the building as a two-story base supporting a slightly recessed, nine-story flag-shaped tower.

The South University area has a mixture of three development booms, including one and two-story buildings from the 1920's and 30's, one-story buildings from the 1970's and 80's, and ten-plus story buildings from the 2010's.

As stated by the applicant: "The proposed development's exterior design has a contemporary character. Its material palette blends masonry products from nearby university buildings. Large glass retail fronts, with timeless masonry detailing, seek to contribute to the life of the vibrant character of the district. The placement of the various masonry products used on the building help break down the mass of the building into smaller segments providing a classic hierarchy of form."

STAFF COMMENTS:

1. The Downtown Development Authority is coordinating an improvement project to reconstruct South University Avenue between East University and Washtenaw Avenue. The design phase is complete and construction is scheduled to begin in the spring of 2017.
2. The area, height and placement regulations for this site (D1, South University character, primary frontage) are provided in the chart below. A cursory review of the proposed development indicates it will meet all applicable zoning regulations.

	Required	Proposed
FAR (Floor Area Ratio)	Up to 700% with premiums (114,380 sq ft)	698% (114,000 sq ft)
Front Setback	Min 0 feet, Max 1 feet	0 ft
Side Setback	None	0 ft
Rear Setback	None	0 ft
Streetwall Height	Min 2 stories, Max 3 stories	2 stories
Offset at Top of Streetwall	Min Average 5 feet	5 ft min, up to 10 ft
Total Height	Maximum 150 feet	140 ft
Massing Articulation	Maximum 45 ft	Variable 16 to 32 ft (estimated)
Building Coverage	No maximum	Approximately 90%
Open Space	No minimum	Approximately 10%

3. The applicant should confirm the massing articulation dimensions. Staff suggests, if a regular articulation rhythm is not employed, the articulations might mimic the underlying lot lines of the combined site.

4. The proposed development is in somewhat of an awkward situation in that it is not exactly a corner site (an opportunity to express an architectural gateway or focal point and a dominant architectural feature, Guideline A.1.3) nor is it solely a mid-block site (where a secondary role design may be best, Guideline A.1.5). More clearly, the design identifies and reinforces the positive characteristics of the adjacent site and enriches the pedestrian experience. Sidewalk level features and facilities provide enrichment of the pedestrian experience. No open space is proposed, however, and the development relies entirely on the public sidewalk for its pedestrian amenities. The development's service entries have been located to minimize impact on pedestrians and maintaining pedestrian safety, circulation and comfort. Overall, the proposed development incorporates the majority of the applicable **design guidelines for context and site planning**.

5. The **design guidelines for building massing** generally focus on minimizing the impact of a new building and providing details, variation, and design treatments that break down scale. In staff's opinion, the tower of the building has appropriate variation, details and design treatments. However, the base does not reflect any of the architectural character of the existing, former or remaining buildings on this block and it does not offer any sense of scale. There is no relationship whatsoever between the proposed building's South University façade and the facades of 1101 or 1123 S. University. The second floor of the two-story base is particularly sparse on details and design elements that compliment the block and the character area. More attention must be given to the blank wall above 1101 S. University

6. The proposed development also incorporates all of the applicable **design guidelines for building elements**. It has an appropriate street edge, a high level of ground floor transparency and entrances oriented towards the street. Its primary entrance is not well defined compared to the retail entries, although as a retail street this may be most appropriate.

APPLICABLE GUIDELINES: From the Ann Arbor Downtown Design Guidelines

Staff has identified the following Guidelines as applicable to the proposed project. These include Guidelines both with which the proposed project is and is not consistent. The Design Review Board may find other Guidelines are also applicable.

Chapter 1: General Design Guidelines

A. Design Guidelines for Context and Site Planning

- A.1 Urban Pattern and Form.** When considering urban pattern and form, the petitioner should assess the character of the adjacent streetscape, open spaces, and buildings to determine how they function as places and facilities supporting human use.
 - A.1.1 Identify and then reinforce the positive characteristics of adjacent sites.
 - A.1.2 Design sidewalk level features and facilities to provide enrichment of the pedestrian experience.
 - A.1.3 Corner sites are an opportunity to express an architectural gateway or focal point and a dominant architectural feature.
 - A.1.4 For mid-block sites, identify adjacent site and building design qualities, noting that a design may be appropriate for a mid-block site that best serves the area in a secondary role.
 - A.1.6 Where adjacent properties are underdeveloped and/or the block lacks inviting and interesting characteristics, consider a building, site and streetscape design that helps to create a vibrant pedestrian setting.
- A.2 Site Planning and Natural Systems.** An urban setting can be a challenging environment in which to respond to natural systems. Consider natural systems such as sun and wind patterns, climates and seasonality, rainwater harvesting, and significant individual features such as street tree patterns and landmark trees on public and private sites.
- A.3 Open Space.** Open spaces can include public and private courtyards, plazas,

patios, terraces, alleys, and gardens. Throughout downtown, site features and elements that invite use should be provided.

A.3.2 Locate an urban open space where there is a high level of existing or potential pedestrian activity.

A.3.6 Provide dining opportunities, movable tables and chairs, public art, lighting, interpretive materials, historic markers, water features, and architectural details such as windows and storefront walls, to frame urban open space.

A.4 Parking, Driveways and Service Areas. Parking, driveways, and service areas are necessary functions, which should be designed to benefit the urban experience.

A.4.1 Locate and size driveways, access points, service entries, alleys, loading docks, and trash receptacles to minimize impact on pedestrians and maintain pedestrian safety, circulation, and comfort.

A.5 Pedestrian Connections. Pedestrian connections include sidewalks, alleys and arcades that provide pedestrian access within, through and among properties. Such connections provide access to buildings, courtyards, plazas and other site elements.

A.5.3 Provide engaging spatial opportunities for window shopping while also maintaining a zone for efficient circulation, especially in areas where there is already heavy pedestrian use.

A.6 Cycling and Transit. Walking, cycling, transit and other multi-modal means of transportation are to be considered in the design of streetscapes.

B. Design Guidelines for Buildings

B.1 Building Massing. Building massing principles address the overall height, size and shape of a building. Although these guidelines refer to the visual aspects of structures, it is important to note that downtown zoning districts address key building massing considerations including floor area ratio, building height, streetwall height, offset and module length.

B.1.1 Design a building to minimize its impact on adjacent lower-scale areas. Suggested strategies include:

- a) Step taller building elements away from adjacent lower- scale buildings and/or neighborhoods
- b) Locate taller building elements at the intersection of streets
- c) Provide variation in building massing to reflect the underlying pattern of

established lot widths

- B.1.2 When a new building will be larger than surrounding structures, visually divide it into smaller building modules that provide a sense of scale. Suggested strategies include:
- a) Vary the height of individual building modules.
 - b) Vary the height of cornice lines and other roof finish elements.
 - c) Change wall surface materials, colors or texture.
 - d) Use vertical moldings to express different building modules.
 - e) Align projecting features, such as balconies or sun screens, to express different building modules.
 - f) Use underlying established lot widths to help determine the width of building modules at the street level.
- B.1.3 Provide a clear definition between the base (the lower floor or floors) and upper floors to maintain a sense of scale at the street level.
- B.1.4 If appropriate to the context, establish a design treatment that includes a differentiated building top.

C. Design Guidelines for Building Elements

Building elements include specific design features that give character and detail to a building. They are not generally addressed by the requirements of the downtown zoning districts. Entries, windows, materials, and other building elements influence the degree to which a new building contributes to the urban fabric. Quality and creativity are most clearly expressed and experienced at this level of design.

The design of building elements should be compatible with its surrounding context. However, a wide range of styles or design themes are appropriate including creative, contemporary, and environmentally-oriented design solutions. Surfaces that have variations in depth with substantial shadow lines add interest.

- C.1 Street Edge.** Building elements and architectural details used at the street front have a direct impact on the quality of the pedestrian experience and should be combined to create an active and interesting street front. Creative use of materials, textures and architectural details is especially important where there are few windows at the street front of a building.
- C.2 Entries.** The location, spacing and general pattern of building entries impact the quality of the pedestrian experience downtown. Building entries should be located to enhance the street level experience and help give a sense of scale. Entries should be clearly defined, accessible, and located to express rhythm and visual interest along a street front. Although traditional building entry designs may be appropriate, creative and contemporary interpretations are also encouraged.

- C.3 Windows.** Window design and placement should help establish a sense of scale and provide visual interest.
- C.4 Awnings.** The use of awnings is encouraged at the sidewalk level to provide shelter from the rain, to modulate natural light, and to indicate entry and provide transition from the outdoor to the indoor environment.
- C.5 Materials.** Building materials should reinforce the massing and architectural concepts and enhance the character of the building and its context.
- C.6 Building Operational Systems.** Building operational systems such as waste management, utility services, heating and cooling systems, must be carefully integrated into the design of a building and not detract from the architectural concept.

South University Character District

This district is located on the southern and eastern edges of central campus. Current architectural character includes diverse styles ranging from older eclectic forms to new/contemporary ones, expressed through a wide variety of architectural materials including wood siding, brick, limestone, precast concrete, and various metals. Building heights range from one and two floor/low-rise to mid and hi-rise. Rooflines vary from two and three story frame houses to flat roofed contemporary expressions at various building heights and façade expressions.

This area is a mixed use district, largely consisting today of university population-focused restaurant and commercial services, and student housing. This district is busy and vibrant with automobile and pedestrian activity. Sidewalk level doorways provide access to upper floor offices and apartments.

The urban landscape includes sidewalk extensions (bump-outs) with circular tree sized planters; a well developed tree canopy over some sidewalks; and outdoor dining spaces at sidewalk and rooftop levels. First floor facades are more transparent with clear, large display windows, allowing inside first floor retail activities to be visible from, and contribute to, the district's active street life.

The cumulative character can be described as a busy and vibrant urban setting that encourages and accommodates a diverse range of downtown activities.

ANN ARBOR DESIGN REVIEW BOARD

September 21, 2016

Action Minutes

Members Present: Tamara Burns (Chair), Bill Kinley, Geoff Perkins, Gary Cooper, Dick Mitchell, Lori Singleton

Members Absent: Paul Fontaine

Staff Present: Alexis DiLeo

Meeting Started: 3:05 p.m.

Agenda – Approved

Approval of Minutes –

The August 17, 2016 Design Review Board Meeting Minutes were approved as prepared.

Unfinished Business – None.

New Business – F-1 The Collegian North at 1107 South University Avenue Design Review

Sean Havera of Hughes Properties and James Sharba and Tom Dillenbeck of Hobbs + Black Architects introduced themselves as the design team and described the proposed development.

The Board discussed the details of the development and how the team arrived at the proposed design. They commented the tower lacked any measureable elevation plane changes, the upper half of the base lacked sufficient diversity and details to break its mass, and the canopy feature may be placed too high if intended as a pedestrian scale detail. The Board recommended more attention be given to the base as this was the predominant view of the building from all approaches, with the minor exception of the far east and west sides of the north facades as these are visible when approaching from the north.

The Board's discussion focused on the proposed design's building massing and elements rather than its site context. The overall tone of the discussion was general agreement that the design was in keeping with the basic design guidelines but many improvements and refinements were suggested for design excellence. The Board requested the design team come back to the Board for continued discussion after

revisions were made.

Public Commentary on F-1

Four people, Eleanor Linn of Forest Court, Peter Nagourney of Lincoln Avenue, Chris Crockett of East Kingsley Street, and Ray Detter of North Division Street and the Downtown Citizens Advisory Council, offered comments to the Board.

Communications – None

Public Commentary (General) – None

Adjournment – 4:20 pm

Prepared by Alexis DiLeo, City Planner
September 23, 2016

Approved by the Design Review Board
October 18, 2016

ANN ARBOR DESIGN REVIEW BOARD

Staff Report

MEETING DATE: October 19, 2016

PROJECT: 1107 South University Avenue Design Project
"The Collegian North"
Project No. DR16-012

ADDRESS: 1107 South University Avenue

ZONING DISTRICTS: D1 Downtown Core, South University Character, Primary Frontage

DESIGN TEAM: James Sharba– Hobbs + Black Architects
Tom Dillenbeck – Hobbs + Black Architects
Tom Covert – Midwestern Consulting Engineering
Ronald L. Hughes – Hughes Properties
Sean Havera – Hughes Properties

BACKGROUND: Revisions have been made to the proposed design of a new 11-story building on South University Avenue between the East University Avenue pedestrian mall and Church. The Design Review Board discussed the original design at their meeting of September 21, 2016, see attached comment and recommendation letter.

The basic dimensions of the proposed building remain as previously proposed: 11-stories and approximately 140 feet tall, an approximately 15,00- square foot rectangular footprint with a cutout at the southwest corner, and a two-story base supporting a 9-story tower. The design revisions include lowering the west wing to 6-7 stories, creating prominent central entry on the base and of several adjacent storefronts, and generally increasing architectural details across all facades.



STAFF COMMENTS:

1. The revised proposed design incorporates many of the Board's recommendations following its September 21, 2016 meeting. More fine grained details have been added to read as a series of storefronts and there is now a higher degree of changes in materials, variation in plane and ornamentation. The west end fronting East University has been lowered, mitigating the building's overall mass.
2. Staff continues to believe the proposed development the appropriately meets the applicable **design guidelines for context and site planning**.
3. With the proposed revisions, the development better meets the applicable **design guidelines for building massing**. Both the base and tower have appreciably added details. The proposed building is quite handsome in its own right, but in staff's opinion, is still lacking a strong relationship to the remaining buildings on either side of it.
4. The proposed development continues to meet the applicable **design guidelines for building elements**, and even more so than before.

Attachments: September 21, 2016 Staff Report
 September 26, 2016 Draft Comments and Recommendations

Prepared by Alexis DiLeo, City Planner
October 13, 2016



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

DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: James Sharba, Tom Dillenbeck, Sean Havera – Design Team

FROM: Alexis DiLeo, City Planner on behalf of the Design Review Board

DATE: September 26, 2016

SUBJECT: The Collegian North Design Project (Project No. DR16-012)

The Design Review Board discussed the proposed design of your proposed development, The Collegian North, at 1107 South University Avenue on September 21, 2016. Please consider the following comments and recommendations made by the Board when preparing the site plan petition:

1. The base needs more fine grained details to read as a series of storefronts. The second story of the base in particular needs significantly more details such as material changes, variation in plane, and ornamentation.
2. The height of the two levels making up the streetwall are not in scale with the south university context. Consider lowering the floor-to-floor heights, or create detailing to be more compatible.
3. There is an opportunity at the residential entrance to create more diversity in the façade. Explore breaking the horizontal line and creating a taller element there.
4. The canopy height was discussed at length and was determined to possibly be located too high to provide the intended pedestrian scale detail. Consider adding some sort of solid protection/canopy at the entries to the retail.
5. At the west end fronting on East University, there is no response to the context of being adjacent to the most historic part of the UofM campus - the diag and the archway through the engineering building. Consider lowering that “wing” and slightly raising the rest of the block if possible. This would also help mitigate the massive bulk of the upper levels.
6. The tower needs more articulation and changes in plane on its southern and northern facades.
7. The tower may also need to be further setback on its east side to minimize impacts if/when the property at the corner is redeveloped with a taller building.

8. Consider adding more windows to the northern façade. If necessary, focus efforts on the corners of the northern façade as the eastern quarter and western quarter of the expanse will be most prominent when approaching from the north.
9. Consider adding windows to the egress stairs to promote stair use.
10. Finally, the Board encouraged you to resubmit revised drawings for further discussion at their next meeting or another future meeting of your choice before submitting a site plan to the Planning Commission and City Council.

These comments and recommendations were prepared on September 26, 2016 and approved by the Design Review Board on _____.



City of Ann Arbor

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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: James Sharba, Tom Dillenbeck, Sean Havera – Design Team

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3. The tower needs more articulation and changes in plane on its southern and northern facades.
4. Consider adding more windows to the northern façade. If necessary, focus efforts on the corners of the northern façade as the eastern quarter and wester quarter of the expanse will be most prominent when approaching from the north.
5. Please resubmit revised drawings for further discussion by the Board at their next meeting or another future meeting of your choice before submitting a site plan to the Planning Commission and City Council.

These comments and recommendations were prepared on September 23, 2016 and approved by the Design Review Board on October 19, 2016.

Tina R. Fix

From: DiLeo, Alexis <ADiLeo@a2gov.org>
Sent: Thursday, October 20, 2016 2:50 PM
To: Sean Havera; Tom Dillenbeck; James Sharba
Cc: Kinley, Bill (DGT); Gary Cooper; Geoff Perkins; lori.singleton@smithgroupjjr.com; Paul Fontaine (fontaineurbandesign@yahoo.com); Mitchell, Dick (DGT); Burns, Tamara
Subject: Design Review Board recommendations (Collegian North)
Attachments: Recommendation Letter 1107 South U APPROVED.pdf

Gentlemen,

For the record, attached is the Design Review Board's recommendations from their September 21st discussion of The Collegian North at 1107 South University Avenue.

Also, let this message serve as confirmation that the Board found the revised materials discussed at their October 19, 2016 meeting to satisfactorily address their September 21, 2016 recommendations.

Alexis DiLeo, AICP | City Planner

City of Ann Arbor Planning & Development Services
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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: James Sharba, Tom Dillenbeck, Sean Havera – Design Team

FROM: Alexis DiLeo, City Planner on behalf of the Design Review Board

DATE: September 23, 2016

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4. Consider adding more windows to the northern façade. If necessary, focus efforts on the corners of the northern façade as the eastern quarter and wester quarter of the expanse will be most prominent when approaching from the north.
5. Please resubmit revised drawings for further discussion by the Board at their next meeting or another future meeting of your choice before submitting a site plan to the Planning Commission and City Council.

These comments and recommendations were prepared on September 23, 2016 and approved by the Design Review Board on October 19, 2016.

Citizens' Participation Meeting Report

October 25, 2016

Project: **The Collegian North, 1107 S. University - Mixed Use Development - Ann Arbor, MI**

Meeting Date: **October 11, 2016**

Location: **Pizza House**

Time: **6:00pm-8:00pm**

The City Planning & Development Services provided a list of addresses to receive notice of the meeting. Approximately 1,375 postcards were mailed to the addresses provided describing the project and indicating the time, date and location of the Citizens' Participation Meeting (CPM).

At approximately 6:10 pm the meeting was convened by the Developer's Representative Sean T. Havera with South University – North, LLC and Project Architect, James Sharba of Hobbs & Black. A sign in sheet was provided at the start of the meeting for participants to record their presence. At the start of the meeting there were 4 individuals in attendance with an additional 2 attendees joining the meeting around 6:40pm.

Mr. Havera began the meeting by presenting the rest of the project team members including a representative from Midwestern Consulting the civil engineer, additional representatives of the developer, and additional team members from Hobbs & Black.

James Sharba, of Hobbs and Black, outlined the process and requirements of obtaining site plan approval through the city's site plan process. He then proceeded to present the mixed-use project proposed for the North Side of South University Ave between E. University and Church St. to be called The Collegian-North. The proposed project has frontage on S. University and E. University consisting of active uses at street level including retail spaces and an entry into the residential floors of the building. The 2nd Floor is comprised of additional retail space, building management and leasing offices and amenity space for the residential tenants. Residual floors three through eleven contain the residential units consisting of four, five and six bedroom units. After the presentation the meeting was opened to attendees for their questions and comments.

The following is a summary of comments and questions voiced by participants and answers provided (*answers/responses in italics*) by project team members:

1. How is parking being addressed on the project?

As we are unable to get a curb cut on S. University, we will enter into an interim parking agreement with the DDA per the City's Policy for Contributions In lieu of Parking. Our current intent is to design additional parking spaces into our redevelopment of the south side of South University to meet the parking requirements for this project per City Code.

2. How will student move in work?

We have designed our rear service corridor to be 6 ft. in width to accommodate move-in through the rear of the property. To minimize the traffic on S. University and Church Street, we will not have move-in through the front entry.

3. How will Espresso Royale access their roof?

They can access their roof using a ladder from grade. We will also work closely with our neighbors to cooperatively minimize the impact that our development may have on existing contiguous properties..

4. Who will be responsible for clearing the sidewalks?

The responsibility to clear the sidewalk will rest with building management.

5. Will tenants be able to use the property between the mosaic tile and the building façade or will they require a city permit?

We will comply with all appropriate City ordinances. At the current time, Tenants, subject to rules established by the building owners, will be able to use the space without a permit as this is private property and outside the City ROW.

6. There was concern that the CPM meeting was scheduled on a Jewish Holiday?

It was not our intent to conflict with any religious holiday, however, there is a timeline established by the city that we have to meet in order to submit for Site Plan. In addition to this meeting, there will be multiple opportunities for the community to comment on the project.

7. What details changed since the first DRB meeting?

The following were the changes noted:

- a. The west tower was lowered a floor and that square footage was moved to the east tower.*
- b. Additional cornice detail was added.*
- c. The east end of the east tower was pulled forward to create an additional break in the tower.*
- d. By creating more modules, we broke up the street wall.*

8. Did the canopies change?

No there was no change to the canopies.

9. Did the size of the building change?

Not really. There were some minor changes to the square footage as the changes detailed in response to question 6 were implemented and also due to gaining additional property at the rear of 1119 S. University.

10. Was anything done to address south sun exposure?

The first floor was pulled back to minimize the direct impact of the southern exposure on the retail spaces and the windows in the building will be Low E glass. Any additional treatment of spaces will be accomplished through the use of the HVAC system. Let's discuss this last sentence

11. What will be done with the Historical Story Marker on the building currently?

We will coordinate with Ray Detter to provide space along one of the building columns on E. University to prominently displace the existing Historical Story Marker..

12. How is the DDA streetscape being incorporated?

While not yet finalized with the DDA, the current plan is that we will complete the entire north streetscape between E. University and Church as part of our project.

13. How will trash removal be handled?

We have worked with the planning staff, the solid waste removal company and the DDA on the most effective way to handle trash. The agreed upon solution was that the trash will be removed through the rear of the property and staged in the alley. Solid Waste will then move the containers to the street and service them.

14. Will there be composting?

At this time there is no plan for composting as the city has no current program in place for commercial properties. If the City should implement a composting program in the future, we would certainly pursue this option.

15. Has the question concerning the issue with the distance between the columns been addressed?

We clarified what the original question was and that we have kept the design the same.

16. What is the project timeline?

We currently anticipate commencing demolition in July 2017 with completion forecasted to occur in July 2019.

17. One attendee stated he was thankful that were going back to the DRB again.

<u>Name</u>	<u>Address</u>	<u>Email or Phone #</u>
Eleanor LINN	1321 Forest Court	elinn@umich.edu
David Fulmer	1327 Olivia	dfulmer@umich.edu
Shanon Frost	549 E. University	sfrost915@gmail.com
Tracy Buse	9101 Posay Dr, Whitmore Lake	tbuse@follett.com
RAMOSH GANATRA	253 Dino Dr.	rganatra@mtc-test.com
Chris Crockett	506 E. Kingsley St.	christinecrockett@gmail.com
RAY DETTER	120 N. DIVISION	RDETTER@UMICH.EDU

Urschis