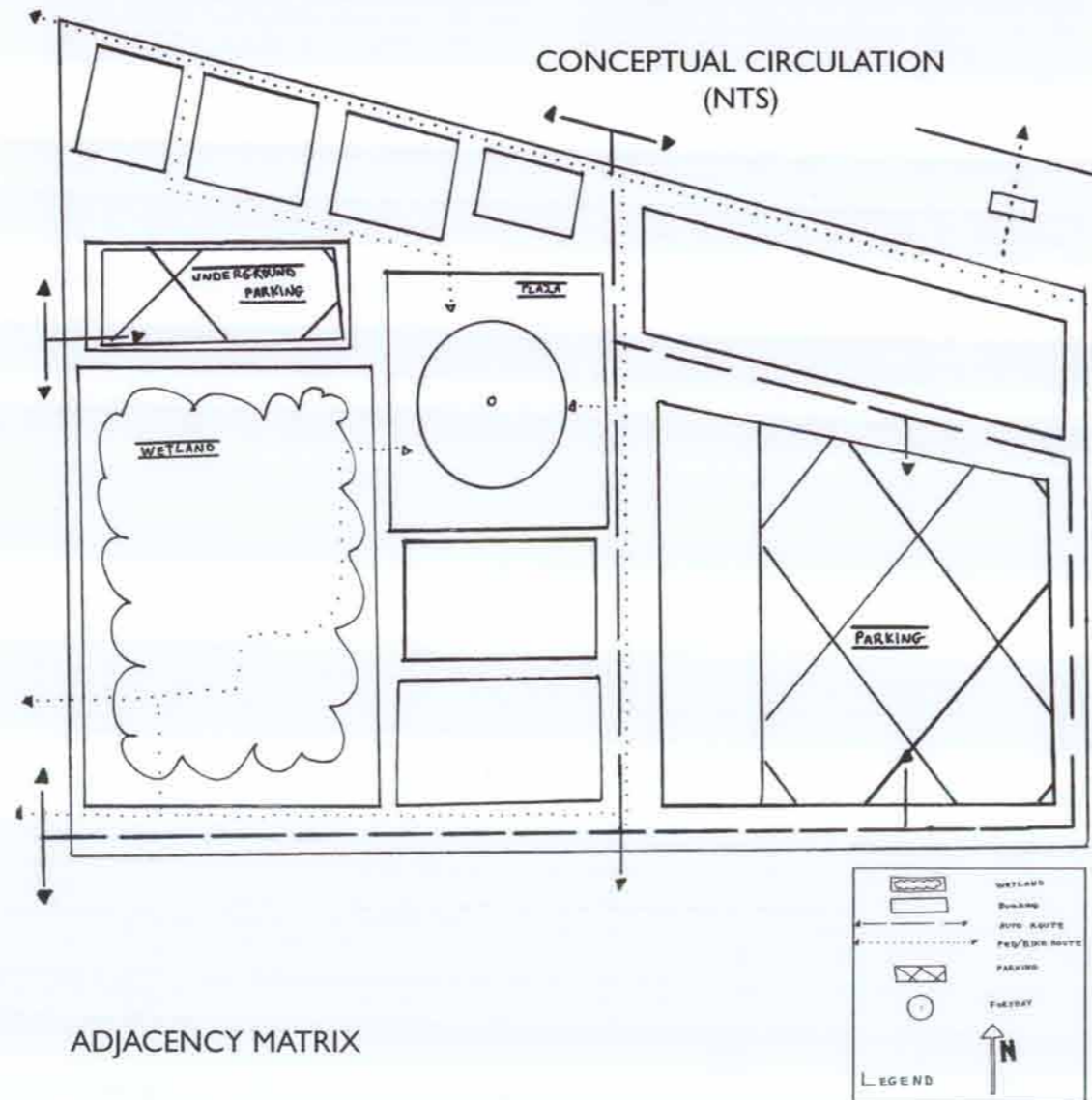


Conceptual Design | TOSCIAS

GOALS

- 1) Walkability** – We aim to make this site more pedestrian friendly on the exterior along Washtenaw, as well as on the interior. Buildings and walkways will be on a pedestrian scale; sidewalks will be wide and lined with trees and inviting storefronts.
- 2) Connectivity** – This site will be integrated within a regional and immediate context. The site will be a major transit stop between Ann Arbor and Ypsilanti with amenities that will encourage transit users to stay, work, and live here. In addition, the site will connect to beneficial adjacent land-uses, such as the large County Park and recreation center to the west, and the existing retail and grocery store across Washtenaw to the north. We will also take advantage of the site's placement along an active transportation corridor for high visibility and interest.
- 3) Sustainability** – In developing and designing this site, we strive to make as little impact on existing natural features as possible. The site will be designed to capture 100 percent of stormwater runoff, integrating rain gardens and bio-swales as unique visual amenities within the site. Also, the wetland and wooded area in the southwest of the site will remain untouched.



ADJACENCY MATRIX

Residential	Residential	Café	Retail	Daycare	Restaurant/Bar	Office	Automotive	Plaza	Greenspace	Transit Stop	Corridor	Parking Structure	Quick Parking	Bike Parking
Café	Desirable													
Retail	Unimportant	Desirable												
Daycare	Desirable	Unimportant	Unimportant											
Restaurant/Bar	Avoid	Desirable	Desirable	Avoid										
Office	Unimportant	Desirable	Unimportant	Desirable	Desirable									
Automotive	Avoid	Avoid	Unimportant	Avoid	Unimportant	Unimportant								
Plaza	Desirable	Essential	Desirable	Desirable	Essential	Desirable	Avoid	Desirable						
Greenspace	Desirable	Desirable	Unimportant	Desirable	Desirable	Desirable	Avoid	Desirable	Desirable					
Transit Stop	Desirable	Desirable	Desirable	Desirable	Essential	Unimportant	Unimportant	Unimportant	Unimportant	Unimportant				
Corridor	Unimportant	Desirable	Desirable	Avoid	Desirable	Unimportant	Essential	Avoid	Unimportant	Essential				
Parking Structure	Desirable	Unimportant	Desirable	Unimportant	Essential	Desirable	Desirable	Avoid	Avoid	Unimportant	Avoid			
Quick Parking	Unimportant	Essential	Unimportant	Essential	Desirable	Unimportant	Unimportant	Unimportant	Unimportant	Unimportant	Desirable	Unimportant		
Bike Parking	Essential	Essential	Essential	Essential	Essential	Essential	Avoid	Essential	Essential	Essential	Essential	Essential	Unimportant	

-Uses-
Retail • Office • Multi-family Residential • Restaurant/Bar • Café • Public Plaza • Day Care

-Environmental Qualities-
Treat wetland and wooded area as an asset to the site, leaving them undeveloped • Collect 100% of stormwater on site through green roofs and a bio-swale/rain garden system that filters water prior to entering wetland.

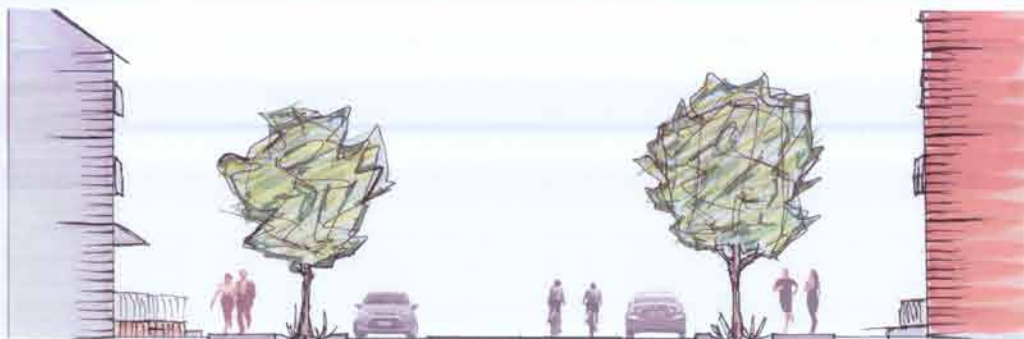
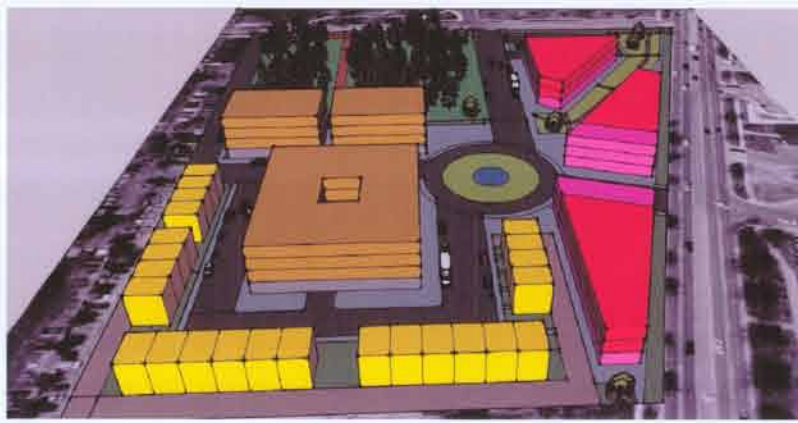
-Who will use site-
Transit riders • Residents of apartments on site • Employees of businesses on site and adjacent sites

-Timetable of use-
Early morning: café workers and patrons • Morning peak hours: commuters to and from site • Midday: lunch break at restaurants or in plaza • Evening peak hours: commuters to and from site • Later evening: patrons of restaurant/bar

-Site Patterning-
Buildings aligning sidewalk on Washtenaw, first floor retail • Two to three stories in height • Parking structure tucked in rear of site and underneath buildings • Plaza centrally located and abutting wooded area • Restaurant/bar and café located on plaza for pleasant outdoor seating opportunities • Apartments overlooking plaza and/or wooded area

-Building and Maintenance-
Private developer builds • Wetland/wooded area dedicated as park land • Plaza maintenance delegated to condo or business association

-Timetable for Development-
Phase 1: retail along Washtenaw will open first while renting residential/office space above, simple parking lot constructed behind buildings • Phase 2: residential structures and residential parking structure built off of Platt Rd. • Phase 3: construction of main parking structure • Phase 4: convert surface parking lot to plaza



SITE DIMENSIONS

Square foot measurements:

Office (Red: Bldg 1, 2, 3)	51450
Retail (Pink: Bldg 1, 2, 3, 6)	47925
Apartments (Gold: Bldg 4, 5, 6)	89400
Townhouses (Yellow)	15840
Residential Units:	156
Gross DUA	24
NET DUA	36
Apartments:	132 (24 in Bldg 4, 24 in Bldg 5, and 84 in Bldg 6)
Townhouses:	24
Northwest surface lot:	25 (23 standard +2 Handicap)
Parallel on other streets:	95
Covered parking (Gray 4, 5, 6)	72 (breakdown is 18 under Bldgs 4 and 5, 36 under Bldg 6)
1st floor townhouse spots	24
Parking spots:	216 in total

CONCLUSION

We believe that this proposed design plan embodies the concept of a truly transit oriented development, a walkable place where the urban ballet meets environmental integration.

Walkability

- Accessible and exciting destination for future TOD users
- Pedestrian dominant design—vehicular traffic yields to pedestrians
- Connection between vegetation, retail, and residential areas
- Connection to existing adjacent uses—such as Whole Foods, County recreational park, Barnes & Noble Bookstore

Urban Ballet

- Commercial on 1st floor with residential above
- Courtyard meeting place with water feature integration
- Offers public use 24 hours a day, 7 days a week
- Offer mixed residential—including townhomes, 1, 2, and 3 bedroom apartments

Environmental Integration

- Preservation of woodland area
- Use of porous and alternative pavement features
- Vegetated commercial view corridor complete with vegetation stormwater management
- Use of sustainable structural components in building design

Context & Background | TOSCIAS

CONTEXT

The site is located within the City of Ann Arbor, approximately three miles southwest of downtown, on Washtenaw Avenue between Platt and Huron Parkway. Washtenaw Ave. is a major transportation corridor between Ann Arbor and Ypsilanti, and also serves commuters on US-23, which is a mile to the west.

This site benefits greatly from some adjacent sites. Immediately to the west is the 141-acre County Farm Park, containing trails, a playground, and a recreational center. Whole Foods Market, Barnes & Noble, Walgreen's, and other miscellaneous retail lie directly across Washtenaw to the north. However, crossing the five lanes of steady traffic necessary to reach these places from our site can be difficult, if not dangerous. Along the south edge of the site are offices. Workers from these offices may be attracted to use our site during business hours, potentially live there, or just use the transit system to get to and from work. The least attractive adjacent use is the auto-centric cluster of a gas station, oil change facility, and mechanic immediately to the east. While all of the other adjacent uses could be seen as assets to our site, the auto cluster, while providing necessary services, may need to be buffered from more pedestrian-oriented features.

LAYOUT

The site is approximately 8.25 acres of vacant land which at one time was home to an auto dealership, gelato store, and pet daycare. Currently, the auto dealership structure is gone while the gelato store and pet daycare are vacant. In the southwestern portion of the site lies a severely altered and forested wetland (approximately 1.66 acres). The highest point on the site is in the northwest corner of the site. When a storm event occurs, water floods the wetland while puddles of standing water collect over the vacant sales car lot.



CLIMATE IMPLICATIONS

- Ann Arbor, MI sees its strongest winds in the winter months. The site must include elements, such as specific structure form, to adapt.
- Average temperatures range from 17° to 83° F. An ample number of trees will be planted throughout the site providing shade in warmer months. As far as the colder months, many structures are mixed-use, allowing for the heat of the ground level commercial uses to rise to the residential and office levels.
- This area, on average, has consistent precipitation. Storm water management systems, such as bio-swales, serve as a biological treatment and overall reduction.



Land Uses

	Multi-family Residential
	Commercial
	Office
	Park
	Bus Stops



- PHOTOS** (Clockwise from top left)
- Pedestrians regularly cross busy Washtenaw Avenue from the bus stop on the south side of the road to reach the commercial site to the north
 - Vacant strip commercial along Washtenaw, towards the high-point at the northwest corner of the site
 - Whole Foods Market, Barnes & Noble and other commercial uses directly across Washtenaw to the north of the site
 - Auto-centric uses abut the site to the east –oil change shop, mechanic, gas station
 - General office and medical office space to the south and east of the site, concentrating along Professional Drive

CHARACTER

The site lies in an auto-dominated commercial corridor lined with big box stores, commercial strip malls, large parking lots, and other staples of typical suburban corridor. Washtenaw County's Manchester Park is to the west of the site. Buildings constructed within the last 10 years have been two to three stories in height, and were fronted with brick and stone, surrounded by parking lots and landscaped parking islands. The construction of the Whole Foods and Barnes and Noble Book-seller helped to renew interest in the corridor, making Washtenaw Avenue a popular shopping destination. Pedestrian activity on the site consists of local employees walking through the site to get to bus stops on both sides of Washtenaw Avenue (AATA route #4) and to local dining establishments. Many of the pedestrians do not cross Washtenaw Avenue at the cross-walk and are caught in the turn lane. On site sidewalks are not maintained and end abruptly at property lines.

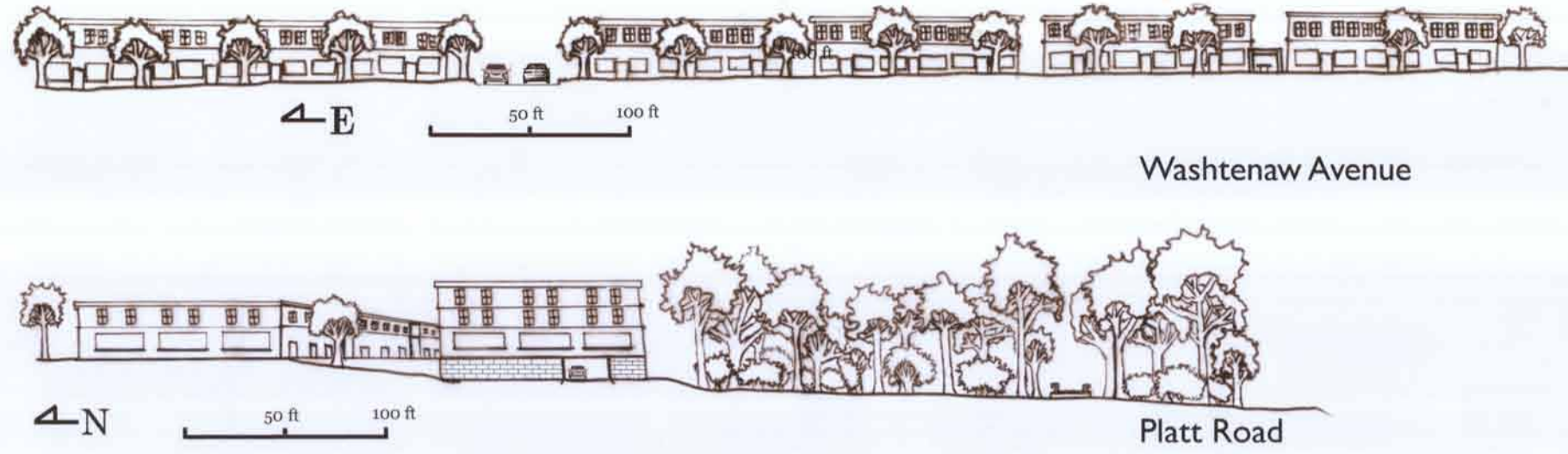


Final Design | TOSCIAS

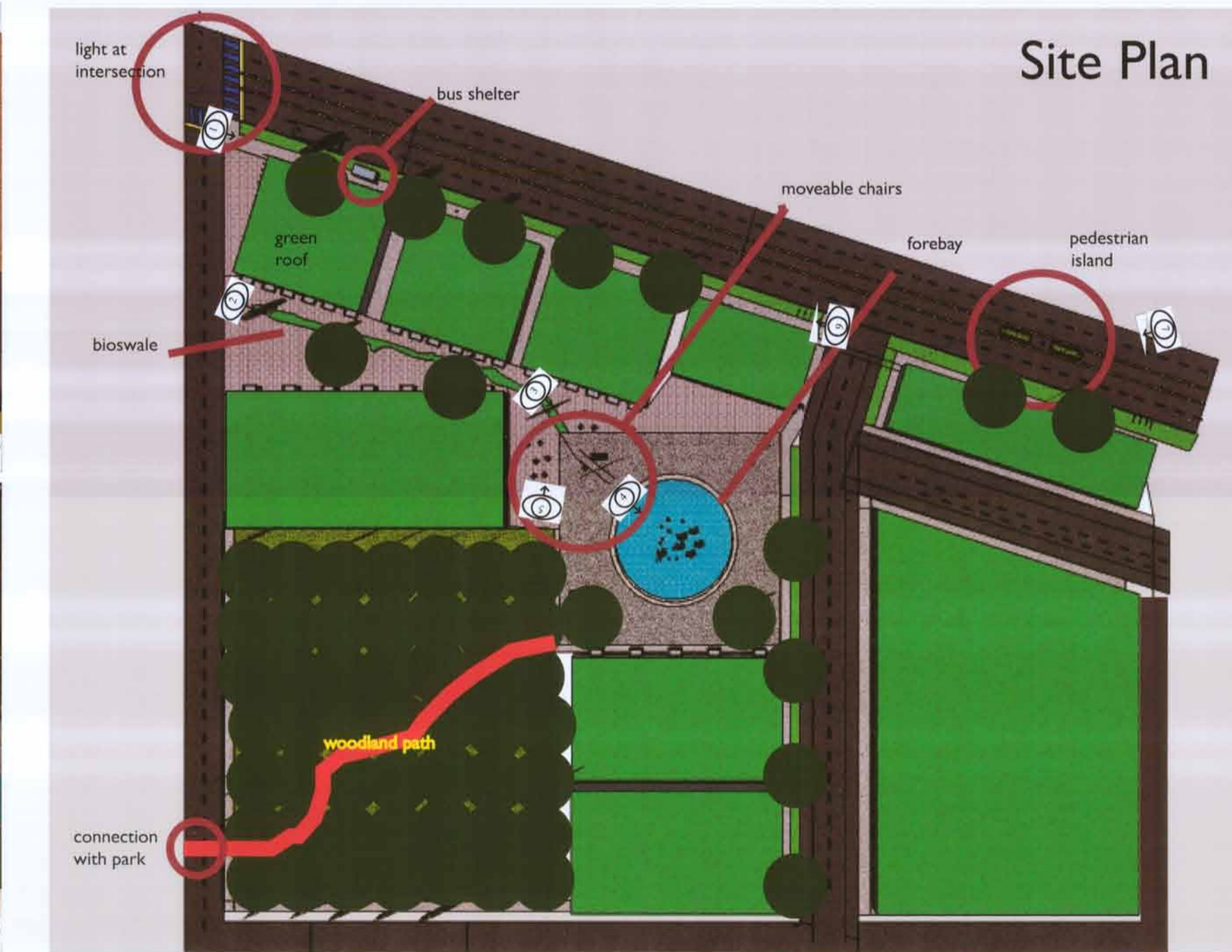
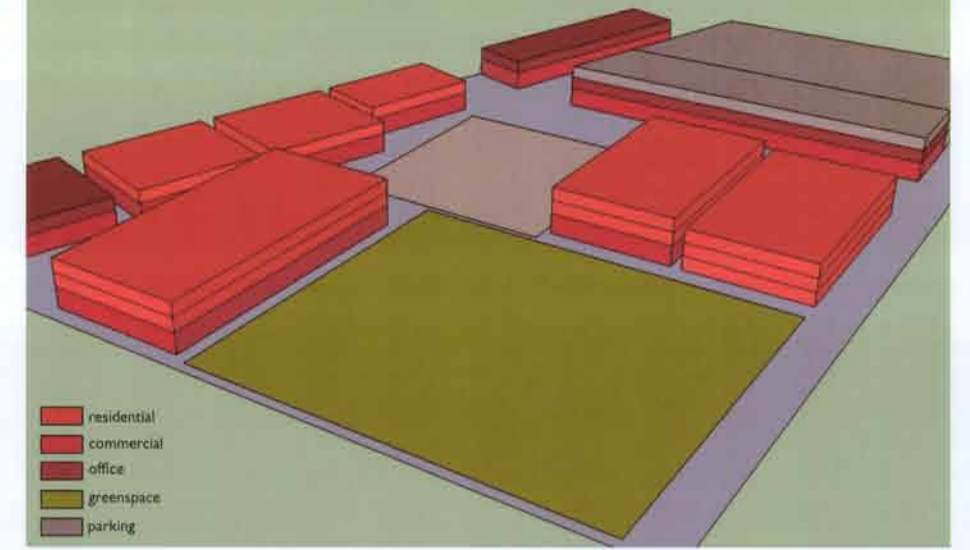
Evaluation

- Walkability
 - o Extra wide sidewalks of 10' allow for pedestrian traffic as well as bicyclists.
 - o Space between structures encourages pedestrians from Washtenaw Avenue and Platt Road to access the site.
 - o Pedestrians are able to access the greenspace through the pathway that has been proposed.
 - o Limited auto circulation in the heart of the site provides more space for pedestrians.
- Sustainability
 - o Proposed structures will have green roofs and/or solar panels.
 - o Storm water will be managed through the use of interactive biological water treatment techniques
 - o The proximity to mass transit ensures the longevity of the site.
- Connectivity
 - o Proposed uses, such as a day care and café, cater to employees of nearby offices as well as local residents.
 - o Pathway through the site's green space provides an extension to the larger system of trails across Platt Road.
 - o Pedestrian islands connect users to adjacent sites.
 - o The TOD site currently is served by buses and is along the route of the proposed light rail.

Sections



Use Categories



Building Information

Buildings	Length (ft.)	Width (ft.)	Sq. Ft./Story	# Retail Stories	# Office Stories	# Residential Units/Story	Sq. Ft. Retail	Sq. Ft. Office	# Residential Units
1	100	90	9000	1	0	0	9000	9000	0
2	100	90	9000	1	0	8	9000	0	8
3	100	90	9000	1	0	8	9000	0	8
4	100	60	6000	1	0	6	6000	0	6
5	200	50	10000	1	0	0	10000	10000	0
6	210	100	21000	1	0	15.5	21000	0	22
7	160	90	14400	1	0	2	14400	0	32
8	160	90	14400	0	3	16	0	0	48
9	285	70	19950	1	1	0	19950	19950	0
TOTAL							98350	47950	121

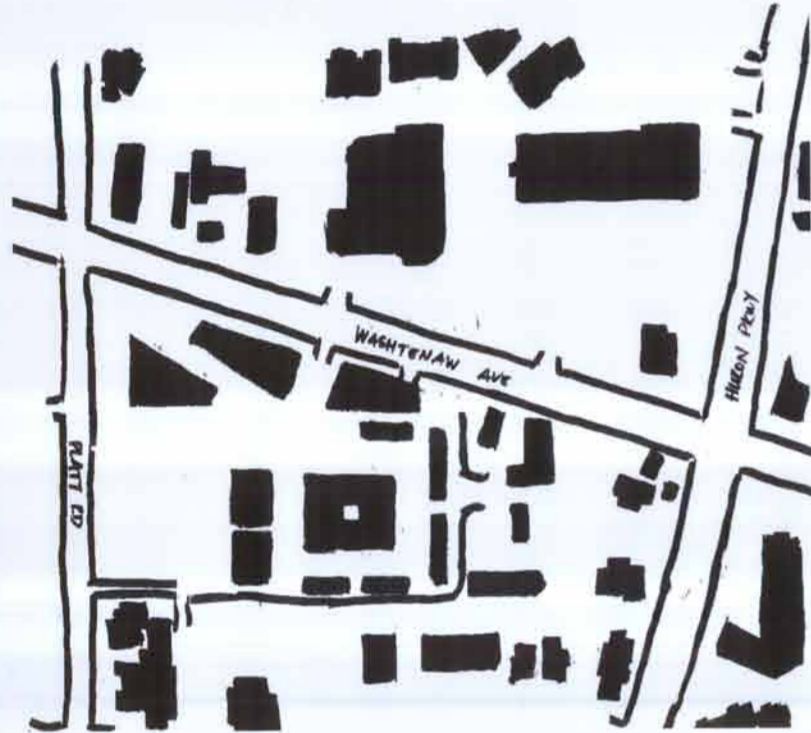
Parking: Required and Provided

	Sq. Ft. Retail	Sq. Ft. Office	# Residential Units	Total Required Parking Spaces
Current Multiplier	3.2 spaces/1000 sq. ft.	3 spaces/1000 sq. ft.	1 space/unit	
Site Requirements	315	144	121	580
TOD Multiplier	1.6 spaces/1000 sq. ft.	3 spaces/1000 sq. ft.	1 space/unit	
Site Requirements	157	144	121	422
Provided Parking	On Street Parking: 68	Structures: 393		Total Provided: 461



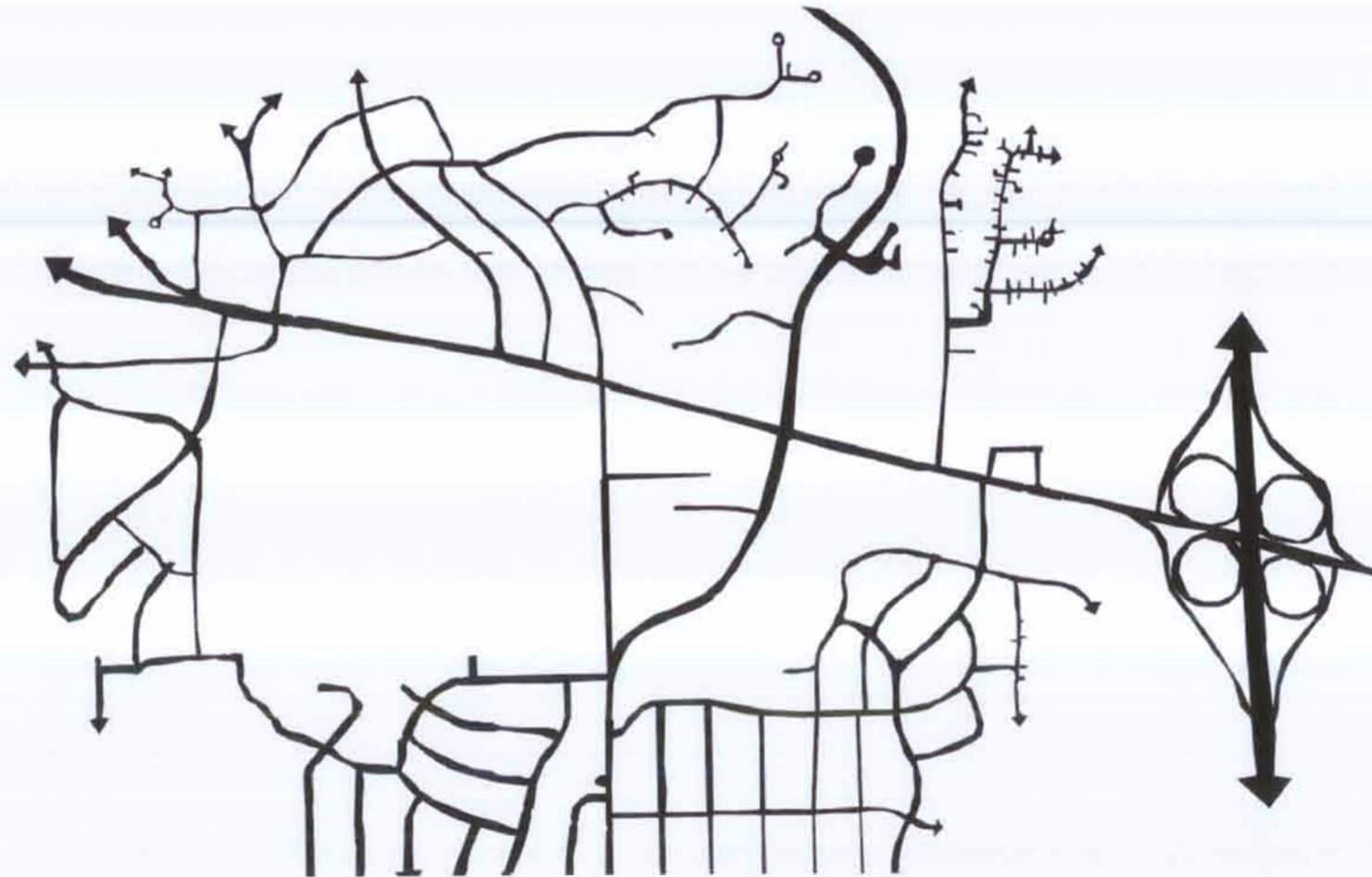
CONCEPTUAL DESIGN

BY:
 JONATHAN BROMBERG
 SUSIE ROBLE
 PETER SPAULDING
 ALEX TEAGUE



GOALS

- Walkability- Cultivate a walkable space through the convergence of safety and connectivity in a destination rich environment.
- Urban Ballet- Create a combination of commercial and residential vibrancy within a context of quality architectural and landscape surroundings.
- Environmental Integration- Combine the aesthetic and ecological services associated with natural environments, in the context of sustainable forms and structures.



SITE PROGRAM

Environmental Qualities

- Natural vegetation
- Buffer along Washtenaw
- Green corridor with native vegetation
- Natural storm water management where possible; bio-swells
- Road – cobble stone, or decomposed granite (cement on side as parameter for granite)
- Wetland maintenance preservation

Users

- Consumers of adjacent uses (Whole Foods, Barnes & Noble...etc.)
- Local residents
- Future users of light-rail
- University students and faculty
- Individuals who work in nearby locations

Organization

- Stand-alone retail and office space (buildings 1-3) are oriented toward the Washtenaw Ave. streetscape and the view corridor.
- Buildings 4 and 5 are situated in front of the woodland area. They include parking on the 1st floor and apartments on the 2nd, 3rd, and 4th story. There is parallel parking on the west side of the street, directly in front of these buildings.
- Townhouses (Buildings 7-30) in the southeast corner are laid out around the primary apartment complex (Building 6). They are three-story buildings.
- A round-about with a fountain in the middle is centrally-located and provides vehicular access to the neighborhood.
- There are three access points to the site (one off Washtenaw Ave. and two off Platt Rd.).

Maintenance

- All units are rentable
- Private business owners will be responsible for the upkeep of their unit, while residential management will be responsible for the ongoing maintenance of apartments and rental townhomes.
- Landscape maintenance fees will be built into the monthly retail and residential rent. These fees will compensate a local private landscape firm to maintain the greenspace and woodland area. Access to these areas will remain public.

Time Table for Development

- Development will move from northwest to southeast across the site.
- The street infrastructure will be built prior to building construction.
- Buildings 1, 2 and 3 will be built first; the view corridor should be built concurrent with these buildings.
- Building development will proceed in numerical order in groups of two or three from Building 4 through Building 30.

ADJACENCY MATRIX

Desirable Essential Avoid N/A	Apartment	Town Homes	Day Uses	Late Night Uses	Food	Wine Bar & Pub	Residential Parking	Commercial Parking	Personal Need Amenities	Office	Cafe	Bike Shop	Greenway/Woodland	Roadway
	Town Homes	E												
Day Uses	E	E												
Late Night Uses	E	E	A											
Food	E	E	E	D										
Wine Bar & Pub	A	A	A	E	D									
Residential Parking	E	E	A	E	A	A								
Commercial Parking	D	D	E	E	E	E	A							
Personal Need Amenities	D	D	E	A	D	A	A	E						
Office	A	A	E	A	D	E	A	E	D					
Cafe	D	D	E	D	E	A	A	E	D	D				
Bike shop			E	A		A	A	D	D	D	D			
Greenway & Woodland	D	D	E	A	A	A	D	A	D	D	D			
Roadway	E	E	E	E	E	E	E	E	D	D	E	D	E	
Light-Rail Stop	E	E	E	D	E	D	A	E	D	D	E	D	E	E