

January 24, 2019

Jeff Kahan  
City of Ann Arbor  
Planning & Development Services  
301 East Huron Street, P.O. Box 8647  
Ann Arbor, MI 48107-8647  
734.794.6265 x42614

**RE: 950 GREENE ST (#SP19-006) | SITE PLAN ADMENDMENT SUMMARY**

Dear Jeff,

The following are a list of updates to the project:

1. The unit mix and unit count has been modified through advancements in the layout and project development.
  - a. Reduced FAR to 197.4% from 198.4% as a result of internal modifications. Modifications include removing the basement level for units on Brown Street and providing additional mechanical and storage spaces on the first floor.
  - b. Reduced unit count to 167 units from 171 by combining studio and one-bedroom units to create more two-bedroom units, which increases the diversity of the unit mix.
  - c. Reduced vehicle parking to 176 spaces from to align with the unit count reduction. The project still exceeds the minimum zoning requirement of 175 vehicle parking spaces.
  - d. Reduced bicycle parking to 56 spaces as a result of structural and parking layout coordination. The project still exceeds the minimum zoning requirement of 35 bicycle parking spaces.
2. Removal of below grade/basement level units and associated window wells on Brown Street.
  - a. Market studies determined that a below grade living area was undesirable. A resulting plan change eliminated these spaces and removes the associated FAR. The Brown Street window wells have been replaced with on grade patios.
3. An area well has been added to Hoover Street.
  - a. This area well is required to ventilate the below grade garage. Additional landscaping has been added to screen it from view.

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4. The following changes were made to the Architectural Elevations
  - a. The residential pedestrian entrance on Greene Street shifted to accommodate the change in site grading and to meet ADA requirements along the accessible path.
    - i. The architectural forms are repositioned in response to the relocation of the residential entrance. This creates a more clearly defined building entrance that is framed in stone. The existing architectural design elements and materials are utilized in the modified façade.
    - ii. The shift provides a clean separation of the retail and residential demising wall. The adjusted demising wall is behind a solid element; previously, it was located at a window mullion. The retail space also has been given more continuous glass frontage.
    - iii. Windows at the southeast corner unit were reduced on the east facade from a four-panel window to a three-panel window in the living room. This living room also has glass on the south façade.
  - b. Adjusted glass railing on Hoover Street to be continuous and provide additional landscaping.
    - i. The wall along Hoover has been straightened to provide structural support for the pool edge.
  - c. Inset balconies changed to windows in lieu of sliding doors.
    - i. Units with inset balconies previously included two access points—a sliding door from the bedroom and a glass-framed swing door from the living room. Two access points are no longer desired. As a result, the sliding doors have been changed to windows in the bedrooms.
  - d. Modification to the east façade south of garage entrance.
    - i. The storefront at the ground floor was replaced as the function beyond no longer supported transparency. Replacing the storefront is fixed glass aluminum windows and back painted glass aluminum windows and an increase in brick articulation. The landscape at these locations have also been increased to provide a soft transition.
  - e. Aluminum framed opening removed from east façade north of garage entrance and replaced with back painted glass aluminum windows.
    - i. The Aluminum framed opening was eliminated as it was no longer required as ventilation for the garage. The interior space along this wall is now for the water and fire pump room which must be enclosed and heated.

Please do not hesitate to contact me should you have any questions.

Sincerely,

**MYEFSKI ARCHITECTS, INC.**

A handwritten signature in black ink, appearing to read 'Jeremiah Diamond'.

JEREMIAH DIAMOND  
ASSOCIATE