

# THE COLLECTIVE ON 5<sup>TH</sup>



**CBRE**

**CORE**  
S P A C E S

# Cover Letter

SENT VIA ELECTRONIC SUBMISSION

**Sent To:**

**Steve Powers, City Administrator**  
City of Ann Arbor  
301 E Huron  
Ann Arbor, MI 48107  
spowers@a2gov.org

**Copy:**

**CBRE, Inc. - Gordon Hendry**  
101 W Washington St, Suite 1000 E  
Indianapolis, IN 46204  
gordon.hendry@cbre.com

**From:**

**CORE SPACES**  
2234 W. North Ave.  
Chicago, IL 60647  
Ph. 773.228.6484

**RE: BEST & FINAL OFFERING SUBMISSION  
LIBRARY LANE DOWNTOWN DEVELOPMENT LOT**

Dear Selection Committee,

The Core Spaces team is pleased to submit the enclosed best and final offer which includes two options as presented herein, associated offering amounts and agreement terms.

## OFFERING

**Schemes B:** Core Spaces is pleased to affirm its original offer to purchase the Library Lane development lot in the amount of \$15,000,000 (\$10,000,000 if the 200 parking spaces are leased from the city as opposed to purchase in accordance with the initial offer).

**Scheme C:** Core Spaces is pleased to offer, for the purchase the Library Lane development lot, the amount of \$12,000,000 (\$7,000,000 if the 200 parking spaces are leased from the city as opposed to purchase in accordance with the initial offer).

## DESIGN & USES

Insights from community input shared at the public presentations and open house yielded positive responses to the overall design concept and a desire to incorporate a 12,000 ft<sup>2</sup> uninterrupted public plaza. The reimagined plaza presented in Scheme B and Scheme C provide public amenities and benefits needed to successfully engage the Fifth Avenue corridor while still meeting the 12,000 ft<sup>2</sup> requirement, fully contained within the property line. This total does not include any of the area from the street used as Library Lane, public sidewalk along Fifth Avenue, pedestrian linkages or other public/private green space.

The dynamic features of the public plaza were the amalgamation of public and municipal input, successes and shortcomings of similar public areas and the Core Spaces team's critical and creative design processes. The vertical gardens, widely embraced by the community, are reconfigured to frame the plaza on the North, shielding visitors from adjacent alley traffic and commercial loading. An integrated water feature extends the plaza's green space and offers visual and aural tranquility. Focal sculpture areas adds further visual character and cultural feature to the plaza, while an information kiosk provides community interaction for residents and visitors.

The overall plaza design accommodates a range of programmatic uses. A stage and flexible activity area allows for showcasing art in any form, hosting events as well as providing interactive entertainment and learning opportunities at the individual or group level. A specially designated children's area will contain activity space for engaging younger generations while ample seating platforms and reading areas allow parents and visitors to unwind. Multiple alfresco dining areas will facilitate picnics and other social gatherings while serving as an excellent backdrop to the outdoor dining and terrace areas. The lush, tree-lined plaza will be accessible to Liberty Plaza by a pedestrian linkage and accommodations for bike parking.

Scheme B architecturally distinguishes itself by terracing the building mass away from 5th Avenue, creating lush, residential balconies overlooking the plaza. The varying levels create an alluring visual aesthetic while opening sight lines and allowing natural light to reach farther into the building core. The terraces will be capped with lush landscaping to complement the plaza's vertical garden. The building projection over a portion of the northern part of the plaza will act as a pavilion, protecting patrons from the elements, offering differentiation in atmosphere and facilitating use through inclement weather. These features further activate and differentiate the plaza, enhancing the programming capabilities, and adding a diverse sense of community throughout the space.

Scheme C removes the terraced building mass and pavilion presented in Scheme B, opening the entirety of the plaza to the elements while the vertical garden wall remains to frame the plaza and separate uses.

We look forward to continually working with the community and City to reach aesthetic balances between the green and streetscapes, define programmatic objectives, explore new ideas and create an active, urban landmark for downtown Ann Arbor.

The table below outlines the progression and adjustments of the design, massing and uses from the original concept to Scheme B and Scheme C.

	Original	Scheme B	Scheme C
<b>Total Building ft<sup>2</sup></b>	361,322	352,496	322,524
<b>Residential/Common ft<sup>2</sup></b>	251,582	257,157	227,498
<b>Units</b>	352	360	320
<b>Hotel ft<sup>2</sup></b>	74,214	71,788	71,453
<b>Hotel Keys</b>	135	131	130
<b>Retail ft<sup>2</sup></b>	7,282	3,353	3,375
<b>Office ft<sup>2</sup></b>	28,244	20,198	20,198
<b>FAR (Lot Area)</b>	5.33	5.20	4.76
<b>% FAR of Base + Green/Res Premiums</b>	73%	71%	68%
<b>Uninterrupted Civic Plaza ft<sup>2</sup></b>	2,784	12,000	12,000
<b>Expansion Beyond Plaza</b>	4,302	3,147	3,147
<b>Green Wall, Streetscape</b>	23,477	21,213	21,213
<b>Total Public Green Space</b>	30,563	36,360	36,360
<b>Purchase Price (Land Only)</b>	\$10,000,000	\$10,000,000	\$7,000,000
<b>Purchase Price (Parking)</b>	\$5,000,000	\$5,000,000	\$5,000,000
<b>Total Purchase Price</b>	\$15,000,000	\$15,000,000	\$12,000,000

## TERMS

As outlined in the initial response and offering, Core Spaces will require the time indicated below from the date of commencement of the Purchase Agreement to complete the following:

<b>Due Diligence:</b>	60 Days
<b>Entitlements:</b>	180 Days or as needed to complete entitlements with the City of Ann Arbor
<b>Closing:</b>	60 Days After Completion of Entitlements

Core Spaces requests further discussions regarding the option to lease additional parking spaces in the parking garage and the right of First Refusal to acquire the parking garage in the event the City opts to sell the property.

Core Spaces and its affiliates do not plan to seek any economic relief, incentives or public financing at this time or in the future for the proposed development.

Core Spaces reserves the right to add an additional floor if during the design process it is able to be incorporated while still adhering to FAR and the height requirements.

Given the shortened nature of the response time, we want to reiterate that the schemes herein are to be preliminary attempts to achieve the programmatic objectives of all parties involved. We want to continue to work with the City and community to establish the most successful layout and configuration of the ground floor uses while still maintaining the contiguous 12,000 ft<sup>2</sup> public plaza.

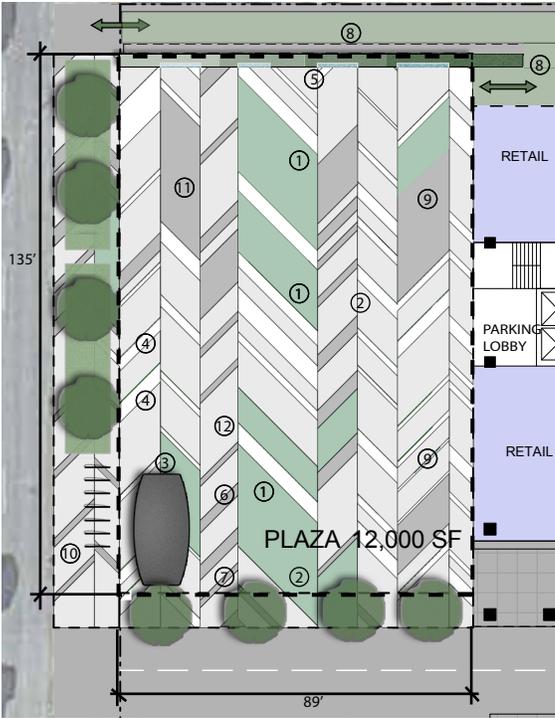
After spending the time to research the market and absorb the information provided in the offering memorandum, we feel that our experience and company ideology is perfect for this project. We are looking forward to demonstrating our capabilities and building a long-lasting partnership.

Best Regards,

Marc Lifshin



# Public Plaza



② GARDEN PLAZA

③ FOCAL POINT SCULPTURE

④ SEATING PLATFORM

① FLEXIBLE ACTIVITY AREA



⑤ WATER FEATURE

⑥ CHILDREN'S AREA

⑦ INFORMATION SPOT



⑧ PEDESTRIAN LINKAGE

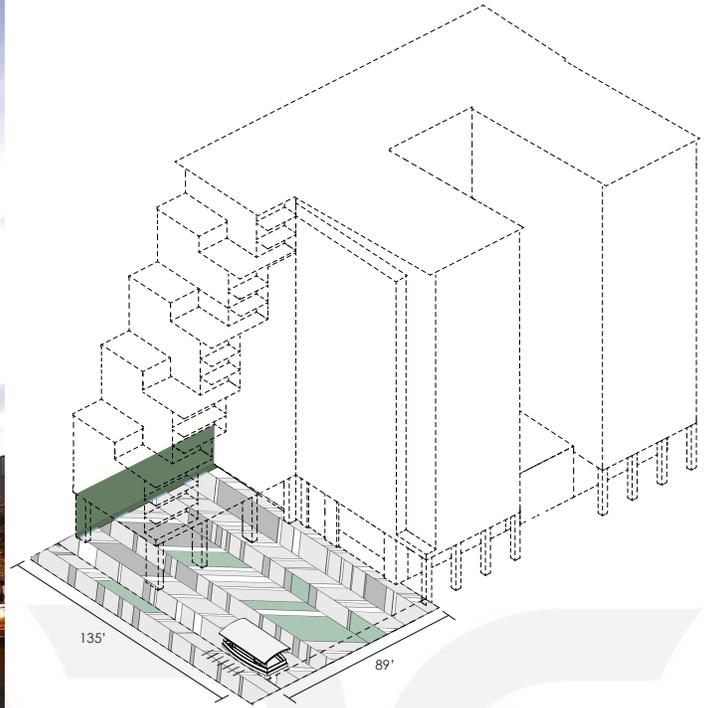
⑨ OUTDOOR DINING TERRACE

⑩ BIKE PARKING

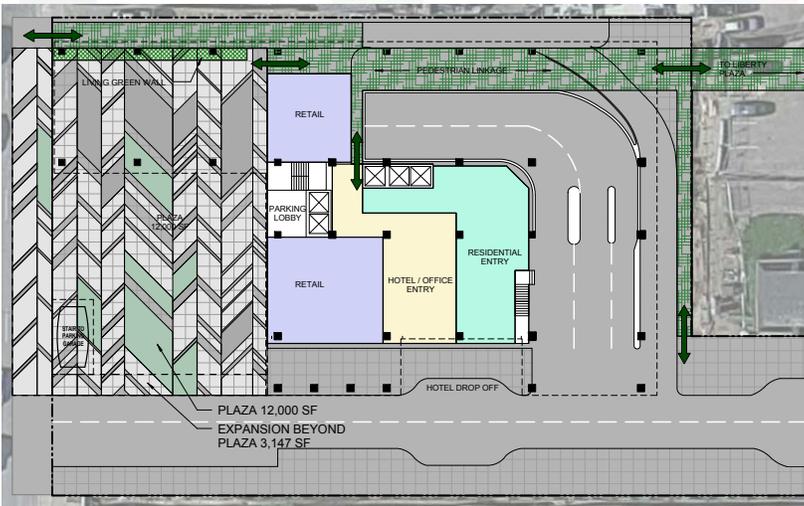
⑪ REMOVABLE STAGE

⑫ PLAZA FOUNTAIN

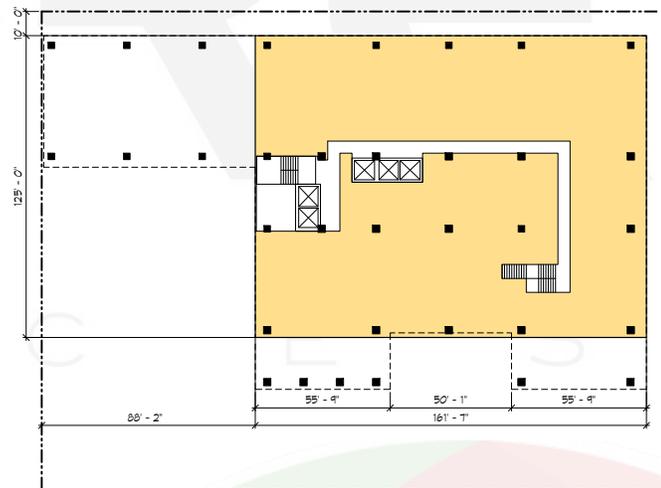




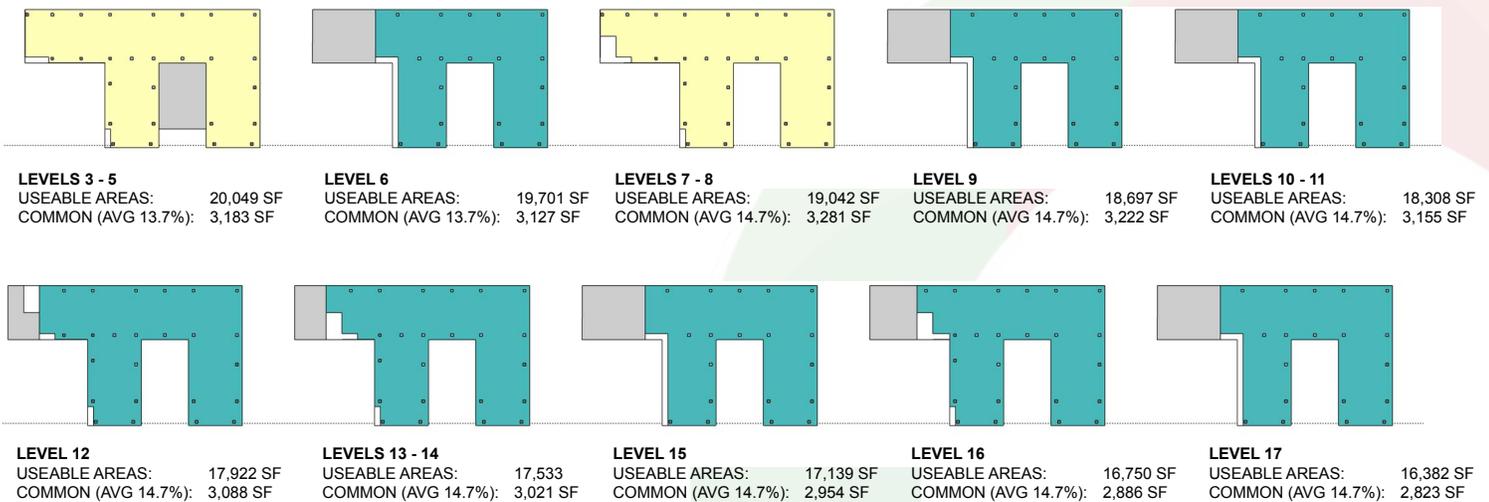
**Ground Floor & Plaza Layout**

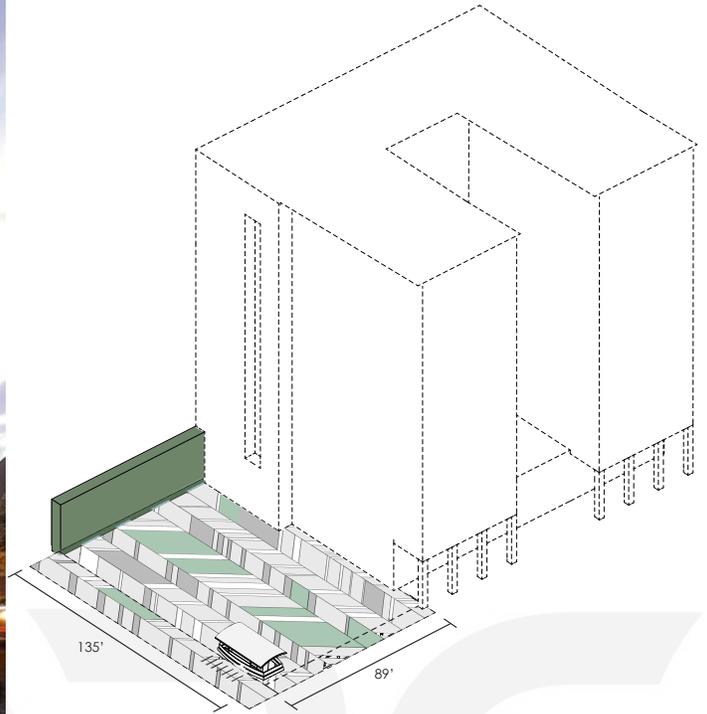


**Office Floor Plate**



**Floor Plates**

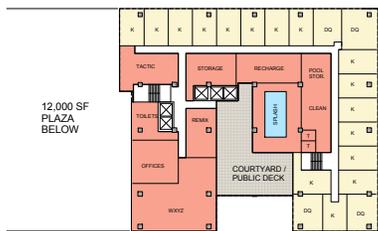
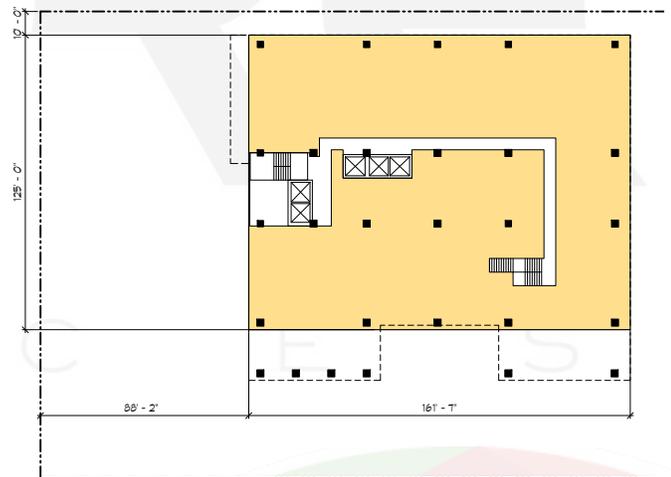




### Ground Floor & Plaza Layout

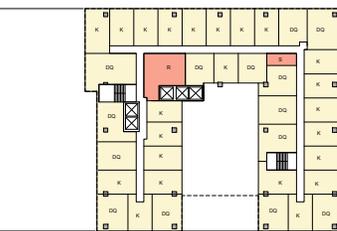


### Office Floor Plate



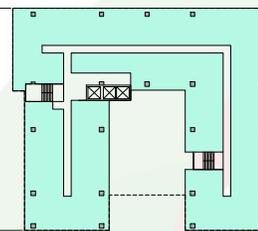
#### HOTEL FLOORS = LEVEL 3

**HOTEL AREA THIS LEVEL:**  
HOTEL UNIT USABLE AREA = 8,377 SF  
HOTEL AMENITY / BOH AREA = 9,432 SF  
COMMON AREA (13.2%) = 2,709 SF  
TOTAL FLOOR AREA = 20,518 SF



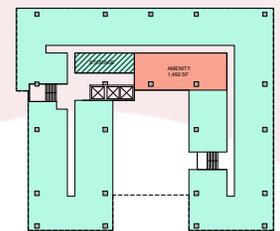
#### HOTEL FLOORS = LEVELS 4 - 6

**HOTEL AREA THIS LEVEL:**  
HOTEL UNIT USABLE AREA = 15,899 SF  
HOTEL AMENITY / BOH AREA = 829 SF  
COMMON AREA (13.7%) = 2,649 SF  
TOTAL FLOOR AREA = 19,377 SF



#### RESIDENTIAL FLOORS = LEVELS 7 - 16

**RESIDENTIAL AREAS PER FLOOR:**  
RESIDENTIAL USABLE AREA = 16,672 SF  
COMMON AREA (14.5%) = 2,821 SF  
TOTAL FLOOR AREA = 19,493 SF



#### RESIDENTIAL FLOOR = LEVEL 17

**RESIDENTIAL AREA PER FLOOR:**  
RESIDENTIAL USABLE AREA = 15,180 SF  
AMENITY = 1,492 SF  
COMMON AREA (14.5%) = 2,821 SF  
TOTAL FLOOR AREA = 19,496 SF