

## **Responding to downtown Ann Arbor's impending growth while putting Ann Arbor's history, livability and community first, 2mission design and development creates a new paradigm for future real estate development and expansion in Ann Arbor.**

The rehabilitation of 110-112 S. Main (Mayer Schairer Print Shop and Office Supply) poses many challenges. 2mission design and development is addressing those challenges head on, in a way that will benefit the community. 2mission was formed in January of this year with the acceleration of this development being its primary focus. The goals of the project include: preserving the historic façade, adding a residential component, increasing the density of the site, incorporating a mixture of uses, and being environmentally sensitive.

### **Preserving one of Ann Arbor's Historic Treasures:**

2mission design and development is in the process of registering 110-112 S. Main on the Department of Interiors Registry of Historic Places. The classically inspired glazed brick and terracotta panels at levels 2 and 3 are being cleaned and re-sealed to restore it to the same beautiful condition it was in when constructed in 1906.

The storefront at level 1 will be reconstructed to the same level of detail and finish as the original. All of the windows are being preserved piece by piece to operate exactly as they did when they were first installed. 2mission is working hard to ensure that the newly restored historic façade will enhance the beauty of the 100 block of Main Street. The texture of materials and the attention to detail and scale of the building will improve the architectural quality of the downtown and maintain a pedestrian friendly atmosphere.



### **Increasing the Number of Downtown Residents:**

The City of Ann Arbor had the forethought to submit a bold proposal to preserve more than 7,000 acres of farmland and open space in and around Ann Arbor using approximately \$84 million in tax dollars. The voters of Ann Arbor passed the measure by a margin of 2-1. This sophisticated community understands that Ann Arbor offers a unique downtown environment, and continued sprawl will destroy the fabric of the community. Continued restoration and increased density downtown will benefit to the urban context.

The concentration of new development should occur in the city center. High density development in the urban core of Ann Arbor will bring the addition of grocery stores and many other utilitarian services that are needed to make Ann Arbor a great city. Other cities such as London, Copenhagen, Portland, as well as many communities in California have passed similar measures. These measures have resulted in reduced sprawl and more pedestrian friendly communities.

2mission believes that no contribution to the goal of increasing density is too small. And, by preserving our historic treasures while eliminating the type of sprawling development that damages our urban context; we are moving in the right direction. 110-112 S. Main Street is currently undergoing a complex transformation that will increase the density of the site by 75%.

**2mission**

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