

Increasing Density in a Sensitive Way:

One may ask how we can preserve our historic treasures while increasing the density of our beautiful downtown? This can be achieved if the increased density is added in a sensitive way, stepped back from the street. The stepping of the new addition decreases the impact from the street. The scale of the street continues to have the same feel and look; but the increased density brings more people downtown. This density will continue to make the streets even more vibrant and provide people more places to live, dine, shop and work.



Adding Mixed Uses:

The importance of mixed use development cannot be overlooked. To reduce dependency on the automobile and decrease urban sprawl we need to develop communities where we can live, work, shop, and find entertainment all in the same area. This gives us the freedom to walk to our destinations and when mixed with the appropriate density, creates vibrant streets that are active at all times of the day. 110-112 S. Main Street is a true mixed use project. The lower level and ground level are being transformed into a wine bar, restaurant and wine retail shop. Levels 2 and 3 will become prime office space with entries from both Main Street and the alley behind. The 7,500 sf of office space has high ceilings, beautiful brick walls and a Main Street address. It is perfect for a company that wants to bring its headquarters to downtown Ann Arbor. The space also has the flexibility to be divided into a series of smaller offices. The upper floors will become residential with all parking provided on site.

Being Environmentally Sensitive:

2mission believes that all projects should include elements that reduce energy consumption. Some of the ways 2mission is working to reduce energy consumption include:

- Open plan and high windows to maximize day lighting
- Light sensors and motion detectors to minimize energy use
- Task lighting to decrease overall lighting levels
- Double pane windows with low-E glass to control energy use where possible
- Thermostats on timers to reduce heating and cooling loads
- Operable windows to maximize passive cooling
- Light color roof to decrease solar gain and control energy use
- Low water toilets to control water use
- Space for bicycle parking to promote less automobile use
- User guides for all occupants with references to all systems technology and data on system use. This helps inform building occupants and decreases energy use.
- Use of renewable and recyclable materials.

2mission believes that each environmentally conscious decision can have a significant impact.

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