



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

Ann Arbor Design Review Board

Procedures and Application

Please follow the procedures described below and complete the application included on these sheets for presentation to the Ann Arbor Design Review Board. These procedures, requirements and application may be revised – check with the Planning Division for updates.

Procedures – Many downtown projects are required to first present the project to the Ann Arbor Design Review Board. These projects include:

- Projects in the D1 or D2 zoning district, or located within the Downtown Development Authority boundary zoned or proposed to be rezoned PUD, and
 - Not in a historic district, and
 - Proposes an increase in floor area, and
 - Is a site plan for City Council approval, a PUD site plan, a site plan for Planning Commission approval, a planned project site plan, or administrative amendment to an approved site plan that includes significant building façade changes.
1. **Optional Pre-Application Meeting.** Potential petitioners have the option to meet with planning staff for a courtesy pre-application meeting to review the Downtown Design Guidelines and application procedures and requirements. Contact the Planning Division to schedule a pre-application meeting if desired.
 2. **Submittal and Filing Deadline.** Submit all completed forms and required materials, plans and supporting documents, along with the required fees, to the Planning Division by the filing deadline for the desired meeting, generally about four weeks prior to a meeting date. See the Design Review Board calendar for all filing deadlines in this fiscal year.
 3. **Notices.** Required notices will be prepared and distributed by City staff. Direct mailings will be sent to all property owners and residents within 500 feet of the project. Email notifications will be sent to all subscribers. A note will be posted on the City website.
 4. **Packet Distribution.** Staff will prepare an informational packet for the Design Review Board with the materials, plans and supporting documents provided. A meeting agenda and packets for each project on the agenda will be electronically distributed to Board members. Paper packets for Board members will be available for pickup at the Planning Division. Packets not picked up prior to the meeting will be distributed at the meeting. Petitioners will be electronically sent an agenda and a copy of their project's packet only.
 5. **Board Meeting and Project Presentation.** The Design Review Board meets on the third Wednesday of each month (subject to change). Applicants may give an informal

presentation up to 10-minutes. The Design Review Board will then have a dialogue with the project design team to discuss consistency with the Downtown Design Guidelines.

6. **Report.** Following the Design Review Board meeting, a report of the Board's discussion will be prepared. A copy of the report will be electronically sent to the petitioner and posted on the City website. If a site plan petition is submitted for review and approval, a copy of the report will be included in the site plan petition staff report packet to the Planning Commission and City Council.

Application Materials

Applicants are responsible for preparing and providing all materials for application and presentation to the Design Review Board. The following items must be provided in the required format in order for a project to be accepted for discussion by the DRB.

Required Information:

- Completed Application Form
- Site plan of proposed project including lot lines, proposed building footprint, walkways, driveways and curb cuts, landscape areas and other site improvements.
- Floor plan(s) of proposed building
- Elevations of every side of the proposed building, including identification of proposed materials and colors
- Ground level and upper level sections
- Photographs or massing drawings of surrounding site context
- Any other supporting materials you wish to provide which show or help explain how the design concept responds to the Downtown Design Guidelines

Required Format:

- All drawings must be at least at the preliminary design stage.
- All drawings must be scalable and provided on 11" x 17" paper.
- Submit 9 sets of all required materials.
- Submit 1 PDF file containing all required materials, up to 15 megabytes. This single PDF file can be emailed to a city planner or planning support specialist, or provided on a memory stick or disc. If the file size will exceed 15 MB, divide the file into two or more smaller files attached to the same email or saved on the same device. Materials sent "piecemeal" or in separate transmittals will not be accepted. Materials which require special software to view will not be accepted.
- Bring at least one set of full size drawings to the Design Review Board meeting.



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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	"Standard At Ann Arbor"
Project Location and/or Address:	425 S. Main Street, Ann Arbor, MI (Corner of Main & Williams to Corner of Main & Packard)
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D2 - Zoning District "Main Street" Character Overlay District Primary (Main St., Williams St.) and Secondary (Packard)
Type of Site Plan Petition (check):	<input type="checkbox"/> Site Plan for City Council approval <input checked="" type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	Standard at Ann Arbor, LLC
Property Owner:	DTE Energy
Property Owner's Signature:	
Developer's interest in property if not owner:	

<p>Design Team (include all individuals, firms and groups involved):</p>	<p>Eric Leath - Development Manager - Standard of Ann Arbor, LLC Ben Ridderbos - Project Manager - Lord Aeck Sargent</p>
<p>Contact Person (name, phone number and email of one person):</p>	<p>Ben Ridderbos - (734) 827-3925, bridderbos@lordaecksargent.com</p>

<p>Section 2: Project Details</p>	
<p>Project Specifics:</p>	<p>Site size (sq. ft.): <u>51,836 SFT</u></p> <p>Total floor area (sq. ft.): <u>207,346 SFT (400% FAR Premium)</u></p> <p>Number of stories: <u>Partial 4 story / Partial 9 story</u></p> <p>Building Height (ft.): <u>Partial 60' / Partial 120'</u></p> <p>Ground floor uses: <u>Retail, Amenity, Leasing Office</u></p> <p>Upper floor uses: <u>Residential, Amenity</u></p> <p>Number dwelling units: <u>233 Units</u></p> <p>Number off-street parking spaces: <u>118</u></p> <p>Open space (sq. ft.): <u>9,047 SFT</u></p>

On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)

Section 3: Project Design

On a separate sheet(s), please address each of the following in separate statements:

- 3a. Describe the context of the site.
- 3b. Is there an inspiration or a theme for the design concept? Describe.
- 3c. Describe how the project responds to the Design Guidelines for its Character District.
- 3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.
- 3e. Describe how the project responds to the Design Guidelines for Buildings.
- 3f. Describe how the project responds to the Design Guidelines for Building Elements.
- 3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.

Section 2: Project Details

2a. Brief description of design concept (what the project/structure looks like).

The design concept is to create a new standard of graduate student housing, with a mixed use component, designed to maximize the allowed urban density, in a way that extends, and enhances, the urban fabric and pedestrian activity at this prominent intersection in downtown Ann Arbor. An engaging street-wall, which respects, and draws interpretive clues from, the traditional main street character, forms the base from which rises a carefully articulated tower element on the downtown edge, with a lower rise portion to the south. The tower will be modelled to reduce the visual bulk of the structure, recognizing and exceeding required tower setbacks above the base.

2b. Brief description of development program (intended uses, known or possible tenants, etc.)

The development program for this project will include ground floor retail and amenities (including fitness center and leasing lobby space). Upper floors will consist mostly of residential units targeting Graduate Students from the University of Michigan. There will also be a podium-level amenity space for the residents that will consist of a pool deck and activities center. Common study areas will be located throughout the building. Residential units will consist of flexible layouts that could be altered for other uses later in the future. Parking will be under the ground floor one level plus some surface parking behind the retail on the ground level.

Section 3: Project Design

3a. Describe the context of the site.

The site is located on Main Street along the east side from Williams Street to Packard. There is a public alleyway that borders the east side of the site from Williams to Packard with six residential properties on the opposite side of the alley and four commercial properties. The site is within the "Main Street" Character Overlay District and essentially serves as the gateway to downtown, transitioning the more student populated residential areas to the south to the more urban city center area to the north. The site is not currently being used to its full potential as a strong urban edge condition bringing more of downtown Main Street further south with the existing parking lot and commercial office building occupying part of the site.

There is a tall mixed-use structure across the street that has retail on the lower level and office and residential uses in the floors above. Currently it seems out of place or unbalanced with the context of the area.

3b. Is there an inspiration or a theme for the design concept? Describe.

The design inspiration for the development, is to create a signature building that elegantly translates into reality, the intent and vision of the City's Design Guidelines for this site, enhancing density with mixed use residential accommodations, marking a southern gateway to downtown, via the articulated

upper tower portion on the corner of William and Main, and adding to the vibrancy of the street and urban context.

3c. Describe how the project responds to the Design Guidelines for its Character District.

With the site located within the Main Street Character District, the proposed height of the Street-wall, at 24 feet high, will maintain the scale, indicative of the traditional, downtown Main Street context.

Uses at the street level will include retail and/or restaurants along the E. William Street frontage, and around the corner at Main Street. Further south, the Main Street frontage will include building amenity functions such as the leasing offices and a fitness center. All storefronts will include large areas of transparent glazing. Proportions of the glazing and the street-wall modules will echo the proportions on traditional Main Street.

The visual transparency, along with the interactive nature of the functions, will engage pedestrian traffic, extending and enhancing the lively main street character south of E. William Street. This will assist in mitigating the effect of the gas station on the southwest corner of the intersection, which tends to interrupt pedestrian activity.

The primary residential entrance will be located midway along the S. Main frontage. This will be architecturally emphasized as a destination point, setting up a dialogue with the mixed use residential tower on the west side of S. Main Street.

Finally, deciduous trees and street furniture will provide the street ambience, which is a hallmark of existing Main Street.

3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.

The proposed development will continue the zero setback urban context of downtown Main Street, per the zoning ordinance. This characteristic enhances density and supports the continuity of pedestrian activity at the street level. The nature of the street level uses (Retail/Restaurant) will enhance street activity, by encouraging outdoor, sidewalk seating areas and interaction on both E William and S Main. On S. Main, in particular, the increased pedestrian traffic will support pedestrian connectivity to the lower southern Main Street area, helping to knit the downtown core with the residential neighborhoods via the D2 interface zone. Currently the proposed site has a surface parking lot on the southeast corner of the intersection, and there is an existing gas station on the south west corner, both of which serve to discourage the desirable pedestrian connectivity to the established commercial activity further south, and the recently increased residential density.

Proposed new residential use on the subject site adds downtown density, supporting the businesses, restaurants, and entertainment venues along Main Street and in the core.

As a proposed LEED Silver project, there is a team commitment to engage the natural environment and issues of sustainability at every opportunity, given the constraints of the urban site.

A large landscaped green space is provided on the east side of the building, to provide an outdoor, ground level recreation area for residents, in addition to an outdoor amenity deck at the top of the street wall. This green space softens the interface between the lower rise portion of the development and the rear yards of the residential use across the lane. This location was specifically derived from the

setback requirements of the zoning ordinance on the three street frontages of the lot. It has an eastern and southern aspect, bringing light and views to the interior of the site. Bike storage for residents is envisioned undercover/indoors, adjacent to the outdoor space. The space is accessed from the rear entrance of the building, or via the alley from E William, or directly from Packard Street.

Appropriate quantity and location of public bicycle racks will be developed along the sidewalks.

Building service access, underground and surface parking access, is provided from the alley on the east side of the site. This minimizes any interference with pedestrian activity on the street frontages, except for the existing alley entrance and exist, on William and Packard.

3e. Describe how the project responds to the Design Guidelines for Buildings.

3f. Describe how the project responds to the Design Guidelines for Building Elements.

3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.