

# **ANN ARBOR DOWNTOWN PLAN**

**APPENDIX A: AREA-SPECIFIC ADVISORY GUIDELINES**  
**APPENDIX B: BACKGROUND INFORMATION**

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access to this parking on First and/or Ann Streets. Provide through-block pedestrian connections to First Street.

b. Encourage the location of actively programmed building space at ground level on First and as much of the Huron frontage as possible. Encourage the development of residential and/or office space above the parking levels.

c. Encourage broader building setbacks on Huron and First to allow sidewalk widening.

d. Consider the future potential for developing a pedestrian connection to West Park by extending the Ann Street right-of-way under the rail embankment; encourage the design and programming of adjacent development to provide surveillance/security for this pedestrian connection.

#### 6. First/Washington Site

a. If this public parking structure is redeveloped, consider the benefits of land assembly or coordinated development with the adjacent privately owned parcels on Ashley and Liberty to increase the range of development options.

b. Encourage the development of underground parking extending the full north-south dimension of the expanded site; incorporate above-grade parking levels (built into the slope) on a portion of the First Street frontage, encouraging the location of actively programmed building space on the First/Washington and First/Liberty corners, as well as over the above-grade parking levels.

c. Encourage the use of a terraced development profile which reinforces the visibility of the valley land form; encourage a low-rise building profile (two to four stories) on First, using progressive upper story setbacks and the location of taller building elements on Ashley.

d. Encourage wider building setbacks to allow sidewalk widening on all perimeter streets.

e. Recognize Ashley as the primary pedestrian frontage.

#### C. LIBRARY/LIBERTY STREET AREA

##### 1. Washington Street

a. Encourage new development which protects and complements the character of designated historic buildings on Washington Street. Encourage the use of stepped building heights and landscaped setbacks to create positive scale and massing relationships between new and historic structures.

- b. Encourage the development of underground parking where parcel size can accommodate an efficient structure layout. <sup>H-5</sup>
- c. Encourage the development of a through-block pedestrian connection linking any public parking developed on Washington Street to the Liberty Street frontage.
- d. Encourage the use of broader building setbacks, especially on Fifth and Division, to allow sidewalk widening.
- e. Encourage actively programmed building space and large window areas at ground level on all street frontages.

## 2. Liberty Street

- a. Encourage any new development to maintain a low-rise building profile on Liberty (three to five stories), stepping heights up toward the center of the block.
- b. Encourage retail programming and lots of display windows at ground level to strengthen pedestrian orientation and retail continuity. Encourage this retail programming to "wrap around" the block face onto Fifth.
- c. Encourage broader building setbacks to allow widening of the sidewalk zone. Encourage consistent use of the setback line established by the Michigan Square building.
- d. Encourage the development of a through-block pedestrian connection linking Liberty Street to public parking on the interior of the Library block.

## 3. Library Parking Lot

- a. Develop a portion of the parking lot as an urban park or plaza which opens directly onto Fifth and is linked by through-block pedestrian walkways to Liberty, Division, and William. Maximize visibility and accessibility of this open space area; orient active ground level uses and building entrances towards the open space area.
- b. Develop underground parking beneath this open space and adjacent redevelopment sites to replace existing surface parking and to serve the needs of new uses.
- c. Encourage the maintenance of a low-rise building profile and a residential land use orientation on the Division frontage of the block. Encourage broader building setbacks to allow sidewalk widening.
- d. Allow for the development of high-rise building elements towards the center of the block, adjoining the proposed open space area.