



MEMO

PROJECT: Ann Arbor, 616 Washington Street
DATE: Feb. 6, 2019
TOPIC: Narrative of Design Revisions from 1/16/19 DRB Meeting

1) Enrich Ground Level Open Spaces and Connections. (from Staff Report)

The spaces at ground level within the property and within the right of way have been enriched by the revision and addition of public art, lighting, special paving, and various types of plantings. These spaces have been improved to promote connections within the project itself and to the companion project at 212 State Street and to other neighboring properties.

2) While the Design Plan includes almost all of the suggested strategies to visually divide the building into smaller modules which in total makes for a cluttered and disorienting building. (from Staff Report)

The design has been modified so that elements that visually divide are arranged in a simplified manner and contribute to the elegance of the overall design.

3) The street wall of the proposed building should be 16 feet from the back of curb to allow for pedestrian circulation if already not so. Any 19-Story building should provide the ideal amount of pedestrian circulation in front of it. (from Staff Report)

The distance from the back of curb to the face of the building at level 1 was increased from 14'-6" to 16'-0"

4) Integrate the Frame or Fin Design Element with the Main Residential Entry. The main entrance to the building at the mid point of the building is understated. (from DRB Meeting)

The frame design element has been modified to be integrated into and contribute to announcing the location of the main residential entry to the building. Additionally, the main entry while set back now includes design elements with massing and materiality that enhances its visibility in concert to the integration of it with the frame design element and marquee overhang.

- 5) *The vertical white bands of masonry offer too much contrast to the other design elements. One color of masonry should be used as the primary or dominate masonry material. The materials should be warmer and not include University Colors. Color tones should be lighter with this larger of a building. (from DRB Meeting)*

These design elements have been modified or removed and where kept now contribute to the support the major design elements of the façade. Materials were modified to include warmer and richer colors that complement one another while drawing from the local context. Color choices now do not draw from the university color arrangement.

- 6) *The street level façade lack visual interest, there is opportunity to do more. (from DRB Meeting)*

The street level façade has been changed to include a simplified approach to the materiality of the design but a rhythm of storefront glass with white masonry offers an interesting but unclutter façade that is pedestrian friendly. Stained dark gray/black concrete is used as an accent material at the base of the façade and at structural columns. Alternating horizontal mullions have been kept but simplified to provide additional rythem and interest to the glazing portion of this street façade.

- 7) *What will the boulevard design be? What furnishings and other elements will it contain? (from DRB Meeting)*

The boulevard design contains elements common to Ann Arbor’s standards for right of way design and those present in the district near to the project site. They include raised planter beds with base plantings and boulevard trees. Standardized light poles alternating with the raised planter beds are near to the back of the curb and the parallel parking zone. Delineated paving defines the thru walkway from the furnishing zone within the right of way and alternatively those areas within the project property where the building front is set back from the property line. Benches, outdoor restaurant seating, bicycle hoops, and building mounted lighting and plantings are some of the elements within the property that contribute to the urban design of the street.

- 8) *The LED light stripes detract from the design aesthetic. A softer and warmer approach should be used. (from DRB Meeting)*

The use of the linear lighting accents has been reduced and a warmer softer light is being shown. Where present on the revised design they have been toned down to a very thin elegant line concealed within the frame design element. At locations on the podium portion of the building they are used in select locations to add interested to that façade as

well as give the main entrance to the building more prominence. On the south façade vertical accent lighting is accentuating the inside portion of the 'C' shaped floor plan.

- 9) *A pedestrian friendly design of the alley is desired with considerations for safety, lighting, art, and green elements (from DRB Meeting)*

As with the boulevard design along Washington Street the alleyway is delineated with paving that defines the walkway from the other areas of the alley. Benches, outdoor restaurant seating, and building mounted lighting and plantings are also present here and aim to make alley an inviting and dynamic space for residents of the building and other patrons of the space. Additional outdoor bicycle parking and wall art make up the southern most portion of the this east façade.