



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: James Sharba, Tom Dillenbeck, Sean Havera – Design Team

FROM: Alexis DiLeo, City Planner on behalf of the Design Review Board

DATE: September 26, 2016

SUBJECT: The Collegian North Design Project (Project No. DR16-012)

The Design Review Board discussed the proposed design of your proposed development, The Collegian North, at 1107 South University Avenue on September 21, 2016. Please consider the following comments and recommendations made by the Board when preparing the site plan petition:

1. The base needs more fine grained details to read as a series of storefronts. The second story of the base in particular needs significantly more details such as material changes, variation in plane, and ornamentation.
2. The height of the two levels making up the streetwall are not in scale with the south university context. Consider lowering the floor-to-floor heights, or create detailing to be more compatible.
3. There is an opportunity at the residential entrance to create more diversity in the façade. Explore breaking the horizontal line and creating a taller element there.
4. The canopy height was discussed at length and was determined to possibly be located too high to provide the intended pedestrian scale detail. Consider adding some sort of solid protection/canopy at the entries to the retail.
5. At the west end fronting on East University, there is no response to the context of being adjacent to the most historic part of the UofM campus - the diag and the archway through the engineering building. Consider lowering that “wing” and slightly raising the rest of the block if possible. This would also help mitigate the massive bulk of the upper levels.
6. The tower needs more articulation and changes in plane on its southern and northern facades.
7. The tower may also need to be further setback on its east side to minimize impacts if/when the property at the corner is redeveloped with a taller building.

8. Consider adding more windows to the northern façade. If necessary, focus efforts on the corners of the northern façade as the eastern quarter and western quarter of the expanse will be most prominent when approaching from the north.
9. Consider adding windows to the egress stairs to promote stair use.
10. Finally, the Board encouraged you to resubmit revised drawings for further discussion at their next meeting or another future meeting of your choice before submitting a site plan to the Planning Commission and City Council.

These comments and recommendations were prepared on September 26, 2016 and approved by the Design Review Board on _____.