

ANN ARBOR DESIGN REVIEW BOARD

Staff Report

MEETING DATE: October 17, 2018

PROJECT: Design Plan for Standard at Ann Arbor
Project No. DR18-004

ADDRESS: 425 South Main Street

ZONING: D2 Downtown Interface (base zoning)
Main Street Character (overlay zoning)
Primary (street designation) (E. William, S. Main)
Secondary (street designation) (Packard)

DESIGN TEAM: Lord Aeck Sargent – Architects (Ben Ridderbos)
Landmark Properties, Inc. – Developer (Eric Leath)

PROPOSED PROJECT: The preliminary design for redevelopment of the half block bounded by East William Street, South Main Street, and Packard Street with a multi-story mixed use building. The [preliminary design plan](#) focuses on massing for the 200,000-square foot building.

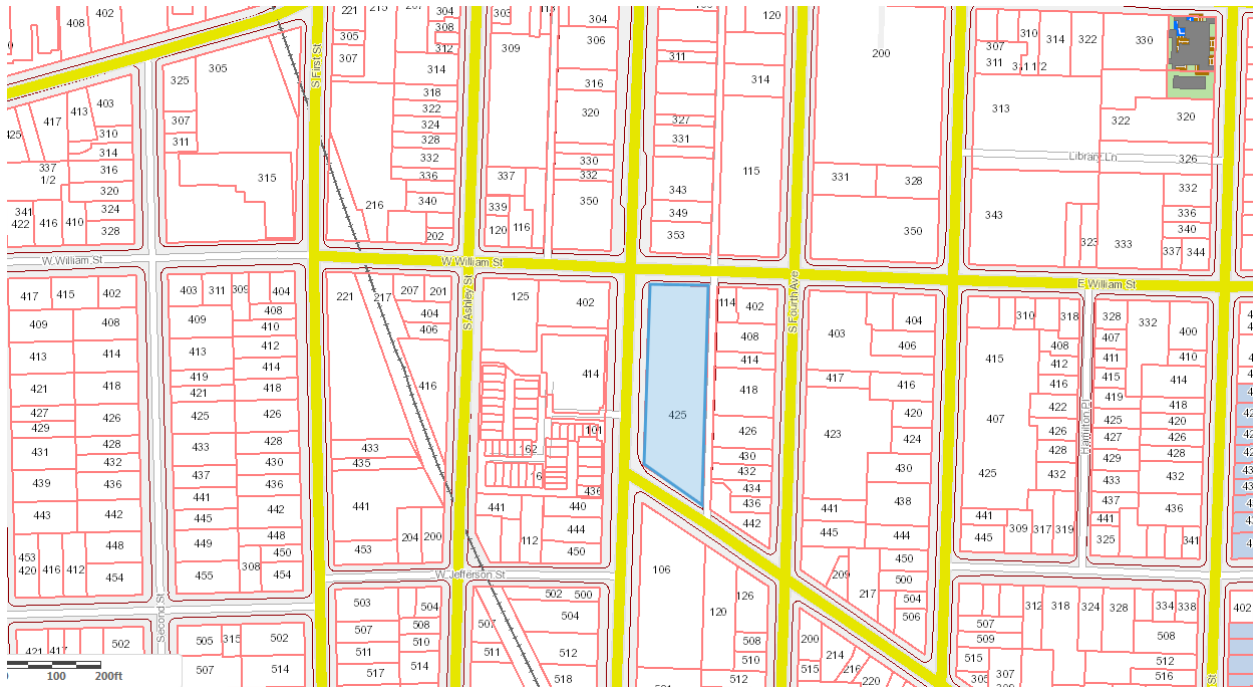


Figure 1 – Location Map

After discussion with the Design Review Board about the proposed massing, the design team will submit a complete application including development program, building architecture and materials, demonstrating how the design plan responds to the each of the four sections of the Downtown Design Guidelines.

Standard at Ann Arbor



Figure 2 – bird's eye massing perspective (to northeast)

STAFF COMMENTS:

1. This site was rezoned from D1 (Downtown Core) to D2 (Downtown Interface) on January 5, 2015. The Zoning Ordinance was also amended at that time to create regulations for sites zoned D2 in the Main Street Character overlay district, a combination previously not found. During the rezoning and ordinance amendment process, the property owner offered an analysis of potential development on the site if zoned D2 base + Main Street Character overlay which can be found [here](#).
2. The area, height and placement regulations for this site (D2, Main Street Character, front yard street) are provided in the chart below. A cursory review of the proposed development indicates does or will comply with the standards and regulations applicable for the site.

	Requirements	Proposed
Lot Area		50,000 sq ft
FAR (Floor Area Ratio)	200% normal MAX, up to 400% MAX with premiums	Approximately 400% FAR Residential premiums used
Floor Area	Up to 100,000 sq ft normally, up to 200,000 sq ft with premiums	Approximately 200,000 sq ft Residential premiums used
Front Setback	William: 0 to 1 ft Main: 0 to 1 ft Packard: 0 to 10 ft	William: 0 ft Main: 0 ft Packard: 0 ft minimum
Side Setback	(site has no side)	
Rear Setback	30 ft MIN from R district	30 ft
Streetwall Height	Min 2 stories, Max 4 stories	2 stories
Offset at Top of Streetwall	5 ft MIN Average	Appears 5 ft
Total Height	2 stories/24 ft MIN 60 ft MAX but 120 ft MAX for top 150 ft of site	120 ft for top portion of site, 60 ft everywhere else
Massing Articulation	Not applicable	To be determined
Building Coverage	80% MAX	Appears compliant
Open Space	10% MIN	Appears compliant

3. The preliminary design appears to provide the massing arrangement and variable building height envisioned when the site was rezoned and development regulations were recently adopted.
4. Although the development regulations do not provide a massing articulation standard, it will be especially important to break down the mass of the development into smaller modules.
5. The southern end of the building should provide a continuous street wall, instead of the offset pattern currently proposed.
6. All vehicular access is proposed from the rear alley, no curb cuts or driveways are proposed to any of the three fronting streets. This unprecedented feature is among the most noteworthy, positive characteristics of the proposed development.