



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: Design Team – Marc Rueter (Rueter and Associates)

FROM: Design Review Board

DATE: November 10, 2021

SUBJECT: 330 Detroit Street S (DR21-002)

Please consider the following comments and recommendations of the Design Review Board when preparing a site plan application:

1. Comments on overall design

- Support more vertical elements instead of horizontal bands.
- Blank walls on N. Fifth Avenue need something like art or landscaping.
- Some of the surfaces are flat next to each other (brick should be clearly delineated from white surface instead of being flush).
- Canopy on Detroit Street looks like scaffolding.
- White material is very contrasting. Consider other colors such as charcoal or grey-green.
- The prow of the building feels “very Miami” and could be better integrated into the rest of the building.
- Light color (white) siding is “jarring”. Consider other colors. Colors on rest of building are fine.
- The building feels very strong until the flatiron side when it “melts” into a number of balconies.
- Need more relief between the brick and white surfaces.
- Consider wrapping the balcony around building.
- Other than some suggestions, love the building.
- Staff identified a code issue with that street-wall requirement.

These comments and recommendations were approved by the Design Review Board at the November 10, 2021 Design Review Board meeting.