



## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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#### DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: Alex De Parry, Brad Moore – Design Team

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

DATE: January 19, 2017

SUBJECT: The Jefferson Design Project (Project No. DR16-018)

The Design Review Board discussed your proposed design for The Jefferson, at 118 West Jefferson Street, on January 18, 2017. Please consider the following comments and recommendations made by the Board when preparing the site plan petition:

1. Relocate the main entrance south, away from the elbow of the building and somewhere along the longer wing. Make the main entrance more prominent, with a tall vertical element and more pop.
2. Redesign the woonerf into a courtyard or plaza. Consider adding furniture elements for common use by the building residents. Create a more urban feel to the site.
3. Enhance the landscape plan to better reflect, and celebrate, the underlying drain and the existing floodplain across the site. The proposed foundation plantings are too suburban in nature, and too diminutive in scale, for the site.
4. Add windows to the stairwells.
5. Consider relocating the main vehicular access point, and the entrance to the parking garage, to Jefferson rather than Ashley. Ensure the spacing of proposed driveways is consistent with City standards and avoid or minimize traffic hazards.
6. Eliminate the permanent enclosure for temporary storage of trash containers at the northwest corner. Instead, designate an area on the woonerf/plaza/courtyard for staging the containers on the collection day that accessible to front loading service vehicles.
7. Please resubmit revised drawings for further discussion by the Board 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 January 20, 2017 and approved by the Design Review Board on \_\_\_\_\_.