



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: Design Team – Ben Ridderbos (Lord Aeck Sargent), Luke Bonner (Bonner Advisory Group), Eric Leath (Landmark Properties), Jason Doornbos (Landmark Properties)

FROM: Design Review Board

DATE: October 17, 2018

SUBJECT: Standard at Ann Arbor Preliminary Massing Concepts
425 S. Main Street

The Design Review Board discussed the preliminary massing concepts for the pending Standard at Ann Arbor design plan on October 18, 2018. Please consider the following comments and recommendations of the Design Review Board when preparing a future design plan application:

1. The Board generally agrees with and supports the preliminary massing concept as presented.
2. Any openings or recessed walls in the streetwall should be carefully balanced in width, height and depth so the intent of the streetwall requirement, to provide a sense of enclosure formed by continuous building facades, is maintained.
3. The streetwall must include sufficient articulation to prevent the appearance of a monolith block. It's length must be broken into pedestrian-scale components at natural breakpoints. Cues for breakpoints can be taken from the underlying lot pattern of the site or other Main Street blocks, or can be taken from the uses and tenant spaces within the proposed building.
4. The overall design should continue working towards providing an appropriate transition between the retail character of the 300 block of South Main and the urban residential character of the 400 and 500 blocks of South Main.
5. The Board expressed a preference for the preliminarily proposed stepped, southern, Packard façade (as opposed to planning staff's preference for a straight, parallel streetwall).
6. As much design thought must be put toward the east, alley façade as the public street

facades.

These comments and recommendations were prepared on October 18, 2018 and approved by the Board on -----.