

DRB Narrative for:
Main Street Beer & Wine Proposed Building Addition, 601 S. Main Street

1. A brief description of the design concept (what the project/structure looks like).

The existing use will remain as a Petroleum-Beer/Wine/Liquor/Convenience Store. The design of the building is to reflect that of the University of Michigan with the interior & exterior in maze & blue.

2. A brief description of the development program (the intended uses, known or possible tenants, etc.).

The use will remain as a Petroleum-Beer/Wine/Liquor/Convenience Store. The tenant will remain the same, which is the Owner of the property, who has been serving Ann Arbor for over 50 years.

3. Describe the context of the site.

Currently the property consists of Petroleum-Beer/Wine/Liquor/Convenience Store, three fuel pump stations & associated parking spaces. The proposed improvements include an addition to the existing store, canopies over the existing pumps, dumpster enclosure, restriping of existing parking spaces & bicycle parking. No additional pavement is proposed as part of these improvements.

4. Is there an inspiration or a theme for the design concept? Describe.

The design of the building, interior and exterior, is themed on the University of Michigan. The Owner takes great pride in the history of the University and will continue to provide an unmatched quality of service for the University of Michigan & local residents.

5. Describe how the project responds to the Design Guidelines for Context and Site Planning. Please refer to Chapter 1, Level A, starting on page 6 of the Downtown Design Guidelines.

The property is located at the Southeast corner of the intersection of S. Main St. & E Madison St. Neighboring the property is the numerous newly constructed apartment buildings; The Yard, 618 South Main & The Point. With these new residents being located so closely it has proven important to be able to have the inventory readily available in order to provide for them. The proposed building addition will be very valuable in providing the necessary space for product storage to be sold. With maintaining the current design within the downtown guidelines, the property will continue with a traditional design for a long-established petroleum and convenience store serving the University of Michigan and local residents.

6. Describe how the project responds to the Design Guidelines for Buildings. Please refer to Chapter 1, Level B, starting on page 13 of the Downtown Design Guidelines.

The existing building is to remain the same height. The proposed pump canopies will be the standard 14 ft. from grade to the bottom of canopy to allow for petroleum semi-truck delivery of product.

7. Describe how the project responds to the Design Guidelines for Building Elements. Please refer to Chapter 1, Level C, starting on page 15 of the Downtown Design Guidelines.

The proposed pump canopies are BP petroleum design. Additionally, a new illuminated menu sign for gas pricing & specials will be constructed. The exterior of the building will be refreshed in the same University of Michigan theme.

8. Describe how the project responds to the Design Guidelines for its Character District. Please refer to Chapter 2, starting on page 20 of the Downtown Design Guidelines.

Maintain and enhance corner presence to remain in compliance with the Main Street District.

9. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.

N/A