



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: January 3, 2019

SUBJECT: Standard at Ann Arbor Design Plan (DR18-004)
405 South Main Street

The Design Review Board discussed the design plan for the proposed Standard at Ann Arbor development on December 19, 2018. Please consider the following comments and recommendations of the Design Review Board when preparing a site plan application:

1. In general, continue the work to break down the building's massing into smaller-scale components. See Downtown Design Guideline B.1.2.
2. The portion of the South Main Street streetwall fronting the residential units does not meet the intent of a streetwall. It must be redesigned and options should consider closing.
3. The Packard Street streetwall should be redesigned, or further designed, with particular emphasis on making the southwest corner a prominent focal point for the building and a gateway to downtown (Downtown Design Guideline A.1.3). It was felt that this corner would be the most visible of all the building's corners, and it was noted that its context is more in line with the urbanity of South Main Street than the residential character of Packard Street.
4. The main entrance to the building, at roughly the midpoint of the west elevation, is understated. More clearly define this building element. See Downtown Design Guidelines C.2. and C.2.1.

These comments and recommendations were prepared on January 3, 2019 and approved (as amended by the Board on January 16, 2019).