



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: Design Team – Tamas Von Staden, Van Staden Architects
FROM: Design Review Board
DATE: June 12, 2019
SUBJECT: 545 South Main Street Design Plan (DR19-002)

The Design Review Board discussed the revised design plan for the proposed development at 545 South Main Street on May 8, 2019. Please consider the following comments and recommendations of the Design Review Board when preparing a future site plan application:

1. Continue to include a durable surface material for the outdoor space that can tolerate furniture and foot traffic.
2. Rotate the orientation of the parking stalls so that headlights do not shine directly into the outdoor open space. Provide a visual barrier between the parking lot and the outdoor space at least 3 feet tall.
3. Doorways and openings into the site could be made wider and more gracious.
4. Craft the site edges more thoughtfully to mask some of the furniture but allow glimpses to the buildings. Full exposure into the site is not the best way to say there is something wonderful on the other side.
5. Take care to provide a curated, composed, preconceived experience. Avoid promoting an eclectic, jumbled rummage aesthetic.
6. The rooftop seating would benefit from more shade. Be mindful of mitigating sound generated by the building operations and customers for adjacent neighbors.
7. The design guidelines for open space are intended to encourage more courtyards like those found in the Kerrytown area. If needed, more inspiration and design ideas can be found there.
8. Consider applying for further review by the Design Review Board if the storm water management plan, which is not fully developed at this point, causes the currently proposed and reviewed design plan to significantly change as a result.

These comments and recommendations were prepared on May 15, 2019 and approved as amended by the Board on June 12, 2019.