

City of Ann Arbor

Design Review Board

Downtown Design Guidelines Worksheet

Project: \_\_\_\_\_

Date: \_\_\_\_\_

**Downtown Design Guidelines**

	Guideline Met	Not Applicable	Comments and Notes
<b>General Design Guidelines</b>			
A. Context and Site Planning			
A.1 Urban Pattern and Form			
A.1.1 Reinforce adjacent site			
A.1.2 Sidewalk level features			
A.1.3 Corner site focal point, feature			
A.1.4 Midblock sensitivity			
A.1.5 Street view terminus			
A.1.6 Creating vibrant pedestrian setting			
A.1.7 Alley sensitivity			
A.2 Natural Systems			
A.2.1 Building orientation			
A.2.2 Solar access, shading			

## Downtown Design Guidelines

	Guideline Met	Not Applicable	Comments and Notes
A.2.3 Deciduous trees			
A.2.4 Wind protections			
A.2.5 Native, non-invasive plantings			
A.2.6 Stormwater retention as site amenity			
A.2.7 Porous materials			
<b>A.3 Open Space</b>			
A.3.1 Open space activity and useability			
A.3.2 Open Space located for existing, potential activity			
A.3.3 Open space at sidewalk level			
A.3.4 Open space as focal point			
A.3.5 Open space orientation to street, other resource			
A.3.6 Dining, art, features, details to frame open space			
A.3.7 Enrich the space			
<b>A.4 Parking, Driveways, Service Area</b>			
A.4.1 Location and size to minimize impacts to pedestrians			
A.4.2 Pedestrian-friendly street edge of parking			
A.4.3 Locate behind or side of building			
A.4.4 Incorporate screens, art, lighting, other next to sidewalk			

## Downtown Design Guidelines

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<b>A.5 Pedestrian Connections</b>			
A.5.1 Integrated with existing infrastructure			
A.5.2 Avoid interior linkages			
A.5.3 Window shopping opportunities			
A.5.4 Provide enriched and enlivened walkways, use areas			
A.5.5 Link on-site open spaces directly to public sidewalk			
<b>A.6 Cycling and Transit</b>			
A.6.1 Comfortable environment for transit patrons			
A.6.2 Convenient use of bicycle racks			
<b>B. Buildings</b>			
<b>B.1 Building Massing</b>			
B.1.1 Minimize impact on adjacent lower-scale areas			
B.1.2 Visually divide into smaller building modules			
B.1.3 Clear definition between base and upper floors			
B.1.4 Differentiated building top			
<b>C. Building Elements</b>			
<b>C.1 Street Edge</b>			
C.1.1 Street edge that invited pedestrian activity			
<b>C.2 Entries</b>			
C.2.1 Clearly define primary entry, orient towards street			

## Downtown Design Guidelines

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C.3 Windows			
C.3.1 Design and placement to establish sense of scale, interest			
C.3.2 Upper floor windows reference established patterns			
C.3.3 Depths appropriate to building design concept			
C.4 Awnings			
C.4.1 Operable awnings at storefront and windows			
C.4.2 Sized to fit within individual storefronts, windows, openings			
C.4.3 Awning proportions relate to overall building scale			
C.4.4 Colors compatible with overall color scheme of façade			
C.4.5 Simple shed shape			
C.4.6 Opaque, water repellant, non-reflective fabric			
C.4.7 External illumination			
C.5 Materials			
C.5.1 Applied to provide sense of scale in proportion			
C.6 Building Operational Systems			
C.6.1 Integrate solar, wind systems into design of top			
C.6.2 Locate, screen mechanical systems for noise impacts			
C.7 Sustainability in Bldg Elements			
C.7.1 Use sustainable materials			

# Downtown Design Guidelines

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C.7.2 Select, apply materials to maximize performance			
C.7.3 Allow for natural environmental controls			
<b>Character Districts</b>			
South University			
State Street			
Liberty/Division			
East Huron 1 and 2			
Midtown			
Main Street			
Kerrytown			
First Street			

February 14, 2014