



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: Design Team – Sean Havera, Diane McIntyre, Tom Covert
FROM: Design Review Board
DATE: June 12, 2019
SUBJECT: Vic Village South Design Plan (DR19-003)

The Design Review Board discussed the revised design plan for the proposed development Vic Village South at 1100 South University Avenue 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 the deep material reveals separating the masses of the upper levels throughout the site plan review and approval process.
2. Consider increasing the height of the South University Avenue streetwall at the residential entrance, and perhaps all three entrances, up to the height of the railing and eliminating the railing.
3. Consider switching the materials of the residential entrance and retail entrances so that the retail is emphasized rather than the residential lobby.
4. Continue to explore ways to activate the pedestrian alley and open space on the south side of the site.
5. Continue to explore designs for an exceptional, impressive, and noteworthy northwest corner. One change to consider is a two-story street-level entrance with a significant piece, such as a chandelier, in the space. The northwest corner of the building will be one of the most prominent, most viewed, and most visible corners in the entire downtown and must be made worthy of that position; the current design is not.

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