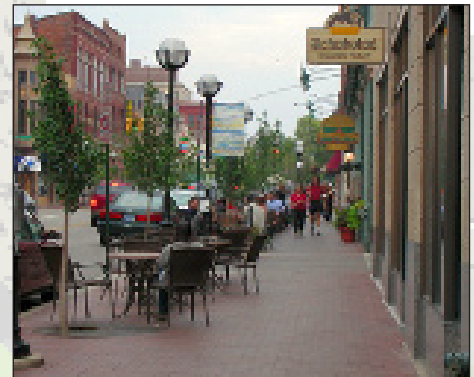
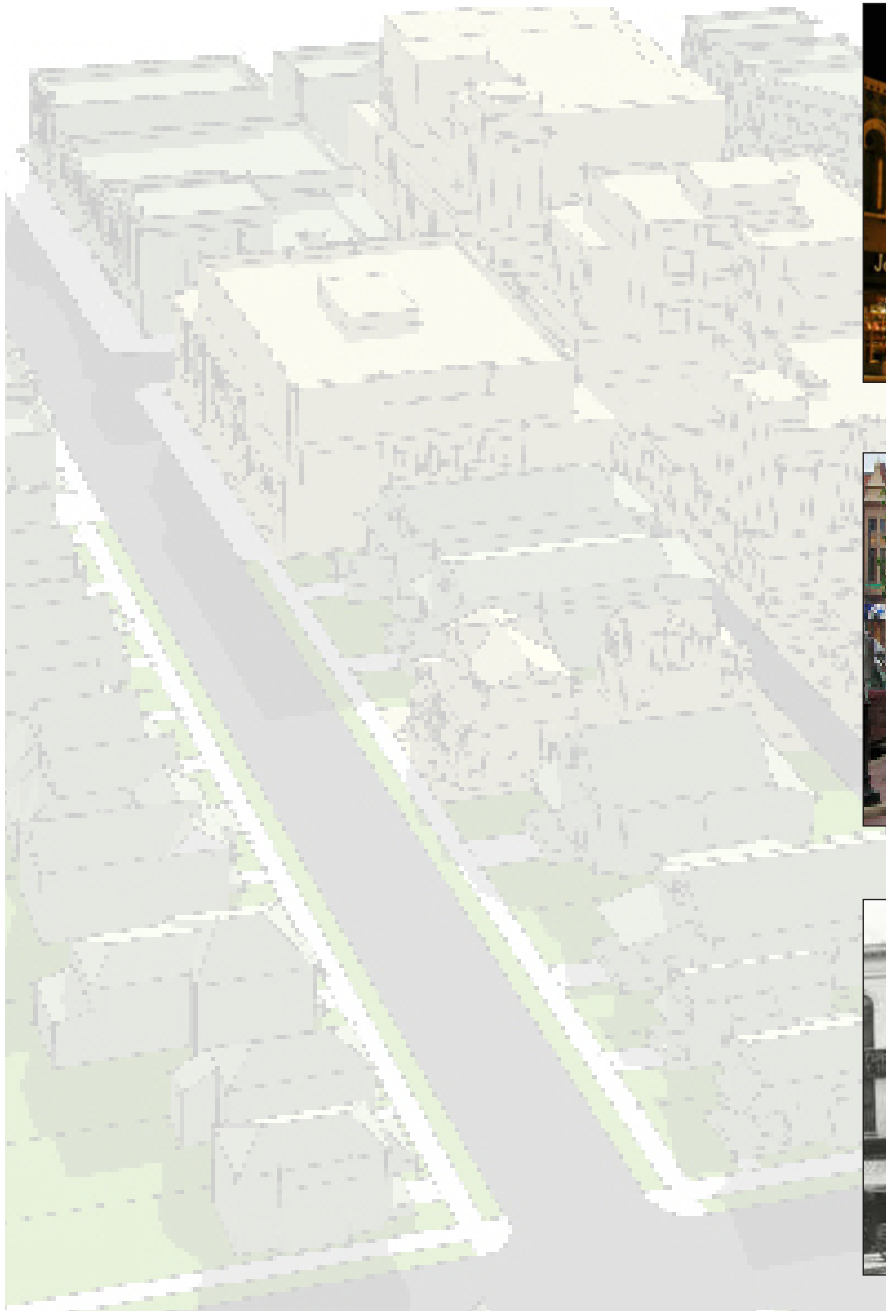


DOWNTOWN ANN ARBOR DESIGN GUIDELINES



APRIL 30, 2008

CREDITS

Ann Arbor Discovering
Downtown (A2D2) Steering
Committee

Marcia Higgins, City Council
Evan Pratt, Planning Commission
Roger Hewitt, Downtown
Development Authority

Ann Arbor Discovering
Downtown (A2D2) Design
Guidelines Advisory
Committee

Kurt Brandle
Christine Crockett
Ron Eamus
Damian Farrell
Eric Lipson
Joan Lowenstein
J. Bradley Moore
Alice Ralph

City of Ann Arbor
100 N. Fifth Avenue
Ann Arbor, MI 48104
www.a2gov.org

Wendy Rampson, Project Manager
Jayne Miller
Lindsay-Jean Hard
Coy Vaughn

CONSULTANT TEAM:

Winter & Company
1265 Yellow Pine Ave.
Boulder, CO 80304
www.winterandcompany.net

Noré Winter
Abe Barge
Mary Phillips

RACESTUDIO
1128 The Alameda
Berkeley, CA 94707
www.racestudio.com

Bruce A. Race, FAIA, AICP



Community members participated in a series of interactive workshops to help identify design objectives for different contexts throughout downtown Ann Arbor.

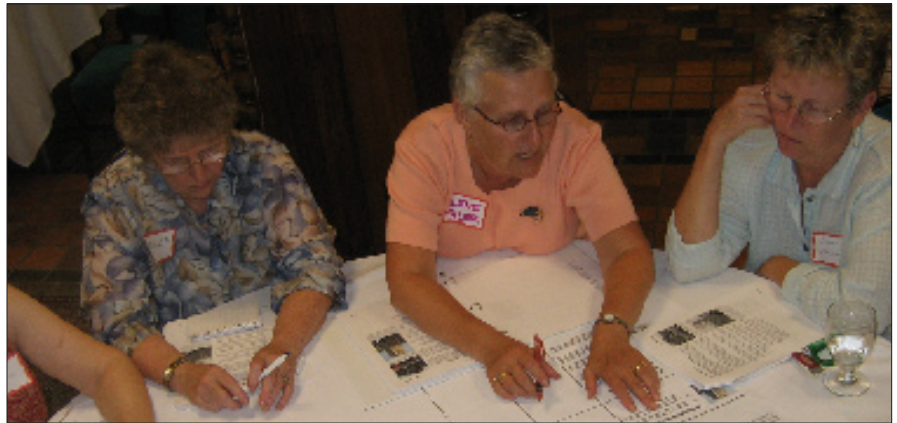


TABLE OF CONTENTS

Introduction	Intro-1
A Vision for Downtown	Intro-1
Policy Base	Intro-2
Applicability	Intro-2
Relationship to Other Regulations	Intro-3
Character Area Concept	Intro-5
Organization of This Document	Intro-7
Design Guidelines Format	Intro-9
The Application of Design Guidelines	Intro-10
Design Review Process	Intro-11
Design Guidelines Users	Intro-11
Chapter 1: Urban Design Concepts	1-1
Street Types	1-2
Context-related Design	1-4
Special Design Principles	1-7
Chapter 2: General Design Guidelines	2-1
Design Guidelines for Site Planning	2-2
Design Guidelines for Building Massing	2-11
Design Guidelines for Building Elements	2-18
Illustrated Design Guideline Concepts	2-23
Chapter 3: Design Guidelines for Character Areas	3-1
South University Character Area	3-2
State Street Character Area	3-5
Liberty/Division Character Area	3-8
East Huron Character Area	3-10
Midtown Character Area	3-12
Main Street Character Area	3-14
Kerrytown Character Area	3-17
First Street Character Area	3-20
Chapter 4: Case Studies	4-1
Understanding Context	4-1
Illustrative Case Studies Map	4-2
Building Types	4-4
Appendix	AP-1
Definitions	AP-1

