



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
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## Meeting Agenda Design Review Board

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Wednesday, July 10, 2024

3:00 PM

Electronic Meeting

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

D-1. [24-1282](#) June 12, 2024 Meeting Minutes

**Attachments:** June 12, 2024 DRB Meeting Minutes.pdf

**E. PUBLIC COMMENT (3 minutes per speaker)**

**F. REGULAR BUSINESS**

F-1. [24-1286](#) DR24-0002; 1209 South University Avenue

A proposed design for a 19-story apartment building with ground floor retail to redevelop 1201, 1209 and 1213 South University Ave. The project design has a complementary combination of two design elements: first, a detailed masonry retail base and second, a

masonry residential loft-style tower. The base is meant to evoke an historic aesthetic while the tower provides a traditional but fresh complement. The combined site has approximately 16,800 square feet and is located in the D1 (Downtown Core) base and South University Character overlay districts with Primary street type designation. The main address is 1209 S University Avenue.

**Attachments:** Staff Report 1209 S University.pdf, Zoning Maps 1209 S University.pdf, Design Plans 1209 S University.pdf, Design Narrative 1209 S University.pdf, Applicant Presentation 1209 S University.pdf

F-2. [24-1287](#) **DR24-0003; 313-327 Braun Court**

The potential project includes redevelopment of the site as a residential condominium building. The proposed seven-story building is roughly 89,000 square feet in gross floor area and would include approximately 35-40 residential units. Parking will be provided beneath the proposed building and will include approximately 53 vehicle spaces and 22 bicycle spaces. The proposed building would also include outdoor spaces such as courtyards, terraces, rooftop decks, and balconies. The associated stormwater management infrastructure and utility improvements are also proposed. Vehicle access to the site is proposed from the existing alley between N Fourth Avenue and N Main Street. The proposed development would require demolition and removal of the current structures.

**Attachments:** 313-327 Braun Ct - DRB Staff Report.pdf, Braun Ct Zoning Map.pdf, 313-327 Braun Ct - DRB Design Narrative.pdf, 313-327 Braun Ct - DRB Applicant Presentation.pdf

**G. UNFINISHED BUSINESS**

**H. COMMUNICATIONS**

H-1. [24-1288](#) Various Communication to the Design Review Board

**Attachments:** Crocket Email of Opposition Bruan Court.pdf, Lewis Email of Support Braun Court.pdf, Zwas Recommendation 1209 S University.pdf

**I. PUBLIC COMMENT (3 minutes per speaker)**

**J. ADJOURNMENT**

Geoff Perkins, Chairperson

/Courtney Manor

/Brittany Alexander

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City Clerk's Office  
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Ann Arbor, MI 48104

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