

Ann Arbor Design Review Board

August 17, 2016

Action Minutes

Members Present: Tamara Burns, Geoff Perkins, Gary Cooper, Paul Fontaine, Richard Mitchell, Lori Singleton.

Members Absent: Bill Kinley

Staff Present: Jill Thacher

Meeting Started: 3:00pm

Agenda: Approved.

Approval of Minutes: The April 29, 2016 Design Review Board Meeting Minutes were approved as prepared.

Unfinished Business: None.

New Business: 1215 South University, 4 story mixed use building

Bob Hoida of Hobbs + Black Architects presented the project.

The Board asked clarifying questions and discussed details of proposed materials. The logistics of city construction on South University and construction of this proposed project were discussed. Solar reflectivity on the southern elevation was discussed, and members asked the architect to consider an awning at street level or other shade device. The Board noted that bike racks, trees, and other pedestrian amenities were not shown; nor was mechanical equipment. A member asked if the building would be constructed with capacity for the addition of future floors. Hoida said no, that the building will be built out to near the maximum standard 400% FAR when built. A member questioned the overall design scheme on the front elevation and noted that some features look arbitrary from an elevation and massing perspective, especially the flat-fronted upper floors. The members and architect discussed moving the streetwall up a story to the third floor instead of the second to help make the upper floors more consistent with the lower floors. The architect discussed making a heavier edge at the top cornice to replace the box shown around the fourth floor windows. He stated that simple downlighting under the storefront canopy is the only façade lighting being considered. The longevity of wood vs. cementitious cladding was discussed. A member asked why the fourth floor is offset two feet. The architect stated that some visual relief was desired. Clarification on the uses proposed was requested. Retail/restaurant on the first floor and basement, with the upper floors office or retail.

A board member will be assigned to follow the project through Planning Commission and City Council.

Communications: None.

Public Commentary: None.

Adjourned: 3:40.

DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: Bob Hoida, Hobbs + Black

FROM: Jill Thacher, City Planner on behalf of the Design Review Board

DATE: August 17, 2016

SUBJECT: 1215 S. University Avenue

The Design Review Board discussed the proposed design of your proposed development at 1215 South University Avenue on August 17, 2016. Please consider the following comments and recommendations made by the Board when preparing the site plan petition:

1. Consider moving the streetwall setback from the top of floor two to the top of floor three. This will help unify the upper and lower floors and should result in a less arbitrary design appearance.
2. Consider adding a canopy or other shade device to the storefront to improve the pedestrian experience.
3. Your suggestion to place a heavier cornice on top of the fourth floor instead of the window box is supported by the Board.
4. Either wood or a high-quality composite material with a wood-like appearance would be appropriate on the front elevation.

These comments and recommendations were prepared on August 17, 2016 and approved by the Design Review Board on _____.