

# ANN ARBOR DESIGN REVIEW BOARD

September 21, 2016

## Action Minutes

**Members Present:** Tamara Burns (Chair), Bill Kinley, Geoff Perkins, Gary Cooper, Dick Mitchell, Lori Singleton

**Members Absent:** Paul Fontaine

**Staff Present:** Alexis DiLeo

**Meeting Started:** 3:05 p.m.

**Agenda –** Approved

### **Approval of Minutes –**

The August 17, 2016 Design Review Board Meeting Minutes were approved as prepared.

**Unfinished Business –** None.

### **New Business –** F-1 The Collegian North at 1107 South University Avenue Design Review

Sean Havera of Hughes Properties and James Sharba and Tom Dillenbeck of Hobbs + Black Architects introduced themselves as the design team and described the proposed development.

The Board discussed the details of the development and how the team arrived at the proposed design. They commented the tower lacked any measureable elevation plane changes, the upper half of the base lacked sufficient diversity and details to break its mass, and the canopy feature may be placed too high if intended as a pedestrian scale detail. The Board recommended more attention be given to the base as this was the predominant view of the building from all approaches, with the minor exception of the far east and west sides of the north facades as these are visible when approaching from the north.

The Board's discussion focused on the proposed design's building massing and elements rather than its site context. The overall tone of the discussion was general agreement that the design was in keeping with the basic design guidelines but many improvements and refinements were suggested for design excellence. The Board requested the design team come back to the Board for continued discussion after

revisions were made.

Public Commentary on F-1

Four people, Eleanor Linn of Forest Court, Peter Nagourney of Lincoln Avenue, Chris Crockett of East Kingsley Street, and Ray Detter of North Division Street and the Downtown Citizens Advisory Council, offered comments to the Board.

**Communications** – None

**Public Commentary (General)** – None

**Adjournment** – 4:20 pm

Prepared by Alexis DiLeo, City Planner  
September 23, 2016