



City of Ann Arbor

Formal Minutes - Draft

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Wednesday, May 15, 2024

3:00 PM

Electronic Meeting

This meeting will be broadcast on CTN Cable Channel 19, and at a2gov.org/watchCTN

Public comment can be made by calling: 877 853 5247 or 888 788 0099 Enter Meeting ID:
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A. **CALL TO ORDER**

Chair Perkins called the meeting to order at 3:00 pm.

B. **ROLL CALL**

Deputy Planning Manager Kelley called the roll.

Present: 5 - Richard (Dick) Mitchell, Tamara Burns, Geoffrey M. Perkins, Lori Singleton, and Wendy Rampson

Absent: 2 - William Kinley, and John Kotarski

Others present:

Deputy Planning Manager Hank Kelley

City Planner Alexis DiLeo

City Staff Brittany Alexander

C. **APPROVAL OF AGENDA**

Chair Perkins noted Deputy Planning Manager Kelley had an item to add to the agenda and that he had a statement he would like to share at the end of the meeting.

Moved by Lori Singleton seconded by Tamara Burns. On a voice vote, the agenda was approved as amended unanimously.

D. **APPROVAL OF MINUTES**

- D-1. [24-0843](#) December 13, 2023 Meeting Minutes

Attachments: December 13, 2023 DRB Meeting Minutes.pdf

Moved by Singleton seconded by Wendy Rampson. On a voice vote the December 13, 2023 DRB minutes were approved unanimously and forwarded to City Council.

MANAGER REPORT

Deputy Planning Manager Hank Kelley introduced new staff member Brittany Alexander

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E. PUBLIC COMMENT (3 minutes per speaker)

Ken Garber, 28 Haverhill Court, questioned if there will there be a natural gas connection for heating the building? Why not go all electric. City owned alley or wide drive on the block where air rights are being considered. The City has leverage over what could be built. Without City participation, the project will not be built. Mr. Garber thanked the Design Review Board for their services.

ROLL CALL

Board member Kinley entered the meeting at 3:09 pm

Present: 6 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Geoffrey M. Perkins, Lori Singleton, and Wendy Rampson

Absent: 1 - John Kotarski

F. REGULAR BUSINESS

- F-1. [24-0841](#) DR24-0001; 611 Church Street

Attachments: May 15, 2024 DRB Staff Report (611 Church), Zoning Maps (611 Church), Applicant Presentation (611-621 Church), Design Narrative (611-621 Church)

Representing the proposed project:

Andrew Savoy, Core Spaces

Nathan Casteel, DLR Group

The Design Review Board discussed the design plan for the proposed 621 Church Street development project on May 15, 2024. The Design Review Board proposed the following comments and recommendations for this site plan application:

- 1. The simplicity of design and the vertical expression of red panels is much appreciated and keeping these features is encouraged as the design is refined. Be mindful, however, about the longevity of the exterior panel color and use materials or finishes that will not fade over time.*
- 2. The street level experience, and especially the lobby entrance, is one of the strongest aspects of the design. Keeping these features is encouraged as the design is refined.*
- 3. The alley should be designed as a primarily pedestrian, or nonmotorized, curbless space and vehicular use should be limited as an accessory function. Consider using pavers or other decorative material to promote the pedestrian-first design and encourage it becoming a covered, outdoor gathering space with occasional vehicle crossing.*
- 4. The design for the top of the building and the flat façade are among the weakest aspects of the design. Adding more dimension, decreasing the monotony, is recommended as the project is refined.*
- 5. If the corner parcel is included in the project, the corner treatment to the building needs to be a more prominent feature. If not, the projected wing should be removed from the design.*

- F-2.** [24-0858](#) Status of City Council Resolutions and Changes to Design Review Board
Deputy Planning Manager Hank Kelley presented the proposed Council resolution.

The board discussed and agreed to continue the topic at the next regular meeting, and to forward a communication to City Council.

The Board took into consideration and discussed the matter. [For a complete record of the discussion, please see available video format].

G. **UNFINISHED BUSINESS**

Chair Perkins paid tribute to former board member Gary Cooper:

Gary spent several years participating in the work of this board. Was always thoughtful and spot on with his comments and will be missed. Gary possessed the distinction of being an architect as well as a landscape architect so his input was doubly valuable. I met Gary in about 1987 when we did a historic restoration of a building in downtown Saline for which he was the architect and this led to a decades long relationship and collaboration. Sometimes he'd bring me in as the contractor, sometimes I'd bring him in as the architect, but we would always work together as a team. Gary was like a junior version of David Osler for whom I worked and was mentored by for many years. And as many on this board will remember Gary was that kind of an architect and person. God rest his soul.

Board member Mitchell noted there was a memorial event for Gary Cooper June 15, 2024.

H. **COMMUNICATIONS**

H-1. [24-0842](#) Various Communication to the Design Review Board

Attachments: Caruso email of opposition 611 Church Street.pdf

Received and filed.

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

None.

J. **ADJOURNMENT**

Chair Perkins adjourned the meeting at 4:55 pm.

Geoff Perkins, Chairperson

/courtney manor

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