



City of Ann Arbor

Formal Minutes

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, March 21, 2018

3:00 PM

Larcom City Hall, 301 E Huron St,
Basement, conference room

A **CALL TO ORDER**

B **ROLL CALL**

Staff Present: Alexis DiLeo, City Planner

Others Present: Paul Fontaine (serving until a replacement is appointed)

Present 4 - Richard (Dick) Mitchell, William Kinley, Geoffrey M.
 Perkins, and Gary Cooper

Absent 2 - Tamara Burns, and Lori Singleton

C **APPROVAL OF AGENDA**

Approved as presented.

D **APPROVAL OF MINUTES**

D-1 [**18-0418**](#) Design Review Board Meeting Minutes of February 21, 2018

Attachments: 2-21-2018 DRB Minutes .pdf

Approved by the Board and forwarded to the City Council.

E **UNFINISHED BUSINESS**

F **NEW BUSINESS**

F-1 [**18-0419**](#) 208 West Anne Street Design Plan

Attachments: 208 Ann DRB Application.pdf, 208 Ann DRB Renderings
 .pdf, Staff Report 208 West Ann (3-21-18).pdf

The Design Review Board discussed the design plan for 208 West Ann

and made the following comments and recommendations:

1. The design plan, while consistent with the block, is not in keeping with the context of new developments in the character area. The proposed plan called for a suburban-style residential building. Concerns was expressed that the building will quickly look out of place as the Kerrytown character district, especially west of North Main Street, redevelops in with modern, industrially-inspired, urban forms.

Fully reconsider and resubmit a new design plan for further discussion at a future meeting before submitting a site plan application.

2. The redesigned project should not have a pitched, shingled roof nor dormer windows. The massing of the building should be simplified and fewer suburban-style trim details.

3. The east and west facades, currently blank without windows or other breaks, should include elements to break down the scale of those walls and provide visual interest.

4. Direct access to the rear of the site for convenience use of the dumpster/recycling facilities should be provided for residents. As currently designed, residents would have to walk more than 350 feet to properly dispose of trash and recyclables. The Board noted it should be as easy as possible to perform this necessary, frequent task.

5. The Board expressed concern for using the adjacent properties for required development elements, such as solid waste/recycling facilities and off-street parking, which may limit the redevelopment possibilities of those properties. The Board encouraged preparing a long-term redevelopment strategy for the full extent of all property under the applicant's ownership, especially if implementation is to be in phases.

6. The Board expressed concern for the high bedroom to bathroom ratio within each apartment, the lack of balconies, and the high bedroom to off-street parking ratio. The development program of this project is not like other new developments downtown and may need to be reevaluated to ensure success.

Received and Filed

F-2 [18-0420](#) 309 North Ashley Street Design Plan

Attachments: 309 N. Ashley DRB Submission Booklet On.pdf, 309 N.

Ashley Application and Narrative .pdf, Staff Report 309
North Ashley (3-21-18).pdf

*The Design Review Board discussed the the design plan for 309 North
Ashley and made the following reccomendations:*

- 1. Consider bolder accent colors. Be careful not to overuse brown tones.*
- 2. Evaluate what design changes may be necessary to ensure the
design plan, and the development, is not compromised if the site at the
corner of Miller and North Ashley is redeveloped by others in the future.*

Received and Filed

G PLANNING COMMISSION COMMUNICATIONS

G-1 [18-0423](#) Staff Reports from Planning Commission Meetings

Received and Filed

H COMMUNICATIONS

H-1 [18-0424](#) Various Communications to the Design Review Board

Received and Filed

I PUBLIC COMMENTARY (3 Minutes Maximum Speaking Time)

J ADJOURNMENT