



City of Ann Arbor

Formal Minutes

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Wednesday, October 14, 2020

3:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 988 9065 8977

A CALL TO ORDER

Chair Mitchell called the meeting to order at 3:00 PM

B ROLL CALL

Present 7 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Geoffrey M. Perkins, Lori Singleton, Corry Buckwalter, and John Kotarski

Absent 1 - Gary Cooper

C APPROVAL OF AGENDA

Moved by Perkins, seconded by Kinley, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [20-1550](#) Minutes of the September 9, 2020 Design Review Board Meeting

Attachments: 9-9-2020 DRB Minutes.pdf

Moved by Singleton, seconded by Perkins, approved unanimously as presented and forwarded to the City Council.

E PUBLIC COMMENT (3 Minutes Per Speaker)

F REGULAR BUSINESS

- G** **20-1551** DR20-027; 350 S Fifth Ave The petitioner (City of Ann Arbor Housing Commission) is seeking Planned Unit Development approval of a concept to construct 418 dwelling units including 130 affordable units on this .8 acre site bounded by East William Street (south), South Fourth Avenue (west), South Fifth Avenue (east), and the Blake Transit Center (north). The City hired SmithGroup to host a public engagement effort and to create massing elevations for the project. Public feedback encouraged the tall portions of the building to be located on the northern end of the site. The proposed height of the building includes 1, 4, 5, 13 and 18 story elements. The proposed floor area ratio is approximately 800% (900% maximum with affordable housing). A 30-foot wide service alley is proposed to be located on the north end of the site connecting South Fourth and South Fifth Avenues. The site is in the Midtown Overlay District with secondary frontage on all three streets. Once City Council approves the concept plan which will include a conceptual PUD site plan with supplemental regulations, the City will search for a developer who will propose a complete development project. This will result in a comprehensive design being submitted to the Design Review Board in the future. The Design Review Board is being asked to review the concept plan and massing at this time.

Attachments: DR20-027; 350 S Fifth Ave Staff Report with Attachments.pdf

The Design Review Board asked the following questions and made the following comments and recommendations.

1. Questions on overall design

- *15 foot access area to the building on the north side?*
- *Air quality impacts from buses idling?*
- *Bus access?*
- *Drop off locations?*
- *Timeline of project?*
- *Will financing affect design?*
- *Underground pedestrian connection to the Library Lot parking structure?*
- *Above ground pedestrian connection to the Fourth and William structure?*

2. Comments on overall design

- *It would be good to incorporate AAATA spaces as part of the overall design.*
- *Single story portion on William street should be at least two stories to be contextual with the surrounding buildings, however, as an “authentic”*

façade (programmed space on the second level) as opposed to a façade only.

- The 18 story portion of the project seems too broad; can this be pulled back or disconnected from the 13 story portion in two slender towers? Taller would be preferred, if that is the result to maintain FAR goals.*

Large massing is not preferred.

- Some board members preferred a 45 foot wide access drive on the north side of the site. One board member preferred the narrower drive.*

- A tapered building or buildings would be more interesting even if it resulted in a taller building.*

- Petitioner is encouraged to come back to discuss design guidelines.*

3. Specific comments

- Massing reveals of 4 inches will not be very visible for the taller portions of the building(s). Reveals of 4 feet will be much more visible.*

- The Blake Transit Center provides large windows on the north side of the center to provide riders in the interior waiting area with clear views of buses entering the station. If bus parking spaces are provided on the south side of the building, The Ride should consider constructing a transparent interior waiting area on the south side of the center.*

G-1 UNFINISHED BUSINESS

None.

H COMMUNICATIONS TO THE DRB

H-1 [20-1552](#) Various Communication to the Design Review Board

Attachments: Email from Smith.pdf

Received and Filed

I PUBLIC COMMENT (3 Minutes Per Speaker)

Seeing no speakers, Chair Mitchell closed Public Comment.

J ADJOURNMENT

Moved by Burns, seconded by Kinley, to adjourn the meeting at 4:16 PM.

Adjourned unanimously.

Yeas: 7 - Mitchell, Architect Rep. Burns, Kinley, Perkins, Singleton, Buckwalter, and Ann Arbor Public Art Commission Representative Kotarski

Nays: 0

Absent: 1 - Cooper

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Richard Mitchell, Chairperson of the Design Review Board

/kvl