

## ANN ARBOR DESIGN REVIEW BOARD

### Staff Report

**MEETING DATE:** March 15, 2017

**PROJECT:** The Gallery (formerly The Jefferson)  
Project No. DR16-018

**ADDRESS:** 112-118 West Jefferson Street and 441 S. Ashley Street

**ZONING DISTRICTS:** D2 Downtown Interface, First Street Character, Secondary Frontage

**DESIGN TEAM:** Alex De Parry – W. Jefferson St. LLC/Ann Arbor Builders  
Brad Moore – J. Bradley Moore & Associates Architects  
Kathy Keinath – Macon Engineering

**PROPOSED PROJECT:** Revised plans for the project originally presented as The Jefferson, now referred to as The Gallery, in response to the Board's January 18, 2017 comments have been submitted for further discussion.

The Gallery remains a 4-story, 35,000-square foot residential condominium building proposed on an 18,500-square foot site at the northeast corner of West Jefferson and South Ashley streets. The proposed entry has not moved but the angled wall above the entry has been eliminated in favor of a traditional right-angle to accentuate the entry.



Figure 1 – Revised Southwest Elevation

**NATIVE/NON-INVASIVE PLANTS**

- River Birch
- Upright Juniper
- Red Chokeberry
- Arrowwood Viburnum
- Redbud

**Allen Drain Easement**

**Permeable Pavement**

**Dry Creek Bed**

**Turf**

**Native Plantings:**

- Blue Jay Iris
- Black Aged Sassafras
- Swamp Milkweed
- Indian Cucumber
- Butterfly Bush

**Scale:** 1" = 10'

**North Arrow**

**THE GALLERY**

Urban Landscape Park Concept 2/27/17

### Figure 2 – Conceptual Landscape Plan

**STAFF COMMENTS:**

1. The revised design plan still does not acknowledge the required streetwall height, the required offset at the top of the streetwall or the massing articulation. It does not appear that any of these standards have been met by the revised design plan. Staff encourage the Board to discuss this issue with the design team. The design team must note that if these standards are not met, formal approval to deviate from the Zoning Ordinance standards will be required. The Zoning Board of Appeals may grant a variance or planned project modifications can be sought as part of the site plan petition.
2. The revised design plan provides some tweaks in response to the Board's comments and recommendations made on January 18<sup>th</sup> but is not a sweeping redesign of the proposed development. Most of the comments provided in our January 18, 2017 staff report apply to the revised design.

Prepared by Alexis DiLeo, City Planner  
March 10, 2017

Attachments: Design Team Response Memo (March 1, 2017)  
Design Plan #2  
Landscape Plan #2  
January 18, 2017 Planning Staff Report





West Elevation

- KEY
- 1) Bent metal parapet coping
  - 2) Vinyl or Aluminum Clad Windows  
Similar to Andersen or Marvin
  - 3) Smooth cementitious panel  
Similar to Hardie Panel
  - 4) Brick Veneer  
Similar to Glen-Grey "Camden"
  - 5) 4" Limestone Sill
  - 6) Thermally broken door frame  
Selected by purchaser with approval
  - 7) Stone veneer on poured concrete  
Similar to Arriscraft "Laurier"
  - 8) Standing Seam Metal Roof



South Elevation





East Elevation

KEY
1) Bent metal parapet coping
2) Vinyl or Aluminum Clad Windows Similar to Andersen or Marvin
3) Smooth cementitious panel Similar to Hardie Panel
4) Brick Veneer Similar to Glen-Grey "Camden"
5) 4" Limestone Sill
6) Thermally broken door frame Selected by purchaser with approval
7) Stone veneer on poured concrete Similar to Arriscraft "Laurier"
8) Standing Seam Metal Roof



North Elevation







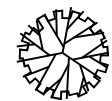








NATIVE/NON-INVASIVE PLANTS



River Birch



Upright Juniper



Red Chokeberry



Arrowwood  
Viburnum



Redbud



Allen Drain Easement

Permeable Pavers

Dry Creek Bed

Turf

Turf

Sidewalk

Xeriscape  
Landscape  
Feature

Blue Flag Iris  
Black Eyed Susan  
Switchgrass  
Indian Grass  
Butterfly Bush

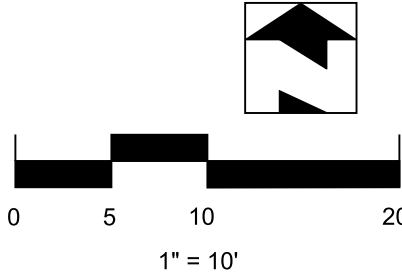
Turf

12'

THE GALLERY

Urban Landscape Park Concept

2/27/17







## MEMO

### DESIGN REVIEW BOARD COMMENTS RESPONSES

TO: Ann Arbor Planning Department

FROM: Alex De Parry, Brad Moore - Design Team

DATE: March 1, 2017

SUBJECT: The Gallery (formerly The Jefferson) Design Project (Project No. DRI6-018)

Please note the following responses to the DRB comments and recommendations (current as of this date):

1. Relocate the main entrance south, away from the elbow of the building and somewhere along the longer wing. Make the main entrance more prominent, with a tall vertical element and more pop. ***The entry cannot be moved without an unacceptable loss of interior parking spaces. It has remained on an angle in the "elbow of the building however the "angle" at the upper floors has been eliminated thus accentuating the angled element, and entry, at the ground level. We are continuing to explore various treatments at the "elbow" and may have additional options to show the board at the March meeting.***

2. Redesign the woonerf into a courtyard or plaza. Consider adding furniture elements for common use by the building residents. Create a more urban feel to the site. ***A Landscape Architect has been retained to focus on this. His first pass shows site furniture and other elements to enhance this area and give it a more "urban" feel. We are continuing to explore various treatments at/of this area and may have additional options to show the board at the March meeting.***



3. Enhance the landscape plan to better reflect, and celebrate, the underlying drain and the existing floodplain across the site. The proposed foundation plantings are too suburban in nature, and too diminutive in scale, for the site. ***A Landscape Architect has been retained to focus on this. His first pass shows these elements. We are continuing to explore various treatments at/of this area and may have additional options to show the board at the March meeting.***
4. Add windows to the stairwells. ***Windows have been added.***
5. Consider relocating the main vehicular access point, and the entrance to the parking garage, to Jefferson rather than Ashley. Ensure the spacing of proposed driveways is consistent with City standards and avoid or minimize traffic hazards. ***In order to minimize pedestrian-car conflicts the drive access to the project remains on Ashley.***
6. Eliminate the permanent enclosure for temporary storage of trash containers at the northwest corner. Instead, designate an area on the woonerf/plaza/courtyard for staging the containers on the collection day that accessible to front loading service vehicles. ***We would prefer to not have a permanent enclosure for staging of receptacles on pick-up days (rather a staging area only) as suggested by the board but that violates the direction of the city's solid waste coordinator. We will continue to try to eliminate the enclosure as suggested but until the solid waste coordinator acquiesces to this we will continue to show the enclosure.***
7. Please resubmit revised drawings for further discussion by the Board at their next meeting or another future meeting of your choice before submitting a site plan to the Planning Commission and City Council. ***Revised and supplemental drawings have been uploaded to/via eTrakit.***