



City of Ann Arbor

Formal Minutes

Design Review Board

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

Wednesday, September 20, 2017

3:00 PM

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

A **CALL TO ORDER**

Chair Burns called the meeting to order at 3:05 p.m.

B **ROLL CALL**

City Planner Alexis DiLeo called the Roll.

Others present:

Kristen Vander Lugt, Administrative Assistant

Paul Fontaine (serving until a replacement is appointed)

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

Absent 2 - William Kinley, and Lori Singleton

C **APPROVAL OF AGENDA**

The agenda was approved unanimously as presented.

D **APPROVAL OF MINUTES**

D-1 **[17-1432](#)** May 17, 2017 Design Review Board Minutes

Attachments: 5-17-17 DRB Minutes.pdf

Moved by Mitchell, seconded by Perkins, that the May 17, 2017 Design Review Board minutes be approved as presented. On a voice vote, the minutes were unanimously Approved.

E **PUBLIC COMMENTARY (3 Minutes Maximum Speaking Time)**

None.

F UNFINISHED BUSINESS

None.

G NEW BUSINESS**G-1 [17-1484](#) Resolution Requesting Design Review Board Meetings to be Televised**

Attachments: Resolution Requesting DRB Meetings to be Televised.pdf

A motion was made by Perkins and seconded by Mitchell, that the resolution be approved.

Approved unanimously.

G-2 [17-1401](#) Elroy's Place; 321 N Main Street Design Review

A design plan for a five-story mixed-use building including retail, office and residential uses. The proposed design calls for a modern representation of a commercial industrial building fitting the Kerrytown character while in keeping with the scale of the existing block. Facade materials include stone, brick, and panels with steel trellis accents. D2 Downtown Interface zoning district, Kerrytown character overlay district. Ward 1.

Attachments: DRB Application and Presentation- Elroys Place.pdf, Staff Report 321 North Main (for 9-20-17) (002).pdf

Erik Majcher, Atlantes LLC and Robert Darvas Associates, and Peter Woolf, Moving on Main LLC, introduced themselves as the design team and described the project.

The Board asked clarifying questions about the design, materials, construction, and architectural details. The following comments were offered as ways to improve the project:

- Make the street façade more symmetrical. Reducing the south bay by one story would help the symmetry.*
- Consider planters at the top of the trellises with plants growing down, to balance the vines growing up.*
- Refine the street façade to have more of a pedestrian or human scale. The 15-foot opening on the north bay is more than twice the height of an average person. Specific suggestions include a grander entry and matching the large openings from the north and south sides.*

- *Minimize (relocate or eliminate if possible) the ventilation opening in the front of the building.*
- *Bear in mind that this development will set the pattern for the future redevelopment of the block. This development should both consider the precedent Elroy's Place will establish (deciding whether this is a good or bad thing), and how redevelopment of the adjacent lots with a similar scale building would impact Elroy's Place.*
- *Re-evaluate whether the proposed design reinforces the positive characteristics from adjacent sites, and whether this site is more appropriate as a midblock development rather than a prominent corner focal point.*
- *Give careful attention to how the trellises may look in the first years of the development and in winters when there are no plantings or leaves on the majority of those structures.*
- *Include a site plan with the revised design plan.*

As the design team indicated they would continue the discussion at a future meeting, the Board did not determine if the design plan was consistent with the Downtown Design Guidelines.

Public commentary was offered by Ethel Potts of Elder Boulevard, Chris Crockett of East Kingsley Street, and Ray Detter of North Division Street and the Downtown Citizens Advisory Council.

H **PLANNING COMMISSION COMMUNICATIONS**

H-1 **17-1433** Staff Reports from Planning Commission Meetings

DiLeo reported that City Council approved ordinance amendments on September 18, 2017 to require high quality materials be used in both downtown zoning district and require basic design standards – minimum first floor height, transparency, and window dimensions – in the D1 downtown core zoning district.

I **COMMUNICATIONS**

None.

I-1 [17-1434](#) Various Communications to the Design Review Board

J **ADJOURNMENT**

Meeting adjourned at 4:30 p.m.

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City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104

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Staff Coordinator:

Alexis DiLeo/
kvl