



City of Ann Arbor

Formal Minutes

Design Review Board

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

Wednesday, January 16, 2019

3:00 PM

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

A CALL TO ORDER

B ROLL CALL

Others present:

Paul Fontaine, Serving until a replacement is appointed.

Alexis DiLeo, City of Ann Arbor Planning Staff

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

C APPROVAL OF AGENDA

**Moved by Kinley, seconded by Cooper, and approved unanimously
as presented.**

D APPROVAL OF MINUTES

D-1 [19-0052](#) Design Review Board Meeting Minutes of December 19, 2018

Attachments: 12-19-2018 DRB Minutes .pdf

**Moved by Kinley, seconded by Cooper, approved unanimously and
forwarded to the City Council.**

D-2 [19-0053](#) Approval of Recommendation Letter

Attachments: Standard Ann Arbor Draft Recommendation Letter
(12-19-18).pdf, Recommendation Letter (12-19-18)
(Standard Ann Arbor) Approved.pdf

**Moved by Mitchell, seconded by Kinley, to approve the
Recommendation Letter as amended. Approved Unanimously**

E PUBLIC COMMENT (3 Minutes Per Speaker)**F UNFINISHED BUSINESS****G NEW BUSINESS**

- G-1** [19-0054](#) DR18-006; 600 East Washington Street A proposed design for a new urban apartment community with street-level retail and integrated parking structure. The 255,000-square foot, 19-story building will have approximately 241 apartment units including some affordable to lower income households and uses the affordable housing premium floor area option and seeks planned project modifications to increase the maximum height limit. The design is an asymmetrical composition of metal panels, masonry and glass in a tripartite (base/middle/top) composition. D1 zoning district, State Street character district, secondary street designation.

Attachments: 600 E Washington Staff Report (1-16-19) with attachments .pdf, 600 E Washington Design Plan .pdf

The Design Review Board discussed the design plan for the proposed development at 600 East Washington Street on January 16, 2019. They made the following recommendations and comments:

- 1. The Board was complimentary of the design plan's treatment of the parking levels, noting the façade scales nicely with the overall design. Should, if above-grade parking levels remain as part of the design, the façade treatment should not change.*
- 2. The LED light stripes detract from the design aesthetic. A softer, warmer architectural lighting scheme should be used.*
- 3. The high contrast between the proposed red brick and white masonry material is jarring and out of context with the subtle contrast found on the historical building surrounding the development. One color should be dominant rather than giving both colors, the red and white, equal distribution.*
- 4. The main entrance to the building, at roughly the midpoint of the west elevation, is understated. More clearly define this building element. See Downtown Design Guidelines C.2. and C.2.1.*

Received and Filed

H PLANNING COMMISSION COMMUNICATIONS

I PLANNING COMMISSION COMMUNICATIONS

J ADJOURNMENT

Adjourned unanimously.