



City of Ann Arbor Formal Minutes Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
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Wednesday, July 8, 2020

3:00 PM

Electronic Meeting

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A CALL TO ORDER

B ROLL CALL

City of Ann Arbor City Planner Jeff Kahan called the roll.

Others present:

Kristen Vander Lugt, City of Ann Arbor Staff

Jeff Kahan, City of Ann Arbor City Planner

Present 8 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Geoffrey M. Perkins, Gary Cooper, Lori Singleton, Corry Buckwalter, and John Kotarski

C APPROVAL OF AGENDA

Moved by Perkins, seconded by Burns, to approve the agenda as presented.

Approved unanimously.

D APPROVAL OF MINUTES

D-1 [20-0991](#) Minutes of the December 11, 2019 Design Review Board Meeting

Attachments: 12-11-2019 DRB Minutes.pdf

Moved by Perkins, seconded by Kinley, approved unanimously as

presented and forwarded to the City Council.

E PUBLIC COMMENT (Three Minutes Per Speaker)

No speakers.

- E-1** [20-0992](#) DR20-026; 1116 S University Ave A design plan for a 6-story mixed use building on the south side of South U between East U. and Church St. The building has a two-story streetwall on South U and East U, then steps back at the 3rd through 6th floors. A new alley along the south side of the site acts as a pedestrian connection between East U and Church St. Three at grade parking spaces will be provided on the south side of the site. The building's exterior is a composition of brick with metal panel and stone accents, and a vertical glass element extends the height of the northwest corner. The site is 23,000 square feet, zoned D1 (Downtown Core) and South University character overlay district.

Attachments: DR20-026 Vic Village South Staff Report (7-8-20).pdf,
1116 S University Application and Plans.pdf

The Design Review Board discussed the proposed project and their comments/recommendations are summarized as follows.

The design was well received, in general.

- *Material changes include large set-backs that result in generous shadows.*
- *The proposed entryways are clearly defined.*
- *The open northwest corner allows a glimpse of on-coming pedestrians.*
- *The scale of the punched openings is effectively enlarged by the darker surrounds resulting more favorable proportionality.*
- *Brick on the back (south) side of the building is appreciated.*
- *The limestone corner at the first floor does a good job of highlighting this corner.*

The brick façade on the west elevation, south of the tower, and on the north elevation east of the tower could be more unified. Such unification of the façade on either side of the tower could result in the tower being more pronounced.

Consider more richness of materials at the corner.

The cast stone could be brought forward of the brick in various locations.

Potential for murals on the south elevations is supported; great if local artists can be used.

Review streetscape elements in guidelines to encourage viable pedestrian-oriented streetscapes.

F REGULAR BUSINESS

F-1 [20-0993](#) Election of DRB Officers 2020

Moved by Kinley, seconded by Perkins, to elect Richard Mitchell as to Chair and Geoffrey Perkins to Vice Chair.

G COMMUNICATIONS TO THE DRB

None.

H PUBLIC COMMENT (Three Minutes Per Speaker)

No speakers.

I ADJOURNMENT

Unanimously adjourned at 4:21 p.m.

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Richard Mitchell, Chairperson of the Design Review Board

/kvl