



# 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)

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Wednesday, October 17, 2018

3:00 PM

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

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**A CALL TO ORDER**

**B ROLL CALL**

**Present** 5 - Richard (Dick) Mitchell, Tamara Burns, William Kinley,  
Geoffrey M. Perkins, and Gary Cooper

**Absent** 1 - Lori Singleton

**C APPROVAL OF AGENDA**

**Approved unanimously as presented.**

**D APPROVAL OF MINUTES**

**D-1 18-1730** Minutes of the June 13, 2018 Design Review Board Meeting

**Attachments:** 6-13-2018 DRB Minutes .pdf

**Approved unanimously as presented and forwarded to the City Council.**

**D-2 18-1731** Minutes of the June 20, 2018 Design Review Board Meeting

**Attachments:** 6-20-2018 DRB Minutes .pdf

**Approved unanimously as presented and forwarded to the City Council.**

**D-3 18-1732** Minutes of the August 15, 2018 Design Review Board Meeting

**Attachments:** Minutes of the 8-15-2018 DRB Meeting .pdf

**Approved unanimously as presented and forwarded to the City Council.**

- D-4**      [18-1771](#)      Approval of Library Lane/Collective on 5th Massing Concepts Recommendation Letter
- Attachments:**      Recommendation Letter (8-15-18) (Library Lane) Draft.pdf
- Approved as presented.**

- D-5**      [18-1772](#)      Approval of Recommendation Letter for Ann Ashley Public Parking Structure Addition (Project No. DR18-003)
- Attachments:**      Recommendation Letter (6-20-18) (Ann Ashley) Draft.pdf
- Approved as presented.**

**E**      **PUBLIC COMMENTARY (3 Minutes Per Speaker)**

*Ethel Potts, Ann Arbor, inquired about the review of standards process that was initiated by City Council.*

*Chair Burns explained that the memo from Brett Lenart, Planning Manager is including in the packet.*

**F**      **UNFINISHED BUSINESS**

**G**      **NEW BUSINESS**

- G-1**      [18-1733](#)      Conceptual Design Plan for Standard at Ann Arbor, 425 S. Main St: A conceptual design to redevelop a 50,000-square foot site at 425 S. Main with a new, 250,000-square foot mixed use building. The proposed building mass has a two-story base with continuous streetwalls along E. William, S. Main and Packard supporting an 8-story tower over the northern third and a 3-story tower over the southern third. The design team is seeking feedback from the Design Review Board for the massing scheme before finalizing the complete application including architectural style and details. The site is zoned D2 (Downtown Interface) and Main Street Character (overlay district). it

**Attachments:**      Staff Report 425 S Main (10-17-18).pdf, 425 S Main Design Renderings .pdf, 425 S Main Design Review Board Application .pdf

*A presentation was made by Ben Riddobos, Luke Bonner, and Jason Dornboss. They explained that the location of the proposed design is ideal for graduate students and other young professionals. They explained that they are working to take into consideration the concerns*

*and values of the neighbors and the surrounding community into their design. They discussed connectivity, bike parking, an activated streetlevel, parking, elevation, storm water management, LEED certification, retail, as well as an overview of the exterior and facade elements of the proposed design.*

*The Board discussed the west facade, the underpodium, the possibility of breaking up the street facade, introduction of stoops, massing, materials, as well as how to ensure character and a good fit with the neighborhood.*

**PUBLIC COMMENTARY:**

*Ted Annis, 414 S Main St, Ann Arbor, (comment unknown)*

*Larry Goetz, 408 S 4th Ave, Ann Arbor, discussed the impacts of the proposed design on the alley.*

*Tom Pettite (address unknown), discussed vehicle access from the alley, blockages during construction, green space, and parking.*

*Steve Kaplan, discussed the use of the proposed design, growth of the downtown, and the placement of mechanical items.*

*Beverly Straussman, 545 South Fifth, Avem Ann Arbor, expressed concern with massing, the premiums, how the design transitions into the neighborhood, how the design is incompatible with the neighborhood, affordability of the proposed design, and parking.*

*Ethel Potts, expressed concern with the development allowed by D1 and D2 zoning.*

**G-2**      [18-1734](#)      CTN Recording Schedule

**Attachments:**      CTN Existing Recording Schedule .pdf

*The Board discussed having their meetings on the 2nd or 4th Wednesday of the month at 3:00 P.M. however no decision was made.*

**H**            **PLANNING COMMISSION COMMUNICATIONS**

**H-1**        [18-1735](#)      Planning Commission Staff Reports

**Reviewed and Filed**

