



City of Ann Arbor

Formal Minutes

Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Tuesday, March 1, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

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1 CALL TO ORDER

Vice Chair Ken Clein called the meeting to order at 7:15 p.m.

2 ROLL CALL

Alexis DiLeo and Matt Kowalski represented City Planning staff.

Present 6 - Clein, Briere, Franciscus, Mills, Bona, and Gibb-Randall

Absent 3 - Woods, Peters, and Milshteyn

3 APPROVAL OF AGENDA

Moved by Briere, seconded by Franciscus, that the Agenda be Approved as presented. On a voice vote, the Vice Chair declared the motion carried.

4 INTRODUCTIONS

None

5 MINUTES OF PREVIOUS MEETING

6 **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER,
PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN
COMMUNICATIONS AND PETITIONS**

6-a **City Council**

Briere updated the Commission on recent actions by the City Council, including mention of work related to the North Main Street Corridor.

6-b **Planning Manager**

DiLeo reported on the status of the Accessory Dwelling Unit effort and the Downtown Premium Evaluation effort.

6-c **Planning Commission Officers and Committees**

None.

6-d **Written Communications and Petitions**

16-0270 Various Correspondences to the City Planning Commission

Received and Filed

7 **AUDIENCE PARTICIPATION (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)**

Garrett Scott, 1421 Iroquois Place, spoke about a site plan petition that will come before the Commission at a future date, the Circle K Gas Station Site Plan. He reiterated his concerns about the proposed redevelopment of the gas station.

8 **PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

16-0271 Public Hearings Scheduled for March 15, 2016 Planning Commission Meeting

Vice Chair Clein read the public hearing notice as published.

Received and Filed

9 **UNFINISHED BUSINESS**

10 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(If an agenda item is tabled, it will most likely be rescheduled to a future date. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided on the front table at the meeting. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website (www.a2gov.org).)

(Public Hearings: Individuals may speak for three minutes. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives may speak for three minutes. Please state your name and address for the record.)

(Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

- 10-a 16-0272** Sun Baths Site Plan for City Council Approval - A proposal to combine 319 and 323 North Main Street in order to construct a new 2-story, 12,300-square foot community bath including common and private areas. The site is located west side of North Main Street between Miller Avenue and West Kingsley Street and is currently vacant. The combined lot would total 8,184-square feet. Ward 1. Staff Recommendation: Approval
Gibb Randall recused herself as she is the petitioner's landscape architect for the proposed site plan.

Clein introduced the item and read the proposed motion. Clein, noting that only 5 Commissioners would be voting on the motion, asked the petitioner if they would prefer to be postponed to another meeting.

Peter Woolf, the petitioner and owner/operator of Sun Baths, said he would like to continue.

Kowalski gave a brief presentation and the staff report.

PUBLIC HEARING:

Matthew Grocoff, 217 S. Seventh Street, Ann Arbor, identified himself as a neighbor, a consultant to the project, and a future customer. He felt it was an extraordinary building and felt this is the way buildings will be built in the future; it exemplifies sustainable, beautiful design. He supported the petition.

Jan Culbertson, A3C Collaborative Architecture, petitioner's agent, introduced herself and the development team.

Peter Woolf, 1108 Mixtwood, Ann Arbor, petitioner, owner and operator of Sun Baths, introduced himself and addressed the history of bath houses in general, why a community bath house is proposed, and how the proposed Sun Baths will work.

Culbertson discussed pedestrian engagement and the Design Review Board; as a bath house is a private use, there could not be picture windows or other design elements that typically are more engaging for pedestrians. She explained the use of a livable landscape, gathering area, varied texture, and use of color to promote interest from the street. She said sustainability is at the core of Sun Baths' purpose.

Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Mills, seconded by Franciscus, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 319 N. Main Street Site Plan, subject to combining both lots before the issuance of building permits, and subject to the Michigan Department of Transportation (MDOT) permit approval for improvements in the N Main Street Right of Way.

COMMISSION DISCUSSION:

Bona asked for clarification of the tree on site that is having its critical root zone compromised by the development.

Lindsay Nelson, landscape architect of the petitioner, explained where the critical root zone will be compromised.

Sofia Franciscus asked what the water harvested from the roof will be used for and whether there is a back up system to the solar panels for the days when there is low sunlight.

Woolf responded that the rainwater is intended to be used in the baths and pools, if they can get it up to a potable grade, pending approval from the city, state, and county. He said the water will also be used for the 50,000 gallon cistern in the basement that can be used to provide energy to the building in a thermal flywheel system. He stated that on days with low sunlight, they will be connected to the grid and be able to use

traditional means of energy; the goal for the building is net zero energy use throughout the year. Woolf added that they have battery backup sufficient for seven days of emergency lighting.

Franciscus commented that she is struck by the ingenuity of the design; it reminds her of the design in Switzerland where cisterns are used to heat homes and require less heating input.

Woolf said that the design was partially based off of Alaskan designs for seasonal thermal storage where they use solar concentrators to store summer heat from long summer days, creating net zero energy usage using long vertical storage columns.

Briere stated that while it is not the Planning Commission's role to make determinations about the viability of the business of a proposal, one thing she is always looking for is how usable the building will be if the proposed initial use goes away, whether it is because it has been wildly successful and needs a bigger space or otherwise; for this building she does not see how a different use could occupy it. She asked how the interior of the building works and how it could be modified by a subsequent owner.

Woolf said yes, the building is highly customized for the proposed use and thus, would create a challenge were Sun Baths to move from the property. He stated that they had given future reuse of the building some thought and they determined that it would make an unusual space for a different use—especially because of the incredibly efficient building envelope— but would by no means be unusable. He said he could envision configurations for uses such as an entertainment venue or office space within the building.

Briere said the popularity of bathhouses has waned and asked for clarification on how the bath house will function with its various rooms.

Woolf said the bath house will be both similar and different from what the Romans used, for example. He said indoor plumbing diminished the need for bathhouses as merely a place for cleaning, but as a place of refuge or meditation, and that bathhouses are on the rise within the U.S. He said the spa and bath consultant they have worked with said this trend is beginning. Woolf stated that the bathhouses that exist are extremely well-attended. He said there will not be exercise facilities in the bathhouse, but instead it will be a safe, meditative space. He cited Kabuki Spring in San Francisco as an example, which has a gong to quiet people down when things get too loud. Woolf said it is also something

new, however, because it has no clear ethnic or cultural identity; for example, a rain bath is a unique experience they are creating.

Briere said she has nothing but praise for the design, but is curious how the building has a FAR of 151 when the minimum is 200.

DiLeo said the normal maximum FAR in D2 is 200 percent or 400 percent with premiums; there is no minimum.

Briere said, okay it is a maximum of 200 not a minimum, so that typo should be corrected before the proposal reaches City Council.

Mills asked how the use of the bathhouse is being classified.

Kowalski said it is a unique use, but many uses are allowed in D2. He said they are looking at it as sort of a combination of an indoor meeting area as well as a spa, so it would definitely fit within the D2 district.

Mills said the plan seems very well thought out; she likes the bicycle hoops.

Franciscus said she understands there will be edible landscaping on the exterior and asked whether there will be any interior landscaping, such as tropical plants.

Woolf said yes, at every sight line, even inside, there will be plant material, because the windows don't allow as much light inside because they are incredibly efficient. He said they are also exploring tropical edibles.

Bona said she sees in the plan that there are four Class B and three Class C bicycle parking spaces in two hoops, she asked for clarification on the difference between Class B and Class C.

Lindsay Nelson explained that Class C is uncovered bike hoops and that those are located along the sidewalk; Class B is covered and those are underneath a canopy and are mountable on the wall.

Bona said she assumes the spaces in back are for employees and the ones in the front are for guests.

Nelson said correct.

Bona asked how many staff members there will be.

Woolf replied that there will be about 15 staff members total and perhaps two or three working at any given time.

Bona said she thought on an urban site like this there might be a need for more bicycle parking; she suggested providing more for guests, as someone to whom this bathhouse would appeal would likely ride their bike a lot.

Woolf stated that it has been a challenge to accommodate bikes given the rainwater collection needs on such a small site, but he has advocated for as many bike parking spaces as possible.

Nelson explained that they had had the bicycle hoops in the right-of-way between the sidewalk and the street and were told by staff to move them.

Bona said she walks this section of Main Street a lot and that was probably a good idea; it's possible to have them there further downtown where the traffic is slower but probably not in this location. She also stated that she is a proponent of maximizing the site area available and asked why the petitioner had not gone up to the maximum FAR of 200.

Woolf responded that they had a challenge doing this based on their roof; they had considered going up to a third floor, but that meant more staircases, and thus, more floor area occupied by egress, which was not practical. He said they had specific needs with the roof; it needed to be tilted south and reflecting rainwater and they had to reach a compromise based on their energy needs.

Bona said the Living Building Challenge is very forward thinking and exciting, and even if it can be a challenge, she is glad that they went for it. She stated that one of the Living Building Challenge's priorities is the preservation of embodied energy, the energy it takes to build the structure. She cited an example of a building that was able to be two stories but have a FAR of 600 because they built in the supports for the building to be added to, which it now has. She said D2 allows 400 FAR. She asked if they are doing anything to prevent the building from being torn down at a time when it could instead be optimized, by adding affordable housing on top of it for example.

Culbertson responded that any additional floor area would require an additional stairwell, so part of the challenge is creating usable space by

adding square footage with such a small site. She said they are constructing the building out of a double-wall Durasol, which is filled with reinforced concrete, and they have poured in place concrete slabs, so the building will be durable and long-lasting. She stated that if from a code standpoint they could work out a second staircase, then it is possible that they could construct additional floors.

Bona said she brought the question up so they could think about it because it takes a lot of energy to build a building.

Mills said the Commission has talked a lot about LEED Platinum; she asked what the key challenges were for designing a LEED Platinum building in this setting.

Culbertson said the challenges are that it is a very holistic approach and the energy challenge is steep. She said LEED standards were created originally more for an office setting, so when they were putting together this design they had a lot of questions.

John Beeson, Catalyst Partners, added that the energy standard is the biggest hurdle primarily because it has a totally different type of code, which has a lot to do with lighting controls. He explained that because of the use of this building, it doesn't fit neatly into the thermal and lighting control standards for LEED, which would normally want those controls readily accessible to people but isn't as necessary in this case. He added that the materials aspect is another challenge presented by LEED standards.

Clein said this is a wonderful project for the community both in terms of the environmental aspect as well as in bringing back an old tradition. He asked what the ideal occupancy would be for the building on a normal day.

Woolf responded that they have run many simulations and determined that the maximum in the community portion of the building would be 50, but on average there would be 10-15 people, more in the evenings and on the weekends. He said within Kerrytown there are many different populations and those populations are served at different times; for example, the elderly population would likely be served earlier in the day. Woolf added that in the private bathing portion they can expect those to be occupied three times per day.

Clein asked whether these projections suggest a viable business model.

Woolf said yes, and one of the reasons is the efficiency of the design of the building in terms of energy use. He said typically a bathhouse would consume a ton of energy; for example, Mount Clemens had many bathhouses that burned down due to fires starting from high energy use. He said their margin will be better because of the efficiency of the building as well as due to their small staff.

Clein asked if they have significant competition in town, such as Oasis Spas.

Woolf said that would be the closest competition but that is a different model as it is outdoors, hot tubs only, is not as close to downtown, and has a parking lot. He said he thinks Sun Baths will draw a different crowd.

Clein asked what the hours of operation will be.

Woolf stated that they are thinking of opening around 9 a.m. and closing at 11 p.m. He cited other examples across the country and their comparable hours of operation. He said they will be exploring hours as well as pricing; they want to make it accessible, which is why they are happy to have the community space because that will be more accessible for all sorts of people.

On a voice vote, the vote was as following with the Vice Chair declared the motion failed. Vote: 5-0.

(Motion fails as it does not receive 6 affirmative votes; Technical denial, due to lack of members present.)

Yeas: 5 - Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, and Bonnie Bona

Nays: 0

Absent: 3 - Wendy Woods, Jeremy Peters, and Alex Milshteyn

Recused: 1 - Shannan Gibb-Randall

Gibb-Randall returns.

10-b [16-0273](#)

603 East Huron Street Site Plan for City Council Approval - A proposed site plan to construct a 12-story, 124-unit apartment building, with 85 parking spaces underneath the building and 31 spaces in the rear, on a 25,833-square foot (0.59 acre) site in the D1 (Downtown Core) and East Huron 1 zoning districts. Ward 1. Staff Recommendation: Approval

PUBLIC HEARING:

Adam Eichner, resident of Ann Arbor Township and owner of Eichner Realty at 214 S. Main Street #205, was concerned about the loss of privacy and light at Sloan Plaza that the proposed building would cause. He felt there should be no windows at all on the western wall of the proposed building because it would result in a complete loss of privacy for the development as well as the neighboring development. He stated that the value of the eastern units at Sloan Plaza would decrease by 10 percent due to this. Eichner added that losing one wall of windows would not do much to the tenants of the new property because they would not allow that much light in anyway.

Vince Caruso, 556 Glendale Circle, Ann Arbor, Allen Creek Watershed Group felt all developments including the proposed 603 East Huron project were not as storm water friendly as they could be. He suggested infiltration of storm water and a green roof be added, believing storage tanks aren't as desirable as infiltration and evaporation. He said City Hall itself has porous pavements and a green roof and is a good example of the sustainability standards that the City should expect for other developments. He said Michigan is facing global warming issues and will be getting much more intense rain events and one way to prepare is to capture water at source; which is why the City has a green streets policy. He cited a major storm event that occurred in Ann Arbor that caused flooding as an example. He said other cities, such as Toronto, mandate that all new buildings have green roofs; he felt the City should be moving in that direction as well.

Josh Sacks, Myefski Architects, 630 Davis Street, 5th Floor, Evanston, IL., project team member for the petitioner, introduced himself and Eric Grimm, developer with CORE Spaces.

Grimm said CORE Spaces was founded in 2010 and has developed successful, award-winning mixed-use projects across the country. He said they are extremely excited to be in the Ann Arbor market. He said every one of their projects is uniquely tailored to the fabric in which it lies; they have worked closely with neighbors and City staff to customize project. He indicated both were available to address any questions.

Sacks said he had responses for questions and wanted to discuss the process for the project. He explained the site location, situated tightly between Sloan Plaza and the Campus Inn. He said they held a series of workshops with neighbors prior to site planning to solicit community input.

He said the building is not out of scale with its neighbors. Sacks said the factors that informed the design the most, given the tight site, was the 30 foot rear yard setback, the two abutting buildings, and a new zoning requirement that the building fit within a 130 foot circle. He said a residential building requires windows on all four sides of the building. He added that they were utilizing a tower approach to erode the massing at the corners, as Sloan Plaza has done. He also said they engaged the neighbors on materials and feel; they were using regional materials, being contextually sensitive, giving a human scale with brick and wood, and a glass canopy to welcome people into the project. Sacks said they are not adding any curb cuts on Huron, which is a very positive thing, urbanistically—it accentuates the pedestrian experience and adds benefit to the project. He said there will be a two-story underground parking structure, accessible via State Street with pedestrian circulation primarily through the entrance on Huron. To engage and activate Huron, he said, they have added amenities on the ground floor. In terms of design they will have a two-story podium fronting Huron and an open framing element above the pool deck on the 12th floor. He feels their choices in scale and materials are appropriate for the context.

Hugh Sonk, 505 East Huron Street, Ann Arbor, said he was a resident of Sloan Plaza. He supported the proposed project and the development team. He said the development team worked with neighbors from day one, coming in with a blank sheet of paper, and being very responsive to community needs. He said by right they could have done whatever they wanted but they didn't. He stated that as for the windows on the west wall of the development, the active spaces such as living rooms in the units in Sloan Plaza are at the front and back of the building, so where the buildings are close to one another it's more likely those will be bedrooms, places where one doesn't necessarily spend a lot of time looking out the window. Sonk explained that the development team has preserved all of the view corridors for the active spaces in the units on the east side of the Sloan Plaza building. He said the development team was unbelievable to work with: cordial, respectful, and absolutely fantastic. Sonk felt the building will be a fantastic addition to the community.

Michelle Gross, said she was a resident of Chicago, Illinois and was interested in buying a home in Sloan Plaza. She said did not support the proposed development and wanted the building to be set back farther from Sloan Plaza as well as remove the windows on the west wall. She said not everybody needs affordable housing or is a student, some are empty nesters who can afford to pay fair market value and want to live downtown in this lovely town and don't want to be chased away. She said

the developers can do more to make the development more palatable for residents of Sloan Plaza.

Chris Crockett, 506 East Kingsley Street, Ann Arbor and President of the Old Fourth Ward Association, affirmed the comments of Hugh Sonk. She explained that this development will be built on the edge of the Old Fourth Ward. She felt Myefski Architects and CORE Spaces were exemplary to work with and recommended their approach as a model for all future developers; especially after dealing with arrogance, hostility, and lack of concern from the team with 413 E. Huron. She said her experience with this team reaffirmed her feeling that development can be a positive thing.

Cy Mufano, 505 East Huron Street, Ann Arbor, said he was a resident of Sloan Plaza, living on the fourth floor on the eastern side of the building, and has lived in Ann Arbor for his entire life, 69 years. He will be directly impacted by the proposed development, and said as a professional facilitator of collaborative events he can attest that the development team were wonderful and truly collaborative. He said he has felt genuinely listened to and respected.

Ray Detter, 120 North Division Street, Ann Arbor and Chair of the DDA Citizens Advisory Council, expressed his support for the proposed project and development team. He said his experience with this development team stood in stark opposition to the experience with the development team for 413 E. Huron, which was very negative and where he felt he was invited to a meeting to discuss plans that were already decided upon. He reminded the Commission that after 413 was built; the City changed the zoning code to ensure that no building like that could be built again because it was too tall for the neighborhood. Detter said this development team changed the design of the building again and again to have less of a negative impact on its neighbors; they have worked with the community to make a far better building on the site.

Eileen Tyler, 126 North Division Street, Ann Arbor, expressed her support for the proposed project. She also felt there were some shortcomings of the Zoning Ordinance which should allow a maximum setback of 10 feet along Huron Street. She said the reduction in height was much appreciated, as the shadows will be less on the surrounding neighborhood.

Anna Foster, 618 Gott Street, Ann Arbor, asked whether the developer was planning on having affordable units within the project.

Robert Green, 505 E. Huron Street, Unit 504, Sloan Plaza, Ann Arbor, said he believes there have been additional windows added on the second and third floor that affect people in Sloan Plaza and that is a surprise to him; he hoped to get an explanation from the petitioner.

Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Franciscus, seconded by Bona, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 603 East Huron Street Site Plan and Development Agreement, subject to combining the lots prior to issuance of any permits.

COMMISSION DISCUSSION:

Briere asked the petitioner how they will address the issue of affordable housing within the development. She stated that Ann Arbor's D1 zoning district does not require affordable housing. She asked whether they considered affordability at all when designing this building.

Grimm responded that they would love to have every unit be affordable, but with the financial underwriting it was challenging. They researched what affordability means for Ann Arbor during their Library Lot experience, and he believes some of these units will be affordable based on those standards. However, he said affordability was not a primary consideration from the beginning.

Briere asked about the windows on the west side of the building, over which residents had expressed concern.

Grimm said their plan has shifted quite a bit, he said he believes those windows have been on since the original site plan submittal, but not since day one. He stated that they tried to avoid windows on the west side, but they did need to have some; from the third floor up the windows are in living rooms and on the lower floors they are in the single bedroom unit bedrooms. He said he knows the windows are not ideal, but they could not have bedrooms without windows.

Clein asked when these western windows appeared in the site plan.

Sacks responded that things have shifted since the original meeting with neighbors and cannot say for sure at what point these particular windows were added.

Grimm said the bank of four windows are living room windows and the single windows are for bedrooms.

Briere said she believes the concern that the neighbors in Sloan Plaza will begin voicing with regards to these windows is that having someone looking from the living room in this building into a bedroom in Sloan Plaza will be undesirable. She stated that she believes from listening to the comments of the neighbors that the developer has worked with that the presence of these windows is a bit of a disappointment; minimizing the conflict between buildings will make this building more desirable to live in and maintain the desirability of Sloan Plaza. She urged the developer to reconsider the configuration of rooms within the building; she wonders why the living rooms are not facing north and south instead of west.

Grimm responded that at one point they brought up this issue and they tried to flip the east and west sides of the building to make it work but could not make it work with the setback requirements. He referred to an image of the floor plan: on the west side there are three units, a two bedroom on the north and south and a studio in between. Grimm explained that the studio has only one window so that can't be rearranged. There are only two units on the wall of the east side because of the setbacks and the 130 foot diagonal constraint, and those living rooms face the north and south.

Briere said you chose to provide a broad variety of sizes of units all on one floor; that creates an opportunity for the mixing of different ages and economic background.

Grimm said they tried to attain a mix of tenants, be it students or others.

Sacks stated in complying with the 130 foot diagonal requirement they have ended up with some unique shapes which has been somewhat of a constraint in modifying the floor plan.

Bona asked about the west setback, she had seen 12 feet 3 inches, but she keeps hearing 10 feet.

Grimm said it is 10 feet up to the third floor, then steps back to 12 feet 3 inches.

Bona asked about the setbacks for Sloan Plaza.

Sacks said they have depicted the footprint of Sloan Plaza on the image she is referring to, but that the building steps back in a pyramid fashion as it goes up.

Bona asked whether the upper floors are the living floors and whether the part that is built to the property line is the parking levels.

Grimm responded that he believes the second floor has residents.

Bona said she assumes there are no windows on the lot line at Sloan Plaza.

Sacks said no, there are windows on the lot line at Sloan Plaza, which is why they stepped back their building to allow them to keep those windows.

Bona said just because Sloan Plaza was built first does not give it any more right to having windows on the property line than the property that comes second. She explained that although the zoning on this site has been changed a few times, it has always been such that you could build up to the property line; so Sloan Plaza always knew a building could be built up to the property line. For example, at One North Main where they built windows and then had to cover them up; it is not the new project's fault. She stated that she wants to be very clear: putting windows on a zero lot line first does not give you more right to have them than the development that comes second; she said she commends the developer for stepping back, because that was generous. Bona asked whether they had considered putting the studios on the eastern side of the building that borders the former Campus Inn, which does not have windows on that side.

Sacks responded that they had studied it; the studio would be on the zero lot line on the eastern side, but is stepped back 10 feet on the western side, so it allows more space.

Bona asked them to reconsider that decision; she could see it being okay either way.

Grimm said it was the additional setback on the western side that pinched them to not be able to have the proper circulation; but maybe they can look at flipping it.

Bona said she knows from previous urban projects that big bicycle

parking rooms are typically underutilized because they are inconvenient; she suggests removing the bike room proposed for this development because it would be a waste of space.

Grimm agreed, they have added a central corridor through the space to make it more pleasing and accessible. He said they have a team of property managers that informs their design decisions and they try to learn from these mistakes.

Bona pointed out that the only way to access the bike room when entering through the front is to go all the way back around, this could be an issue.

Gibb-Randall asked about the storm water management system.

Sacks said they did soil infiltration testing on the site and are using an infiltration vault with an open bottom.

Gibb-Randall said they had been considering a green roof along the second sort of podium and asked if they were still intending to have that.

Sacks said yes, there are green landscape elements on the second and third floor roofs, but not on top of the uppermost level.

Gibb-Randall added that this development team is the only group that has come twice before the Design Review Board to present and incorporate feedback and she appreciates that.

Clein asked about unit mix in terms of numbers of bedrooms.

Grimm said he believes it is 125 units in total with 311 bedrooms, with everything from micro units to 4-bedroom units.

Clein asked if they have a target demographic for the building.

Grimm responded that they have done a significant amount of target research; there will be students but as it is a high-end apartment there will be conventional renters as well. He said they will have a mix of both; they have experience managing a mixed development.

Clein asked about the usage for the space along Huron if it will not be retail.

Sacks said they will have building amenities along Huron, which will be

residents only, such as the Club Room and Leasing Office.

Clein asked about the landscaping along Huron.

Sacks explained the green portion on the floor plan indicates landscaping.

Grimm said they had toyed with the idea of having an outdoor space for the building but the ultimate conclusion was to not have one.

Clein said it looks like there are big solid walls for the first two floors on both sides that abut adjacent properties; he asked whether they could add some sort of fenestration or some level of interest to make it less blank.

Sacks said yes, they had been speaking with neighbors just before this meeting and they are going to discuss ways to open up those spaces.

Clein said he thinks that would help the building's street presence. He commented that they have done well in designing within the constraints so far. He then asked about materials, whether the brick veneer will be full-depth brick or something else.

Sacks responded that brick veneer means that it will not be structural, but the bricks will be normal sized, 3 by 8 inch bricks.

Clein asked whether they are using standard or jumbo bricks.

Sacks said they had not made a final decision yet but are studying both utility and modular options; they have not found the exact brick they plan to use yet.

Clein then asked whether the metal panel will be a composite metal panel.

Sacks said yes, the lighter gray and darker gray represent two different types of metal.

Clein said he believes it is their first project in Ann Arbor and wants to remind them that in their development agreement there will be a section that says that material changes require another administrative review or even Commission Review; this is both materially changing the building or changing the materials in a significant way. He said of course some small changes do happen and that is fine, but he wanted to remind them of that

standard. Clein also said at some point the Commission might be interested in hearing about their experience complying with the 130 foot diagonal tower requirement, as it seems it has been beneficial in some ways in terms of what the Commission is looking for, but also has presented challenges in other ways. Clein explained that the Commission is continuing to fine tune their zoning ordinance and would welcome input on the developer's experience.

Grimm said yes, they would be happy to discuss it. Grimm said he wanted to take a moment to thank the community for their unprecedented engagement; it has made the project better and he hopes it sets an example for the developers that follow.

Clein said we hope so too; we appreciate the example you have set.

Briere reminded the developer that the neighbors are very pleased and they are watching how this turns out because it is important that the process leads to a result that the citizens are happy with; it's not just a dance step one goes through—the goal is to produce development that meets the needs and desires of the community as well as the needs and desires of the developer, so there is mutually beneficial development taking place. Briere said there still is an issue with the windows that has provoked concern; she reminded the developer that the plans are not set in stone and they have the opportunity to change the plan before it goes to Council and she recommends they take advantage of it.

Franciscus said it seems like there are many competing interests and the way the developer has worked with the community has inspired her.

On a voice vote, the vote was as following with the Vice Chair declared the motion carried. Vote: 6-0

Yeas: 6 - Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, Bonnie Bona, and Shannan Gibb-Randall

Nays: 0

Absent: 3 - Wendy Woods, Jeremy Peters, and Alex Milshteyn

COMMISSION BREAK

Commissioners Franciscus and Mills leave.

Clein announces there is no longer a quorum and the meeting can no longer continue.

- 10-c [16-0274](#) Kingsley Condominiums (221 Felch St) Planned Project Site Plan for City Council Approval - A proposal to redevelop the site by demolishing all existing structures except for the building at 214 W. Kingsley and constructing a 51-unit, 5-story building with covered and surface parking, along with a request to rezone the property from M1 (Limited Industrial) to R4D (Multiple-Family Dwelling District). Planned project modifications are requested to reduce the west side setback. The site is 63,466 sq ft and is in a 100-year floodplain. Staff Recommendation: Denial

Received and Filed

11 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Meeting adjourned at 9:30 p.m.

Wendy Woods, Chair
mg

These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.