



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, December 19, 2018

3:00 PM

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

A CALL TO ORDER

Meeting called to order at 3:05 p.m.

B ROLL CALL

Others Present:

Alexis DiLeo, Paul Fontaine

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

Absent 2 - Gary Cooper, and Lori Singleton

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 18-2126 Minutes of the October 17, 2018 DRB Meeting

Attachments: 10-17-2018 DRB Minutes .pdf

**Moved by Kinley, seconded by Perkins, approved unanimously as
presented and forwarded to the City Council.**

D-2 18-2127 Approval of Recommendation Letter (425 S. Main)

Attachments: Recommendation Letter (10-17-18) (Standard 425 S
Main) Draft.pdf

Approved

E PUBLIC COMMENT (3 Minutes Per Speaker)

F UNFINISHED BUSINESS

- F-1** [18-2128](#) Conceptual Design Plan for Standard at Ann Arbor, 405 S. Main Street (425 S. Main Street)

Attachments: Complete Staff Report (Standard at Ann Arbor) 12-19-18.pdf, 405 S Main Plans .pdf, 405 S. Main Application .pdf

The Design Review Board discussed the design plan for the proposed Standard at Ann Arbor development on December 19, 2018. Please consider the following comments and recommendations of the Design Review Board when preparing a site plan application:

1. In general, continue the work to break down the building's massing into smaller-scale components. See Downtown Design Guideline B.1.2.

2. The portion of the South Main Street streetwall fronting the residential units does not meet the intent of a streetwall and should be redesigned to eliminate the openings.

3. The Packard Street streetwall should be redesigned, or further designed, with particular emphasis on making the southwest corner a prominent focal point for the building and a gateway to downtown (Downtown Design Guideline A.1.3). It was felt that this corner would be the most visible of all the building's corners, and it was noted that its context is more in line with the urbanity of South Main Street than the residential character of Packard Street.

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

- F-2** [18-2129](#) Approval of 2019 Design Review Board Meeting Calendar

Attachments: 2019 DRB Calendar .pdf, DRB 2019 Schedule Amended .pdf

Approved as amended.

G NEW BUSINESS

H PLANNING COMMISSION COMMUNICATIONS

I COMMUNICATIONS

J ADJOURNMENT

Unanimously adjourned at 4:15 p.m.