



# City of Ann Arbor Formal Minutes - Draft Design Review Board

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Ann Arbor, MI 48104  
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Wednesday, July 10, 2024

3:00 PM

Electronic Meeting

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**A.** **CALL TO ORDER**

*Chair Perkins called the meeting to order at 3:02 PM.*

**B.** **ROLL CALL**

*Deputy Planning Manager Hank Kelley called the roll.*

**Present:** 6 - Richard (Dick) Mitchell, William Kinley, Geoffrey M. Perkins, Lori Singleton, John Kotarski, and Wendy Rampson

**Absent:** 1 - Tamara Burns

*Others present:*

*Deputy Planning Manager Hank Kelley  
Associate Planner Mariana Melin-Corcoran  
Associate Planner Julia Shake  
Administrative Assistant Brittany Alexander*

**C.** **APPROVAL OF AGENDA**

**Moved by Wendy Rampson seconded by Bill Kinley. On a voice vote the agenda was approved unanimously.**

**D. APPROVAL OF MINUTES**

**D-1. [24-1282](#)** June 12, 2024 Meeting Minutes

**Attachments:** June 12, 2024 DRB Meeting Minutes.pdf

**Moved by Lori Singleton seconded by Dick Mitchell. On a voice vote the June 12, 2024 DRB meeting minutes were approved and forwarded to City Council.**

**E. PUBLIC COMMENT (3 minutes per speaker)**

*Christine and Jeff Crocket raised concerns about the monochrome design of the proposed project and the overall affordability of 313- 327 Braun Court.*

*Seeing no more speakers at this time, Chair Perkins closed the Public Comment.*

**F. REGULAR BUSINESS**

**F-1. [24-1286](#)** DR24-0002; 1209 South University Avenue

A proposed design for a 19-story apartment building with ground floor retail to redevelop 1201, 1209 and 1213 South University Ave. The project design has a complementary combination of two design elements: first, a detailed masonry retail base and second, a masonry residential loft-style tower. The base is meant to evoke an historic aesthetic while the tower provides a traditional but fresh complement. The combined site has approximately 16,800 square feet and is located in the D1 (Downtown Core) base and South University Character overlay districts with Primary street type designation. The main address is 1209 S University Avenue.

**Attachments:** Staff Report 1209 S University.pdf, Zoning Maps 1209 S University.pdf, Design Plans 1209 S University.pdf, Design Narrative 1209 S University.pdf, Applicant Presentation 1209 S University.pdf

*Representing the proposed project:*

*My-Nga Lam, Lamar Johnson Collaborative  
Alison Mills, CRG  
Brad Moore, J Bradley Moore & Associates*

*The Design Review Board discussed the design plan for the proposed 1209 South University Avenue development project on July 10, 2024. The Design Review Board proposed the following comments and recommendations for this site plan application:*

- 1. Boardmembers noted that the project captures the spirit of the design guidelines overall and applauded the inclusion of a public art mandate.*
- 2. Consider protecting the facades adjacent to the middle service drive.*
- 3. Design alternatives to removable bollards in which they remain on-site (hydraulic, empty nearby receptacles) should be considered.*
- 4. The brick column and radius at the street corner is very tight; transparency might be good because it is a gathering space for crowds of people.*
- 5. Consider including windows in the stair corridors.*
- 6. Emphasize creating a truly vibrant space in the middle corridor; swinging doors into the middle space could create a dangerous situation, and the recessing them may be a good option.*
- 7. Use of various systems to replicate façade elements as the building gets more distant from ground level can continue the street level design upwards and create continuity.*
- 8. Extra soldier course and corbels or other detail elements can make the façade more vibrant.*
- 9. Cutups in windows should be a permanent design feature and should be both outside and inside of the glass.*
- 10. Boardmembers also discussed the interfaces with adjacent lots and buildings while recognizing they include easements which may complicate design possibilities.*

**F-2.**      **24-1287**      **DR24-0003; 313-327 Braun Court**

The potential project includes redevelopment of the site as a residential condominium building. The proposed seven-story building is roughly 89,000 square feet in gross floor area and would include approximately 35-40 residential units. Parking will be provided beneath the proposed building and will include approximately 53 vehicle spaces and 22 bicycle spaces. The proposed building would also include outdoor spaces such as courtyards, terraces, rooftop decks, and balconies. The associated stormwater management infrastructure and utility improvements are also proposed. Vehicle access to the site is proposed from the existing alley between N Fourth Avenue and N Main Street. The proposed development would require demolition and removal of the current structures.

**Attachments:**      313-327 Braun Ct - DRB Staff Report.pdf, Braun Ct Zoning Map.pdf, 313-327 Braun Ct - DRB Design Narrative.pdf, 313-327 Braun Ct - DRB Applicant Presentation.pdf

*Representing the proposed project:*

*Lorcan O'Herlihy, LOHA Architects  
Kenji Hattori-Forth, LOHA Architects*

*The Design Review Board discussed the design plan for the proposed 313-327 Braun Court development project on July 10, 2024. The Design Review Board proposed the following comments and recommendations for this site plan application:*

- 1. The variety of the massing and the regular geometry of the design is appreciated, including elements such as the punched openings, materiality, colors and tones, and Juliet balconies. The streetwall, however, might be further enlivened since it gets lost along the north side of the building.*
- 2. While the push and pull of the modules on the façade is one of the strongest aspects of the design, there are some areas where the interaction between modules feels less cohesive. As the project is refined, be mindful of the transitions between vertical and horizontal elements.*
- 3. Per the Design Guidelines, the main entrance should be clearly identified. Because the proposed entrance is so tall, consider ways to filter light in the space. Having unit entrances off the street rather than at the building core is appreciated, but some kind of differentiation between private and public space is recommended.*

4. *The addition of public art to the project is encouraged, particularly something with an aspect of historic story telling.*

5. *The Design Review Board notes that the public may have varying opinions regarding this project, and there may be tensions as the city continues to develop and buildings with different styles are proposed.*

**G.**      **UNFINISHED BUSINESS**

*None.*

**H.**      **COMMUNICATIONS**

**H-1.**      **24-1288**      Various Communication to the Design Review Board

**Attachments:**      Crocket Email of Opposition Bruan Court.pdf, Lewis Email of Support Braun Court.pdf, Zwas Recommendation 1209 S University.pdf

**Received and filed.**

**I.**      **PUBLIC COMMENT (3 minutes per speaker)**

*Seeing no speakers at this time, Chair Perkins closed the Public Comment.*

**J.**      **ADJOURNMENT**

**Moved by Lori Singleton seconded by Wendy Rampson to adjourn the meeting at 5:00 PM. On a voice vote Chair Perkins declared the motion carried unanimously.**

Geoff Perkins, Chairperson

/Courtney Manor

/Brittany Alexander

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