



City of Ann Arbor

Formal Minutes - Draft

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, December 11, 2024

3:00 PM

Electronic Meeting

This meeting will be broadcast on CTN Cable Channel 16, ATT Channel 99, and at a2gov.org/watchCTN

Public comment can be made by calling: 877 853 5247 or 888 788 0099 Enter Meeting ID:
Webinar ID: 974 6174 9412

A. CALL TO ORDER

Chair Perkins called the meeting to order at 3:03 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:

Principal Planner, Matthew Kowalski

Administrative Assistant, Brittany Alexander

C. APPROVAL OF AGENDA

Moved by William Kinley seconded by Dick Mitchell. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. [24-2024](#) November 13, 2024 Design Review Board Meeting Minutes

Attachments: 11-13-2024 DRB Meeting Minutes.pdf

Moved by Wendy Rampson seconded by Lori Singleton. On a voice vote the November 13, 2024 Design Review Board meeting minutes were approved and forwarded to City Council.

E. COMMUNICATIONS

- E-1. [24-2027](#)** Various Communication to the Design Review Board
Received and filed.

F. PUBLIC COMMENT (3 minutes per speaker)

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

G. UNFINISHED BUSINESS

- G-1. [24-2026](#)** DRB24-0005; 601 South Main Street: The application for 601 South Main Street has been withdrawn.

H. REGULAR BUSINESS

- H-1. [24-2025](#)** DR24-0006; 1208 South University Avenue and 610 South Forest Avenue:
An update to the original site plan that incorporates the adjacent parcel located at 610 S Forest Ave. The project will be an 18-story mixed-use residential and retail tower. The proposed development consists of 259 rental apartment units and 5,189 sf of ground-level commercial tenant space. The ground floor also incorporates storage for 52 bikes and 29 garage parking spaces. Parking and loading have been concealed off the south side alley. An additional 54 garage parking spaces are contained on Level 2 for a total of 83 garage parking spaces within the building.

Attachments: DRB Plan Set-1208 University-11.11.2024.pdf, DRB Project Narrative-1208 S University -11.11.2024.pdf, Staff Report DRB 2024-12-11 (1208 S Univ 610 S Forest).pdf, Landmark Galleria - Lgr Bldg - DRB Meeting v2.pdf

Representing the proposed project:

*John Myefski, Myefski Architects
Josh Dawson, Myefski Architects
Tucker Snipes, Landmark Development Properties*

The Design Review Board discussed the design plan for the proposed 1208 South University Avenue & 610 South Forest Avenue development project on December 11, 2024. The Design Review Board proposed the following comments and recommendations for this site plan application:

- 1. Support for the replacement of EIFS with metal panels.*
- 2. Concern over the balcony railing color.*
- 3. DRB satisfied that the comments from the previous DRB meeting (December 2023) have been addressed.*
- 4. Overall support for the design, materials, and consideration of the site context.*
- 5. Pay special attention to Guidelines A1.7 and A4.1 as they relate to the need to minimize the potential for pedestrian/bike conflicts with motorized vehicles.*

H-2. [24-2060](#) 2025 Design Review Board Calendar for Approval

Attachments: 2025 DRB Meeting Calendar.pdf

I. **PUBLIC COMMENT**

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

J. **ADJOURNMENT**

The meeting adjourned at 3:40 PM. On a voice vote Chair Perkins declared the motion carried unanimously.

Geoff Perkins, Chairperson
Brittany Alexander, Administrative Assistant

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