



City of Ann Arbor

Formal Minutes - Final

Design Review Board

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

Wednesday, March 13, 2019

3:00 PM

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

Rescheduled from March 20, 2019

A CALL TO ORDER

Meeting called to order at 3:00 p.m.,

B ROLL CALL

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

Absent 2 - Gary Cooper, and Lori Singleton

C APPROVAL OF AGENDA

**Moved by Perkins, seconded by Kinley, unanimously approved as
presented.**

D APPROVAL OF MINUTES

D-1 [19-0435](#) Design Review Board Meeting Minutes of February 13, 2019

Attachments: 2-13-2019 DRB Meeting Minutes .pdf

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

D-2 [19-0436](#) Approval of Recommendation Letter (616 E. Washington)

Attachments: Recommendation Letter (2-13-19) (DR18-006) Draft.pdf

**Moved by Kinley, seconded by Perkins, approved unanimously as
presented.**

E REGULAR BUSINESS

- E-1** [19-0464](#) Proposed Energy Commission Dark Sky Ordinance Amendments - Presentation and Draft

Attachments: DarkSky Presentation .pdf, Outdoor Lighting Ordinance .pdf

Reviewed and Filed

- E-2** [19-0437](#) DR19-002; 545 S Main Street A design plan to redevelop the existing industrial facility at 545 South Main Street into a brewery and restaurant by adding a second floor to main building, restoring the façade, replacing some asphalt with landscaping and turf grass, and formalizing a smaller parking lot on the south side of the site. Site is approximately 45,000 square feet, zoned D2 (Downtown Interface)/First Street Character overlay district.

Attachments: DR19-002 Staff Report 3-13-19.pdf, 545 S Main DRB Application .pdf, 545 S Main Design Plan .pdf, 190306 Site Plan Option 1.pdf, DRB statement.pdf

The Design Review Board discussed the design plan for the proposed development at 545 South Main Street and made the following comments and recommendations.

- 1. Continue to incorporate color into the exterior designs.*
- 2. Introduce new materials and patterns in a softer, more calming manner. This redevelopment is an opportunity to unify and quiet the current utilitarian, discontinuous appearance.*
- 3. Continue to develop and refine the surface treatment and ground cover materials for the yard.*
Avoid soft materials that can be worn away with constant use.
- 4. Consider including solar power application on the north shed roof.*
- 5. Provide more detail about parking needs, parking lot dual usage and green space use.*
- 6. Provide more detail about signage, awnings and canopies.*

Reviewed and Filed

- E-3** [19-0438](#) DR19-003; 1100 S University Ave A design plan for a 13-story high-rise on

the south side of South U between East U and Church St. The building has a two-story streetwall on South U and East U, then steps back at the 3rd through 13th floors. A new alley along the south side of the site acts as a pedestrian connection between East U and Church St. A driveway to a vehicle ramp on Church St. leads to parking underneath the building. The building's exterior is a composition of brick with metal panel and stone accents, and a vertical glass element extends the height of the northwest corner. The site is 23,000 square feet, zoned D1 (Downtown Core) and South University character overlay district.

Attachments: DR19-003 Staff Report (3-13-19).pdf, 1100 S University Ave DRB Application .pdf, 1100 S University Ave Design Plan .pdf

The Design Review Board discussed the design plan for the proposed development Vic Village South at 1100 South University Avenue and made following comments and recommendations.

1. The northwest corner of the building should have a more prominent design given it's prominent location at the extension of the West Engineering Arch from Central Campus and the western edge of the South University Avenue district. Particular attention should be given to redesigning the base at this corner and the design team should strive to achieve the same level of elegance and detailing as the proposed residential lobby entrance.

2. Do not reduce or eliminate the plane changes and reveal depths.

3. Consider more variation in streetwall or cornice height.

4. Choose the vehicle access point that will least impact the streetscape and provides the most space between existing curb cuts.

Reviewed and Filed

F PLANNING COMMISSION COMMUNICATIONS

G COMMUNICATIONS

G-1 [19-0461](#) Various Communications to the DRB

Attachments: Email from Grant regarding 1100 S University .pdf

H PUBLIC COMMENT (Three Minutes Per Speaker)**I ADJOURNMENT**

Adjourned unanimously at 5:16 p.m.

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations. Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx
Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16. The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794 6150,
Tamara Burns, Chairperson of the Design Review Board

/kvl