

ANN ARBOR DESIGN REVIEW BOARD

January 18, 2017

Action Minutes

Members Present: Tamara Burns (Chair), Bill Kinley (Vice Chair) (3:15), Gary Cooper, Dick Mitchell, Geoff Perkins (3:10), Lori Singleton, Paul Fontaine

Members Absent: None

Staff Present: Alexis DiLeo

Meeting Started: 3:00 p.m.

Agenda – Approved

Approval of Minutes – Approved (Moved by Cooper, Seconded by Mitchell; 5 yes, 0 no.)

The November 16, 2016 Design Review Board Meeting Minutes were approved as prepared. The November 29, 2016 Recommendation Letter to The Collegian East (project no. DR16-016) was approved as prepared.

Unfinished Business – None

New Business – F-1, 17-0090, DR16-018, The Jefferson, 112 W. Jefferson Street

Brad Moore of J. Bradley Moore & Associates and Alex De Parry of Ann Arbor Builders introduced themselves as the design team and described the proposed development. They explained the project needed to be mindful of the floodplain on the site, and that the building was aligned with the existing setbacks of the adjacent developments.

The Board asked about the proposed dumpster enclosure at the northwest corner of the site and asked about how the woonerf would be used. The Board also discussed a better location for the main entrance to the building and the possibility of relocating the vehicular entrance to West Jefferson Street. Some members were concerned about existing traffic conditions on Ashley.

The Board agreed the massing and materials proposed for the building were appropriate for the site and the character area. Their suggested improvements focused on site design. Recommended changes to consider include: making the proposed woonerf more of a plaza and providing outdoor furniture; relocating the main front entry so it has greater prominence, a stronger vertical element, and more pop; adding

landscape design elements and plantings to reflect, and celebrate, the presence of the underlying drain and the existing floodplain; moving the main vehicular access to Jefferson; adding windows to stairwells; eliminating the solid waste enclosure entirely and simply identifying a place within the woonerf or plaza to temporarily store the dumpsters on the collection day. The design team was encouraged to submit revised plans for further discussion and comment.

Finally, the Board commented that new policies for downtown solid waste storage and collection are causing detrimental effects on urban design and vibrant streetscapes, citing the requirement to have an enclosure in the front yard of The Jefferson for dumpster storage and need for a curb cut specifically to enable front loading disposal trucks.

Communications – DiLeo advised the Board on the status of recently discussed projects and when they may be scheduled for public hearings by the Planning Commission.

Public Commentary (General) – None

Adjournment – 4:20 pm

Prepared by Alexis DiLeo, City Planner
January 19, 2017

Approved on February 15, 2017