

ANN ARBOR DESIGN REVIEW BOARD

March 15, 2017

Minutes

Members Present: Tamara Burns (Chair), Gary Cooper, Geoff Perkins, Lori Singleton, Paul Fontaine

Members Absent: Bill Kinley, Dick Mitchell

Staff Present: Alexis DiLeo

Meeting Started: 3:05 p.m.

Agenda – Public Commentary moved to just before Adjournment. Approved as Amended

Approval of Minutes – An additional sentence should be added to the February 15, 2017 to clarify the public commentary discussion included mention of comments following each design plan. Approved as amended. (Moved by Perkins, Seconded by Singleton; 5 yes, 0 no.)

Unfinished Business – F-1 (17-0359) The Gallery (formerly The Jefferson)

Brad Moore of J. Bradley Moore & Associates and Alex De Parry of Ann Arbor Builders presented the changes and refinements made to the proposed design plan since the previous discussion on January 18, 2017.

The Board asked clarifying questions which the design team addressed. The Board did not like the asymmetrical main entrance, asking that it be revised to be symmetrical. Some Board members continued their suggestion to move the pedestrian entrance to center of the building rather than the interior corner.

The Board also felt strongly that the curvilinear planting beds and pathways shown on the landscape plan be changed to a rectilinear grid pattern with architectural geometries. The planting beds, the Board suggested, could continue to contain naturalized elements, within a more urban, tightly formalized hardscape plan.

The design team indicated they would take all further suggestions into consideration when preparing a site plan petition.

Lisa Patrell, 520 Soule Boulevard, shared her concerns about the intent and use of the D2 zoning district with the Board. She also commented that the Board should not be so insistent on an urban landscape plan for this site as it is a buffer between the downtown

core and the Old West Side residential neighborhood, and should rightly be a softer, residential-inspired landscape plan.

Ethel Potts, 1014 Elder Boulevard, noted that the renderings did not provide any context. She stated she continues her request for alternative developments and alternative designs with each project.

Ray Detter, Downtown Citizens Advisory Council, said he deferred all specific comments about this project to the immediate neighbors, however, the DCAC always encourages more residential developments downtown and this new development is an improvement to the existing conditions of the site.

F-2 (17-0360) Review of the Draft 2017 Report to City Council

The Board continued their discussion of the draft 2017 Annual Report to City Council. It was determined that further thought regarding proposed process changes was needed. Boardmembers will individually think about potential suggestions while staff will prepare new and revised application materials and revised required information for consideration at the next meeting. The Board expressed a desire to forward the annual report to City Council within three months.

New Business – None.

Communications – None.

Public Commentary (General) – None

Adjournment – 4:40 pm

Prepared by Alexis DiLeo, City Planner
March 16, 2017

Approved by Design Review Board May 17, 2017