



# City of Ann Arbor

## Formal Minutes

### Design Review Board

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Wednesday, May 8, 2019

3:00 PM

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

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Rescheduled from May 15, 2019

**A CALL TO ORDER**

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

**B ROLL CALL**

*Others present: City Planner, Alexis DiLeo*

**Present** 5 - Richard (Dick) Mitchell, William Kinley, Geoffrey M.  
Perkins, Gary Cooper, and Lori Singleton

**Absent** 1 - Tamara Burns

**C APPROVAL OF AGENDA**

**D APPROVAL OF MINUTES**

**D-1** [19-0918](#) Design Review Board Minutes Meeting of April 10, 2019

**Attachments:** 4-10-2019 DRB Minutes.pdf

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

**E REGULAR BUSINESS**

**E-1** [19-0919](#) 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:** DR19-002 545 S Main Staff Report (5-8-19).pdf,  
DR19-002; 545 S Main Revised Submission Materials  
(5-8-2019).pdf

*The Design Review Board discussed the revised design plan for the proposed development at 545 South Main Street on May 8, 2019. They made the following comments and recommendations:*

*Continue to include a durable surface material for the outdoor space that can tolerate furniture and foot traffic.*

*Rotate the orientation of the parking stalls so that headlights do not shine directly into the outdoor open space. Provide a visual barrier between the parking lot and the outdoor space at least 3 feet tall.*

*Doorways and openings into the site could be made wider and more gracious.*

*Craft the site edges more thoughtfully to mask some of the furniture but allow glimpses to the buildings. Full exposure into the site is not the best way to say there is something wonderful on the other side.*

*Take care to provide a curated, composed, preconceived experience. Avoid promoting an eclectic, jumbled rummage aesthetic.*

*The rooftop seating would benefit from more shade. Be mindful of mitigating sound generated by the building operations and customers for adjacent neighbors.*

*The design guidelines for open space are intended to encourage more courtyards like those found in the Kerrytown area. If needed, more inspiration and design ideas can be found there.*

*Consider applying for further review by the Design Review Board if the storm water management plan, which is not fully developed at this point, causes the currently proposed and reviewed design plan to significantly change as a result.*

- E-2**      **19-0920**      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; Vic Village Staff Report (5-8-19).pdf, Vic Village South DRB Resubmission Materials (5-8-19) .pdf

*The Design Review Board discussed the revised design plan for the proposed development Vic Village South at 1100 South University Avenue on May 8, 2019. The Design Review Board made the following comments and recommendations:*

*Continue to include the deep material reveals separating the masses of the upper levels throughout the site plan review and approval process.*

*Consider increasing the height of the South University Avenue streetwall at the residential entrance, and perhaps all three entrances, up to the height of the railing and eliminating the railing.*

*Consider switching the materials of the residential entrance and retail entrances so that the retail is emphasized rather than the residential lobby.*

*Continue to explore ways to activate the pedestrian alley and open space on the south side of the site.*

*Continue to explore designs for an exceptional, impressive, and noteworthy northwest corner. One change to consider is a two-story street-level entrance with a significant piece, such as a chandelier, in the space. The northwest corner of the building will be one of the most prominent, most viewed, and most visible corners in the entire downtown and must be made worthy of that position; the current design is not.*

**F PLANNING COMMISSION COMMUNICATIONS**

**G COMMUNICATIONS**

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

**I ADJOURNMENT**

**Unanimously adjourned at 4:45 p.m.**

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Tamara Burns, Chairperson of the Design Review Board  
/kvl