



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, October 12, 2022

3:00 PM

Electronic Meeting

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A **CALL TO ORDER**

Vice Chair Lori Singleton called the meeting to order at 3:04 PM.

B **ROLL CALL**

Jeff Kahan, City Staff, called the roll.

Others present:

Jeff Kahan, City Planner

Courtney Manor, City Staff

Present 5 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Gary Cooper, and Lori Singleton

Absent 2 - Geoffrey M. Perkins, and Wendy Rampson

C **APPROVAL OF AGENDA**

Moved by William Kinley, seconded by Tamara Burns, to approve agenda. Agenda was unanimously approved as presented.

D **APPROVAL OF MINUTES**

Approved as presented

D-1 **22-1635** **Enactment No: R-22-348**

July 13, 2022 Design Review Board Meeting Minutes.

Attachments: July 13, 2022 Design Review Board Meeting Minutes.pdf

Moved by Dick Mitchell seconded by Gary Cooper to approve the July 13, 2022 Design Review Board meeting minutes.

E **REGULAR BUSINESS****E-1** **22-1636** DR22-2006; 121 Catherine Street

The petitioner proposes to construct a 6-story, 67-unit apartment community with a small ground level parking area on the north side of the site that will provide 18 public parking spaces. Ten of the units are proposed to be efficiencies and 57 are proposed to be one-bedroom units. Many of the units are proposed to have private balconies. The top floor will include an outdoor patio at southeast corner of the building. The first floor level will consist of a lobby, offices, the 18 public parking spaces, solid waste room, fitness center, “community/arts” room, and a 2,113 square foot room that could be used as retail space or community space. Primary façade materials on floors 1-3 consists of brick and metal panel cladding. The upper three floors are proposed to be stepped back from the roof of the third floor and are proposed to have, a “panelized rain screen system” (fiber cement) as the primary façade material. Staff has informed the petitioner of the façade materials that the Unified Development Code allows and does not allow.

Attachments: DRB Staff Report 121 Catherine 10-12-22.pdf, 121 Catherine Applicant Narrative.pdf, 121 Catherine Applicant Drawings.pdf

Representing the proposed project:

Jack Schroeder and Ashley Wendela, Landon Bone Baker Architects

Aubrey Patino, Donald Wesley and Wendy Carty-Saxton, Avalon Housing

Darren McKinnon, DMC Real Estate

Jennifer Hall, City of Ann Arbor Housing Commission

The Design Review Board discussed the proposed project as it relates to the Downtown Design Guidelines, made the following comments and recommendations and asked the following questions.

1. Comments on overall design

- *Adding a dimensional view of the north wall would give community members a much better sense of the impact of the project on the properties north of the site.*
- *Multiple concerns were expressed over large, blank walls on north and west side of site.*
- *A shade analysis was recommended to be performed on south side.*
- *“Speed bumps” (vertical areas of façade that are inset) help break up the façade.*
- *Consider providing “Zip” cars.*
- *Consider rotating art exhibits.*

2. Specific comments

- *Lack of glazing on the stair towers impacts security; windows that allow light in can improve security.*
- *Glazing could also be provided on the north wall.*
- *Consider rated glass block for windows on the north wall.*
- *Having a upper section and a lower section has a nice rhythm; the lower section could be adjusted to work better with the upper section.*
- *Brick is contextual with surrounding buildings; the proposed orange trim color could use some work.*
- *The contrast between the upper and lower sections of building is rather sharp or jarring.*
- *Consider high pressure laminate panels to accommodate works of art.*
- *Consider active uses on ground floor instead of office uses.*
- *The lighter upper floor was appreciated.*
- *Orange color raises questions of timelessness of building; a little less orange color might be better over time.*
- *Building should be designed to accommodate murals.*

3. Questions

- *What is the relationship at the ground level to the proposed open spaces?*
- *Where will future residents be able to park vehicles?*
- *What type of fasteners are being proposed on the upper half of building?*
- *Can any open spaces be used for stormwater management?*
- *Could the project identify artists who could live here?*
- *What will happen to the north and west walls?*
- *Can the rain screen system handle murals?*
- *What are Palomar windows?*

Reviewed and filed

F UNFINISHED BUSINESS

None.

G COMMUNICATIONS

22-1645 Various communication to the Design Review Board

Received and filed.

H PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers, Chair Perkins closed the Public Hearing.

I ADJOURNMENT

Adjourned unanimously at 4:29 PM.

Geoff Perkins, Chairperson

/courtney manor

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