



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, November 13, 2019

3:00 PM

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

A CALL TO ORDER

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

B ROLL CALL

Others present:

Jeff Kahan, City of Ann Arbor Staff

John Kotarski, Art Commission Liaison

Present 6 - Richard (Dick) Mitchell, William Kinley, Geoffrey M. Perkins, Gary Cooper, Lori Singleton, and Corry Buckwalter

Absent 1 - Tamara Burns

C APPROVAL OF AGENDA

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

D APPROVAL OF MINUTES

D-1 [19-2180](#) Design Review Board Meeting Minutes of September 11, 2019

Attachments: 9-11-2019 DRB Minutes .pdf

Moved by Buckwalter, seconded by Kinley, approved unanimously as presented and forwarded to the City Council.

E PUBLIC COMMENT (Three Minutes Per Speaker)

F REGULAR BUSINESS

- F-1** **19-2181** DR18-004; 405 S. Main Street The Standard
Revised architectural elevations have been submitted for the a 50,000-square foot site at 405 S. Main Street for a new, approximately 240,000-square foot mixed use building. The project proposes to provide retail uses along E. William Street, a 10 story structure on the north portion of the site, and a 5 story structure on the south side of the site. The façade material is proposed to primarily consist of brick, metal and glass. Parking is proposed under the building. The site is zoned D2 (Downtown Interface) and is within the Main Street Character overlay district.

Attachments: 405 S Main Street -Elevations 11-13-2019.pdf

The Design Review Board's discussion of the proposed project is summarized below.

In general, the Design Review Board is concerned about the design quality of this building as presented:

There was concern that the added demand to the alley (ride service, food deliveries, etc.) will create more congestion. See guidelines A1.7 and A4.1.

Opportunities were pointed out for public art along Packard and the Alley. See guidelines A3.4, A3.6 and A5.4.

Increased variation in cornice heights was encouraged. See guidelines B1.2 and B1.4.

The exterior treatment of the second floor at the William and Main corner could be reconsidered. See guideline A1.3.

There were several comments and questions regarding entry definition. The main building entry, with its very shallow recess for the lobby doors, access doors for water/fire pump room and bicycle storage stands out as an unattractive focal point of the Main Street façade. See guideline C.2

The corner of Main and Packard provides an opportunity for a gateway to downtown. In addition, the small triangle of land in that area is a bit of a pocket park situation in a highly trafficked part of Ann Arbor. Some attention to its design, particularly if it includes a sculpture, would be important to streetscape and pedestrian interaction. Perhaps seating and an interesting paving pattern and storm water plantings? See guideline

A1.3.

The site plan provided at the meeting was under-developed and comments relative to A.2, A.6 and C.1 were not possible due to lack of information. The board would like to see more detail on sidewalk and landscape treatments as well as potential for outdoor dining/seating especially along William and at the corner of William and Main.

There was broad concern about the seemingly low-budget material palette. For example, the juncture of the proposed thin-brick and metal panels will be more of a seam than a reveal. The mass changes on most of the building will be defined only by color and texture differences. Shadow will be minimal if two contiguous masses are on a common plane. The rendering of this seems to be an inaccurate representation. Refer to guidelines B1.1 and C.5.

The punched opening windows lack setback from the brick field. The same holds true for their adjacent thin brick panels. Both might read with more distinction with recessed brick jambs and a more generous sill. See guidelines C3.2 and C3.3.

The building color palette is rather 'cool.' It lacked a warmer richness that might be more appropriate in this location.

F-2 [19-2182](#) Approval of 2020 Design Review Board Meeting Schedule

Attachments: 2020 DRB Calendar with Deadlines.pdf, 2020 DRB Calendar with Deadlines Final.pdf

No action taken.

G COMMUNICATIONS TO THE DRB**H PUBLIC COMMENT (Three Minutes Per Speaker)**

Name and address unknown, discussed the color pallet for the proposed building and encouraged a warmer color pallet, and expressed concern for students moving in.

Name and address unknown, stated concern with "vagrants" in the area, expressed concern with deliveries to the Beer Depot as well as package deliveries, and expressed general concern with the alley area.

I ADJOURNMENT**Unanimously Adjourned**

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Richard Mitchell, Chairperson of the Design Review Board

/kvl