



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, November 10, 2021

3:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 974 6174 9412

A CALL TO ORDER

Chair Richard Mitchell called the meeting to order at 3:06 PM

B ROLL CALL

City of Ann Arbor City Planner Jeff Kahan called the roll.

Others present:

Kristen Vander Lugt, City of Ann Arbor Staff

All DRB members attended the meeting electronically from Ann Arbor, MI.

John Kotarski, Art Commission

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

C APPROVAL OF AGENDA

Moved by Burns, seconded by Singleton, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 Minutes of the October 13, 2021 DRB Meeting

Attachments: 10-13-2021 DRB Minutes.pdf

Moved by Lori Singleton, Seconded by Geoffrey Perkins, to Approve the October 13, 2021 Design Review Board meeting Minutes. Approved unanimously as presented and forwarded to the City

Council.

E PUBLIC COMMENT

No callers.

F REGULAR BUSINESS

F-1

DR21-002; 330 Detroit St *(Currently 303 N Fifth St, 312 Detroit St, & 314 Detroit St)*

The petitioner proposes to construct a 5 story, 14 unit, multiple-family building (33,613 sq. ft. in total) with ground floor retail where Detroit Street bisects N. Fifth Avenue in the Farmers Market Area. The project meets LEED Gold standards and proposes an overall density of 340% (350% allowed with LEED Gold). Twenty-three parking spaces are proposed. The site is zoned D2 -Downtown Interface and is in the Kerrytown Character District.

Attachments: DR21-002; 330 Detroit St Staff Report with Attachments.pdf, 330 Detroit DRB Recommendations 12-13-21.pdf

Representing the proposed project: James Scrivens, Tom Fitzsimmons, Marc Rueter, and Greg Copp.

The Design Review Board discussed the proposed project as it relates to the Downtown Design Guidelines.

DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: *Design Team – Marc Rueter (Rueter and Associates)*

FROM: *Design Review Board*

DATE: *November 10, 2021*

SUBJECT: *330 Detroit Street S (DR21-002)*

Please consider the following comments and recommendations of the Design Review Board when preparing a site plan application:

1. *Comments on overall design*

- *Support more vertical elements instead of horizontal bands.*
- *Blank walls on N. Fifth Avenue need something like art or landscaping.*
- *Some of the surfaces are flat next to each other (brick should be clearly delineated from white surface instead of being flush).*
- *Canopy on Detroit Street looks like scaffolding.*
- *White material is very contrasting. Consider other colors such as charcoal or grey-green.*
- *The prow of the building feels “very Miami” and could be better integrated into the rest of the building.*
- *Light color (white) siding is “jarring”. Consider other colors. Colors on rest of building are fine.*
- *The building feels very strong until the flatiron side when it “melts” into a number of balconies.*
- *Need more relief between the brick and white surfaces.*
- *Consider wrapping the balcony around building.*
- *Other than some suggestions, love the building.*
- *Staff identified a code issue with that street-wall requirement.*

These comments and recommendations were approved by the Design Review Board at the November 10, 2021 Design Review Board meeting.

Reviewed and Filed

G UNFINISHED BUSINESS

H COMMUNICATIONS

Various Communication to the DRB

Attachments: Email from Lockhart .pdf

Received and Filed

I PUBLIC COMMENT

No callers.

J ADJOURNMENT

Adjourned unanimously at 4:11 PM

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Live Web Streaming: a2gov.org/watchctn Video on Demand: Replay public meetings at your convenience online: <https://a2ctn.viebit.com> Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16. The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794 6150.

Richard Mitchell, Chairperson of the Design Review Board
/kvl
/mg