



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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DESIGN REVIEW BOARD COMMENTS AND RECOMMENDATIONS

TO: Design Team – Jason Van Ryn (Nederveld, Inc.), Nitin Patel (Dynamik Design)

FROM: Design Review Board

DATE: August 12, 2020

SUBJECT: 300 W. Huron (DR20-004), 300 W. Huron Street

The Design Review Board discussed the design plan for the proposed 300 W. Huron hotel development project on August 12, 2020. Please consider the following comments and recommendations of the Design Review Board when preparing a site plan application:

1. Comments on overall design

- Note that context photos and building sections are required in the next submittal.
 - **Response: Contextual photos and building section have been provided**
- The massing and scale of the building are appropriate.
 - **Response: Noted**
- Building material selections results in an overly busy pattern. Of special note are the multi-colored panels on the corner tower.
 - **Response: The number of reveals has been reduced and the multicolored panels at the corner tower have been simplified.**
- The materials used on the two street fronts of the building should be used on the other sides of the building.
 - **Response: The high-end materials are utilized at the visible elevations from primary streets. The rear elevations materials include fiber cement panels which will match the metal panel color and brick at ground floor.**
- Faux wood exterior material is not appropriate.
 - **Response: Previously proposed faux wood material has been removed completely.**
- Real wood should be used sparingly, if at all, as an exterior material because it is difficult to maintain.
 - **Response: Noted.**
- EFIS is not a good material in northern climates.
 - **Response: All EIFS removed.**

2. Specific comments

- The awnings would be a good design opportunity to reflect the context of the Old West Side and Downtown.
 - **Response: Awnings have been simplified and made less contemporary per comments.**
- Windows should be added to the stair towers.
 - **Response: Windows added to both stair towers.**
- Streetscaping should be added along N. First Street, if possible.
 - **Response: A proposed raised landscape bed with 2 trees is now proposed along N. First Street. Refer to sheet C-205.**
- The drive-thru entrance and parking on site were well received.
 - **Response: Noted.**
- The entrance off N. First Street would be a good place for public art.
 - **Response: Approval from Marriott will be required for this request.**
- Include unit vent louvers in the updated drawings.
 - **Response: PTAC louvers have been better depicted and updated in all renderings.**
- Consider extending the bottom of the cornice at the corner element (south-facing and east-facing) down to, perhaps, the window heads below to emphasize the corner and provide a broad monochromatic background for the hotel signage.
 - **Response: This suggestion was taken into consideration but dropping the bottom of the cornice felt too top heavy. Instead, the colors were simplified which created a better backdrop for the hotel signage.**

3. Questions

- Is there a retaining wall proposed or shared along the west property line?
 - **Response: The location and approx. height of the retaining wall is provided on sheet C-205.**
- How is the lobby being utilized?
 - **Response: Please refer to the ground floor plan. All public/amenity spaces will face the primary streets.**
- Where is the kitchen, manager's office, and check-in desk?
 - **Response: Please refer to the ground floor plan.**
- Could the lobby be rearranged and reduced to make room for a corner sheltered area for pick-up/drop-off and rideshare parking?
 - **Response: Unfortunately no, however, we have provided ample space on either side of entry door that is under the canopy for standing area.**
- How will blinds or shades be used?
 - **Response: Blinds/shades will be limited to the guestrooms and admin/offices. The public/amenity spaces will be more transparent to activate the storefront at ground level.**
- Please share more information regarding LEED gold as the strategies affect the exterior faced.
 - **Response: The design team has been working concurrently with the LEED consultant on material selection throughout the design process. The strategies that are planned to achieve LEED gold will not affect the overall design intent.**

These comments and recommendations were approved by the Design Review Board at the August 12, 2020 Design Review Board meeting.