



# City of Ann Arbor

## Formal Minutes

### Design Review Board

301 E. Huron St.  
Ann Arbor, MI 48104  
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Wednesday, September 11, 2019

3:00 PM

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

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**A CALL TO ORDER**

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

**B ROLL CALL**

*City of Ann Arbor City Planner, Alexis DiLeo called the roll.*

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

**Absent** 1 - William Kinley

**C APPROVAL OF AGENDA**

**Moved by Perkins, seconded by Burns, approved unanimously as presented.**

**D APPROVAL OF MINUTES**

**D-1** [19-1712](#) Minutes of the July 10, 2019 DRB Meeting

**Attachments:** 6-12-2019 DRB Minutes Draft Minutes .pdf

**Moved by Perkins, seconded by Singleton, approved unanimously by the board and forwarded to the City Council.**

**E REGULAR BUSINESS**

**E-1** [19-1713](#) DR19-010; 402 E Huron Street A design plan for a 9-story hotel at 402 E Huron. Brick, in two colors, is the predominant exterior material, with a strong metal panel corner. The base of the building is a transparent storefront, including a canopy at the main corner entrance extending along both sides. The building is set back from East Huron Street to provide a pedestrian plaza along that side, and the project is pursuing LEED Gold

certification. A driveway will wrap around the rear of the site to provide vehicle access and valet service.

**Attachments:** DR19-010 Staff Report 9-11-19.pdf, Ann Arbor Campus Hotel Design Plan & Application.pdf

*The Design Review Board discussed the design plan for the proposed Ann Arbor Campus Hotel at 402 East Huron Street and made the following comments and recommendations:*

- 1. The unit vent mechanical louvers for each of the guest rooms should be integrated into the window/spandrel system rather than the brick portions of the façade.*
- 2. The varied color and material choices appear too busy and could be simplified.*
- 3. The material choices for the east façade treat that side as secondary. Please consider a higher quality material usage.*
- 4. Continue the efforts to screen the vehicle arrival area from the historic district adjacent to the east. Consider incorporating sound screening, buffering and/or absorption as well.*
- 5. Explore and consider providing a distinct visual cue for exiting drivers crossing the sidewalk to exit to East Huron Street.*
- 6. Provide more signage details on revised design plan materials.*
- 7. Provide more depth and detail to the proposed fenestration.*
- 8. Consider some or all of the following suggestions to improve the corner element:*
  - o Eliminate part of the dark horizontal element at the second floor.*
  - o Use lighter material colors.*
  - o Lessen the arbitrary pattern of the vertical panels.*
  - o Strengthen the cornice-level sign board form.*
  - o Note that the details of the pressed metal in-fill panels at the roof level may be lost since they are 95 feet above grade.*
- 9. Consider using brighter, lighter colored, more reflective materials because the north façade will be in shadow most of the time.*

**Reviewed and Filed**

**F PLANNING COMMISSION COMMUNICATIONS**

**F-1**      [19-1714](#)    Planning Commission Staff Reports

**Attachments:**    Ann Ashley Parking Structure Staff Report.pdf, Vic Village South Staff Report .pdf

**Received and Filed**

**F-2**      [19-1740](#)    Various Communication to the DRB

**Attachments:**    Letter from Berggren.pdf

**Received and Filed**

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

**H ADJOURNMENT**

**Meeting adjourned at 4:10 p.m.**

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Richard Mitchell, Chairperson of the Design Review Board  
/kvl