



City of Ann Arbor

Formal Minutes

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Wednesday, September 9, 2020

3:00 PM

Electronic Meeting

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Enter Meeting ID: 947 7928 2749

A CALL TO ORDER

B ROLL CALL

**Others present: Jeff Kahan, City of Ann Arbor Planning Staff
Kristen Vander Lugt, City of Ann Arbor Planning Staff**

Present 7 - Richard (Dick) Mitchell, William Kinley, Geoffrey M. Perkins, Gary Cooper, Lori Singleton, Corry Buckwalter, and John Kotarski

Absent 1 - Tamara Burns

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [20-1365](#) Minutes of the August 8, 2020 Design Review Board Meeting

Attachments: 8-12-2020 DRB Minutes.pdf

Moved by Perkins, seconded by Cooper, approved unanimously as presented and forwarded to the City Council.

E PUBLIC COMMENT

Seeing no speakers, Chair Mitchell closed Public Comment.

F REGULAR BUSINESS**G UNFINISHED BUSINESS**

20-1366 DR20-004; 300 W Huron Street A Design Review Board application to construct a 5 story, 93 room, 42,926 sq. ft. hotel at the northwest corner of W. Huron and N. First Street in the D2 zoning district. Four parking spaces are proposed onsite with 7 surface spaces proposed in an access easement on the parcel north of the site. The applicant is proposing a LEED Gold project. The project proposes to combine 3 parcels to create the site: 300 W. Huron, 308 W. Huron, and 111 N. First. A one-way drive is proposed on the site from N. First to W. Huron to accommodate deliveries, drop-offs, 4 parking spaces and solid waste pick-up.

Attachments: DR20-004 Staff Report 300 W Huron 9-9-20.pdf, 300 W Huron Design Materials 9-9-2020 .pdf, Applicant Response to DRB Recommendations.pdf, 8-12-2020 Design Review Board Materials for 300 W Huron.pdf

Moved by Cooper, seconded by Buckwalter, to approve the summary comments.

Approved unanimously.

Approved comments read as follows:

Design Review Board Comments

1. Comments on overall design

Appearance is more suitable for this area of downtown; colors and materials have been simplified to focus more on the form than a patchwork of color; the new, lighter color brick is too plain. Some detail should be brought into the lighter brick areas to avoid a monoplane surface. Higher end materials are encouraged for the base, entry, corner tower, cap, and focal points.

Some members preferred original colors; some preferred new colors. Landscaping has been improved; benches might help.

Overall appearance has been cleaned up.

2. Specific comments

*Explore the retaining wall area on back side of building to ensure safety.
Consider landscaping material in this area.*

*Awnings should come out further. The awnings could be more artistic
and hung from above which would allow them to be deeper.*

Panels at the corner read better.

Louvers under the windows work better.

Signage is better

*Recommend green planters in a number of locations to bring color into
the building.*

G-2 [20-1367](#) Process to Amendments to Design Guidelines

Attachments: DesignGuidelines[1].pdf

*The Design Review Board discussed making changes to the Design
Guidelines as well as development review as it relates to required LEAD
certification.*

H **COMMUNICATIONS TO THE DRB**

None.

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

Seeing no speakers, Chair Mitchell closed Public Comment.

J **ADJOURNMENT**

Moved by Perkins, seconded by Singleton, to adjourn at 4:05 PM.

Approved unanimously.

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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