



City of Ann Arbor

Formal Minutes

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, August 12, 2020

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: 888 788 0099

Enter Meeting ID: 978 0100 2624

A CALL TO ORDER

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

B ROLL CALL

City of Ann Arbor City Planner Chris Cheng called the roll.

Present 8 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Geoffrey M. Perkins, Gary Cooper, Lori Singleton, Corry Buckwalter, and John Kotarski

C APPROVAL OF AGENDA

Moved by Burns, seconded by Singleton, and approved unanimously as amended add item F-2 Guideline Review.

D APPROVAL OF MINUTES

D-1 [20-1212](#) Minutes of the July 8, 2020 Design Review Board Meeting

Attachments: 7-8-2020 Final DRB Minutes.pdf

Boardmember Geoff Perkins explained that the roll call needs to be corrected to reflect his and John Kotarski's presence at the meeting.

Boardmember John Kotarski explained that under the recommendation "east elevation" should be corrected to "south elevation"

Moved by Cooper, seconded by Burns, approved unanimously as amended and forwarded to the City Council.

E PUBLIC COMMENT (Three Minutes Per Speaker)

No speakers.

F REGULAR BUSINESS

- F-1** **20-1213** 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 8-12-20.pdf,
Application and Design Plan 300 West Huron .pdf, 300 W
Huron Updated Elevations 8-7-2020.pdf

The Design Review Board discussed the design plan for the proposed 300 W. Huron hotel development project on August 12, 2020. Below is a summary of their discussion.

Comments on overall design

- *Note that context photos and building sections are required in the next submittal.*
- *The massing and scale of the building are appropriate.*
- *Building material selections results in an overly busy pattern. Of special note are the multi-colored panels on the corner tower.*
- *The materials used on the two street fronts of the building should be used on the other sides of the building.*
- *Faux wood exterior material is not appropriate.*
- *Real wood should be used sparingly, if at all, as an exterior material because it is difficult to maintain.*
- *EFIS is not a good material in northern climates.*

2. Specific comments

- *The awnings would be a good design opportunity to reflect the context of the Old West Side and Downtown.*
- *Windows should be added to the stair towers.*
- *Streetscaping should be added along N. First Street, if possible.*

- *The drive-thru entrance and parking on site were well received.*
- *The entrance off N. First Street would be a good place for public art.*
- *Include unit vent louvers in the updated drawings.*
- *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 back ground for the hotel signage.*

3. Questions

- *Is there a retaining wall proposed or shared along the west property line?*
- *How is the lobby being utilized?*
- *Where is the kitchen, manager's office, and check-in desk?*
- *Could the lobby be rearranged and reduced to make room for a corner sheltered area for pick-up/drop-off and rideshare parking?*
- *How will blinds or shades be used?*
- *Please share more information regarding LEED gold as the strategies affect the exterior faced.*

Guideline Review

The board discussed forming a committee to review the Design Guidelines.

G UNFINISHED BUSINESS

None

G COMMUNICATIONS TO THE DRB

None

I PUBLIC COMMENT (Three Minutes Per Speaker)

No Speakers.

J ADJOURNMENT

Moved by Cooper, seconded by Burns, to adjourn the meeting at 4:17 p.m.

Approved unanimously

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Richard Mitchell, Chairperson of the Design Review Board

/kvl