



# City of Ann Arbor

## Formal Minutes

### Design Review Board

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Wednesday, August 12, 2020

3:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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