



# City of Ann Arbor

## Formal Minutes - Draft

### Design Review Board

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

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Wednesday, February 12, 2025

3:00 PM

Electronic Meeting

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

Public comment can be made by calling: 877 853 5247 or 888 788 0099 Enter Meeting ID: Webinar ID: 974 6174 9412

**A.** **CALL TO ORDER**

*Chair Perkins called the meeting to order at 3:01 pm.*

**B.** **ROLL CALL**

*City Planner Mariana Melin-Corcoran called the roll.*

**Present:** 5 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Geoffrey M. Perkins, and Wendy Rampson

**Absent:** 1 - Lori Singleton

*Others present:*

*Principle Planner Alexis DiLeo*

*City Planner Mariana Melin-Corcoran*

**C.** **APPROVAL OF AGENDA**

**Moved by Wendy Rampson seconded by Dick Mitchell. On a voice vote, the agenda was approved unanimously.**

**D.** **APPROVAL OF MINUTES**

**D-1.** **[25-0168](#)** December 11, 2024 Design Review Board Meeting Minutes

**Attachments:** 12-11-2024 DRB Meeting Minutes.pdf

**Moved by Mitchell seconded by Bill Kinley. On a voice vote the December 11, 2024 DRB minutes were approved unanimously and forwarded to City Council.**

**E. COMMUNICATIONS**

**E-1. [25-0216](#)** Various Communication to the Design Review Board

**Attachments:** First Martin Solid Waste Letter.pdf, Kilpatrick email DR25-0001; 300 West Huron Street.pdf

*Received and filed.*

**F. PUBLIC COMMENT (3 minutes per speaker)**

*Seeing no speakers Chair Perkins closed the Public Comment.*

**G. UNFINISHED BUSINESS**

*None.*

**ROLL CALL**

*Lori Singleton entered the meeting at 3:18 pm.*

**Present:** 6 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Geoffrey M. Perkins, Lori Singleton, and Wendy Rampson

**H. REGULAR BUSINESS**

**H-1. [25-0167](#)** DR25-0001; 300 West Huron: The proposed project is located at 300 West Huron on the corner of West Huron and First Street, zoned D2 Downtown Interface. The 57,879 square foot five-story building will be a 111 room limited-service hotel. The main lobby entrance is at the corner of West Huron and First Street. Primary building materials will be brick veneer and fiber cement panels. The project will have a single driveway from First Street for solid waste access only and will have no on-site vehicle parking.

**Attachments:** 2025 DRB Staff Report 300 W Huron.pdf, 2025 DRB Submittal Set (UPDATED 2.5.2025) .pdf, 2025 DRB Narrative.pdf, 2020 09-20 DRB Minutes.pdf, 2020 09-20

300 W Huron Design Materials 9-9-2020 .pdf, 2020  
09-20 Applicant Response to DRB  
Recommendations.pdf, 2020 09-20 DR20-004 Staff  
Report 300 W Huron 9-9-20.pdf

**PROJECT PRESENTATION:**

*Brandon Chaney of Nederveld and Nitin Patel of Elevate Architects, presented the proposed project request.*

*The Design Review Board discussed the design plan for the proposed 300 West Huron Street development project on February 12, 2025. The Design Review Board proposed the following comments and recommendations for this site plan application:*

- Encourage more interesting design for pedestrians, perhaps by including detailing in the brick work, more interesting windows, marquees*
- Consider the treatment of the ground floor windows for both privacy in guest rooms and to enhance the pedestrian experience*
- Bring the windows all the way to the corner to meet one another*
- Find ways to bring natural light into corridors and stairs*
- Confirm that there will be a cantilevered canopy over the primary entrance at the corner of W Huron and First streets*
- Note the opportunity to add architectural details and elements in the metal panels on the upper stories, below the hotel logo (proposed along the First Street elevation)*
- Add additional street trees and think about underground soil conditions to encourage the growth of these trees*
- Reduce the amount of pavement as much as possible and add greenery or planting to soften the design*

**I. MANAGER REPORT**

*City Planner Mariana Melin-Corcoran shared the ordinance to dissolve the Design Review Board will be going before the City Planning Commission on Wednesday, February 19, 2025.*

*The Board took into consideration and discussed the matter. [For a complete record of the discussion, please see available video format].*

**J. PUBLIC COMMENT**

*Seeing no speakers Chair Perkins closed the Public Comment.*

**K. ADJOURNMENT**

**Moved by Tamara Burns seconded by Kinley to adjourn the meeting at 4:14 pm. On a voice vote Chair Perkins declared the motion carried unanimously.**

Geoff Perkins, Chairperson  
Brittany Alexander, Administrative Assistant

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