



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

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