



City of Ann Arbor

Formal Minutes - Draft

Design Review Board

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

Wednesday, March 8, 2023

3:00 PM

Electronic Meeting

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A. CALL TO ORDER

Chair Geoff Perkins called the meeting to order at 3:02 pm.

B. ROLL CALL

Jeff Kahan, City Planner, call the roll.

Others present:

Jeff Kahan, City Planner

Hank Kelley, Deputy Planning Manager

Courtney Manor, City Staff

Present: 7 - Richard (Dick) Mitchell, Tamara Burns, William Kinley, Geoffrey M. Perkins, Lori Singleton, John Kotarski, and Wendy Rampson

Absent: 1 - Gary Cooper

C. APPROVAL OF AGENDA

Moved by Lori Singleton seconded by William Kinley, to approve agenda. Agenda was unanimously approved as presented.

D. APPROVAL OF MINUTES

D-1. [23-0328](#) December 14, 2022 Design Review Board Meeting Minutes

Attachments: December 14, 2022 DRB Meeting Minutes.pdf

Moved by Singleton seconded by Tamara Burns, to approve the December 14, 2022 Design Review Board meeting minutes.

E. PUBLIC COMMENT (3 minutes per speaker)

No speakers.

F. REGULAR BUSINESS

F-1. [23-0329](#) DR23-0002; 300 East Huron Street
The proposed project will be a 6-story, 139 guestroom facility. The ground floor houses the hotel lobby, breakfast, meeting rooms, bar/lounge, and back-of-house spaces. At the northwest corner and along the East Huron streetscape, large expanses of exterior glazing are incorporated for a sense of connectivity between the interior and exterior public spaces. Floors 2-5 are comprised primarily of guestrooms, with a facade that incorporates varying degrees of offset/setback above the street wall. At the 6th floor, the hotel's fitness center is flanked by 2 guestroom wings, and the rooftop terrace allows guests and locals alike to step out and take a moment to enjoy views of the city and the surrounding landscape.
The project includes the following parcels: 300 East Huron Street and 312 East Huron Street.

Attachments: DR23-0002 Staff Report 300 E Huron.pdf, 300 East Huron Narrative.pdf,
2023-03-08_DRB_300-Huron-St_Presentation PKT.pdf

Representing the proposed project:

*Chris Meyers, Meyers & Associates
Nick Munoz, Meyers & Associates
Mike Martin, First Martin*

The Design Review Board discussed the design plan for the proposed

300 East Huron Street development project on March 8, 2023. Please consider the following comments and recommendations of the Design Review Board when preparing a site plan application:

1. Comments on overall design

- Consider the existing fabric of the neighborhood; would be good to provide images of nearby buildings with design material; would like to see a project that fits better with existing neighborhood.*
- New development should be ageless/timeless with character defining features.*
- The site functions as a gateway into the downtown core and should have a structure that functions as a gateway feature.*
- Need better view of stone panels; concerned about windows which seem to be in a flat plane; windows don't appear to be a positive, distinguished feature.*
- Fourth floor could be strengthened; the main entrance could be strengthened as well; richer materials would help; the blank section on the west elevation near the corner weakens the appearance; streetscape could use some interventions.*
- Is the two-car pull out area on S. Fifth Avenue large enough? Describe how parking and mechanical systems will function.*
- E. Huron functions as a significant vehicular street; can the entrance to the hotel be located closer to the corner?; consider an entrance on E. Huron; drop-off area on S. Fifth would be challenging to access for drivers heading eastbound on E Huron; landscaping will be challenging on the north side, similar to the condition created by the Michigan Bell building; consider techniques to activate the pedestrian level on the north side.*
- Consider redesigning the parking area into a looping drive.*
- Proposed design is underwhelming and bland with blank walls; consider enlivening the facade.*
- Very underwhelmed by the proposed building; no timeless elements; consider solar and/or vegetative roof; can provide specific recommendations for mural materials if a mural is considered.*
- Reveals at windows would give them some depth.*
- Massing is interesting; richness is called for.*
- Corner should be better emphasized; consider bringing brick into the corner feature; consider windows in stairwells to provide natural light; consider working with existing streetscapes; consider existing sidewalk elements which suggests that gray brick might be appropriate along E. Huron and red brick might be appropriate along S. Fifth.*
- The building façade presents an image similar to medical office or a hospital uses; different materials and colors could help create an image which more strongly suggests an attractive, urban boutique hotel.*
- Consider getting more natural light in the emergency exit stairwell to promote safety and health and energy savings.*

G. UNFINISHED BUSINESS

None

H. COMMUNICATIONS**H-1. [23-0330](#) Various Communication to the Design Review Board**

Received and Filed

I. PUBLIC COMMENT (3 minutes per speaker)

No speakers

J. ADJOURNMENT

Chair Perkins adjourned the meeting at 4:15pm.

Geoff Perkins, Chairperson

/courtney manor

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