

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 7, 2015

**SUBJECT: Rockbridge Hotel & Retail Rezoning and Planned Project Site Plan
File Nos. SP15-012 & Z15-003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rockbridge Hotel & Retail rezoning from M1 (Limited Industrial District) to C3 (Fringe Commercial District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rockbridge Hotel & Retail Planned Project Site Plan.

STAFF RECOMMENDATION

Staff recommends that the rezoning be **approved** because the proposed uses permitted under the C3 zoning district are consistent with the recommendations of the Master Plan: Land Use Element and the South State Street Corridor Plan and would be compatible with the City's adopted plans and policies and with the surrounding properties.

Staff recommends that the planned project site plan be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare. The requested planned project modification of increased height and reduced front setback is consistent with the standards of Section 5:70 and is a benefit because this proposal provides pedestrian and vehicular connections with the surrounding area and takes advantage of public transit by proposing a bus stop and bicycle station.

STAFF REPORT

This proposal was postponed at the April 7, 2015 City Planning Commission meeting to allow the petitioner additional time to address the following staff issues.

Sidewalk Installation

The sidewalk along the south side of the service drive fronting this site does not currently exist. The petitioner reduced the parking aisle width and installed a six-foot wide sidewalk along the service drive. Two additional non-landmark trees are proposed to be removed for the sidewalk installation. No mitigation is required for their removal.

Vehicular Connection

Access to the site will be provided through an existing driveway off South State Street, which will lead to a driveway that loops around the hotel. Since the previous site plan submittal, the petitioner has entered into an agreement with the retail site to the south to make an internal vehicular connection between the two parking lots. This connection is located on the south side of the site and removes 6 parking spaces reducing the total amount of parking from 159 parking spaces to 153 spaces.

Planned Project Public Benefits

Additional explanation and commitment for Sustainable Design for this development is attached. The proposed hotel floor area has been reduced from 91,000- square feet to 86,500- square feet with the hotel height and number of rooms remaining the same. A potential “future development” bus pull-off area is dashed onto the plans, but is not part of the site plan submittal since it is located within the public road right-of-way. This needs to be reviewed and approved by AATA.

The bike/bus rest area has been revised to be more architecturally consistent with the site buildings, and the roof has been modified to show solar panels instead of green vegetation.

STAFF COMMENTS

Public Services - Engineering - Revised Footing Drain Disconnect (FDD) calculations will need to be submitted as a result of the June 15th City Council amendment to the Development Offset Mitigation program.

Planning – Staff supports this rezoning as this proposal meets the retail and hotel use recommendation as supported in the South State Street Corridor Plan. The proposed C3 Zoning is consistent with the existing C3 zoning located to the east and south. Approval of the planned project would allow for the AATA bus and bicycle shelter front setback to be reduced to 0 feet from the property line facing South State Street. Staff supports this reduction to allow for better pedestrian connections to the retail, employment opportunities, and access to public transportation. The hotel and retail building meet the minimum 10-foot minimum required front setback.

The petitioner proposes 6 vehicle charging stations near the hotel entrance and pedestrian connections and stubs throughout the site for future pedestrian connections.

The Non-Motorized Plan and South State Street Corridor Plan recommend sidewalks on both sides of the service drive. The petitioner proposes a sidewalk along their service drive frontage and connected this site with the site to the south which improves traffic circulation.

Attachments: 4/7/15 Staff Report
Hyatt Sustainable Design Strategies
Revised Site/Landscape Plan
Revised Elevations

c: Project Management
Systems Planning
File No. SP15-012 & Z15-003

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 19, 2015

**SUBJECT: Rockbridge Hotel & Retail Rezoning and Planned Project Site Plan
(3201 South State Street)
File Nos. Z15-003 & SP15-012**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rockbridge Hotel & Retail rezoning from M1 (Limited Industrial District) to C3 (Fringe Commercial District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rockbridge Hotel & Retail Planned Project Site Plan.

STAFF RECOMMENDATION

Staff recommends that the zoning and planned project site plan be **postponed** to allow the petitioner additional time to address staff comments.

LOCATION

The site is located on the east side of South State Street, north of Victor's Way (South Area). This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The site is currently zoned M1, Limited Industrial District, and is approximately 2.4 acres in size. The petitioner proposes rezoning this site to C3, Fringe Commercial District, demolishing the vacant 17,644 sf office building and 4,800 sf warehouse, and constructing a one-story, 2,800 sf retail building and a six-story, 91,000 sf hotel with 140 rooms. This project is to be constructed in one phase with the total estimated construction cost of \$14,000,000.

A planned project modification is requested to reduce the front setback requirement along South State Street for the proposed AAATA bus shelter from the minimum requirement of 10 feet to approximately 0 feet. The proposed retail building is also located at the northwest corner of the site and meets the minimum front setback with a 15-foot setback from South State Street. Planned project modification is also requested for the height of the hotel to exceed the four story maximum to 6 stories. In exchange for the reduced front setback and increased height, the

petitioner proposes 6 electric vehicle charging stations near the hotel entrance, pedestrian connections throughout the site, an AAATA bus stop with bicycle parking, and a LEED Certified level building design.

Access to the site will be provided through an existing driveway off South State Street, which will lead to a driveway that loops around the hotel and serves a total of 159 parking spaces for both the retail and hotel uses. A 192-square foot green-roofed bicycle station and AATA bus stop are proposed at the northwest corner of the site. An additional 6 enclosed bicycle parking spaces are proposed at the hotel entrance on the south side of the building.

A total of 6 sidewalk links are proposed throughout the site to both the retail and hotel. A crosswalk connection from the South State Street public sidewalk to the hotel is proposed on the west side of the site and a similar connection is proposed from the east side of the site to the adjacent hotel site. Internal sidewalks are proposed around the perimeters of the retail and hotel building.

A sidewalk along the private service drive located along the north property line was considered by the petitioner, but not included since it would require removal of all the trees along the north property line and encroachment onto private property. Sidewalk along the south side of the private service drive does not currently exist.

Currently, there is no storm water detention on site. One hundred year storm detention will be provided underground on the east side of the site below the parking lot. This site provides infiltration and detention with porous soils and has been designed to the new Rules of the Wastenaw County Water Resource Commissioner.

Removal of three landmark honey locust trees located near the center of the site are proposed, and two additional landmark trees on the property to the south side will be saved, but impacted. A total of 17 mitigation trees will be planted around the northeast perimeter of the parking lot. One depressed bioretention island is provided on the eastern, interior parking lot island and exceeds the minimum requirement by approximately 200-square feet.

The petitioner held a citizen participation meeting on January 8, 2015. A meeting summary is attached. At the time this staff report was written, no additional comments have been received from the public.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office Center	O (Office District)
EAST	Hotel	C3 (Fringe Commercial District)
SOUTH	Service Station & Restaurant	C3 (Fringe Commercial District)
WEST	Fitness Studio & Restaurant	PUD (Planned Unit Development)

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		M1 (Research District)	C3 (Fringe Commercial District)	C3
Gross Lot Area		103,673 sq ft	103,673 sq ft	6,000 sq ft MIN
Maximum Useable Floor Area in Percentage of Lot Area		22,400 sq ft (21.6%)	93,800 sq ft (90.4%)	207,346 sq ft MAX (200%)
Setbacks	Front (west)	10 ft –South State St	0 ft – South State St *	10 ft MIN 25 ft MAX
	Side (north)	20 ft – Private Dr.	15 ft – Private Dr.	
	Side (south)	5 ft	15 ft	None
	Rear (east)	200 ft	140 ft	None
Building Height		1 story	80 ft (6 stories) *	55 ft (4 stories) MAX
Parking - Automobiles		Parking pads	159 spaces	149 spaces MIN
Parking – Bicycles		None	6 spaces - Class A 6 spaces – Class B	3 spaces MIN - Class A 4 spaces MIN – Class C

* Planned project modifications requested.

HISTORY

The existing office building on the site was constructed in 1955 and the warehouse building in 1956.

PLANNING BACKGROUND

The South State Street Corridor Plan recommends office uses for this site. The Plan notes that retail and hotel uses would be appropriate if located along the South State frontage to encourage pedestrian access. Drive-thrus are not appropriate along this gateway portion of South State Street.

This area is an important hospitality district, with lodging and restaurant options located within walking distance of each other. As parcels in this area redevelop, recommended zoning designations include C1B (Community Convenience), or C2B (Business Service) to support convenience commercial uses for employees and hotel guests in the immediate vicinity. New uses should be designed to encourage convenient non-motorized and transit access and connect driveways and sidewalks to adjacent sites. Connection to the private east-west drive connecting South State Street and Boardwalk is encouraged. Additional drive openings onto South State Street are discouraged.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and the service drive.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and I-94 intersection. The plan also recommends a traffic corridor study on Ellsworth from State Street to Platt Road, which currently is underway. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd. with a Signature Service study from South State Street to the Plymouth Road Park n Ride. The Long-term recommendation is corridor improvements from Ellsworth to Eisenhower Blvd.

ZONING/REZONING JUSTIFICATION

Per Chapter 55 Section 5:107(1), the Zoning Ordinance and Zoning Map shall not be amended except "because of changed or changing conditions in a particular area or in the municipality generally, to rezone an area, extend the boundary of an existing Zoning District or to change the regulations and restrictions thereof."

The petitioner's Petition For Changes In Or Additions To The Zoning Chapter, a form provided by the Planning Department to assist petitioners in providing the required information per Chapter 55 Section 5:108(2)(a)-(g), is reprinted below. The questions are not standards for approval, rather guides to providing sufficient evidence of changed or changing conditions.

Petitioner responses are in plain text; staff comments are in *italics*.

- **The extent to which the zoning/rezoning requested is necessary:**

M1 development does not allow for redevelopment of this parcel for uses consistent with surrounding land uses, zoning and the Master Plan.

The mixed use development proposes rezoning to C3 to stay compatible with adjacent zoning.

- **This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:**

No negative impacts. Redevelopment will improve existing conditions. It will increase commerce, consumer traffic, and relative property values. It will allow construction of elements that will be of benefit to the public.

The proposed development will serve to revitalize an existing vacant property and provide uses to the surrounding area that are currently unavailable. Also, storm water management will be provided on the proposed site, which currently does not exist.

The proposed rezoning will enhance the public welfare by improving the site and making it more attractive, and adding additional retail activity and overall vitality to this area.

- **This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:**

It will eliminate spot zoning. It will be consistent with current surrounding zoning and the S. State Street Master Plan. It will also increase city tax revenue.

The rezoning is consistent with the Master Plan. The proposed rezoning will create more business activity, improve the appearance of the site, provide more retail sales options in the corridor. The existing property building is vacant and this will provide for redevelopment of a deteriorated site.

- **This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:**

It is the ideal location for the proposed uses. It is close to other similar uses, and will utilize existing infrastructures.

Mixed use development of a hotel along with retail on the property provide a diversity of business within the area and will serve the need of the surrounding population. The proposed project will be a complimentary use with the ongoing improvements and expansion of businesses within the area.

- **Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:**

Proposed uses are consistent with the City's South State Street Corridor Master Plan and future land uses.

- **Other circumstances which will further justify the requested zoning/rezoning are:**

The rezoning is consistent with the Master Plan.

PLANNED PROJECT STANDARDS

According to Section 5:70 of the Zoning Ordinance, the City Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan, based on the following standards (Petitioner's responses in regular type, staff comments in *italic type*).

- (a) The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the minimum gross lot size and width requirements may be reduced as part of a planned project for a zero lot line duplex or townhouse development which provides affordable housing for lower income households. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. In no case may the gross lot size be reduced below the minimum lot area per dwelling unit requirement for the dwelling unit type proposed.**

This lot exceeds the minimum lot size required for C3 zoning.

(b) The proposed modifications of zoning requirements must provide one or more of the following:

- 1. Usable open space in excess of the minimum requirement.**
- 2. Building or parking setback(s) in excess of the minimum requirement.**
- 3. Preservation of natural features.**
- 4. Preservation of historical or architectural features.**
- 5. Solar orientation or energy conservation design.**
- 6. An arrangement of buildings that provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure.**
- 7. Affordable housing for lower income households.**

Open space not required in the C3 District although this site provides 27%. The hotel building is setback further from the street, while the retail building meets the minimum setback. The building is designed with LEED Level conservation requirements. A new AATA bus stop is proposed along with a bicycle rest station, green roof, and 6 electric vehicle charging stations.

(c) The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

A traffic study was submitted that shows traffic generated shall not be hazardous to adjacent sites. Cross circulation was investigated, but no reasonable arrangement could be achieved. Provisions have been made for cross pedestrian circulations.

The traffic study is under review by the city traffic engineer.

(d) The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The proposed uses are consistent with the surrounding land uses, buildings and infrastructure. Surrounding buildings vary in height from one to ten stories.

The project is consistent with the surrounding land uses and complies with the South State Street Corridor Plan recommendation.

(e) Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

All required landscaping, street tree escrow, and natural features mitigation has been provided and shown on the plans. Additional landscaping will beautify the building foundations and streetscape.

The minimum standards of off-street parking for both vehicles and bicycles are provided. Parking and landscaping requirements are being met per City standards.

(f) The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

The standards have all been met or exceeded for these requirements.

The project is consistent with the proposed C3 zoning district requirements.

(g) There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

There are no un-permitted proposed uses within the project.

The proposed uses are consistent with the Master Plan and permitted uses in the C3 zoning district.

STAFF COMMENTS

Project Management - Engineering - The City's hydraulic model was used to analyze the impacts to the downstream sanitary sewer system as a result of the above referenced project. Capacity constraints during wet weather events have been identified in the trunkline sewers downstream from this development. Therefore, the flow mitigation required by Development Sewage Flow Offset Mitigation Program must be performed upstream of the capacity constraint in the Pittsfield trunkline. A total of 13 footing drain disconnects or their equivalent are required as part of of this project.

Project Management - Traffic – Traffic impact appendices are needed to continue review of this proposal. Additional information regarding trip generation and distribution methodologies are required. The applicant's engineer will need to provide the electronic Synchro/SimTraffic files.

This review is being coordinated with the Michigan Department of Transportation as the impacts may affect their right-of-way.

Systems Planning - Storm Water – This site did not previously contain storm water detention. The Malletts Creek Coordinating Committee supports the proposed project as this proposal adopted their recommendations of complying with the WCWRC requirements with storm water infiltration and detention and provided depressed landscape islands for stormwater management.

Planning – The Non-Motorized Plan and South State Street Corridor Plan recommends sidewalks on both sides of the private service drive. The petitioner indicates placing sidewalk along the frontage of their service drive would require removing existing trees and possibly trespassing onto an adjacent property. A reduction in aisle width on the north of this site from 26 to 22 feet would provide additional area to install a sidewalk along the private service drive.

Given the traffic volume on South State Street, there would be great benefit in connecting this site to the properties surrounding it. There is an existing curb cut off the private service drive that was previously used to access this site. This access point should be incorporated into the

traffic layout to improve circulation. In addition, a connection to the property to the south would greatly improve traffic circulation between this site and the businesses on Victor's Way.

Regarding the planned project justification, the petitioner has indicated an intent to design to a LEED Certified Level. Additional detail is necessary to determine if this provides a sufficient public benefit for the planned project modifications.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
5/16/15

Attachments: 1/8/15 Citizen Participation Meeting Summary
Zoning/Parcel Maps
Aerial Photo
Site/Landscape Plan
Elevations

c: Petitioner/Owner: South State Street Ann Arbor Retail, LLC
4100 Regent Street, Suite G
Columbus, OH 43219

Petitioners Representative: Jamie Gorenflo
Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

Project Management - Traffic
Systems Planning
File No. Z15-003 & SP15-012

#3155 S. State St. Citizen Participation Meeting Report

Held: Date: Jan. 8, 2015 Time: 6:30pm

Location: Holiday Inn & Suites meeting room.
3155 Boardwalk, Ann Arbor, MI

Presenters:

J Bradley Moore & Associates, Architects, Inc - Brad Moore
Midwestern Consulting, LLC - Jamie Gorenflo

A mailing list of approximately 130 names/addresses was supplied by the City Planning Department. Postcards were mailed to the addressees as required by city ordinance.

Approximately 10 attendees showed up with about 8 signing attendance sheets (see attendance sheets appended hereto) including some adjacent property owners and representatives from existing hotels in the area.

Presentation started at approximately 6:40pm in order to leave additional travel time for attendees and for them to find parking.

Mr. Moore and Mr. Gorenflo presented drawings of the existing site owned by the client and explained that the owners are proposing to rezone the parcel from the existing light industrial and office use to commercial, specifically C3. They then presented drawings of how new buildings, including a hotel and a retail building, could be constructed on the property (after demolition of all existing buildings). They also outlined the steps in the required site plan approval process.

After Mr. Moore and Mr. Gorenflo presented drawings of a potential redevelopment on the site, they fielded the following questions from the attendees and noted concerns voiced by them.

Q. Where will the vehicular access be?

A. The existing State street curb cut will be maintained and improved and the owner is hopeful of there being connections between adjacent properties although he does not have ultimate control over that.

Q: How tall will the proposed building be?

A. The retail building will be one story and the hotel is proposed to be 6 stories.

Q: Can the city support more hotel rooms?

A: The owner has compiled data that shows the market is currently underserved and he has had strong interest from multiple hotel operators.

Q: Will the existing Burger King stay?

A: The existing Burger King is not part of this project and we have no information about its future.

Q: When would construction start?

A: In the latter part of 2015 depending upon how long approvals take with the city.

Q: What does the city master plan call for on the site?

A: The new South State Street Area Plan calls for mixed uses including commercial.

Q: Which way will the building face?

A: Currently the entrance side of the hotel is on the south side, facing the highway.

Q: What about the heavy traffic on S. State Street at certain times of the day?

A: We will be doing a traffic study that will be submitted to the city, if required, along with all of the other required materials.

Q: Are there city sewer and other utilities to serve the site, I hear it is on a septic field?

A: There are existing city utilities adjacent to the site adequate to serve the proposed uses.

Q: Will the site be served by tour busses?

A: It is possible.

Q: What brand will the hotel be?

A: That has not been determined yet but it will be a major national brand.

Concerns noted by participants:

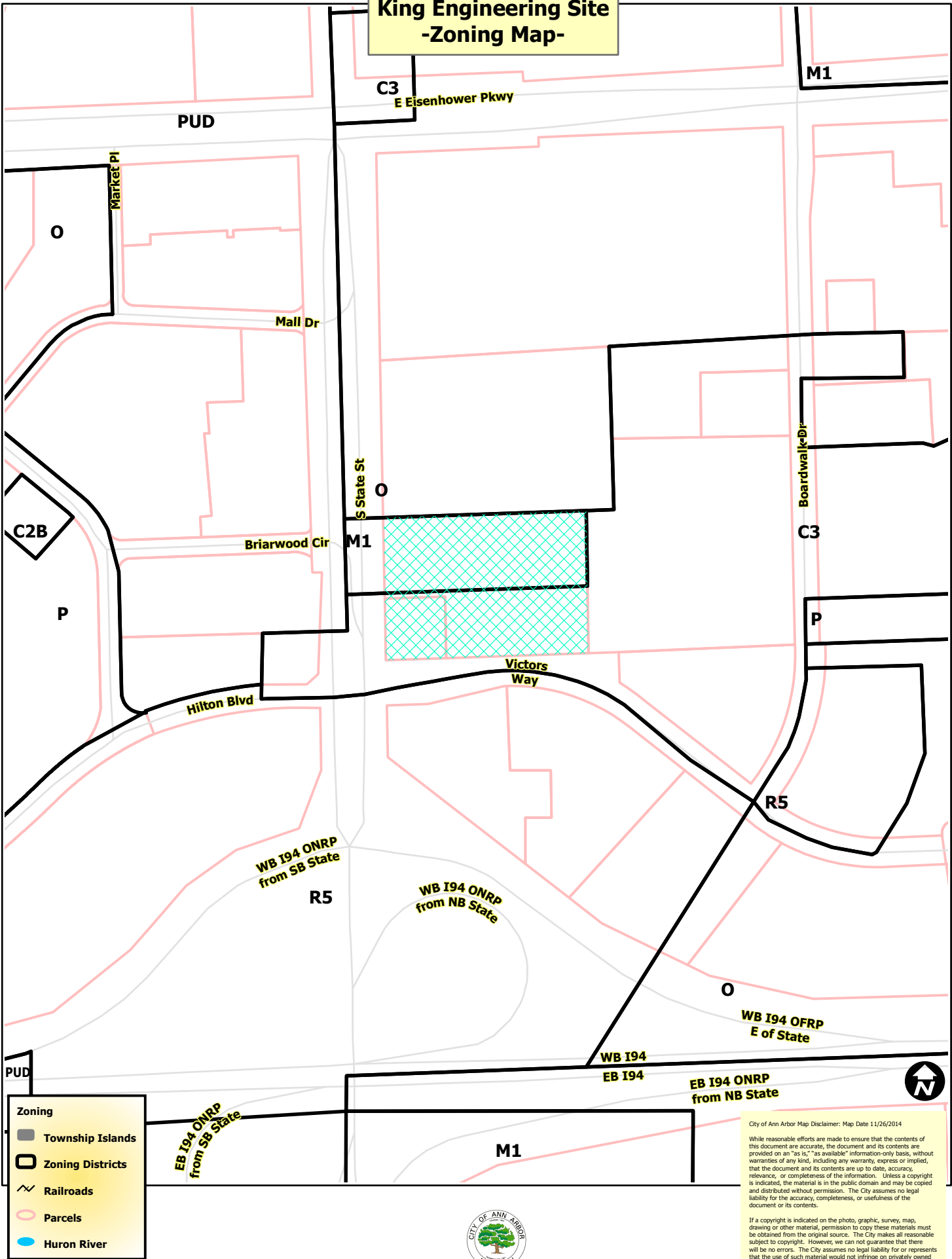
State street entrance should be closed.

Hotel should face North not south.

Too many hotel rooms already exist on the south side of town.

Formal presentation concluded at 7:50pm.

King Engineering Site -Zoning Map-



Zoning

- Township Islands
- Zoning Districts
- Railroads
- Parcels
- Huron River

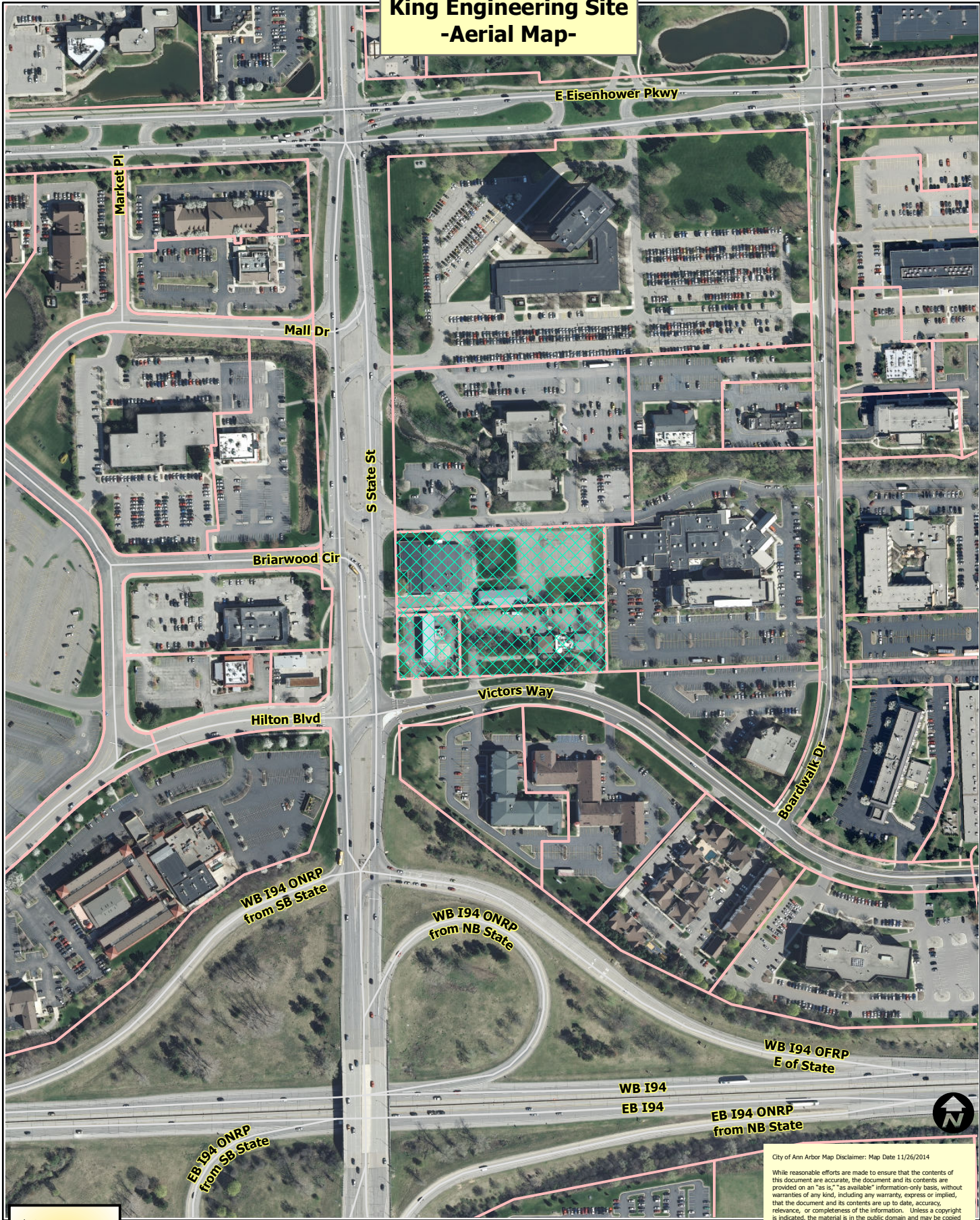
City of Ann Arbor Map Disclaimer: Map Date 11/26/2014

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King Engineering Site -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



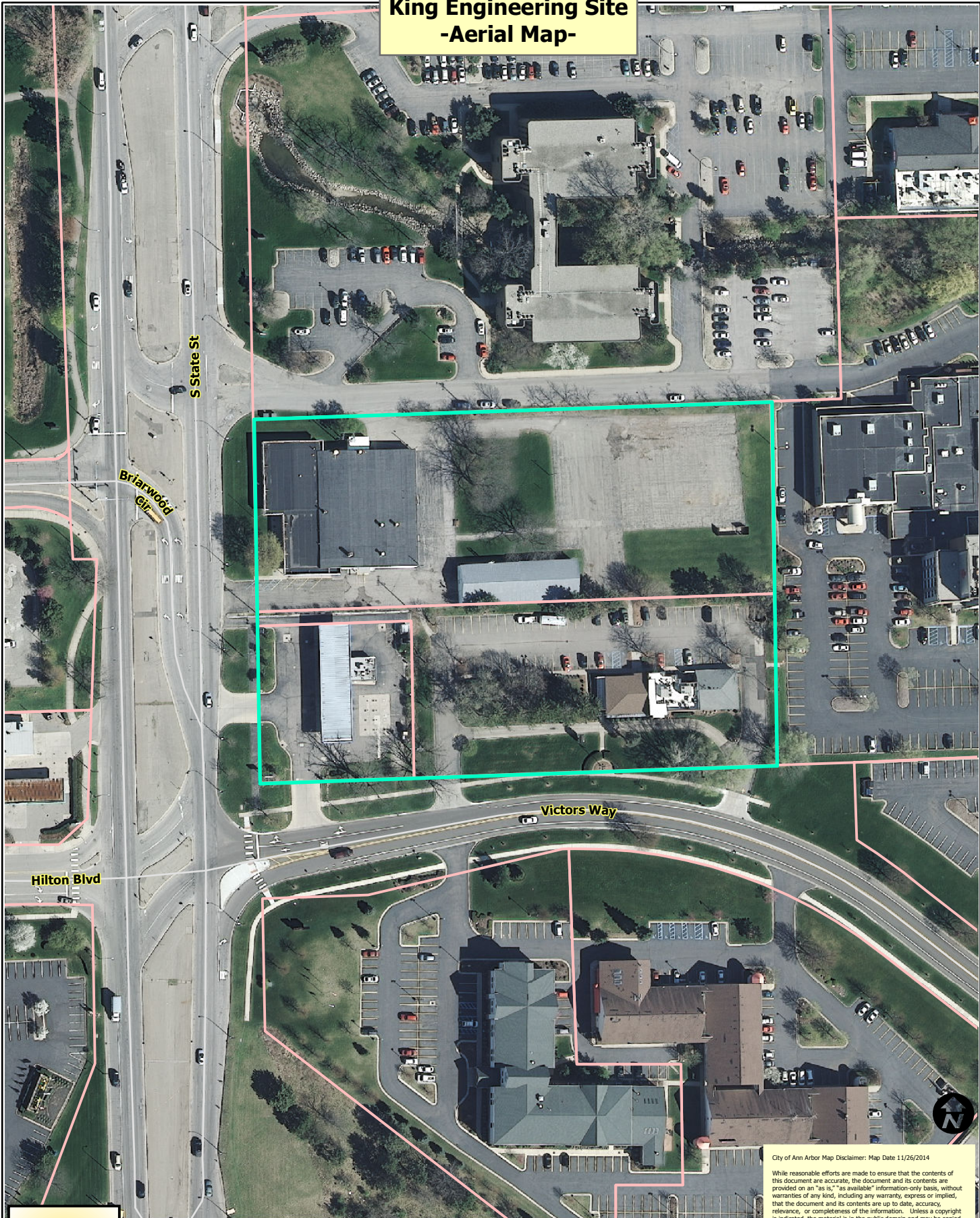
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King Engineering Site -Aerial Map-



-  Railroads
-  Parcels
-  Huron River

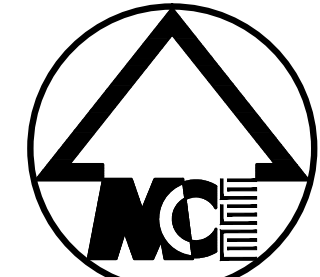


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SCALE: 1" = 30'
 0 30 60 90



Know what's below.
 Call before you dig.

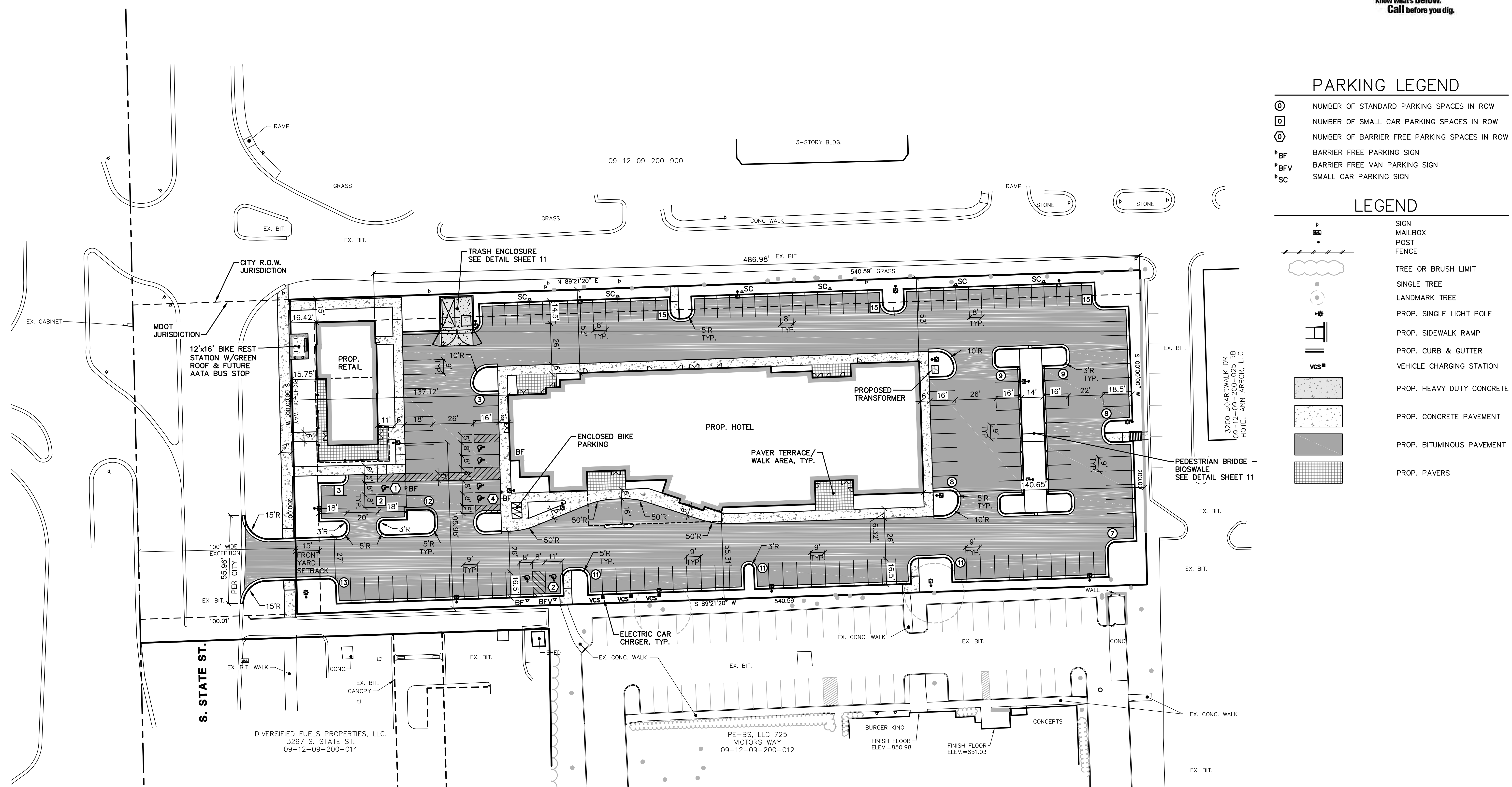
MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 Planners, Surveyors
 Landscape Architects
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 Fax: 734.995.0599

CLIENT
 ROCKBRIDGE LLC
 4100 REGENT ST., SUITE G
 COLUMBUS, OH 43219
 JAMES D. SCHRIMM
 (614) 246-2675

ROCKBRIDGE PROPERTY HOTEL
 REZONING AND PLANNED PROJECT SITE PLAN
 DIMENSIONAL SITE PLAN

5

JOB No.	14150
DATE	3/30/15
SHEET	5 OF 17
REV. DATE	4/22/15
REV. BY	CADD: DAG, WAJ
REV. DATE	5/22/15
REV. BY	ENG: HTH
REV. DATE	5/28/15
REV. BY	ENG: RUG
REV. DATE	
REV. BY	TECH: JMG
REV. DATE	
REV. BY	14150SP1.dwg



PARKING LEGEND

- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊠ NUMBER OF SMALL CAR PARKING SPACES IN ROW
- ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV BARRIER FREE VAN PARKING SIGN
- SC SMALL CAR PARKING SIGN

LEGEND

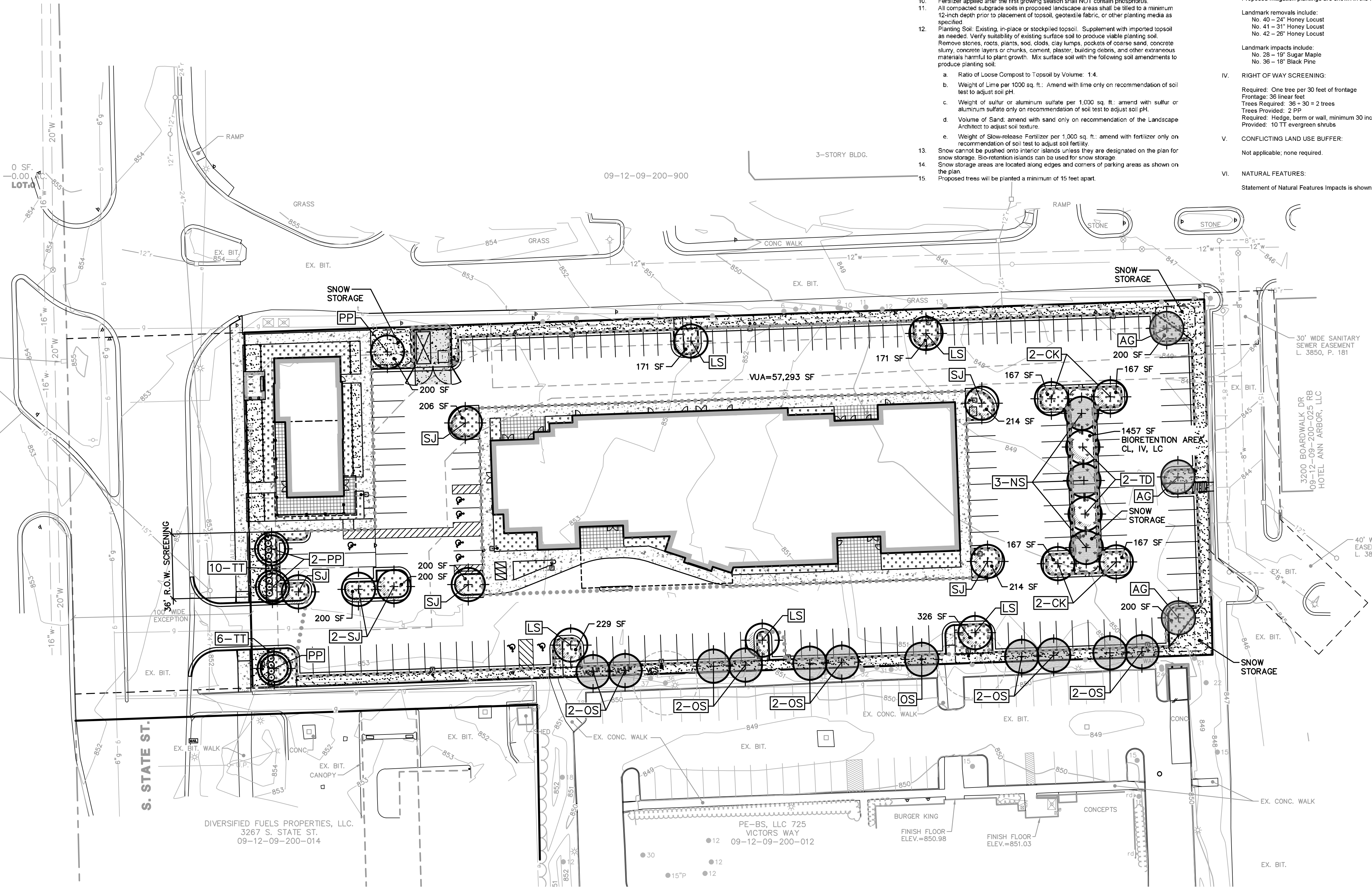
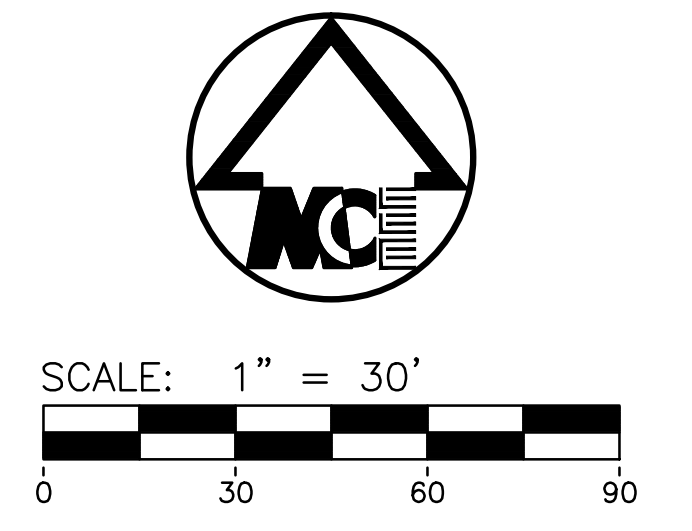
- SIGN
- MAILBOX
- POST
- FENCE
- ☁ TREE OR BRUSH LIMIT
- SINGLE TREE
- LANDMARK TREE
- PROP. SINGLE LIGHT POLE
- ▬ PROP. SIDEWALK RAMP
- ▬ PROP. CURB & GUTTER
- VCS VEHICLE CHARGING STATION
- PROP. HEAVY DUTY CONCRETE
- PROP. CONCRETE PAVEMENT
- PROP. BITUMINOUS PAVEMENT
- PROP. PAVERS

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

V.U.A.	R.O.W.	Symbol	Botanical Name	Common Name	Size	Root	Remarks
Trees							
		AG	<i>Aesculus glabra</i>	Ohio Buckeye	3-3.5" cal.	bb	
		NS	<i>Nyssa sylvatica</i> "Wildfire"	Wildfire Blackgum	3-3.5" cal.	bb	
4		CK	<i>Cladastris kentukea</i> (lutea)	Yellowwood	3-3.5" cal.	bb	
5		LS	<i>Liquidambar styraciflua</i>	Sweet Gum	3-3.5" cal.	bb	
1	3	PP	<i>Parrotia persica</i>	Persian Parrotia	3-3.5" cal.	bb	
7		SJ	<i>Sophora japonica</i> "Regent"	Regent Scholar Tree	3-3.5" cal.	bb	
2		TD	<i>Taxodium distichum</i>	Bald Cypress	3-3.5" cal.	bb	
		OS	<i>Ostrya virginiana</i>	Ironwood / Hophornbeam	3-3.5" cal.	bb	
Shrubs							
16		TT	<i>Taxus x 'tauntonii'</i>	Taunton Yew	24-30" ht.	bb	
Bioretention Plug Mix							
		CV	<i>Carex vulpinoidea</i>	Brown Fox Sedge	plug	Cont. 12" o.c.	
		IV	<i>Iris virginica</i>	Blue Flag Iris	plug	Cont. 24" o.c.	
		LC	<i>Lobelia cardinalis</i>	Cardinal Flower	plug	Cont. 24" o.c.	

- LANDSCAPE NOTES**
- Water outlets will be provided within 150 feet of all required plantings.
 - Plant materials shall be selected and installed in accordance with standards established by the City of Ann Arbor.
 - All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
 - Restore remaining disturbed areas (except detention basin overflow) with a minimum of four (4) inches of topsoil and iron seed fertilizer. Fertilizer for the initial establishment of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq. ft. of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. Seed mix shall consist as follows:
 - 15% Rugby Kentucky Bluegrass
 - 10% Park Kentucky Bluegrass
 - 40% Ruby Creeping Red Fescue
 - 15% Pennine Perennial Ryegrass
 - 20% Scalds Hard Fescue
 - Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq. ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre.
 - Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
 - All plants except ground cover are to receive four (4) inches of shredded bark mulch. Ground cover to receive two (2) inches of Canadian peat mulch.
 - All trees to be located a minimum of 10 feet from public utilities.
 - All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted. All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
 - Fertilizer applied after the first growing season shall NOT contain phosphorus.
 - All compacted subgrade soils in proposed landscape areas shall be lifted to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
 - Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil.
 - a. Ratio of Loose Compost to Topsoil by Volume: 1:4.
 - b. Weight of Lime per 1000 sq. ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
 - c. Weight of sulfur or aluminum sulfate per 1,000 sq. ft.: amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
 - d. Volume of Sand: amend with sand only on recommendation of the Landscape Architect to adjust soil texture.
 - e. Weight of Slow-release Fertilizer per 1,000 sq. ft.: amend with fertilizer only on recommendation of soil test to adjust soil fertility.
 - Snow cannot be pushed onto interior islands unless they are designated on the plan for snow storage. Bio-retention islands can be used for snow storage.
 - Snow storage areas are located along edges and corners of parking areas as shown on the plan.
 - Proposed trees will be planted a minimum of 15 feet apart.

- LANDSCAPE REQUIREMENTS:**
- PARKING LOT LANDSCAPING:**
 - Vehicle Use Area = 49,900 SF
 - Interior Landscape Area required = 1,200 SF
 - Interior Landscape Area proposed = 4,856 SF
 - Trees required (1250 SF = 10 trees req)
 - Trees proposed (1PP+7SJ+5LS+4CK+2TD) = 19 total
 - Bio-retention required (50% total required) = 1,250 SF
 - Bio-retention proposed = 1,457 SF
 - STREET TREE ESCROW:**
 - South State St. frontage = 200 ft x 51.30 ft of street frontage = \$260.00
 - Proposed: \$260.00 to City Tree Fund
 - TREE MITIGATION:**
 - There are no woodlands on the site.
 - Total landmark regulated trees removed = 3 trees / 61 caliper inches
 - Total landmark regulated trees impacted = 2 trees / 37 caliper inches
 - 50% mitigation required = 96" x 0.5 = 48 caliper inches required
 - Trees provided: 17 (11OS+3AG+3NS) trees x 2" = 51 caliper inches provided
 - Total mitigation inches provided = 51 (49 required)
 - RIGHT OF WAY SCREENING:**
 - Required: One tree per 30 feet of frontage
 - Frontage: 36 linear feet
 - Trees Required: 36 / 30 = 2 trees
 - Trees Provided: 2 PP
 - Required: Hedge, berm or wall, minimum 30 inches tall; 50% evergreen
 - Provided: 10 TT evergreen shrubs
 - CONFLICTING LAND USE BUFFER:**
 - Not applicable; none required.
 - NATURAL FEATURES:**
 - Statement of Natural Features Impacts is shown on Sheet 1.



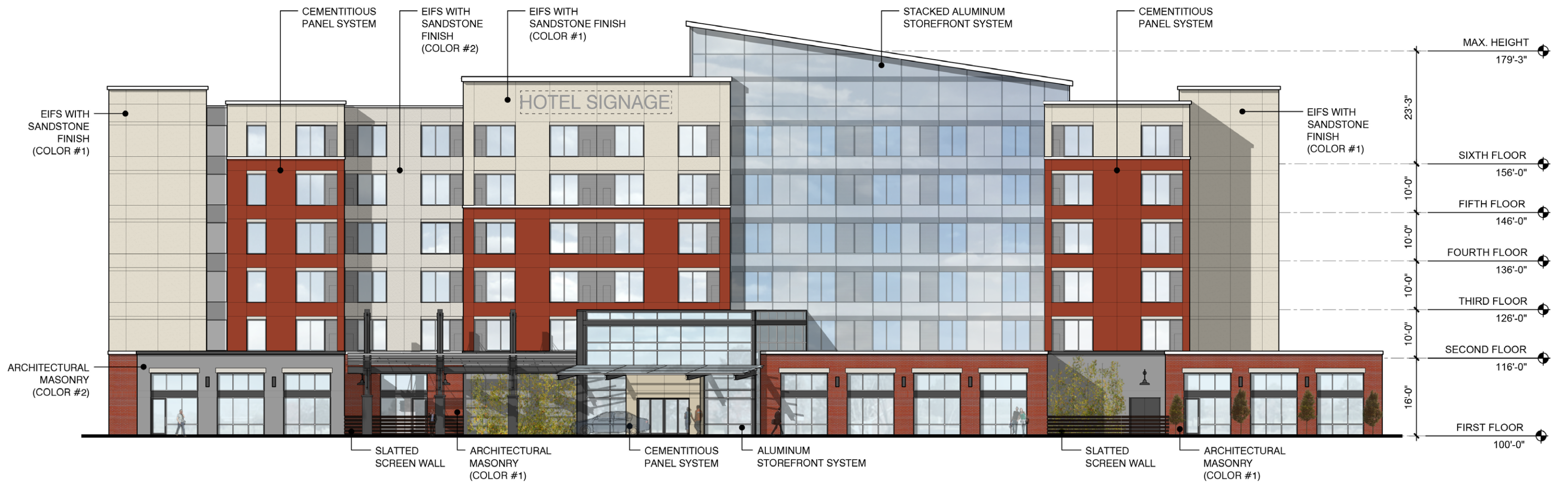
LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED CANOPY TREE (MITIGATION)
- PROPOSED EVERGREEN SHRUBS
- PROPOSED LAWN AREA
- PROPOSED MULCH BED
- PROPOSED BIOSWALE NATIVE SEED
- PROPOSED EDGING
- PROPOSED VEHICULAR USE AREA LIMITS

DATE: 3/30/15	SHEET: 8 OF 17
REV. DATE: 4/22/15	ADD: DAG, WAJ
REV. DATE: 5/08/15	ENG: HTH
REV. DATE: 5/08/15	PK: RUG
REV. DATE: 5/08/15	TECH: RUG
REV. DATE: 5/08/15	1:4150P1.dwg



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1" = 20'-0"

SOUTH ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

MARCH, 30 2015

OWNER:

South State St. Ann Arbor Retail LLC
 4100 Regent Street, Suite G
 Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
 4100 Regent Street, Suite G
 Columbus OH 43219

meyers+associates
 ARCHITECTURE

J BRADLEY MOORE
 & ASSOCIATES

MIDWESTERN CONSULTING
 "QUALITY SINCE 1967"
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1" = 20'-0"

NORTH ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

MARCH, 30 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

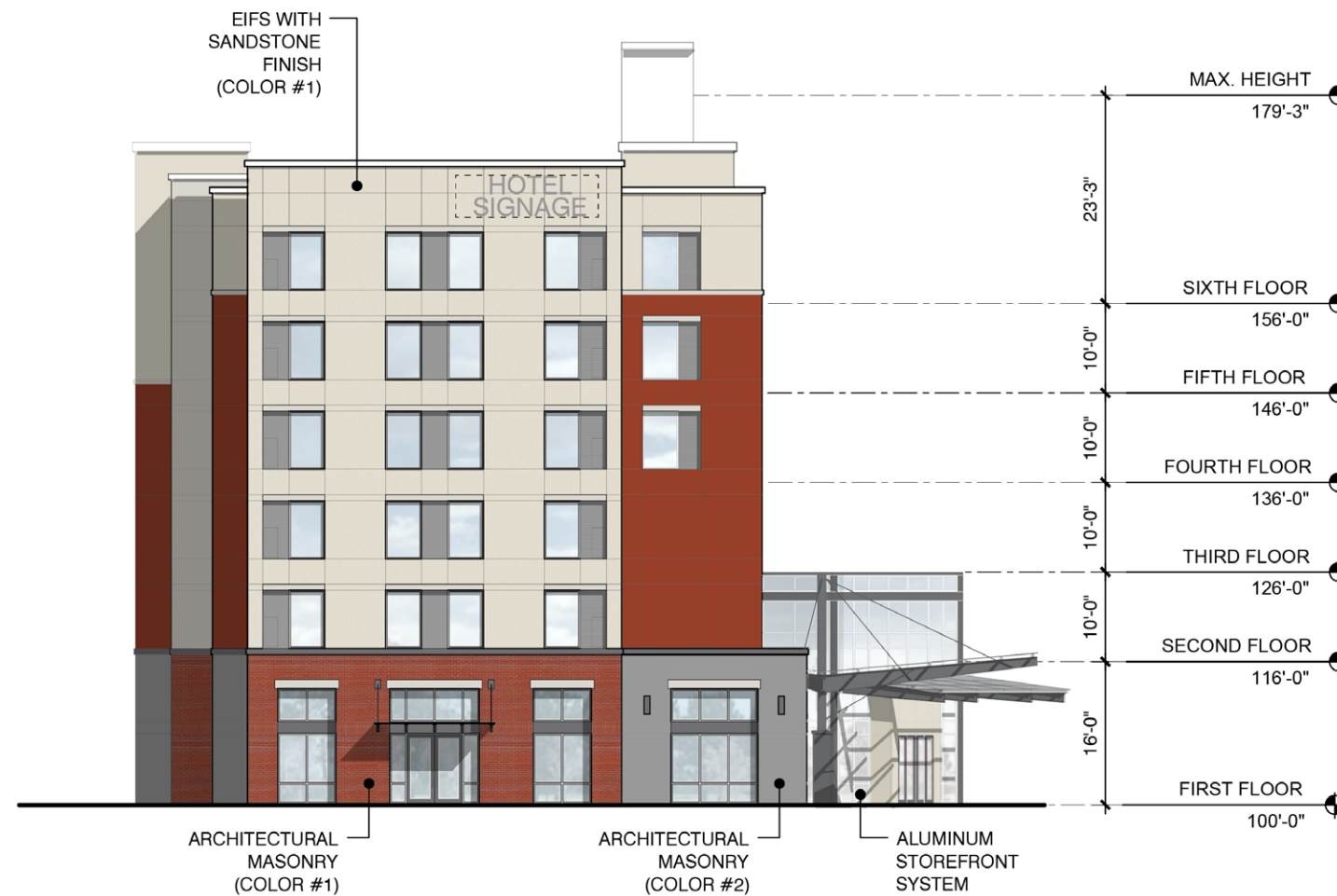
OWNER REP:

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4100 Regent Street, Suite G
Columbus OH 43219

meyers+associates
ARCHITECTURE

J BRADLEY MOORE
& ASSOCIATES

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"QUALITY SINCE 1967"
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1" = 20'-0"

EAST and WEST ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

MARCH, 30 2015

OWNER:

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4100 Regent Street, Suite G
Columbus OH 43219

OWNER REP:

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ARCHITECTURE

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RENDERING | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

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3/32" = 1'-0"

ELEVATIONS | RETAIL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

MARCH, 30 2015

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3/32" = 1'-0"

ELEVATIONS | RETAIL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

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Hyatt Place and Retail – Ann Arbor

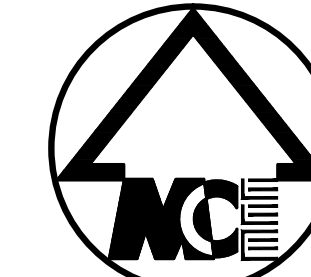
Sustainable Design Strategies

- Use of energy efficient lighting throughout the project, including LED site lighting
- Use of low flow fixtures within the guest rooms
- Energy efficient windows with high insulation value and coatings to minimize solar heat gain
- Aquatic systems that minimize chemical consumption and water usage
- Use of HVAC systems with elevated efficiencies, including variable-speed fans and use of a Building Management System
- Food service operation standards to minimize packaging and utensil waste
- Promotion of bicycle usage with bicycle storage station on site. Bike shelter to incorporate sustainable features.
- Selective use of photovoltaic power sources for various items throughout development, including a solar ready roof and solar film on the porte cochere
- Electric car charging stations
- Native plantings with minimal irrigation
- Reduction of overall building square footage to maximize efficiency
- High efficiency equipment specified for the laundry, pool and food service

Hyatt Place Sustainability – Brand Statement

“As a global hospitality company and a citizen of the communities in which we operate, Hyatt views the incorporation of sustainable practice into our design standards as both a business imperative and as a responsibility. We strive to operate hotels that conserve natural resources, use materials and resources wisely, and continue to adopt appropriate environmental standards throughout the entire life cycle of a property. In emphasizing a design approach that guides our properties to blend harmoniously and responsibly into their local context, reduce energy and water consumption, minimize waste and harmful emissions, and make use of sustainable materials in their construction, Hyatt stresses sustainable design as an integral component of its overall strategy.”

M:\CVI\134\Proj\14150\Site Plan\14150SP1.dwg, 6/24/2015 10:08 AM, User: A. Gieger, MLLC P07.p03
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SCALE: 1" = 30'
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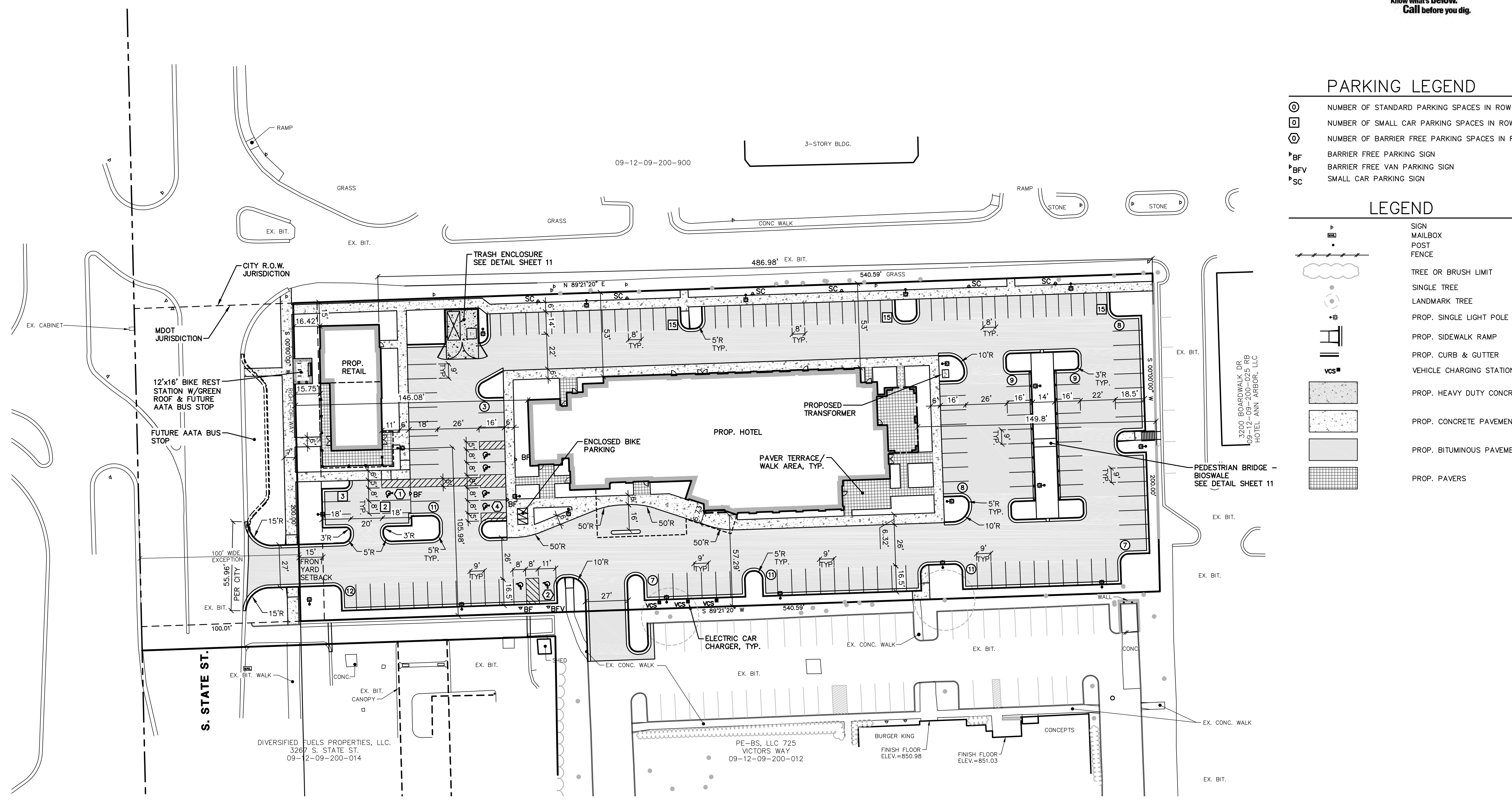
Know what's below.
 Call before you dig.

PARKING LEGEND

- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊠ NUMBER OF SMALL CAR PARKING SPACES IN ROW
- ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV BARRIER FREE VAN PARKING SIGN
- SC SMALL CAR PARKING SIGN

LEGEND

- SIGN
- MAILBOX
- POST
- FENCE
- ☁ TREE OR BRUSH LIMIT
- SINGLE TREE
- LANDMARK TREE
- PROP. SINGLE LIGHT POLE
- ▬ PROP. SIDEWALK RAMP
- ▬ PROP. CURB & GUTTER
- VCS VEHICLE CHARGING STATION
- PROP. HEAVY DUTY CONCRETE
- PROP. CONCRETE PAVEMENT
- PROP. BITUMINOUS PAVEMENT
- PROP. PAVERS



MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 Planners, Surveyors
 Landscape Architects
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.995.0200
 Fax: 734.995.0599

CLIENT
ROCKBRIDGE LLC
 4100 REGENT ST., SUITE G
 COLUMBUS, OH 43219
 JAMES D. SCHRIM
 (614) 246-2675

ROCKBRIDGE PROPERTY HOTEL
 REZONING AND PLANNED PROJECT SITE PLAN
 DIMENSIONAL SITE PLAN

5

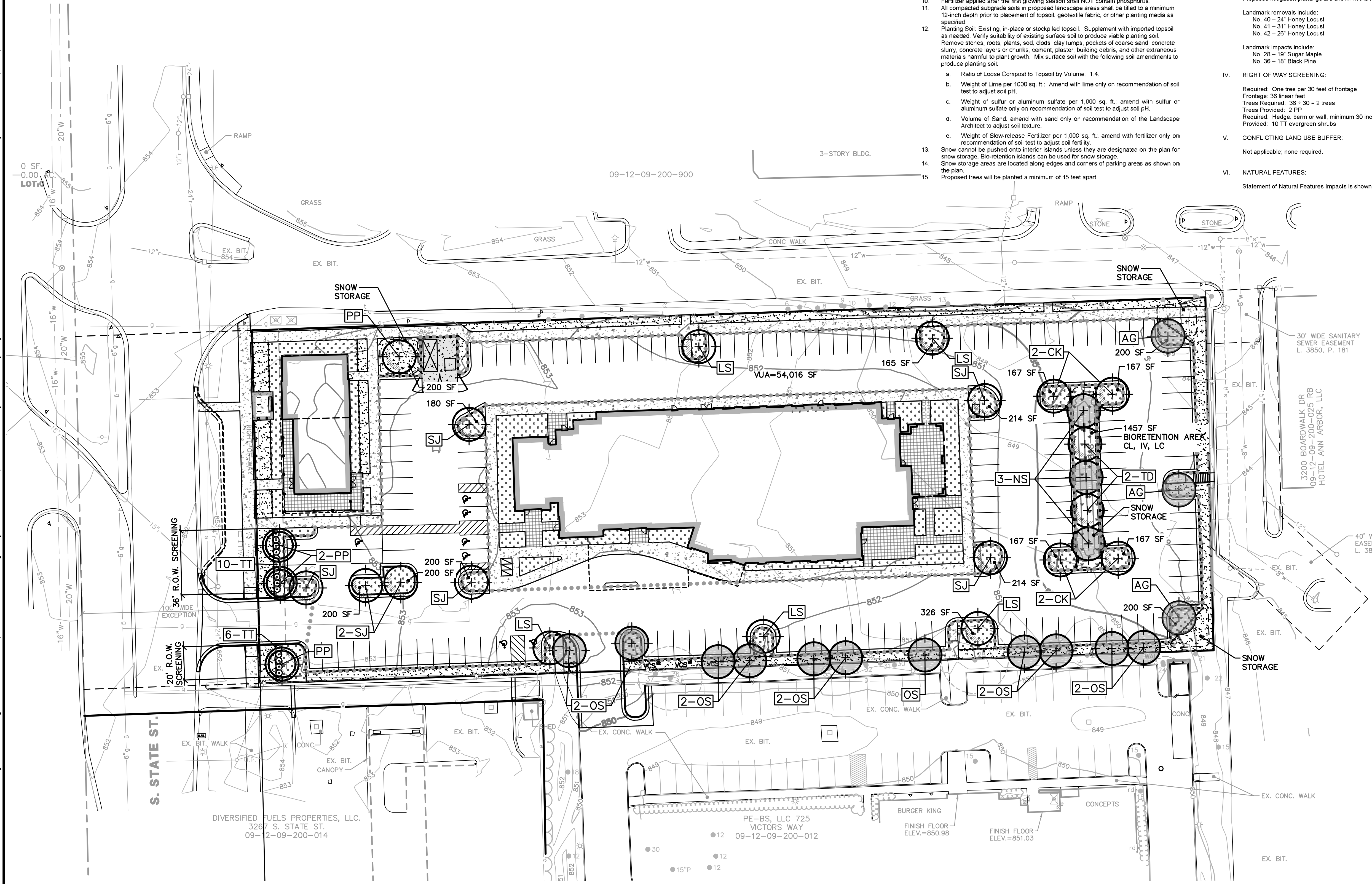
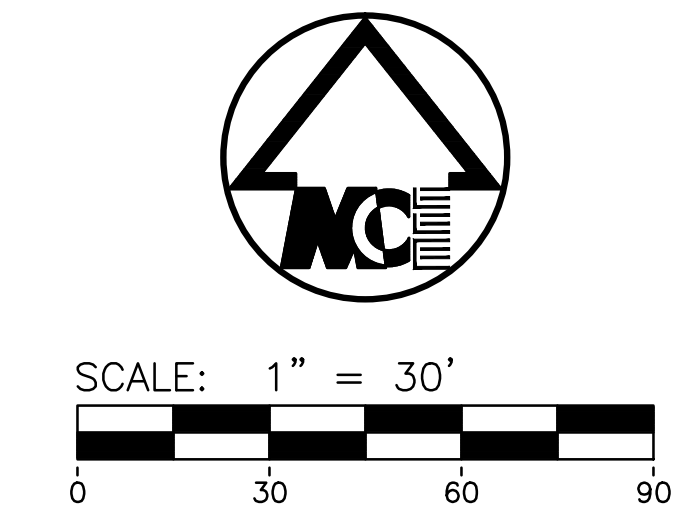
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SHEET	5 OF 17		
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2	5/28/15	ENG: HTH	
3	6/25/15	PM: RUG	
4	6/24/15	TECH: [blank]	
5	1/15/2015	LDW	

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

Plant Materials List								
Mitigation	V.U.A.	R.O.W.	Symbol	Botanical Name	Common Name	Size	Root	Remarks
Trees								
3			AG	<i>Aesculus glabra</i>	Ohio Buckeye	3-3.5" cal.	bb	
3			NS	<i>Nyssa sylvatica</i> 'Wildfire'	Wildfire Blackgum	3-3.5" cal.	bb	
	4		CK	<i>Cladrasis kentukea</i> (lutea)	Yellowwood	3-3.5" cal.	bb	
	5		LS	<i>Liquidambar styraciflua</i>	Sweet Gum	3-3.5" cal.	bb	
	1	3	PP	<i>Parrotia persica</i>	Persian Parrotia	3-3.5" cal.	bb	
	7		SJ	<i>Sophora japonica</i> 'Regent'	Regent Scholar Tree	3-3.5" cal.	bb	
	2		TD	<i>Taxodium distichum</i>	Bald Cypress	3-3.5" cal.	bb	
	11		OS	<i>Ostrya virginiana</i>	Ironwood / Hophornbeam	3-3.5" cal.	bb	
Shrubs								
		16	TT	<i>Taxus x 'Tauntonii'</i>	Taunton Yew	24-30" ht.	bb	
Bioretention Plug Mix								
			CV	<i>Carex vulpenoidea</i>	Brown Fox Sedge	plug	Cont	12" o.c.
			IV	<i>Iris virginica</i>	Blue Flag Iris	plug	Cont	24" o.c.
			LC	<i>Lobelia cardinalis</i>	Cardinal Flower	plug	Cont	24" o.c.

- LANDSCAPE NOTES**
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 - Plant materials shall be selected and installed in accordance with standards established by the City of Ann Arbor.
 - All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
 - Restore remaining disturbed areas (except detention basin overflow) with a minimum of four (4) inches of topsoil and iron seed fertilizer. Fertilizer for the initial establishment of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. Seed mix shall consist as follows:
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 - 10% Park Kentucky Bluegrass
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 - 15% Penning Perennial Ryegrass
 - 20% Scalds Hard Fescue
 - Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre.
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 - All plants except ground cover are to receive four (4) inches of shredded bark mulch. Ground cover to receive two (2) inches of Canadian peat mulch.
 - All trees to be located a minimum of 10 feet from public utilities.
 - All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted. All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
 - Fertilizer applied after the first growing season shall NOT contain phosphorus.
 - All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
 - Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil.
 - a. Ratio of Loose Compost to Topsoil by Volume: 1:4.
 - b. Weight of Lime per 1000 sq. ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
 - c. Weight of sulfur or aluminum sulfate per 1,000 sq. ft.: amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
 - d. Volume of Sand: amend with sand only on recommendation of the Landscape Architect to adjust soil texture.
 - e. Weight of Slow-release Fertilizer per 1,000 sq. ft.: amend with fertilizer only on recommendation of soil test to adjust soil fertility.
 - Snow cannot be pushed onto interior surfaces unless they are designated on the plan for snow storage. Bio-retention islands can be used for snow storage.
 - Snow storage areas are located along edges and corners of parking areas as shown on the plan.
 - Proposed trees will be planted a minimum of 15 feet apart.

- LANDSCAPE REQUIREMENTS:**
- PARKING LOT LANDSCAPING:**
 - Vehicular Use Area = 49,900 SF
 - Interior Landscape Area required = 120 = 2,500 SF
 - Interior Landscape Area proposed = 4,856 SF
 - Trees required 1,250 SF = 10 trees req.
 - Trees proposed (1PP+7SJ+5LS+4CK+2TD) = 19 total
 - Bio-retention required (50% total required) = 1,250 SF
 - Bio-retention proposed = 1,457 SF
 - STREET TREE ESCROW:**
 - South State St. frontage = 200 ft x 31' of street frontage = \$260.00
 - Proposed: \$260.00 to City Tree Fund
 - TREE MITIGATION:**
 - There are no woodlands on the site.
 - Total landmark regulated trees removed = 3 trees / 61 caliper inches
 - Total landmark regulated trees impacted = 2 trees / 37 caliper inches
 - 50% mitigation required = 96" x 0.5 = 48 caliper inches required
 - Trees provided: 17 (11OS+3AG+3NS) trees x 3" = 51 caliper inches provided
 - Total mitigation inches provided = 51 (49 required)
 - RIGHT OF WAY SCREENING:**
 - Required: One tree per 30 feet of frontage
 - Frontage: 36 linear feet
 - Trees Required: 36 / 30 = 2 trees
 - Trees Provided: 2 PP
 - Required: Hedge, berm or wall, minimum 30 inches tall; 50% evergreen
 - Provided: 10 TT evergreen shrubs
 - CONFLICTING LAND USE BUFFER:**
 - Not applicable; none required.
 - NATURAL FEATURES:**
 - Statement of Natural Features Impacts is shown on Sheet 1.



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED CANOPY TREE (MITIGATION)
- PROPOSED EVERGREEN SHRUBS
- PROPOSED LAWN AREA
- PROPOSED MULCH BED
- PROPOSED BIOSWALE NATIVE SEED
- PROPOSED EDGING
- VEHICULAR USE AREA LIMITS

MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 Ann Arbor, Michigan 48108
 Phone: 734.995.0200
 Fax: 734.995.0599

ROCKBRIDGE PROPERTY HOTEL
 REZONING AND PLANNED PROJECT SITE PLAN
 LANDSCAPE PLAN

CLIENT: ROCKBRIDGE LLC
 4100 REGENT ST., SUITE G
 COLUMBUS, OH 43219
 JAMES D. SCHRIMM
 (614) 246-2675

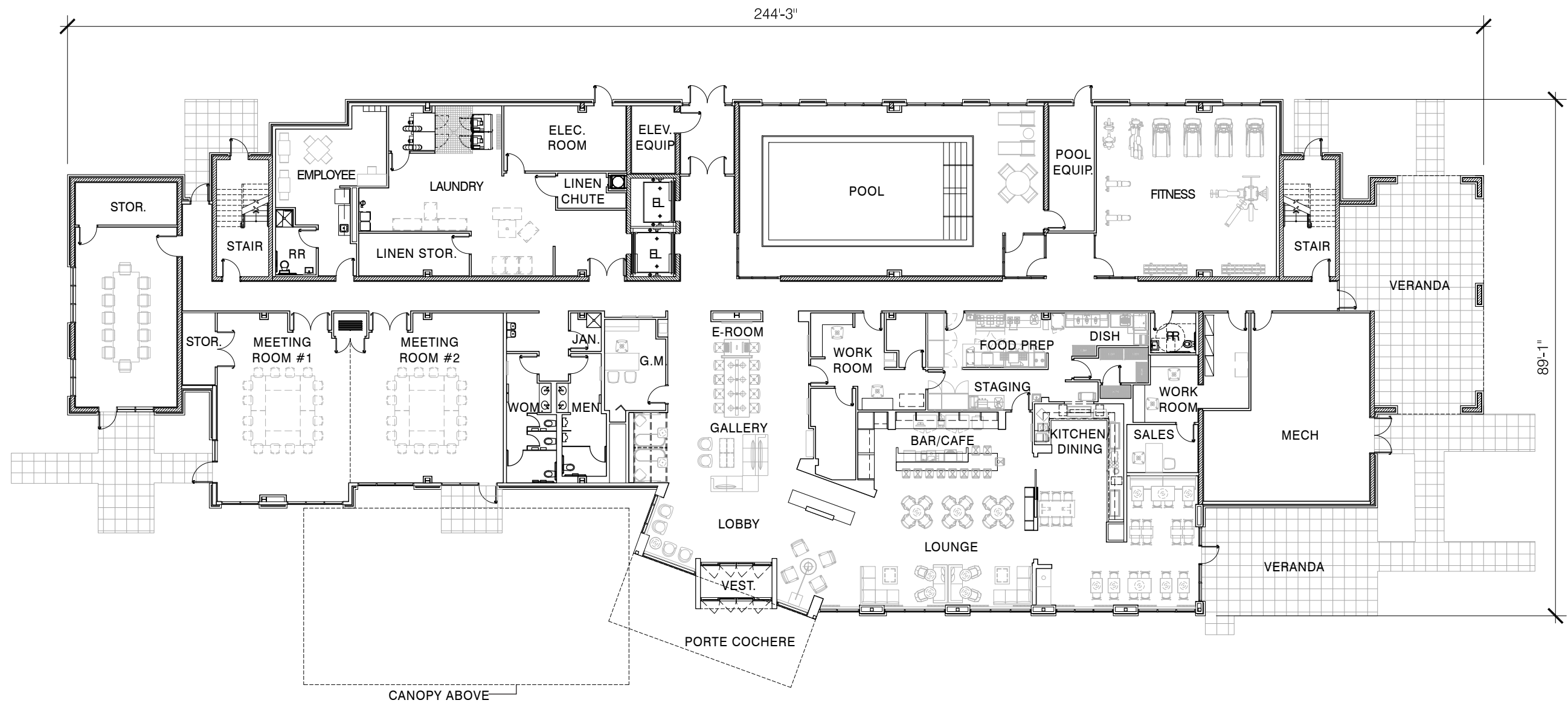
DATE: 3/30/15
 SHEET 8 OF 17

REV. DATE: 4/22/15
 REV. PER: CADD: DAG, WAJ
 REV. PER: CITY COMMENTS: 5/28/15
 REV. PER: CITY COMMENTS: 6/26/15
 REV. PER: CITY COMMENTS: 6/24/15
 1:4 (50%) 1:4 (50%)

JOB No. **14150**

811
 Know what's below.
 Call before you dig.

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1" = 20'-0"



GROUND FLOOR PLAN | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

OWNER:

South State St. Ann Arbor Retail LLC
 4100 Regent Street, Suite G
 Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
 4100 Regent Street, Suite G
 Columbus OH 43219





1" = 20'-0"



SECOND FLOOR PLAN | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

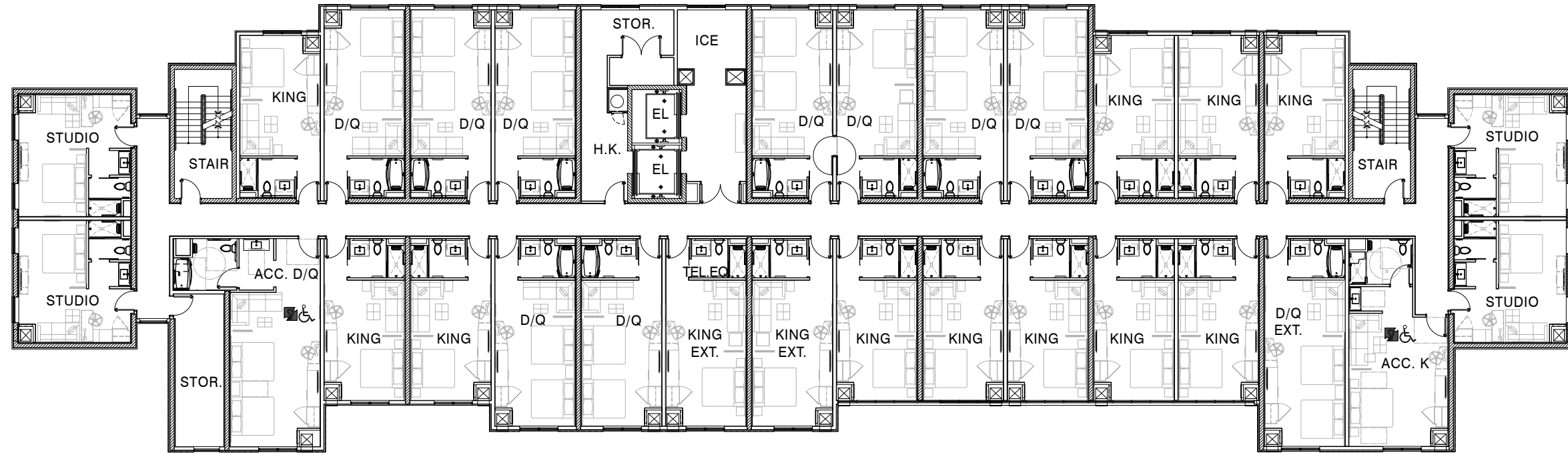
OWNER:

South State St. Ann Arbor Retail LLC
 4100 Regent Street, Suite G
 Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
 4100 Regent Street, Suite G
 Columbus OH 43219





1" = 20'-0"



TYP. UPPER FLOOR PLAN | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

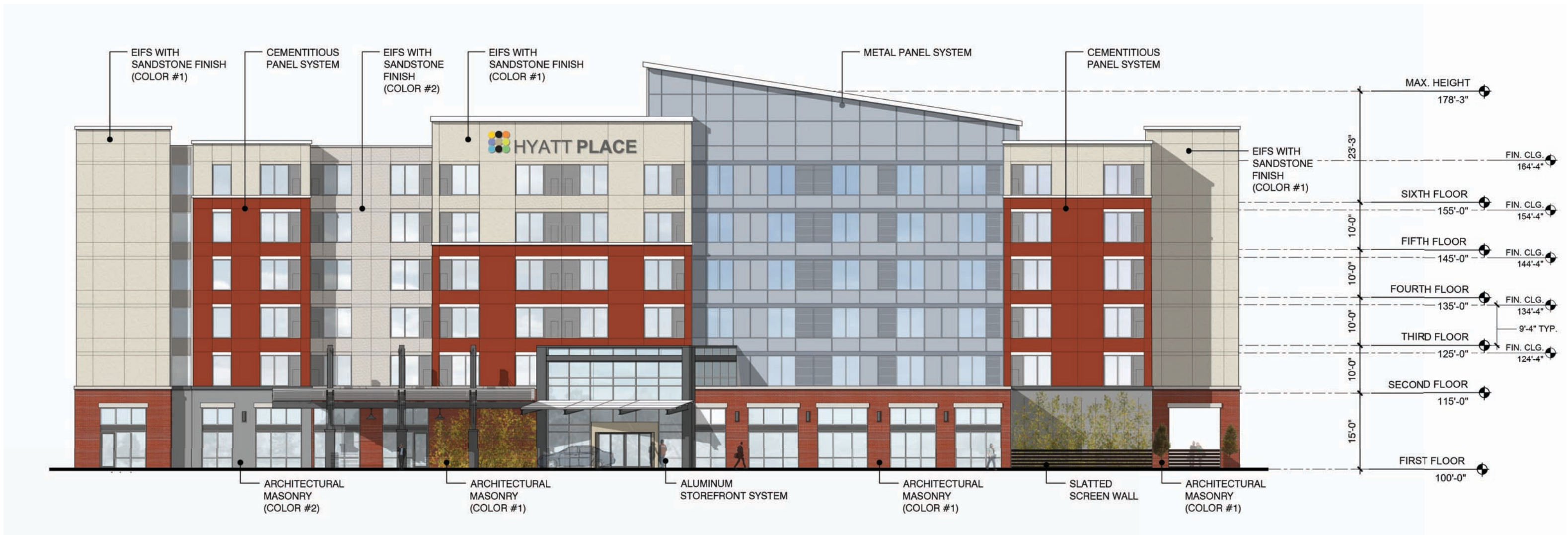
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ARCHITECTURE

J BRADLEY MOORE
& ASSOCIATES

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1" = 20'-0"

SOUTH ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

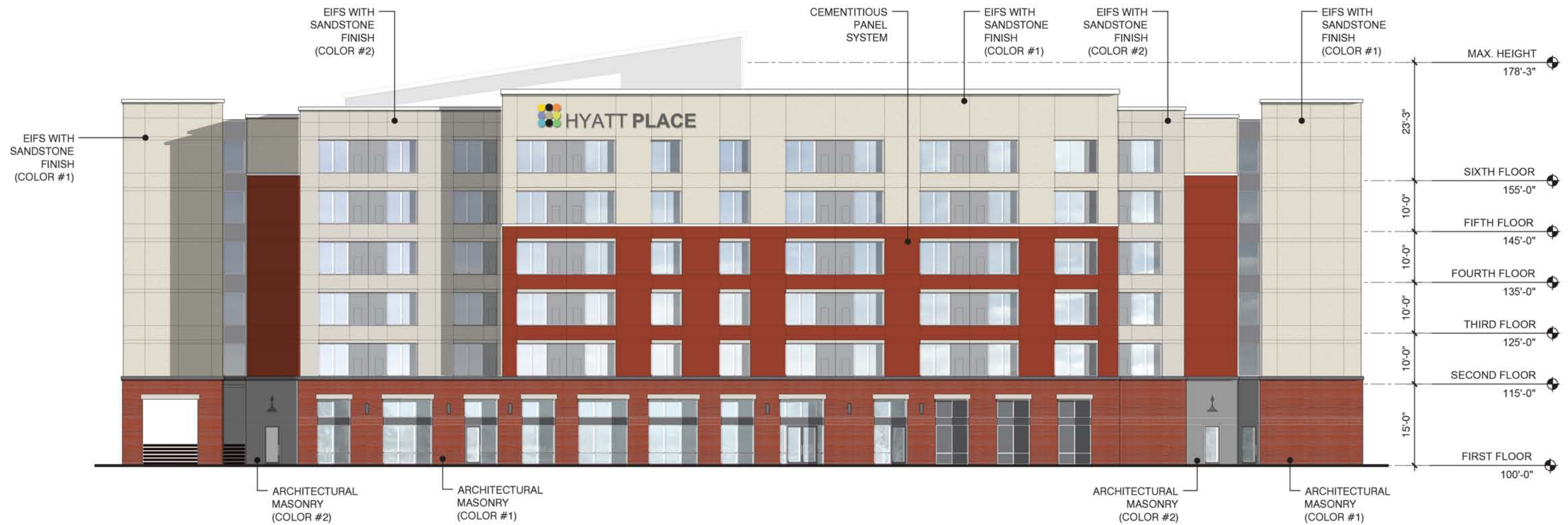
OWNER:

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 4100 Regent Street, Suite G
 Columbus OH 43219

OWNER REP:

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 4100 Regent Street, Suite G
 Columbus OH 43219





1" = 20'-0"

NORTH ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

OWNER:

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 Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
 4100 Regent Street, Suite G
 Columbus OH 43219





1" = 20'-0"

EAST and WEST ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
4100 Regent Street, Suite G
Columbus OH 43219





RENDERING | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

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 4100 Regent Street, Suite G
 Columbus OH 43219

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 & ASSOCIATES

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RENDERING | SITE

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

OWNER:

South State St. Ann Arbor Retail LLC
4100 Regent Street, Suite G
Columbus OH 43219

OWNER REP:

RB Hotel Development LLC
4100 Regent Street, Suite G
Columbus OH 43219

meyers+associates
ARCHITECTURE

J BRADLEY MOORE
& ASSOCIATES

MIDWESTERN
CONSULTING
"QUALITY SINCE 1967"
WWW.MIDWESTERNCONSULTING.COM



EAST - WEST SECTION



NORTH - SOUTH SECTION

1" = 40'-0"

SECTION | SITE

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN

JULY 7, 2015

OWNER:

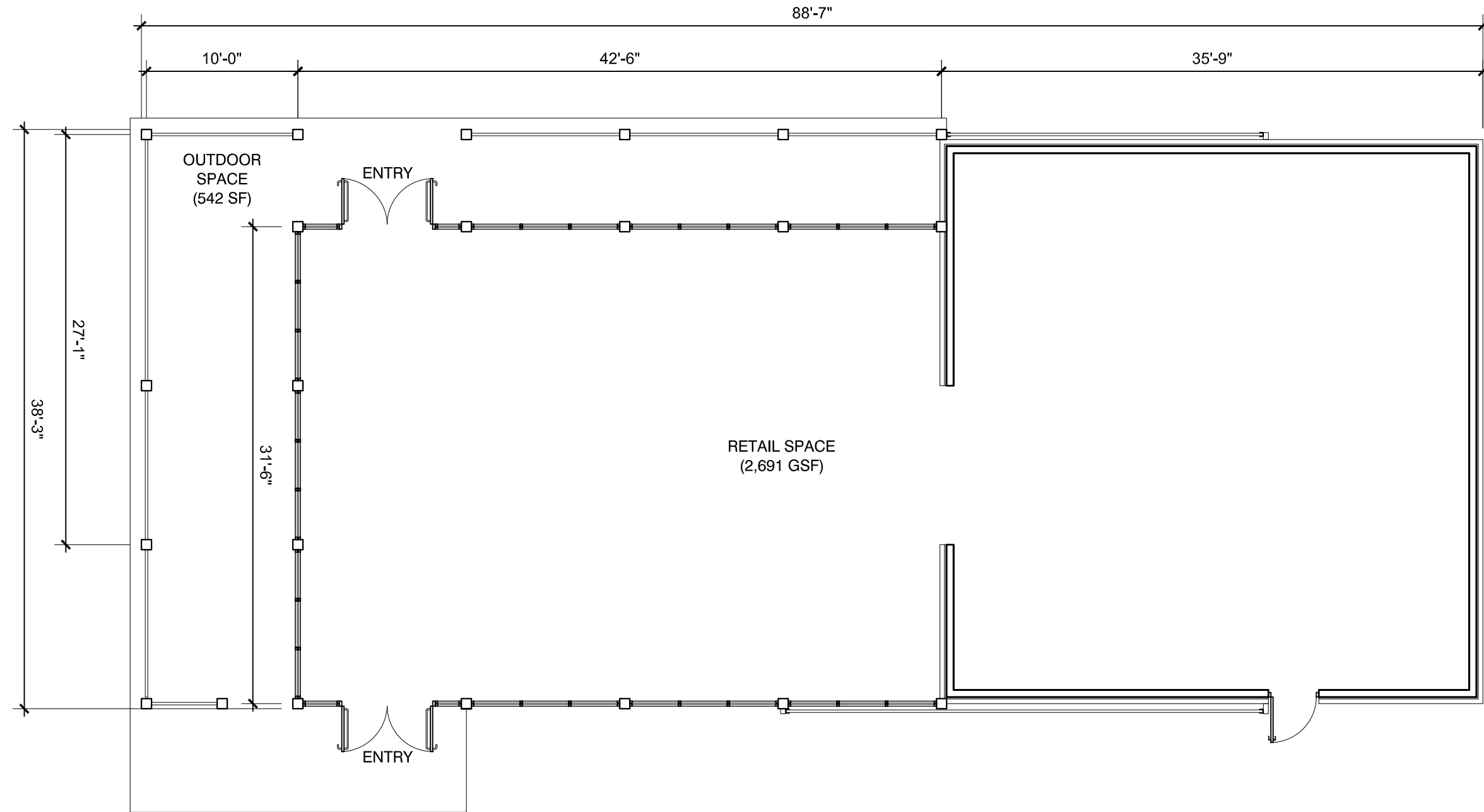
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S STATE STREET



1/8" = 1'-0"

FLOOR PLAN | RETAIL

PROPOSED HOTEL AND RETAIL

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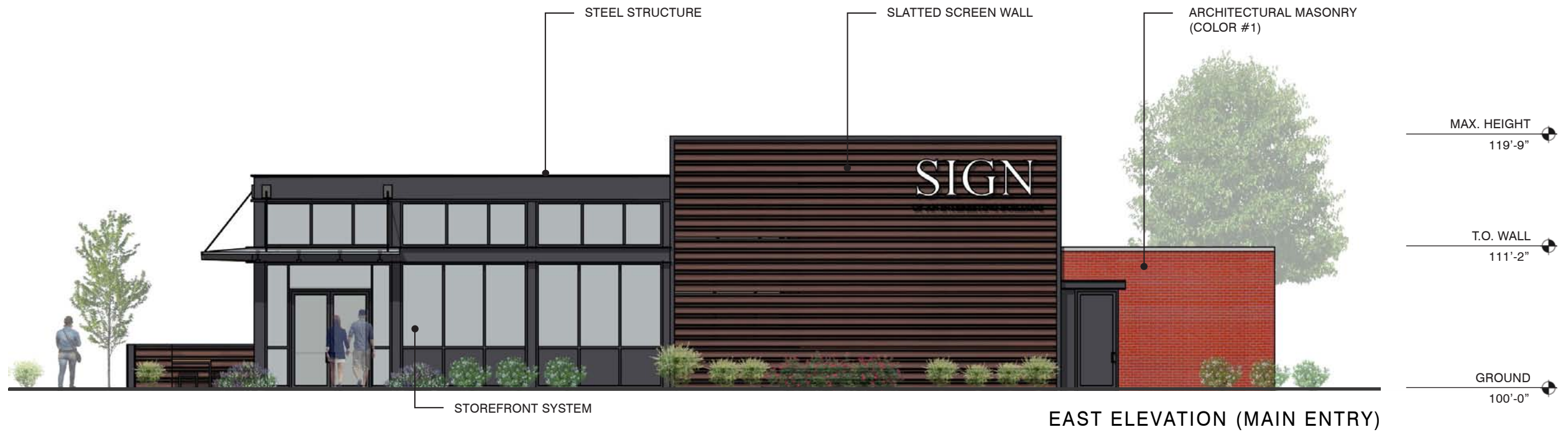
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3/32" = 1'-0"

ELEVATIONS | RETAIL

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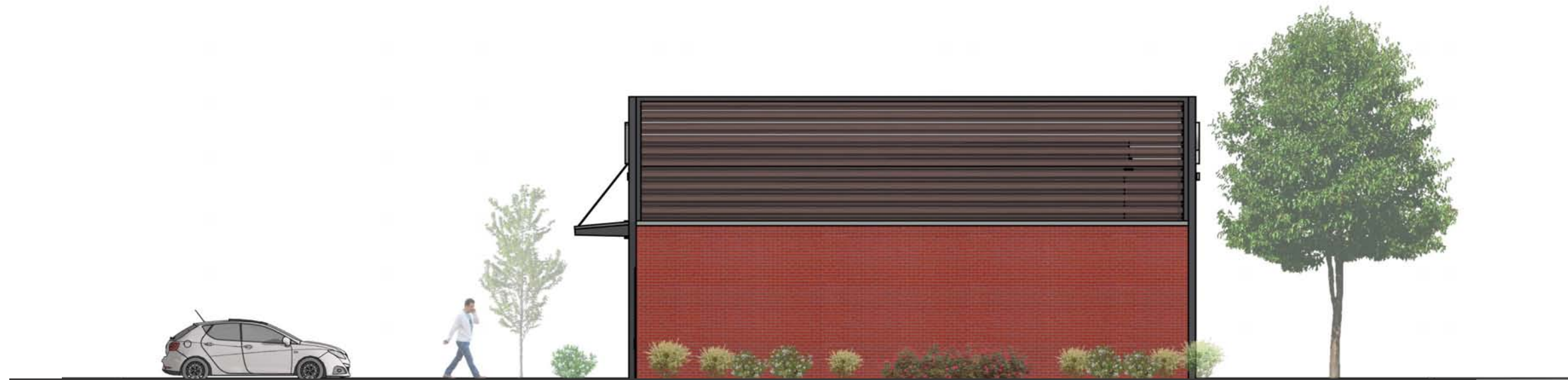
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WEST ELEVATION



NORTH ELEVATION

3/32" = 1'-0"

ELEVATIONS | RETAIL

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RENDERING | RETAIL

PROPOSED HOTEL AND RETAIL

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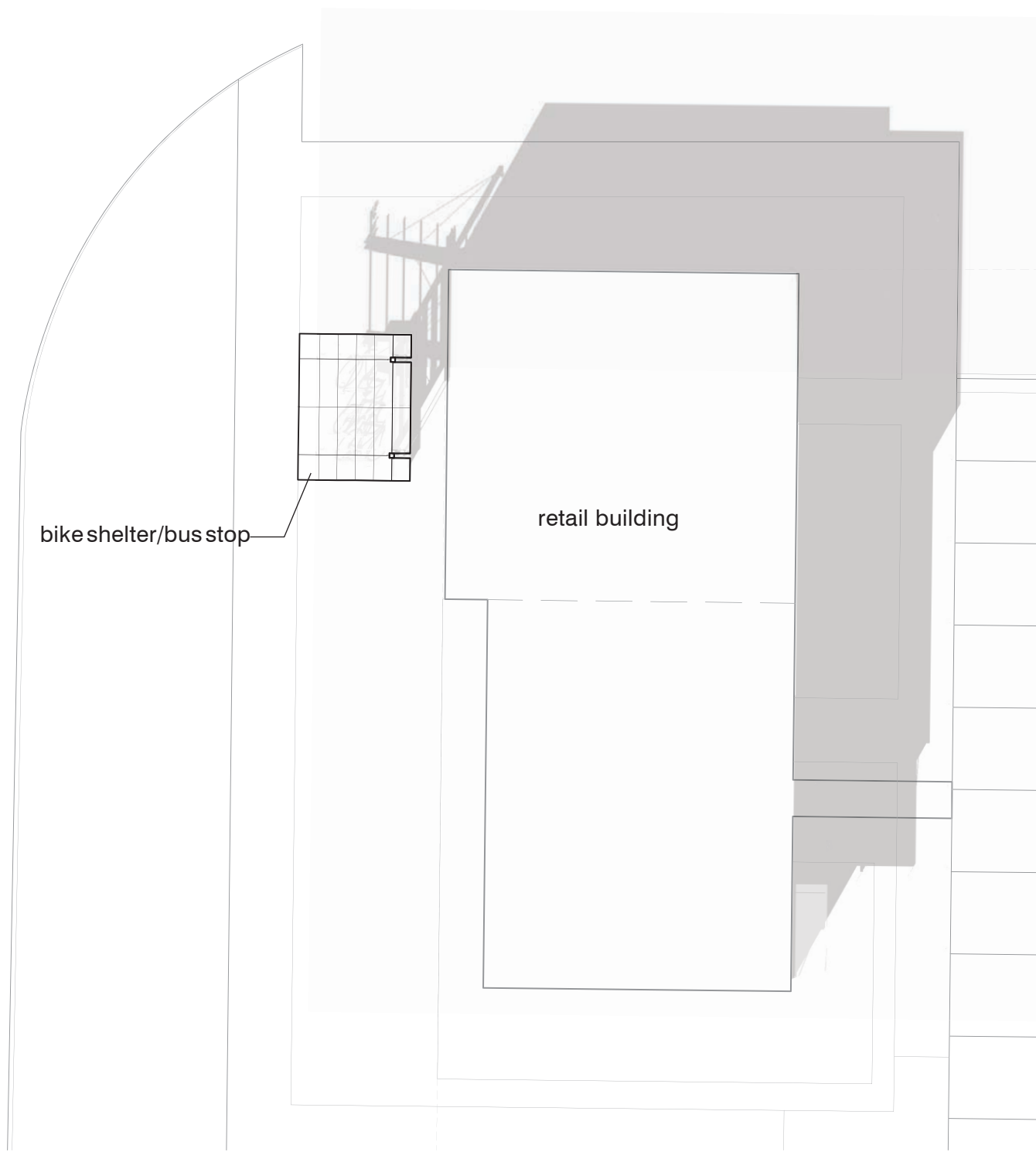
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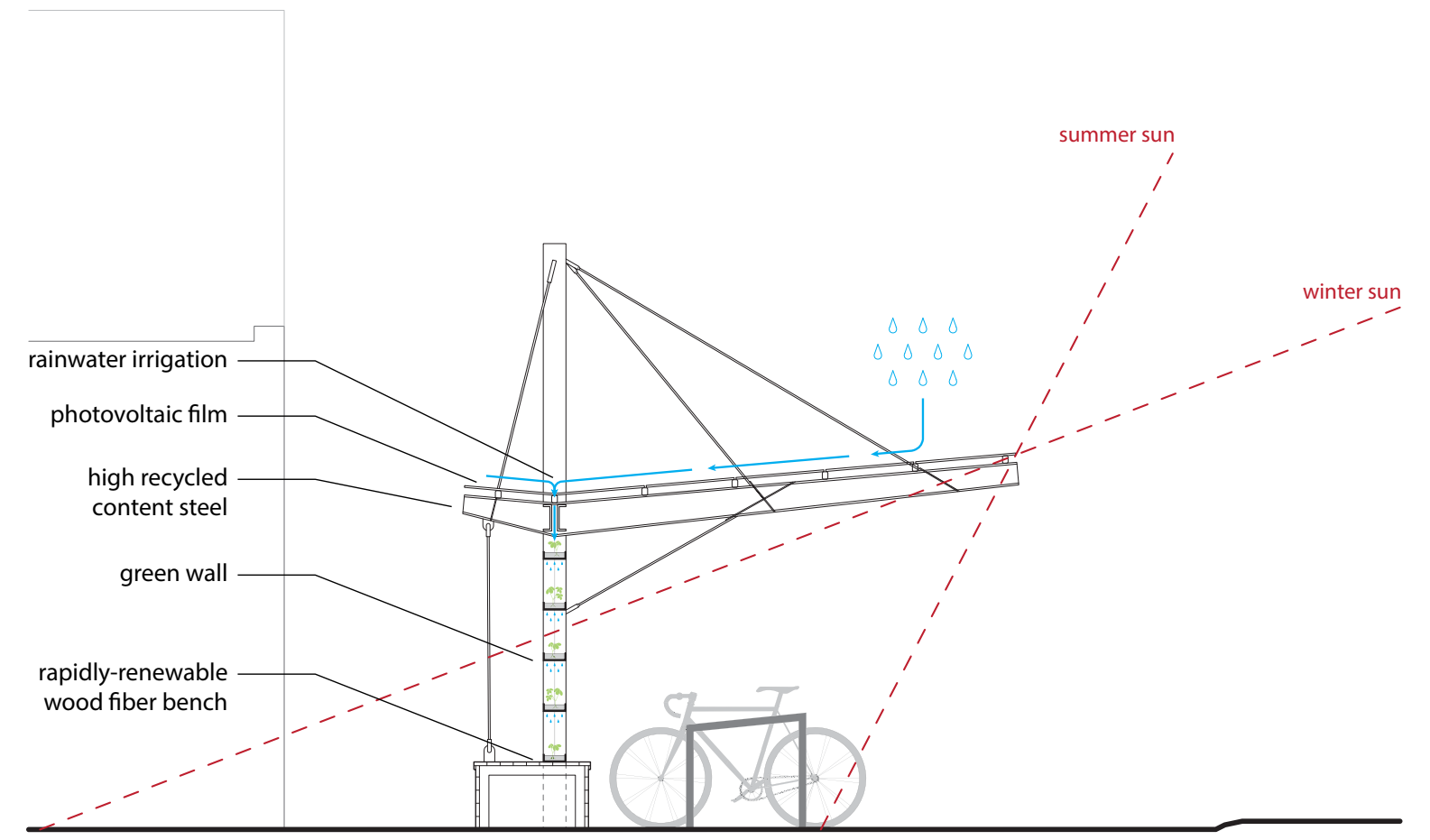
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site plan



sustainability diagram

SITE PLAN AND DIAGRAM | BIKE SHELTER/BUS STOP

PROPOSED HOTEL AND RETAIL

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RENDERING | BIKE SHELTER/BUS STOP

PROPOSED HOTEL AND RETAIL

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