

CATHERINE ANN DEVELOPMENT COMPANY, LLC
121 W. Long Lake Road, 3rd Floor
Bloomfield Hills, Michigan 48304

November 19, 2015

Via Hand Delivery

Ms. Jill Thacher
Historic Preservation Coordinator
301 E. Huron Street
Ann Arbor, Michigan 48107

Re: Application for Notice to Proceed -- The Glen

Dear Ms. Thacher,

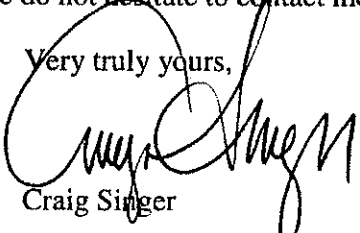
Enclosed for consideration by the Historic District Commission at its meeting on December 10, 2015 is the Application for Notice to Proceed for The Glen project. This Application is made pursuant to City Code Section 8:416(a) and (d), because the site (which is the resource), constitutes a hazard to the safety of the public due to the environmental contamination in both the soil and groundwater, and retaining the resource is not in the best interest of the majority of the Community.

Included with our Application as attachments are: (a) 10 hard copies of the Baseline Environmental Site Assessment ("BEA") for the site, and (b) architectural plans, elevations and narrative for the proposed 9 story mixed use project known as The Glen. Electronic copies are being submitted concurrent with this Application. Please note that the full BEA with Exhibits is being submitted electronically, but only the report itself is included as a hard copy.

Our application fee of \$850 is also enclosed. We look forward to presenting this request for a Notice to Proceed to the Historic District Commission on December 10, 2015.

Should any questions remain, please do not hesitate to contact me.

Very truly yours,


Craig Singer



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>201, 213, 215 & 217 Glen & 1025 Ann Street</u>
Historic District: <u>Old Fourth Ward Historic District</u>
Name of Property Owner (If different than the applicant): <u>Catherine Ann Development Company, LLC</u>
Address of Property Owner: <u>121 W. Long Lake Rd., Suite 300, Bloomfield Hills, MI 48304</u>
Daytime Phone and E-mail of Property Owner: <u>248-646-4499 csinger@milfordsingerco.com</u>
Signature of Property Owner: <u>X [Signature]</u> Date: <u>11-17-15</u>
Section 2: Applicant Information
Name of Applicant: <u>J. Bradley Moore & Associates Architects, Inc.</u>
Address of Applicant: <u>4844 Jackson Rd., Suite 150, Ann Arbor, MI 48103</u>
Daytime Phone: (<u>734</u>) <u>930-1500</u> Fax: (<u>734</u>) <u>994-1510</u>
E-mail: <u>brad@jbradleymoore.com</u>
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>11-19-15</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (this item MUST BE INITIALED for your application to be PROCESSED)
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please Initial here: <u>[Signature]</u>

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. SEE ATTACHED

2. Provide a description of existing conditions. SEE ATTACHED

3. What are the reasons for the proposed changes? SEE ATTACHED

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

SEE ATTACHED

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. SEE ATTACHED

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

THE GLEN

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION
FOR NOTICE TO PROCEED UNDER SECTIONS 8:416(1)(a) and (d) of City Code**

November 19, 2015

Section 5: Description of Proposed Changes

1. **Provide a brief summary of proposed changes:** Catherine Ann Development Company, LLC (the "Owner") is requesting a Notice to Proceed pursuant to Sections 8.416(a) and (d) of the City Code for a nine story mixed use project with 4 floors of underground parking located on Glen Avenue between Ann Street and Catherine Street.

This request is pursuant to City Code Section 8:416 which provides as follows:

"8:416. - Notice to proceed.

(1) Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if **any of the following conditions prevail** and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

(a) **The resource constitutes a hazard to the safety of the public or to the structure's occupants.**

(b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

(c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

(d) **Retaining the resource is not in the interest of the majority of the community."**

The Owner requests a Notice to Proceed based on Subsection (a) and (d) of Section 8:416(1) as follows:

- "(a) The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- (d) Retaining the resource is not in the interest of the majority of the community."

The resource in this case is the site itself as defined in City Code Section 8:407(18) as follows:

“(18) *Resource* means 1 or more publicly or privately owned historic or non-historic buildings, structures, **sites**, objects, features, or open spaces located within a historic district.”

The site is on the eastern border of the Old Fourth Ward Historic District, across the street from the University of Michigan Medical Center. The proposed changes included excavation of contaminated soils from the site and construction of a 9 story mixed use building to be known as The Glen as shown on the plans and photos submitted with the Application.

Excavation and removal of the contaminated soils is necessary because the site constitutes a hazard to the safety of the public as described in the BEA submitted with this Application. It is not economically feasible to remove the hazardous substances from the site without building in the void a substantial project such as The Glen.

The Glen will be a benefit to the majority of the community as described in detail in Section 3 below.

2. **Provide a description of the existing conditions:** The site for this mixed use project is currently a vacant brownfield. There are no natural features, structures or buildings on the site. The site is located on a 0.54 acre parcel of land formerly used as a small commercial building, dry cleaner, gas station, parking lot, and two residences, all of which were removed by the prior developer.

The attached Baseline Environmental Assessment prepared by Burea Veritas on May 5, 2014 indicates that the site is a “facility” as defined by Part 201 of the National Resources and Environmental Protection Act because numerous hazardous substances were found in the soil and groundwater exceeding residential land use clean up criteria published by the Michigan Department of Environmental Quality. The contamination is thought to have been caused by the use of the property as a gasoline and diesel fuel filling station and underground storage tanks during the period from 1948 through 2007, and the presence of a dry cleaning operation on the property during the period from 1938 to 1962.

Due to this contamination, the site (which is the resource), constitutes a hazard to the safety of the public, especially in view of the potential for groundwater contamination. The Owner is requesting a Notice to Proceed for purposes of eliminating this hazard to the public by removing the contaminated soil, and in its place constructing 4 floors of underground parking to serve The Glen mixed use development as shown on the plans submitted with this Application.

3. **What are the reasons for the proposed changes:** The project will clean up the existing environmental contamination on the site and revitalize this vacant eyesore as a vibrant and attractive addition to the neighborhood and the City as a whole.

It is not economically feasible to remove the hazardous substances from the site without building in the void a substantial project such as The Glen. The Glen in turn will substantially benefit the majority of the Community.

The Glen is a high quality construction project that will create a vibrant, beautiful and lasting mixed use development that is respectful of its neighbors and a benefit to the majority of the community.

The Glen will provide much needed additional quality hotel rooms, banquet, reception, conference and meeting facilities, neighborhood retail, café and restaurant space, residential apartments, and its own underground parking. The top two floors will contain 24 high quality, conveniently located one bedroom apartments with kitchens, a living area, dining area, large bedroom and bathroom. The apartments are expected to be leased on a long term basis or made available for purchase. If and to the extent the apartments are not taken up on a long term basis, they could be offered to the public on a short term basis.

The project will significantly benefit the City by providing the following much needed amenities in the immediate area of the neighborhood and for the City at large.

1. Café and restaurant space, including sidewalk entries and outdoor seating.
2. Retail and/or restaurant spaces along Catherine, Glen and Ann, with opportunities for multiple sidewalk entries.
3. Two floors of high quality, conveniently located apartments.
4. Four floors of underground parking.
5. Clean-up of existing environmental contamination and creation of a vibrant mixed use project on a currently blighted site.
6. Neighborhood gathering spaces, meeting rooms, conference areas and reception facilities for both large and small groups and events.
7. High quality hotel service for visitors to Ann Arbor and the University of Michigan and its Medical Center.
8. An employment center expected to create approximately 200 permanent new jobs.
9. Innovative reuse of the site to significantly enhance the City's viability as a center for the attraction of knowledge based business.

10. Pedestrian and neighborhood friendly design, including bicycle parking areas, and parking areas for shared use vehicles such as Zipcar.
11. An innovative exterior design that pays homage to the Old Fourth Ward Historic District, and provides a transition to the University of Michigan Medical Center buildings and parking structures just across the street.
12. A supportive and attractive anchor for the Old Fourth Ward Neighborhood Association's goal of increasing owner occupancy in the neighborhood.
13. Eliminates the possibility of the property becoming University of Michigan owned as would be logical since the University owns virtually every parcel to the east and north of the site and is beginning to run out of new development sites outside of its North Campus.
14. As a mixed use project, The Glen will be an efficient use of the land and will provide the neighboring residential areas and the University of Michigan Medical Center with a variety of services in one location, including restaurant, retail, meeting, conference/reception, lodging and high quality, conveniently located apartments.
15. Consistent with the City's land use plan guidelines for street facing entries and reduced setbacks, the Owner intends to create a "pocket park" with murals and a large scale sculpture as a welcoming open area for neighbors, visitors and guests.
16. To address the City's desire to increase affordable housing options available within the City, the Owner would be pleased to make a monetary contribution to the City's affordable housing fund, thereby providing a significant benefit to the City. Moreover, by providing supportive infrastructure for the City's growth and development, the project will create a more robust and balanced economy which should motivate the development of additional affordable housing.

Removal of the contamination from the site and construction of The Glen is necessary to improve or correct the following conditions:

- (a) The resource constitutes a hazard to the safety of the public, and
- (d) Retaining the resource is not in the interest of the majority of the community.

Owner therefore requests a Notice to Proceed pursuant to City Code Section 8:416(1)(a) and (d).

4. (See attached additional information and plans).
5. (See attached additional information and plans).

THE GLEN

The Glen Architectural Narrative

The Glen is a Mixed Use Project consisting of an upscale boutique hotel with flexible meeting and banquet space, retail, restaurant, bar and café space on the ground level, and underground parking. The project will revitalize the east edge of the Old Fourth Ward Historic District neighborhood, enhancing the pedestrian experience along Ann Street, Glen Avenue and Catherine Street. The project will provide the neighborhood with a high quality, full service, mixed-use environment, extending the pedestrian friendly urban streetscape of downtown Ann Arbor to the district, and will act as a buffer between the neighborhood and the medical center. A neighborhood café is included to provide a community amenity and to act as a casual meeting space for the district. The project is expected to be open in late 2016 or early 2017.

The Old Fourth Ward

The design team has carefully studied the Old Fourth Ward Historic District. It is one of the oldest residential enclaves in Ann Arbor.

There is over 400 resources in the district, nearly one-third of which were constructed before 1900. Most of the remaining structures were built soon after 1900 and represent many of the architectural styles including Greek Revival, Gothic and Italianate, Queen Anne, Shingle, and the revival styles of the early 1900s.

Many of the city's "firsts" are located in the district including

the first synagogue, the first home for the elderly, the oldest surviving apartment house, the second oldest surviving schoolhouse, and the first university cooperative housing constructed in the United States. Other unique buildings in the district include a firehouse, Harris Hall, and the former Armory.

The district includes a wide variety of distinctive older single family homes, many of which are now used as multi-family student housing, fraternity and sorority houses. Several multi-story apartment buildings are located in the district, some that include decorative Art Moderne detailing.

Technical/Architectural

Very large coniferous and deciduous shade trees line the streets and rear yards. Many rear and side yards in the neighborhood are populated with parking lots for those homes that have been adapted for student rentals.

The Site

The site is made up of five parcels known as 201, 213, 215 and 217 Glen Avenue and 1025 Ann Street. The combined parcels total 23,573 SF/0.54 acres, and are located at the extreme east edge of the Old Fourth Ward Historic District.

The Past Uses

The site formerly included the Glen Ann Service Station at 201 Glen Avenue, and Da Vinci's Pizza at 1025 Ann Street, both of which have been previously demolished. The frontage on Glen formerly included two houses at 213 and 215 Glen Avenue that were removed by a previous developer. The site is currently a weedy vacant lot with underground contamination from the prior use as a gas station.

The Streets

Ann Street is a one-way eastbound street with limited street parking. Glen Avenue is a two way street, without any street parking. Catherine Street is a two-way street adjacent to the site, but one-way westbound on the east side of Glen Avenue. Bike lanes are striped on both

sides of Catherine. Traffic signals are located at both intersections on Glen Avenue.

The Frontage

The site has 111.95' of frontage on Ann Street, 265.06' of frontage on Glen Avenue and 66.0' of frontage on Catherine Street.

The Expired PUD

In 2007, pursuant to a Consent Judgment, the City, the Historic District Commission and the prior developer agreed to an amendment to the PUD zoning of the site to allow a nine story 109'-4" tall, 173,000 SF mixed-use building that included retail, restaurants and lobbies on level 1, offices on levels 2 (or alternatively on 2 and 3), apartments on levels 3-9 (or alternatively on 4-9) and three levels of underground parking. The prior developer did not proceed with construction of the project, and the PUD site plan expired. The property zoning remains PUD.

The Medical Center Neighborhood

Glen Avenue defines the west edge of the extensive U of M Medical Center Campus, which included a wide variety of Hospital, Clinical, Medical Education and Research Facilities, supported by a number of very large Parking Structures.

Technical/Architectural

When the nearby parking structures are not being fully used by the medical center in the evening and on weekends, they can provide overflow parking for large events held in The Glen banquet room.

A three story privately owned apartment building at 1015 Ann Street abuts the project site on the west, with a shared service drive and parking lot on the north. A five story privately owned apartment building at 1006 Catherine Street abuts the project on the west, with a large parking lot on the adjoining property line and to the south. A row of shade trees separate the adjoining parking lots.

The 1033 space Glen Avenue Parking Structure is located north of the site, across Catherine, and is connected to the medical center across Glen with an enclosed pedestrian bridge.

Angelo's Restaurant, located at the NW corner of Glen and Catherine, is one of the few pedestrian friendly uses in the area. Various small surface parking lots are located on the east side of Glen, across from the site.

The 452 space Catherine Street Parking Structure is located on the south side of Catherine, just east of Glen Avenue. The 535 space Ann Street Parking Structure is located on the north

side of Ann, just east of Glen Avenue.

The iconic new University of Michigan Taubman Biomedical Research Building is located kitty corner from the site at the southwest corner of Glen and Ann.

On the south side of Ann Street, multiple single family houses are now rented as student housing. Further south, U of M has facilities that front on East Huron, including 1021 E Huron, Health Management and Research, and the LSA Annex.

The Project

The Glen project is much smaller than the PUD previously approved. At 145,915 SF, The Glen will be about 16% smaller than the previously approved PUD.

The Glen will include 162 hotel rooms and 24 suites in an upscale boutique hotel with 20,753 SF of meeting and banquet space, 3131 SF of restaurant and café space, 5135 SF of retail shops and four levels of underground parking totaling 191 spaces in 87,264 SF. The grand total building area, including the 4 floors of underground parking is 233,179 SF.

The base of the building is sited adjacent to the Ann Street, Glen Avenue and Catherine Street

Technical/Architectural

right of way lines with a 0' setback on all three frontages with pedestrian friendly, street facing café, restaurant and retail areas. The west elevation has a 0' setback on the north side adjacent to 1006 Catherine Street, and has a 12'-11" setback on the west side adjacent to 1015 Ann Street. An existing shared service drive is located between the project and the existing three story apartment building, and will be enhanced with new trash enclosures for both developments.

Upper levels are setback in variable amounts on level 3, 7 and 8 to create a stepped building mass on the north, south and west sides. Please refer to the attached floor plans for details.

The Entrances

The main entrance to the hotel portion of the project will be at 201 Glen Avenue, located under an internally illuminated cantilevered translucent glass canopy that will provide protection over a two space vehicular drop off lane adjacent to Glen Avenue.

The Retail shops lining Glen Avenue and Catherine Street will include fabric awnings, street trees in tree grates and city standard LED pedestrian street lights.

The restaurant on Glen Avenue will include fabric awnings, a recessed outdoor dining area, and a wall of folding glass clear anodized aluminum and transparent insulated glass doors, operable seasonally to engage the street.

The café on Ann Street will include fabric awnings, street trees in tree grates and city standard LED pedestrian street lights.

The Plazas

Near the corner of Glen and Ann, a curb cut on Glen Avenue will lead to a 5452 SF Porte Cochere that will create a spacious drop off area and motor court for valet access to a speed ramp to the lower level parking. The motor court will be paved with modular 4x8 pre-cast concrete pavers in a charcoal grey color.

Fixed and removable brushed stainless steel bollards will separate pedestrian and vehicular areas. Bollards on the south edge will be removable to allow the area to be used for special events that require enhanced valet staging. A mountable curb on Ann will allow additional staged vehicles, delivered by valets, to exit onto eastbound Ann Street during special events only.

At the corner of Glen and Ann, a spacious urban pocket plaza will include bike loops and outdoor

Technical/Architectural

seating near the café. A two story high portion at the corner will include a tall sculpture to define the seating area. The pocket park will be paved with modular 4x8 pre-cast concrete pavers.

At Glen and Catherine, the building is recessed to create a covered entrance for the corner retail space. At the northwest corner, a recessed arcade shades a covered pedestrian walkway along the glass and aluminum storefront. Bike loops are provided near the corner. The pavement will be Ann Arbor city standard broom finished concrete.

Additional secured bike loops are provided in the first floor area of the parking deck.

The Balconies and Terraces

The project includes 952 SF of pre-engineered silver aluminum cantilevered balconies with clear tempered glass balustrades on levels 8 and 9, and 6491 SF of shared and private roof terraces on levels 3, 7 and 8. The terraces will include modular 24x24 porcelain roof pavers on adjustable supports, precast concrete planters with ornamental shade trees, and outdoor seating including lounge chairs and umbrella tables.

The Massing

To reduce the impact of the building on the neighborhood,

the building massing has been reduced from the previously approved nine story building that filled the entire site to a stepped building mass that varies from 2, 7, 8 and 9 stories tall. The taller portion of the project lines Glen Avenue, with the lowest two story height closest to the three story apartment building to the west.

These massing setbacks create a narrow building profile on Ann and Catherine to reduce the perceived building mass, and to reduce the sun shading on the three and five story apartment buildings on the west.

The Services

A cast-in-place concrete service drive off of Ann Street will allow deliveries and access to screened dumpsters and recycling areas separately provided for our building users and for the neighboring three story apartment building at 1015 Ann Street. A screened and roofed emergency generator is included in the service area to isolate noise.

Eight foot tall screening walls for the dumpster and generator will be constructed of modular 8x8x16 decorative terra cotta colored ground-faced concrete masonry units, and capped with limestone copings. Gates will include galvanized steel posts with galvanized steel framed gates clad in silver-grey composite wood boards.

Technical/Architectural

The Materials

The project will be constructed using a timeless palette of durable building materials.

Primary materials include modular 4x8 charcoal grey precast pavers and cast-in-place concrete walk ways, buff colored natural and cast stone veneer, buff colored, lightly sandblasted architectural precast concrete panels, and terra cotta and dark terra cotta colored 4x12x4 utility sized brick masonry veneer.

Hotel room glazing systems will include large areas of clear and lightly tinted glass and clear anodized aluminum window framing, storefront glazing and curtain wall glazing systems. Window frames will be set back from the face of the masonry façade by 4" to create depth in the fenestration.

Limited areas of façade include insulated and non-insulated portions of flat and corrugated metal siding.

Individual and storefront windows will be custom fabricated clear anodized aluminum extrusions, clear or lightly grey tinted insulated glass centered on the window frames. Curtain walls will also include opaque insulated spandrel glass with grey opacifier on non-vision glazing. Storefronts will be set back at least 36" from the property line to allow door swing clearance and

to provide enhanced sidewalk width.

The hotel entries will be through a pair of 8'-0" diameter, frameless all-glass revolving doors with tempered glass enclosures, and will have adjacent clear anodized aluminum and clear glass swinging doors for handicapped access and luggage transfer.

Service area doors will be painted hollow metal doors and frames, with colors selected to match adjacent materials.

Please refer to attached elevations and renderings for material locations and proposed colors.

The Interior Layouts

While the HDC review includes only exterior elements, the following is a brief summary of the interior layout. A spacious lobby leads to the front desk, and to the hotel bar and restaurant beyond. A dramatic circular atrium connects the main lobby to the meeting spaces above.

A curving open stairway in the lobby, and a pair of passenger traction elevators lead up to the pre-function open areas, meeting rooms, conferencing and banquet rooms on level 2. A fitness center and support spaces for the hotel are also located on level 2.

Technical/Architectural

The passenger elevators also extend up to guest rooms, suites and flex meeting spaces on levels 3-9.

Level 3 includes access to the large shared vegetated roof terrace on the west elevation near Ann Street. Level 8 includes two flexible spaces adjacent to shared roof terraces for special outdoor events.

The elevators also extend down to all four levels of parking. Hotel services on level 1 include back of house spaces near the service area, with access for deliveries and laundry services. A service corridor leads north from the service area for access to all retail shops and the restaurant. A service elevator extends from level 1 to 9 for housekeeping, laundry services and room service.

The Design Features

The upper level of all four elevations includes large iconic circular "oculus" windows. Clear anodized aluminum frames and clear glass will provide a celebratory design feature at the top of the building. The chevron patterned clear anodized aluminum window framing in the oculi is inspired by both Art Moderne patterns and a tree form, as a tribute to Ann Arbor. This decorative pattern is repeated in accent paving in the Porte Cochere and in the atrium.

The north and south elevations include dramatic vertical 4x12x4 utility sized terra cotta colored brick veneer piers that terminate in cantilevered corbeled brick detail, inspired by several Art Modern buildings in the Old Fourth Ward Historic District.

The darker terra cotta colored 4x12x4 utility sized brick veneer between the deep piers is installed in a basket-weave pattern. This dark terra cotta colored brick veneer is also used on other facades vertically, and is recessed 4" to create vertical pilasters between the field brick. Window openings include natural buff colored stone sills and terra cotta or dark terra cotta colored brick veneer soldier courses. The brick veneer walls are terminated with buff colored stone copings.

The top of the second level is defined by a light grey colored horizontal metal clad cornice.

The buff colored precast concrete wall panels on the elevator core and at the two-story high column at the corner of Glen and Ann includes deep reveals to simulate coursed hand-laid stonework. Other piers are clad in buff colored cast stone, and offer a strong base at the recessed storefronts.

Technical/Architectural

The Rooms

While the HDC review includes only exterior elements, the following is a brief summary of the hotel rooms and suites. 162 spacious hotel rooms are offered in a variety of double queen and single king layouts. Some include corner windows with deep piers, and some offer round oculus windows.

The 24 larger suites located on levels 8 and 9 offer separate bedrooms and living spaces, some of which include balconies and roof terraces.

The Structure

A cast-in-place concrete structure is proposed for the project to minimize the building height and to maximize the interior ceiling heights.

Level 1 has floor to floor heights that vary from 13'-0" on the south end on Ann to 18'-0" on the north end on Catherine.

Level 2 has 13'-4" floor to floor dimensions. Levels 3-9 have 9'-4" ceilings.

The tallest part of the building is 109'-4" above the corner of Glen and Catherine.

This is the same height that was shown on the previously approved PUD.

Please refer to the attached elevations for proposed building heights.

The Mechanical Systems

A small terra cotta colored 4x12x4 utility brick veneer clad mechanical penthouse on the highest roof and a light grey painted corrugated metal screened mechanical equipment on the third level roof will enclose equipment. This equipment will supply heated and cooled air to the building common areas, meeting rooms, restaurants, and retail and café spaces using a central duct shaft in the core. Individual hotel rooms will be conditioned using individually controlled PTAK units in each room. Larger suite will include individual furnaces and small individual rooftop condensers in screened silver corrugated metal enclosures.

The un-heated underground parking deck will be ventilated using mechanical fans and sensors.

The Data

Please refer to the attached Area Summary and Zoning Comparison Chart for more detail and comparison to the previously approved PUD.

The Summary

The Glen will create dynamic new mixed-uses in the neighborhood, including flexible meeting spaces, a great new hotel and bar, multiple new retail shops and restaurant, and a new neighborhood café that will enhance Glen Avenue, Catherine

Technical/Architectural

Street and Ann Street. The project has been thoughtfully crafted to minimize adverse impacts in the district. The Glen will be a distinctive, iconic architectural landmark in the Old Fourth Ward Historic District, and will become historically significant in its own right.