



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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Ann Arbor Design Review Board Application

Section 1: Project Information	
Project Name:	116-120 West Huron
Project Location and/or Address:	NE corner of the intersection of W. Huron and N. Ashley.
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D1; Main Street Character Overlay Both frontages are secondary.
Type of Site Plan Petition (check):	<input checked="" type="checkbox"/> Site Plan for City Council approval <input type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	First Martin Corporation 115 Depot Street Ann Arbor, MI 48104
Property Owner:	Same
Property Owner's Signature:	
Developer's interest in property if not owner:	

Design Team (include all individuals, firms and groups involved):	Zivic and Hurdle Architects; Dick Hurdle Hobbs and Black; Steve Dykstra Midwestern Consulting LLC; Earl Ophoff
Contact Person (name, phone number and email of one person):	Michael C. Martin (734) 994-5050

Section 2. Project Details

Project Specifics:	<p>Site size (sq. ft.): <u>21,054.58 sf / 0.48 ac</u></p> <p>Total floor area (sq. ft.): <u>84,218 sf or less (400%)</u></p> <p>Number of stories: <u>6</u></p> <p>Building Height (ft.): <u>80'</u></p> <p>Ground floor uses: <u>Retail; hotel public spaces and back of house functions only.</u></p> <p>Upper floor uses: <u>Suite rooms, small linen storage, and a small electrical room on each floor.</u></p> <p>Number dwelling units: <u>110 units</u></p> <p>Number off-street parking spaces: <u>none (none required)</u></p> <p>Open space (sq. ft.): <u>None required in D1. There is a small ground level patio in the rear of the bldg.</u></p>
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On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)

First Martin Corporation

Date: December 18, 2013

To: City of Ann Arbor
Design Review Board
301 East Huron Street
Ann Arbor, MI 48107

Re: **116-120 W. Huron Street – Mixed Use Development**

Dear Design Review Board:

The First Martin Corporation development team is proposing an urban mixed-use project that will include street level retail and core hotel functions with additional levels of guest rooms above. The site is located at the northeast corner of the Huron Street and Ashley Street intersection.

Enclosed are:

- Completed Application Form
- Site Plan
- Floor Plan of the proposed building
- Elevations of every side of the proposed building, including identification of proposed materials and colors
- Ground level and upper level sections
- Photographs or massing drawings of the surrounding site context

The project is being designed in accordance with the Downtown Ann Arbor Design Guidelines and the Main Street Downtown Overlay District. The property is zoned D1-Downtown Core District which seeks high-density mixed use development.

We look forward to presenting this project at the DRB meeting on January 15, 2014 and working with all of the various stakeholder groups to design and construct a successful development.

Thank you for your assistance.

Respectfully submitted:

First Martin Corporation



Michael C. Martin

Design Review Board Application Section 2: Project Details

2a. Brief description of design concept (what the project/structure looks like).

The proposed building massing replaces the 1 and 2 story bus station and visitors center with a structure that is more in scale with the adjacent uses. It completes the streetscape between One North Main (11 stories) on the east and the Ann-Ashley parking structure (6 levels) to the north. The south elevation is a contemporary take on a classic Art Deco look, and combines a pre-cast concrete panel system, decorative metal panels, clad windows and a brick veneer. Incorporating the Greyhound Bus Station façade and adding Art Deco details to vertical elements creates the impression of two smaller buildings side by side. The curved element at the southwest corner of the building provides an accent and a transition from retail uses on Huron to the hotel use on Ashley. The west elevation does not include Art Deco details, increases the use of brick veneer, and reflects the larger scale of the hotel use, yet breaks down the elevation into a series of vertical segments with an awning accent at the hotel entry. Materials and colors echo elements of the classic architectural style of the Glazier Building at the southwest corner of Main Street and Huron Street.

2b. Brief description of development program (intended uses, known or possible tenants, etc.).

The development program is a 6-story, mixed-use, retail and hotel development. It includes ground floor retail along the Huron Street frontage and hotel along the Ashley Street frontage. Ground level hotel uses include lobby, meeting rooms, office, exercise room, pool, patio, prep kitchen and laundry. Hotel rooms are proposed on the 5 upper levels. The rooms will include studio, 1-bedroom and 2-bedroom units. Retail along Huron will likely be combination of restaurant, bar, soft goods sales or entertainment uses. Parking is provided in the adjacent 800-car Ann-Ashley parking structure, the surface lot at Main and Ann, and on the south side of Huron.

Design Review Board Application Section 3: Project Design

3a. Describe the context of the site.

The site is zoned D1- Downtown Core District, Main Street Character Overlay District. It is located at the northeast corner of the intersection of W. Huron Street (business route I-94) and N. Ashley (local street). Huron is a two way, 5 lane, 30 mph street with no on-street parking. Ashley is one way (north), 2 lanes with a bike lane on the east side, 25 mph street with on-street, metered parking on the west side.

Both of the site frontages are classified as "secondary" within the DDA. The adjacent parcel to the east is One North Main, an 11-story condominium that is zoned PUD and includes 8 levels of office and 3 levels of residential units above. There is a covered walkway under the west edge of that building that provides public access from Huron Street to the Ann Ashley parking structure and may be used to access the east side of the proposed building as well.

North of the site is the Ann Ashley parking structure, zoned D1. Across Ashley to the west is Ashley Terrace, an 11-story condominium with two levels of office and nine residential upper levels, zoned D1. Across Huron Street to the south is the private surface parking area and drive-through for the 7-story Glazier Building to the east, zoned D1.

Current uses of the site include the Greyhound Bus Depot on the eastern part of the parcel. The Art Deco façade is historic but is not a regulated feature. The site is not within a Historic District. The western part of the site is the Ann Arbor Convention and Visitors Bureau. Both uses will be relocated and the buildings will be removed.

3b. Is there an inspiration or a theme for the design concept? Describe.

The intent is to integrate the project into the existing urban fabric by retaining the façade of the Greyhound Bus Depot, and provide additional Art Deco elements that complement that façade; and using a palette of materials and colors that echoes elements of the classic style of the Glazier Building southeast of the site. The preliminary design is intended to compliment rather than emulate some of the architectural character of that building, and to provide a transitional style that bridges the gap between the more historic and more contemporary structures in the surrounding area.

3c. Describe how the project responds to the Design Guidelines for its Character District.

The design of the proposed mixed-use structure “maintains the traditional rhythm of existing storefronts along the street edge and varying parapet lines.” The proposed building height is also lower than the adjacent One North Main to the east and Ashley Terrace to the west.

On the Huron Street frontage, the project provides street trees and bike parking to buffer pedestrians from vehicular traffic. Insets at the proposed retail entries create smaller scale access points that create a street level pedestrian feel. Deliveries may utilize the existing driveway at the southeast corner of the site that was previously used as the bus exit. This service location is still under discussion and may be reconfigured or relocated.

The Ashley Street frontage will also have street trees and bike parking. The primary entry to the hotel is defined by an entry canopy. The site plan also proposes a dropoff area at the hotel entry and additional on-street parking.

3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.

The redevelopment of this site will provide a building that is more compatible in scale with the adjacent structures and will include uses that are complimentary to the existing uses in those buildings. Improvements will include a “2-story” height street wall, a step back at the 3-story height, tree lined sidewalks, and bike hoops and pedestrian lighting that match the Downtown Development authority standards. The site concept maintains connectivity to the existing mid-block pedestrian passage along the east edge of the site.

The footprint of the building is basically a rectangle on the ground floor and a “C” shape on the upper levels. The intent is to complete the street walls on Huron and Ashley and minimize the impact of the proposed east wall on One North Main. One North Main is constructed essentially on the property line and the west elevation has windows on that façade. The approved site plan for One North Main recognized that some of those windows may have to be closed off when the project site is developed; those documents are attached.

At the street corner, the curved element provides both an accent and a transition as described above. Bumping out the sidewalk at that location also creates the opportunity for a sidewalk café area. The bumpout also establishes the east curb line of Ashley further to the west and provides the opportunity

for on-street parking spaces and a drop off area at the hotel entry. All street trees, shrubs and perennial plantings will be selected to be suitable for the urban setting, and will continue the developing pattern of the DDA streetscape.

3e. Describe how the project responds to the Design Guidelines for Buildings.

The proposed project is designed to be "by right", that is, it meets the requirements for the D1 Zoning District, Main Street Character Overlay District. No variances are proposed or required. The Design Guidelines are addressed by breaking the south façade into two segments and articulating the west façade as a series of seven vertical elements that push and pull the face of the building along the street frontage. The curved element at the intersection serves as an accent and a transition between the retail uses on the south and the hotel use on the north.

The proposed Floor Area Ratio is $\leq 400\%$. The proposed building height is approximately 80'. There are no proposed on-site parking spaces. The site is adjacent to the 800-car Ann Ashley parking structure and there is additional surface parking northeast of the site and on the south side of Huron Street. Eight Class "C" bicycle parking spaces are proposed on the Ashley Street frontage near the north and south ends of the site.

Trash and recycling is handled by the retail users and by the hotel staff. A dumpster is proposed on the east side of the proposed building, adjacent to the driveway that provides ingress and egress to the One North Main underground parking area.

3f. Describe how the project responds to the Design Guidelines for Building Elements.

The project addresses Design Guidelines for Building Elements in several ways.

Street Edge:

1. Projected canopies used at the hotel's front entrance and at the corner drum element for retail space.
2. Wall surface at sidewalk level is to be precast concrete or similar material detailed with horizontal reveals and trim around openings.
3. Retain existing projected canopy at bus station for entrance to retail.

Entries:

1. Clear definition of main hotel entrance with suspended canopy projecting over sidewalk.
2. Propose a paving pattern or change in paving material in front of hotel entrance.
3. Use of existing recessed entrance to bus station as new entrance to retail.
4. Accent lighting will be incorporated at both hotel and retail entrances.

Windows:

1. Designed floor-to-ceiling storefront into nearly every bay of ground floor.
2. Existing bus station façade will be preserved and incorporated into design of Huron Street façade.
3. Ground floor windows will be clear glass.
4. Upper floor windows to have head and jamb trim as well as decorative panels below them.

Materials:

1. The streetwall will primarily be constructed of precast concrete or similar material articulated with reveals and trim.
2. Above the streetwall, brick will be used to define the body of the building with metal panel and cast stone accents.
3. The upper floor, or cap, of the building will be of precast concrete or similar material.
4. A cornice has been designed to define the top of the streetwall and provide a transition to masonry on upper floors.

Sustainability in Building Elements:

1. LEED Certification is being investigated for this project. Every effort will be made to utilize locally manufactured materials as well as those with low-maintenance characteristics.

3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.

The existing bus station façade on West Huron will be preserved as an integral element of the retail component of this project. The original openings, canopy and sign will be restored to a like-new condition providing continuity with the existing streetscape and the new development. The hotel façade will utilize sympathetic materials and design elements reflecting the Art Deco nature of its façade along West Huron Street.

Enc. City of Ann Arbor Building Board of Appeals, September 27, 1984 meeting minutes

ANN ARBOR CITY PLANNING DEPARTMENT

Post Office Box 8647
Ann Arbor, Michigan 48107-8647
Telephone 313/994-2800
Fax 313/994-2798

FAX TRANSMITTAL FORM

TO Bill Martin
COMPANY First Martin Corp.
FROM Louise Hogan
FAX # 761-6151 DATE 8-15-96

We are sending 4 pages, including this cover. If you do not receive the entire transmission, please call.

Comments: Bill, I hope these minutes contain
the info you need. Let me know if there's
anything else.

Louise

4. 84-B-45, 613 E. William Street

Phil McCafferty, tenant in possession of this property, is requesting an exception to allow one of two required interior exit stairs to remain unenclosed. Petitioner is renovating this existing building. The proposed use is A-3, restaurant, and the occupancy loading is approximately 62 on the main level, 58 on the upper level, and 2 in a basement storage area. (Chapter 98, BOCA, Section 816.10.2) Zone C2A

5. 84-B-43, 301-305 E. Liberty Street

David Shipman, owner of this property, is requesting a variance from the requirements of Section 1414.2 to provide approved opening protectives in every opening within 15 feet of a lot line. The building is designed to be tight to lot lines on the north, east and partial south (lot lines) with openings proposed along the north and east walls. Protectives are not required along either of the street lot lines with 30 feet of open space. (Chapter 98, BOCA Section 1414.2) Zoned P.U.D. (Commercial & Office)

6. 84-B-47, 101-105 N. Main Street

C. Michael Kojanian, owner of this property, is requesting a variance from the requirements of Section 1414.2 to provide approved opening protectives in every opening within 15 feet of a lot line. The building is designed to be tight to the north and west lot lines, with openings proposed along those lines. Protectives are not required along either of the street lot lines. (Chapter 98, BOCA Section 1414.2) Zone C2A (P.U.D. pending)

7. 84-B-48, 503-505 E. Huron Street

Don Chisholm, owner of this property, is requesting a variance from the requirements of Section 1414.2 to provide approved opening protectives in every opening within 15 feet of a lot line. The building is designed to be tight to the west, east, and north property lines. Because of the configuration, the primary areas of appeal are the east and west walls and a small portion of the north wall. Protectives are not required along the south street lot line. (Chapter 98, BOCA Section 1414.2) Zone C2B/R

8. 84-B-49, 564 S. Main Street

Terry L. Alexander, architect representing the owner of this property, is requesting an exception from Section 819.1 requiring exterior egress stairs to be protected to prevent accumulation of snow and ice. (Chapter 98, BOCA Section 819.1) Zone C-3

9. 84-B-50, 211 S. Ashley Street

Terry L. Alexander, architect representing the owner of this property, is requesting an exception from Section 816.9.2 requiring enclosure of exits and 809.2 requiring a minimum of 2 exists per floor level. This is an existing building being renovated into a mixed use structure. (Chapter 98, BOCA Sections 816.9.2 & 809.2) Zone C2A.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

VII. REPORTS & COMMUNICATIONS

VIII. AUDIENCE PARTICIPATION - GENERAL

IX. ADJOURNMENT

Lola Lee Lacy, Secretary
Building Board of Appeals

6. 84-B-47, 101-105 N. Main Street

C. Michael Kojanian, owner of this property, is requesting a variance from the requirements of Section 1414.2 to provide approved opening protectives in every opening within 15 feet of a lot line. The building is designed to be tight to the north and west lot lines, with openings proposed along those lines. Protectives are not required along either of the street lot lines.
(Chapter 98, BOCA 1414.2) Zone C2A (P.U.D. pending)

Richard E. Black from Hobbs & Black Associates, Inc., was present to speak to this petition also. He noted that the Main and Huron Street lot lines do not require protectives for this building, but basically, the request is the same as for the last appeal just heard. He said they would sprinkle the interior with the same spacing and would like the suppression heads on the inside rather than the outside of the building.

Mr. Donaldson stated this is the exact same appeal as the last one except for the pedestrian mall running north and south along the Bus Station Garage. This issue is different from the last appeal.

Mr. Black stated a parking deck will be constructed if the building is built and there will be a Mall going from the parking deck. The owner will give the City an easement that will be 15 feet wide running adjacent to the bus spot. This will be an outside space like an arcade. There will be an open walkway to service the parking.

Mr. Peters asked if we were talking about a whole project with the parking structure added.

Mr. Donaldson stated there are two separate projects. The parking will be provided by the City with walk access to this property. The developer of this property will grant the City easement for a pathway to and through and underneath this building out to Huron Street. In looking at the model that has been provided, there is presently a walk pathway underneath the building. There are openings and a covered driveway of the Bus Station. This is a concern.

Mr. Black stated they can make adjustments to meet the concerns. He said this could be walled up if the concern is walking along by the buses.

Mr. Donaldson stated that with a fully suppressed building, the walkway does not have to be suppressed, however, the Department would like to see suppression in this walkway in case something develops in the garage or the walkway.

Mr. Black stated there was no problem with suppressing the walkway.

Fire Marshal Prater asked if the exterior walls were non-bearing.

Mr. Black stated they are the same as the last building and are not bearing walls.

Fire Marshal Prater stated we would be looking for 1-hour rated walls in those areas then.

Mr. Black confirmed, stating it is the same as the last building just heard.

D. Peters moved, supported by G. Hepburn to grant a variance from the requirement of BOCA 1414.2 to provide approved opening protectives in every opening within 15 feet of a lot line for this building, and to accept an internal suppression system in lieu of the external system to be approved by the Fire & Building Departments with the following contingencies.

1. System shall comply with nfpa-13 standards.
2. Heads shall be installed to wash the windows in accordance with manufacturer's specifications in lieu of the listed approved opening protectives in the areas where existing building locations dictate these protectives are required.
3. In the event there is any development on adjacent locations with the construction of buildings, at that time, the openings shall be totally closed up with the required fire rated materials.

4. Installation of suppression in the walk pathway underneath the building to be approved by the Fire & Building Departments.

Variance granted on the basis that the proposed suppression inside the building will provide a protection equal to the requirement.

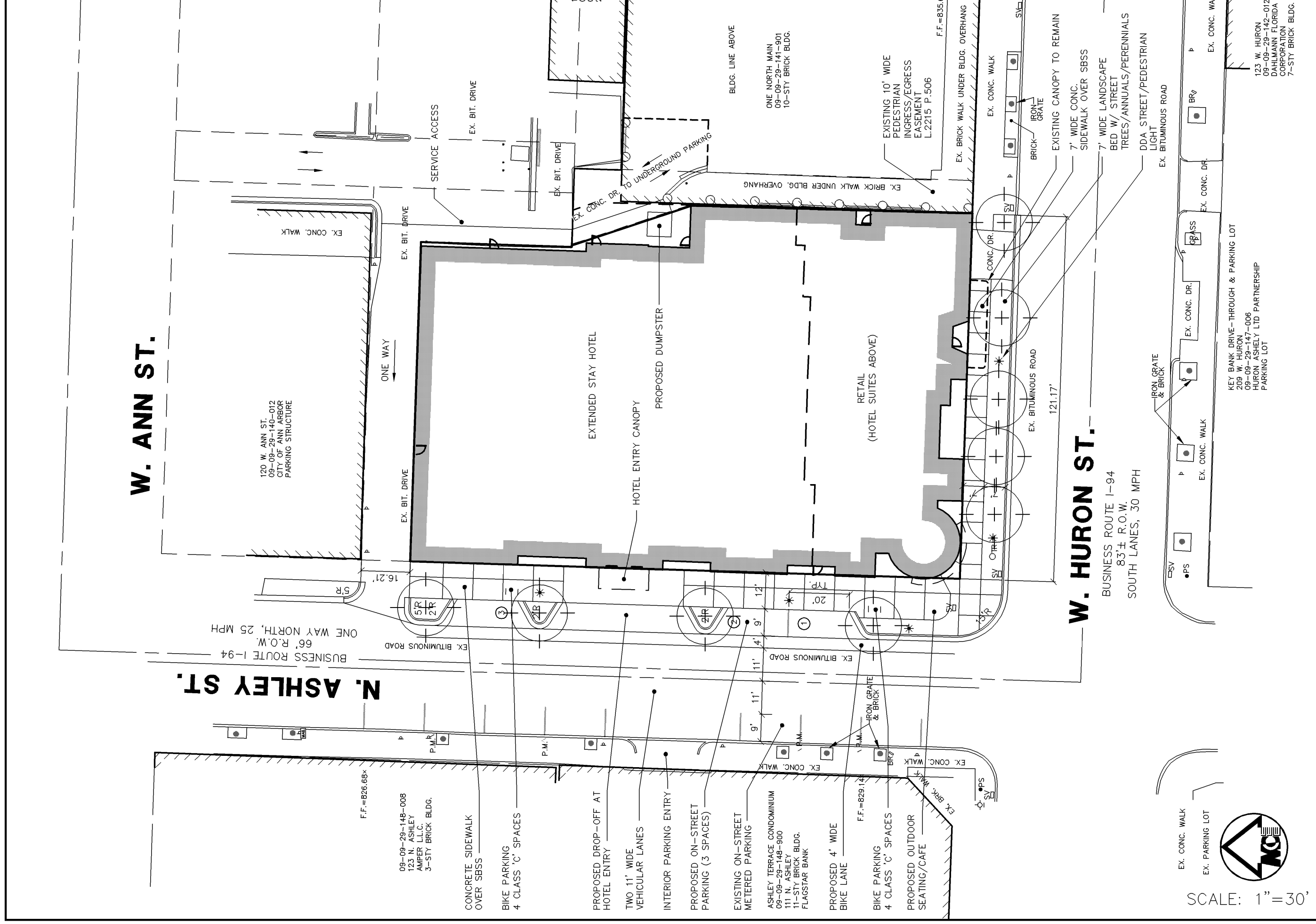
Upon Roll Call, the Ayes and Nays were as follows:

AYES: PETERS
 HEPBURN
 ELLING
 OLENCKI

NAYS: NONE

ABSENT: MCCOMB
 MENECHINI
 DARVAS

Whereupon, Mr. Olencki declared the motion passed, and a variance granted with the stated contingencies.



W. ANN ST.

N. ASHLEY ST.

W. HURON ST.

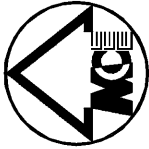
JOB #: **13133**
 DATE: 12/18/13
 SHEET 1 OF 1
 CADD: DAG
 13133SP1

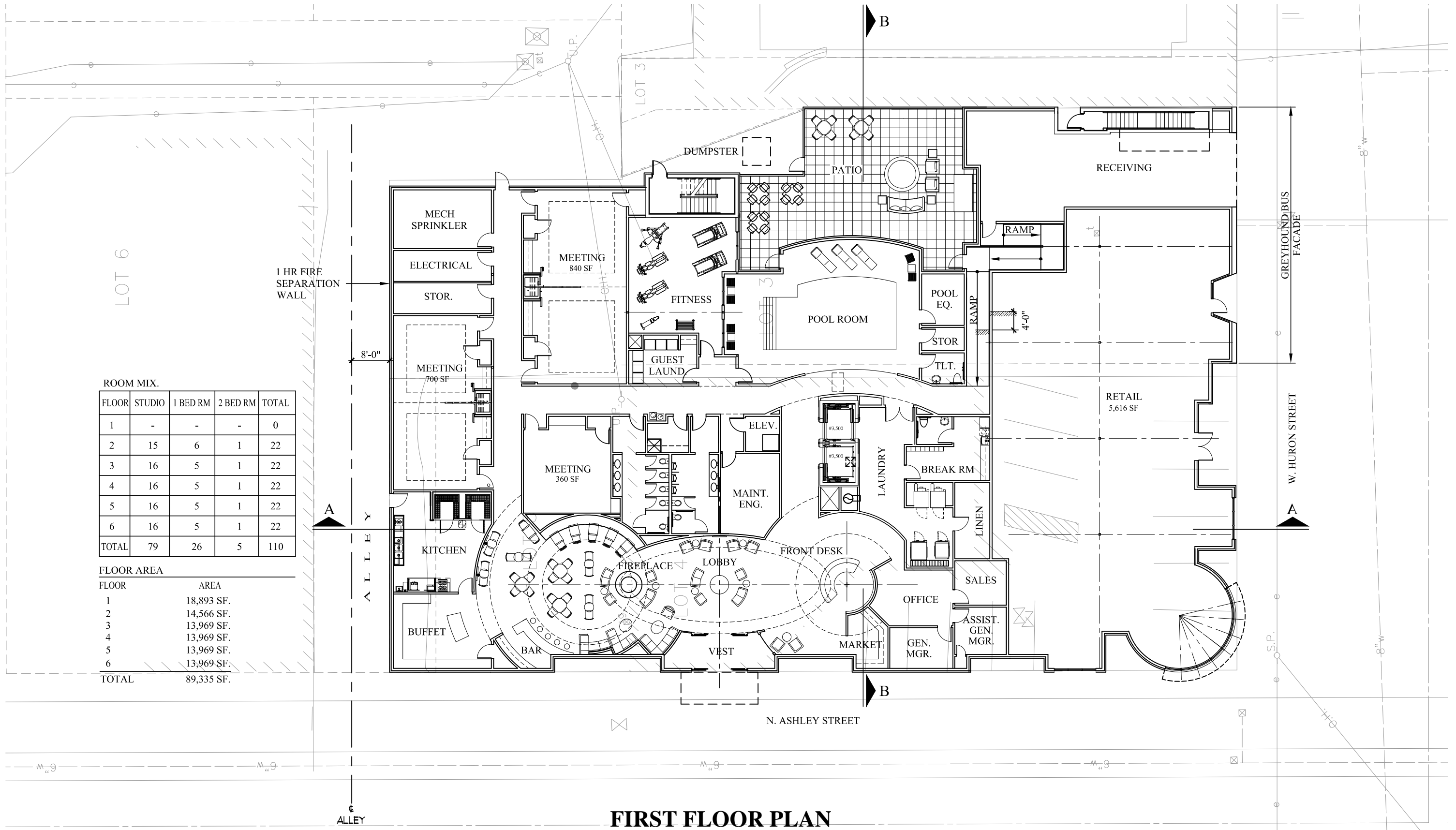
116-120 W. HURON
 DESIGN REVIEW BOARD
 SITE PLAN

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

SCALE: 1" = 30'





ROOM MIX.

FLOOR	STUDIO	1 BED RM	2 BED RM	TOTAL
1	-	-	-	0
2	15	6	1	22
3	16	5	1	22
4	16	5	1	22
5	16	5	1	22
6	16	5	1	22
TOTAL	79	26	5	110

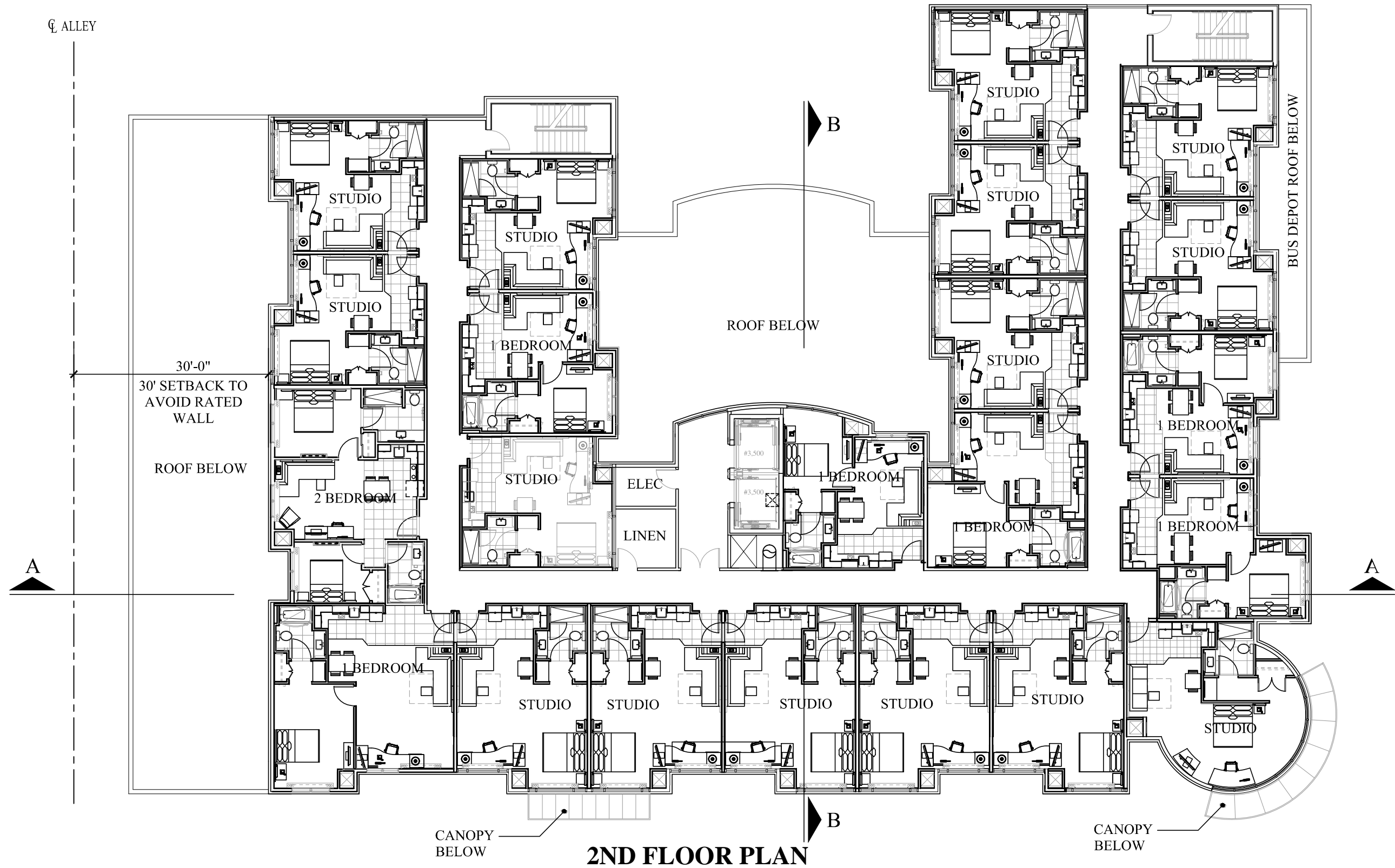
FLOOR AREA

FLOOR	AREA
1	18,893 SF.
2	14,566 SF.
3	13,969 SF.
4	13,969 SF.
5	13,969 SF.
6	13,969 SF.
TOTAL	89,335 SF.

FIRST FLOOR PLAN

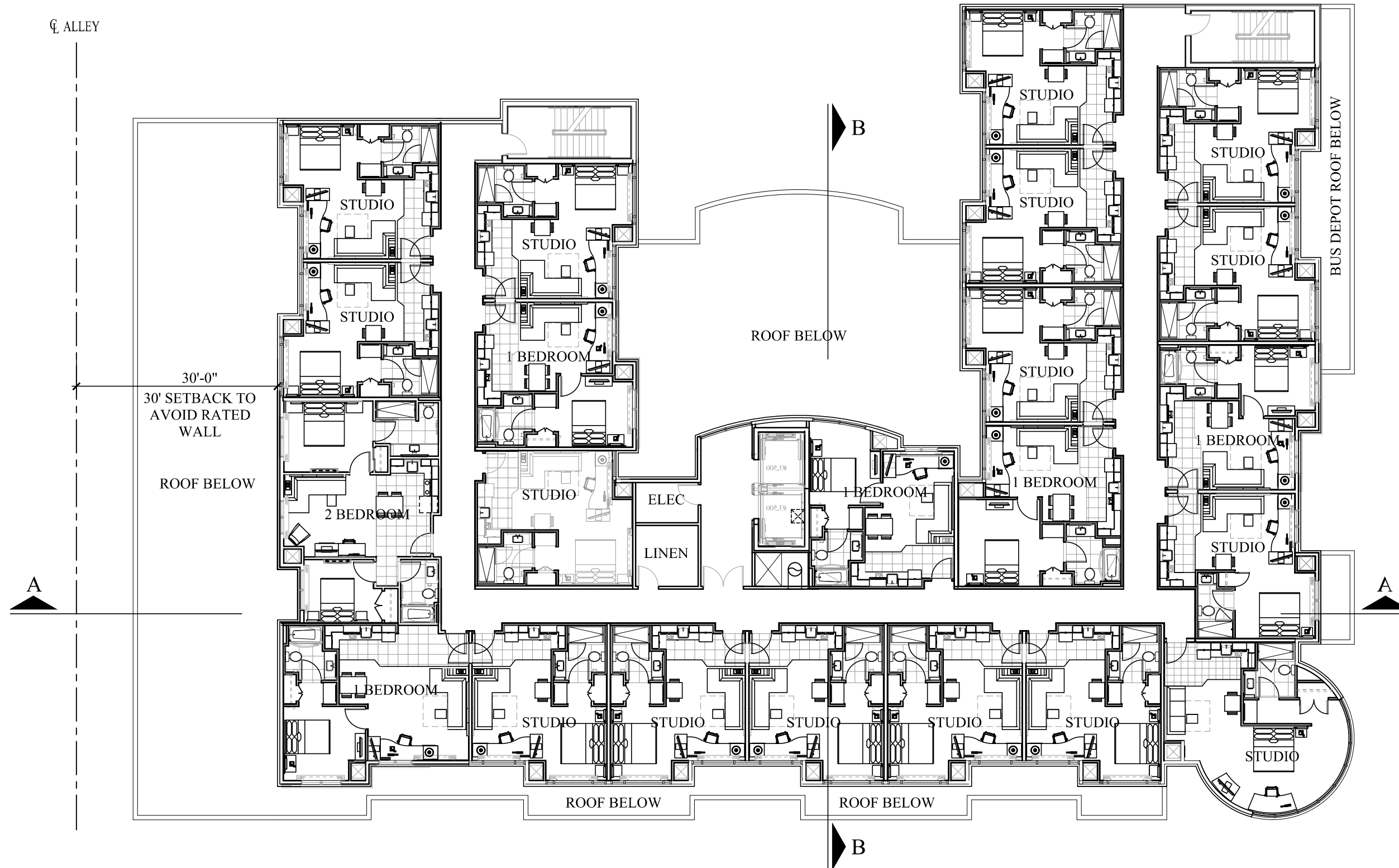
SCALE: 1" = 20'-0"

DECEMBER 18, 2013



SCALE: 1" = 16'-0"

DECEMBER 18, 2013



3RD TO 6TH FLOOR PLAN

SCALE: 1" = 16'-0"

DECEMBER 18, 2013



NORTH ASHLEY STREET ELEVATION

SCALE: 1/16" = 1'-0"

DECEMBER 18, 2013



SCALE: 1/16" = 1'-0"

DECEMBER 18, 2013



WEST HURON STREET ELEVATION

SCALE: 1/16" = 1'-0"

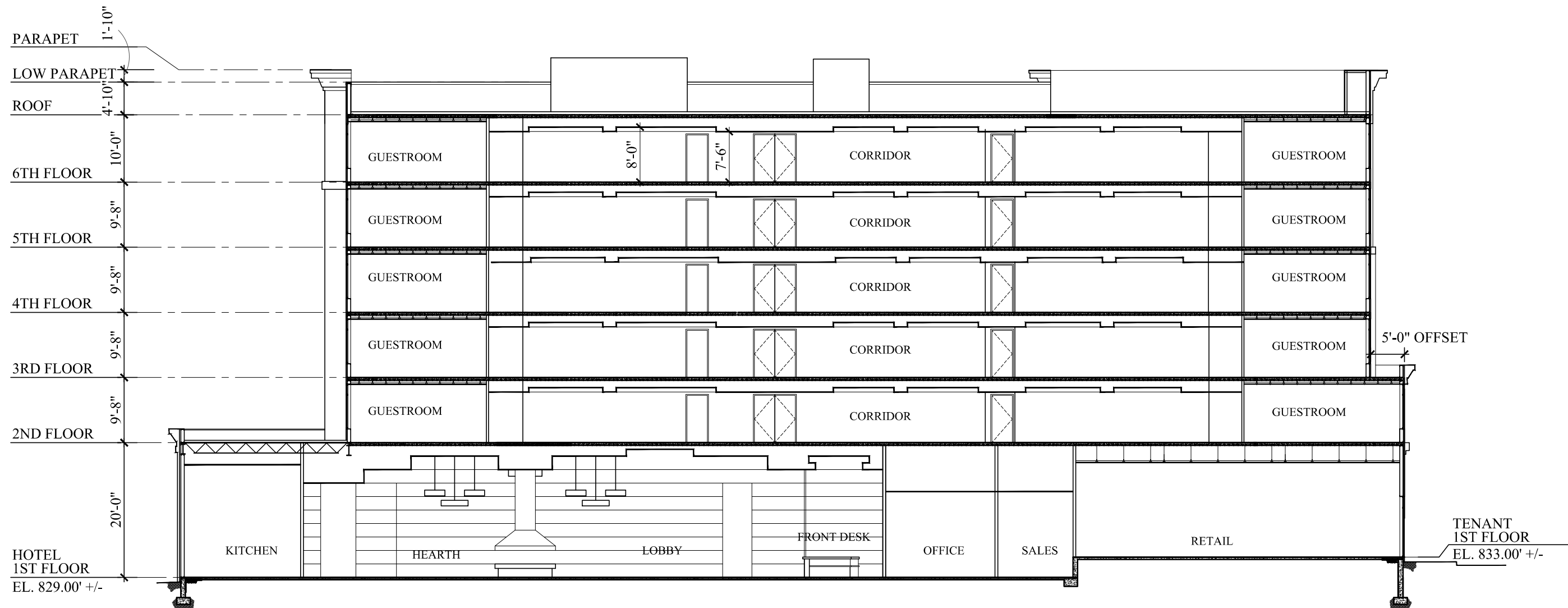
DECEMBER 18, 2013



REAR / COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"

DECEMBER 18, 2013



BUILDING SECTION A-A

SCALE: 1/16" = 1'-0"

DECEMBER 18, 2013



BUILDING SECTION B-B

SCALE: 1/16" = 1'-0"

DECEMBER 18, 2013



ARIAL VIEW FROM NORTH

HOTEL ENTRANCE

NOT IN SCALE

DECEMBER 18, 2013



ARIAL VIEW FROM SOUTH

HOTEL ENTRANCE

EXISTING BUS STATION FACADE

NOT IN SCALE

DECEMBER 18, 2013