

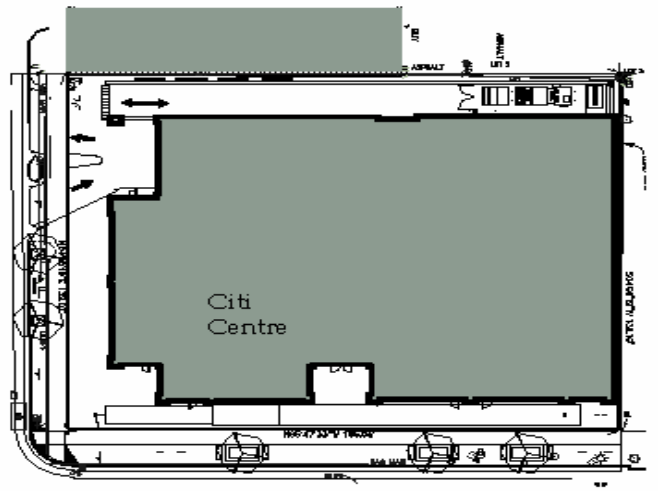
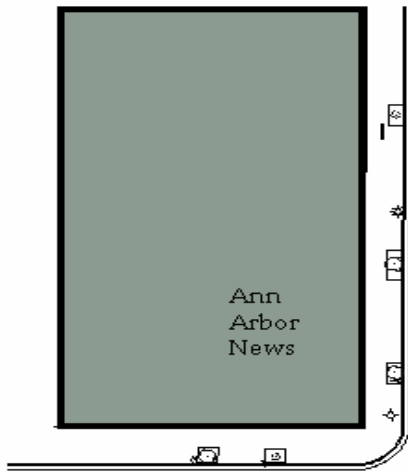
Current Use of The Proposed Site

- **The Current Surface Parking Lot is an Environmentally Tainted Eyesore that Provides No Tangible Community Benefit.**
- **The Property Location is Dark and Foreboding at Night. This is Unwelcoming to Pedestrian Traffic.**
- **Total Real Estate Taxes on the Parcel are \$ 8,472**
- **This Parcel is 100% Impervious for Storm Water, Providing Zero Retention**

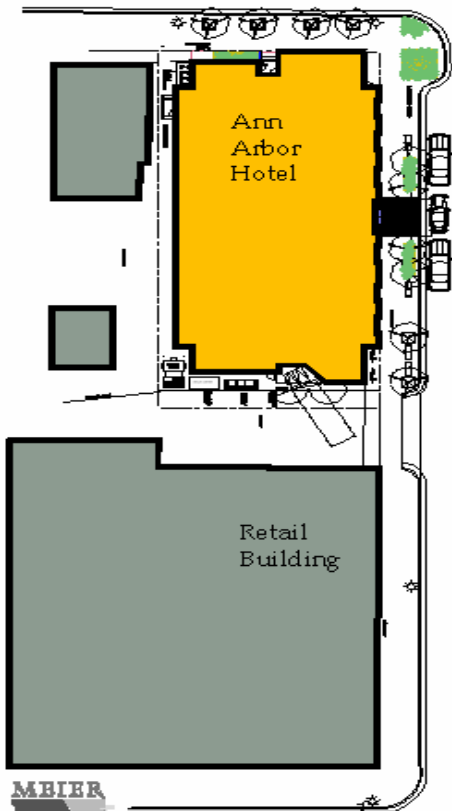


Ann Arbor Auto Surface Parking Lot

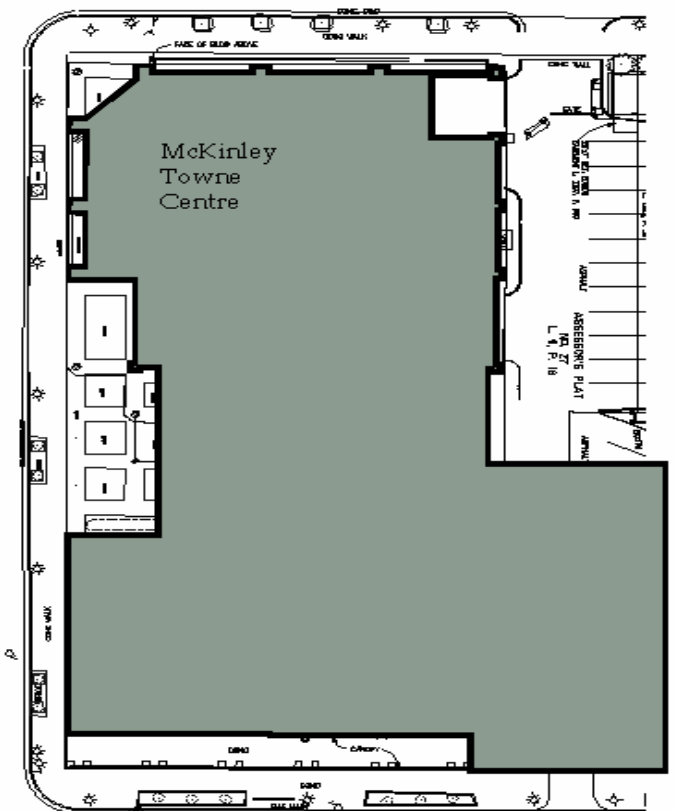
Large Scale Site Plan



East Washington Street



South Division Street



East Liberty Street

ANN ARBOR HOTEL

202 South Division Street Ann Arbor, Michigan



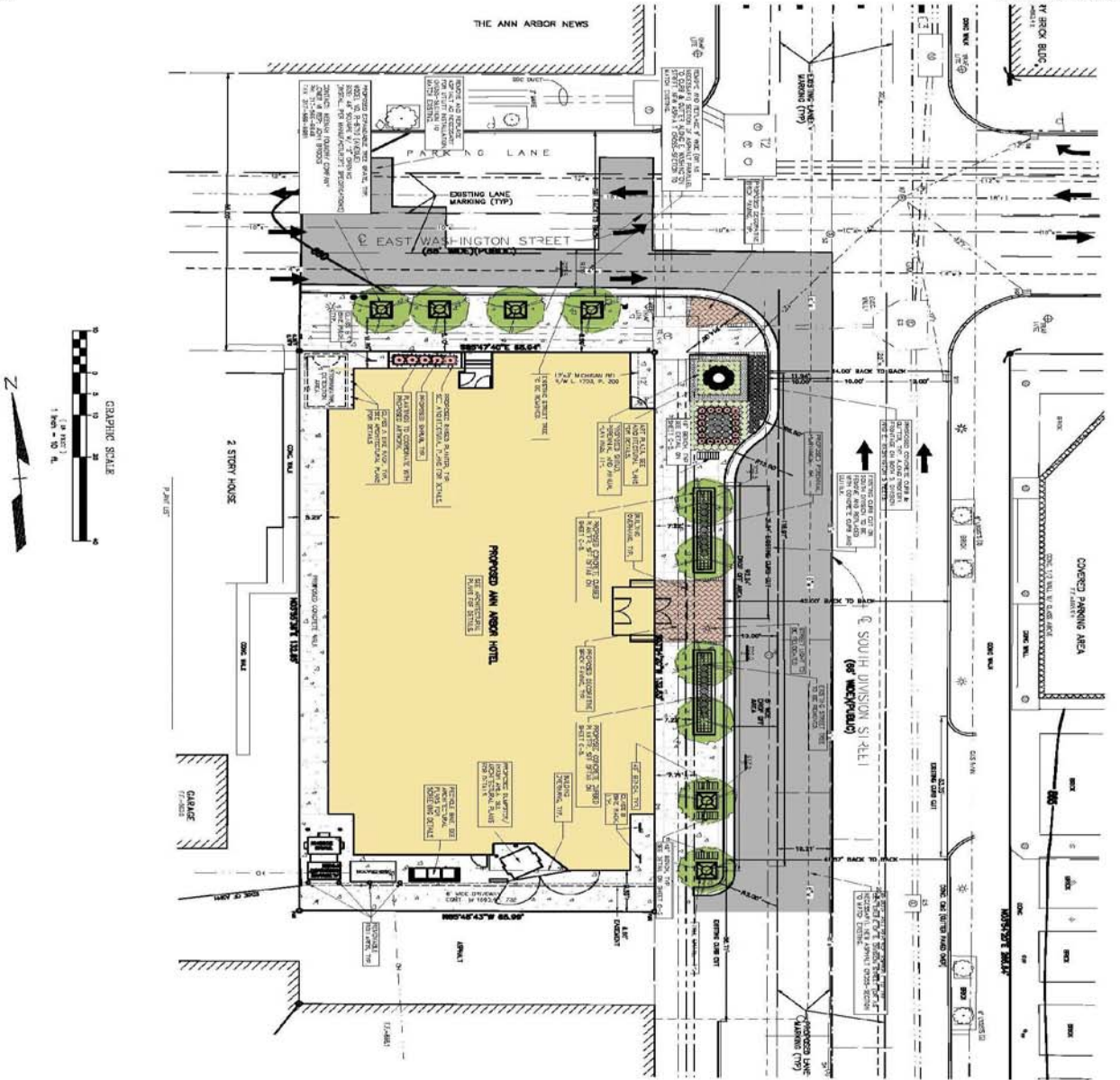
16 JANUARY 2008



Detailed Site Plan

© Copyright 2007

Do Not Scale Drawing



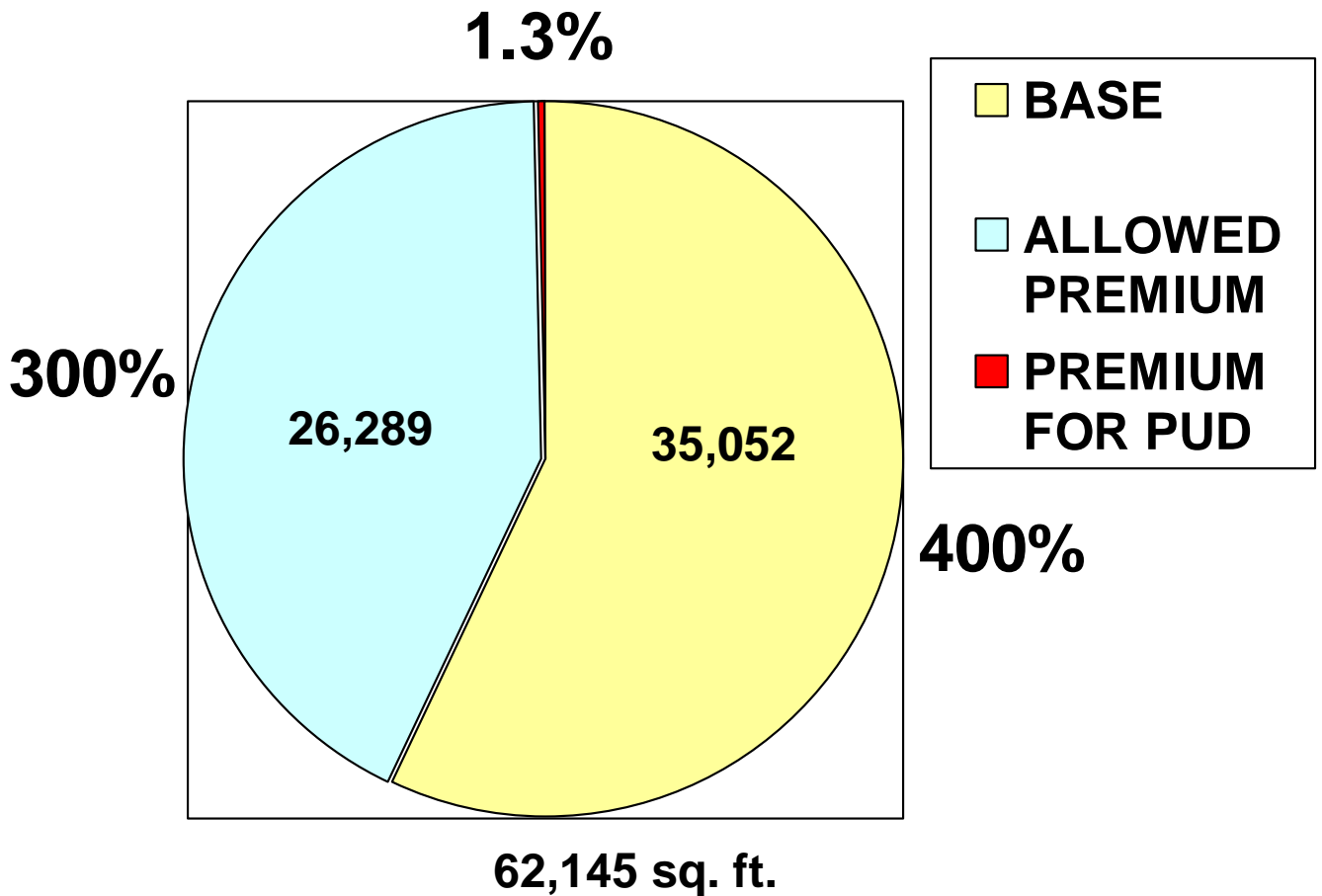
C-1

DIMENSIONS &
 LANDSCAPE
 PLAN
 PROJECT NUMBER: 000107

ANN ARBOR HOTEL
 202 S. Division St.
 Ann Arbor, Michigan



PERCENTAGE OF TOTAL SQUARE FEET PER A2D2 GUIDELINES



Petitioner is requesting, as part of the PUD, an incremental 804 square feet (1.3%) premium over the allowed premium of 61,341.

Ann Arbor Hotel

- **Nationally Franchised Upscale Hotel**
- **120 Room Units With 400 Square Feet of Meeting Space**
- **Ground Floor “Café” Seating for up to 50 People**
- **Luxurious Amenities Including Indoor Pool, Spa, Business Center, and Exercise Room**
- **High Tech Features Including HD LCD Televisions, High Speed Wireless Internet, Digital Security System**
- **Walking Distance to the University and Local Businesses- Equipped with Bike Parking and Convenient to Public Transportation.**



Café Concept

As Part of The First Floor Retail Use



Hotel Community Benefits

Economic Vitality

- **Job Creation- 30 to 40 Full/Part Time Jobs and Several Hundred Jobs during construction which will add to the economic vitality of the City of Ann Arbor.**
- **Major Factor in Retention of High Profile Firms such as Google and the ability to attract New Desirable Business. (both permanent and convention oriented, i.e. Electrical Union Conference in August, overnight packages in conjunction with Michigan Theatre , and other Downtown Venues)**
- **Economic Benefit of Guests Staying at the Hotel at an Average Occupancy of 70%, has been established at \$160 Per Party Per Day *(exclusive of hotel costs). This equates to over \$5,000,000 annually of additional spending in Ann Arbor Restaurants and other retail establishments.**
- **Creating an Additional Sales Tax Revenue Stream for the State of Michigan upwards of \$400,000. An Additional Sales Tax Revenue upwards of \$100,000 to Washtenaw County.**
- **Substantial Increase in Real Estate Taxes for the site (\$100,000+)**

*Per Washtenaw Impact Analysis 2006



Google™



ADDITIONAL COMMUNITY BENEFITS

ARCHITECTURE

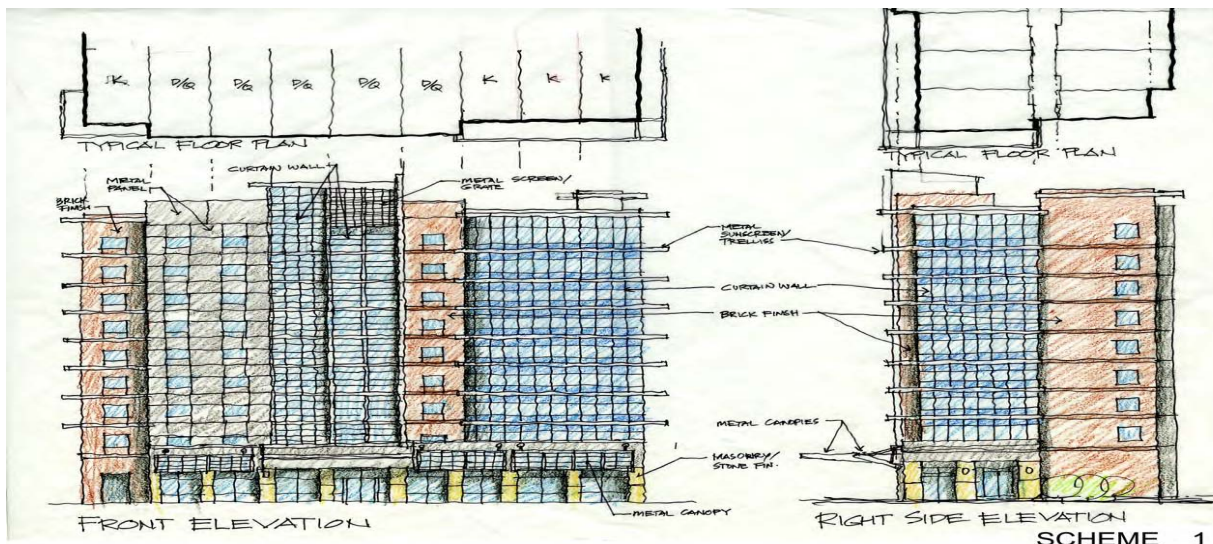
- Exciting and Upscale Design Will Add Interest and Artistic Flair To This Sector of Town, Improving Visual Appeal.
- Inviting Streetscape in Harmony with Proposed Long Term Plan.

Public Improvements

- Rebuild and Improve Existing Streetscape with New Sidewalks, Tree Plantings, and Benches at No Cost to City of Ann Arbor.
- Contribution of \$125,000 to the Parks Fund Designated for Upgrading and Enhancing Liberty Plaza.

Environmental Sensitivity and Design

- LEED Certified Building
- Upgrading Sanitary Sewer Capacity at No Cost to The City of Ann Arbor.
- Utilization of LED Lighting in both Exterior and Interior of Property
- Energy Star Rated Equipment
- Storm Water Management at No Cost to The City of Ann Arbor.



PUBLIC ART



Historic Marker Proposed
at The Corner of
Washington and Division.
(Albert Polhemus House)



Local Artist Commissioned
Mosaic to be Placed on
Building along Washington
Streetscape.

Additional Facts

- **Petitioner (Proposed Building Owner and Operator) is a Nationally recognized Hospitality Development and Management Company, who has won numerous awards for its design and operation of hotels, including 5 in urban environments.**
- **Owns and Operates the Hampton Inn at Green and Plymouth. Has been a part of the City for over 15 years at that location.**
- **We have met with adjoining/ neighboring land owners and community members, receiving their input and comments. The final plan reflects numerous design changes, modifications, and enhancements which incorporates community input and needs.**

Expenditures For The Long Term Benefit of Ann Arbor

• Achieving LEED Certification	\$400,000
• Architectural Upgrades	\$500,000
• Storm Water Management	\$100,000
• Sanitary Sewer Upgrades	\$300,000
• Streetscape Upgrades	\$150,000
• Public Art/ Historical Markers	\$ 40,000
• Donation to Public Park Fund	\$125,000
• Total Incremental Dollars To Provide Community/Public Benefit (Exclusive of Economic Impact of Hotel)	\$1,615,000

EXHIBITS

- A. Washtenaw County
Economic Impact Analysis
- B. Traffic Impact Assessment-
August 23, 2007
- C. Traffic Study Response to
City Of Ann Arbor- September
17, 2007