

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 15, 2015

**SUBJECT: Hyatt Place Site Plan for Planning Commission Approval (formerly called Rockbridge Hotel – 3201 S. State Street)
Project No. SP15-042**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Hyatt Place Site Plan for Planning Commission Approval, subject to approval of administrative amendment at 725 Victors Way.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because the plan would comply with all 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; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

STAFF REPORT

This petition was previously approved at the November 17, 2015 City Planning Commission Meeting.

Staff presented this petition as an overall reduction in hotel size from the previously approved Rockbridge Hotel site plan from 91,000 sq feet to 86,500 sq feet. These floor area calculations were incorrect. The previously approved hotel was approved for 86,500 sq feet with the new hotel increasing the floor area by 1,000 sq feet to 87,500 sq ft. This error was due in part to different information on the applicant's submittal and plan sheets.

Since this information was presented incorrectly to the City Planning Commission, staff is requesting the City Planning Commission reconsider the motion. The 1,000 sq/ft increase amounts to a 1.2% increase in square footage. There are no additional changes proposed from the previously approved Hyatt Place Site Plan layout as approved by the City Planning Commission on November 17, 2015. The previous staff report zoning chart and site plan set have been updated to reflect these changes.

Under the Bylaws of the Ann Arbor City Planning Commission, Article VII, Section 12, a motion may be reconsidered at the same or next regular meeting. The motion to reconsider must be made by a Planning Commission member who voted on the prevailing side, or in this case a member who voted to approve the site plan. In order to reconsider this item, someone who voted for the approval of the site plan should make the following motion:

I move that we reconsider approval of the Hyatt Place Site Plan for Planning Commission Approval.

This motion passes if five members of the Commission vote in favor of the motion. Afterwards, discussion may begin on the underlying motion which is shown above and the Commission may then vote on approval of the site plan.

Prepared by Chris Cheng
Reviewed by Ben Carlisle
12/11/15

Attachments:

- Cover Sheet, 11/19/15
- Site Plan
- Elevations

Project Management
Systems Planning
File No. SP15-042

ROCKBRIDGE PROPERTY HOTEL

SITE PLAN AMENDMENT #1

CITY OF ANN ARBOR, WASHTENAW CO., MICHIGAN

OWNER

SOUTH STATE STREET ANN ARBOR RETAIL, LLC
4100 REGENT ST., SUITE G
COLUMBUS, OH 43219
PH: (614) 246-2400
ATTN: JAMES D. SCHRIM

OWNER REP./DEVELOPER

RB HOTEL DEVELOPMENT, LLC
4100 REGENT ST., SUITE G
COLUMBUS, OH 43219
PH: (614) 246-2400
ATTN: JAMES D. SCHRIM

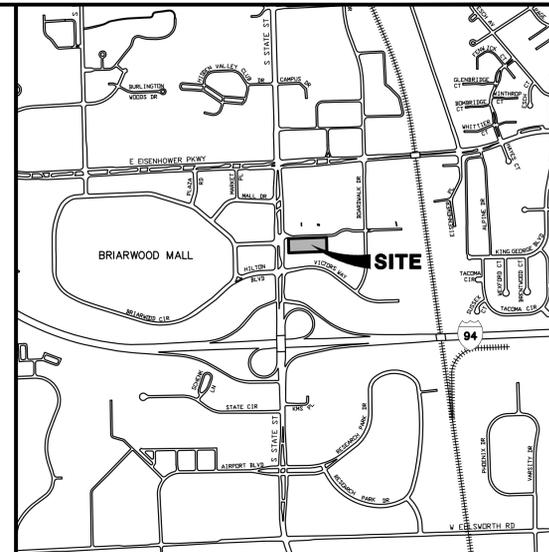
ENGINEER/SURVEYOR

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ARCHITECTS

MEYERS + ASSOCIATES ARCHITECTURE
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4844 JACKSON ROAD
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PH: (734) 930-1500
ATTN: BRADLEY MOORE



VICINITY MAP
NOT TO SCALE



SHEET INDEX

- COVER SHEET
 - EXISTING CONDITIONS
 - REMOVAL PLAN
 - TREE INVENTORY AND SOIL BORING LOGS
 - DIMENSIONAL SITE PLAN
 - GRADING PLAN
 - UTILITY PLAN
 - LANDSCAPE PLAN
 - LANDSCAPE NOTES & DETAILS
 - SOIL EROSION CONTROL PLAN
 - MISCELLANEOUS DETAILS
 - DRAINAGE AREA PLAN & STORM CALCS.
 - PHOTOMETRIC PLAN & LIGHTING DETAILS
 - FIRE PROTECTION PLAN
 - STORM DETAILS
 - ALTERNATE ANALYSIS
 - AERIAL OVERLAY
- ARCHITECTURAL PRESENTATION SHEETS

I. DEVELOPMENT PROGRAM

- (a) **Description:** South State Street Ann Arbor Retail, LLC currently owns rights to the property at 3201 S. State Street, Ann Arbor. The proposed project consists of 1) rezoning the property from M1-Limited Industrial District to C3-Fringe Commercial District, and 2) construction of a new 6-story hotel with 142 rooms, and a single story, 2,800 sf free standing retail structure. There will be 157 new parking spaces, 14 new bicycle parking spaces, a vegetated-roof "bicycle rest station" and proposed future A.T.A. bus stop. There will be (6) electric vehicle charging spaces (3 stations). Trash will be centrally located with use of a refuse compactor and recycling dumpster(s). Proposed uses are hotel and commercial retail having common characteristics of the district. These uses are allowed within the C3 district.
- (i) Existing improvements to the parcel includes two existing buildings, parking and driveways, related site improvements. There is no storm water detention. Current uses for these buildings are office, light manufacturing and storage.
- (ii) The proposed hotel will be approximately 86,500 sf and the retail building will be 2,800 sf. Site improvements will include new parking lots and driveways, 157 new parking spaces, new site lighting, new underground utilities, new landscaping, new underground storm water detention facilities, and a single joint-entry driveway on S. State Street. Construction of new improvements will necessitate removal of 3 landmark trees and construction impact to an additional 2 landmark trees. Mitigation for the impacts and removals are proposed with new tree plantings.
- (b) **Preliminary Phasing Proposal and Probable Construction Cost:**
- (i) Construction will occur in a single phase, with work starting spring 2016, and concluding early summer 2017. Existing facilities will be demolished during construction. Probable construction cost for the proposed site work, utilities, landscaping and building construction (excluding property) is estimated to be: fourteen million dollars - \$14,000,000.

II. COMMUNITY ANALYSIS

- (a) **Impact of Proposed Development on Area Schools:**
- (i) This site will remain taxable since Rockbridge Property Hotel is not tax exempt.
- (ii) The anticipated number of school-age children from the development is zero.
- (b) **Relationship of Intended Use to Neighboring Uses:**
- The proposed development will be hotel and commercial retail and is consistent with the existing uses of the adjacent parcels. The redevelopment will substantially improve the site and provide storm water management for the site. No storm water management currently exists. Rockbridge Property Hotel employees are also likely to patronize the nearby commercial areas and restaurants. No conflicting land use buffers are required.
- (c) **Impact of Adjacent Uses on the Proposed Development:**
- The adjacent uses are similar office and fringe commercial district uses that will have no impact on the proposed Rockbridge Property Hotel facility.
- (d) **Impact of Proposed Development on Air and Water Quality, and on the Existing Natural Features of the Site and Neighboring Sites:**
- (i) There will be no negative impact to air quality.
- (ii) The lot currently has no storm water detention facilities. The proposed storm water detention system improvements are designed to pre-treat, detain, and release the runoff into the public storm sewer at a controlled rate. Water quality controls will be implemented to ensure that runoff during construction is controlled and managed.
- (iii) There are no Endangered Species Habitats, Floodplains, Water Courses, Wetlands, Steep Slopes, or Woodlands on the site. Three Landmark Trees will be removed during construction due to conflicts with proposed buildings or other required site improvements. Mitigation of these tree losses is proposed, and is shown on the Landscape Plan.
- (e) **Impact of the Proposed Use on Historic Sites/Structures:**
- No historic structures exist on-site. The site itself is not historic.

III. SITE ANALYSIS

- (a) **Existing Land Use and Activity on the Site:**
- (b) **Inventory of Site Conditions:**
- The site drains generally from the west to east. There is no storm water pre-treatment or detention. That storm sewer discharges unrestricted into the public sewer. 69% of the site is covered with the existing buildings, driveway and parking. The site is currently a manufacturing building with related parking and drives.
- (c) **Natural Features Descriptions:**
- (i) There are no known endangered species habitats on the site.
- (ii) There are no FEMA mapped 100-year floodplains on-site.
- (iii) There are 3 landmark trees on the site and 2 additional immediately adjacent to the site. There are 14 non-landmark trees on the site, and additional trees immediately adjacent to the site. See the Existing Conditions Plan.
- (iv) There are no woodlands on the site.
- (v) There are no steep slopes on the site.
- (vi) There are no water courses on the site.
- (vii) There are no wetlands on the site.
- (d) **Existing Structures:**
- The existing structures are to be demolished and removed.
- (e) **Existing Access Points:**
- (i) Existing vehicle access is via S. State Street. The proposed site plan shows reconstruction of the existing drive. S. State Street is under the jurisdiction of Michigan Department of Transportation and permitting of work within the right of way will be permitted through their offices accordingly.
- (ii) There is a 5-foot wide, concrete public sidewalk existing along the frontage of S. State Street north of the site, but not along the site or to the south.
- (f) **Utilities:**
- (i) A 16-inch water main is located within the S. State St ROW, and an 8-inch diameter water main is located on the abutting parcel to the east in a public easement. It is proposed that a looped connection water main will be provided.
- (ii) An 8-inch diameter sanitary sewer is located within a public easement to the east. Proposed connection is here for the development.
- (iii) Gas service is located in the right-of-way of S. State St.
- (iv) Existing electric and telephone service is overhead and adjacent.
- (g) **Drainage Patterns:**
- The site drains generally over land from west to east and into the public storm sewer.
- (h) **Proposed Land Use:**
- An overlay of proposed land use on existing conditions is included in the plan set. Proposed uses includes hotel and commercial retail.

IV. SCHEMATIC DESIGN

- (a) A comparison chart of the proposed development and the City regulations is shown on the Cover Sheet.
- (b) The existing and proposed topography and limits of soil disturbance are shown on the Grading Plan.
- (c) The orientation and general location of proposed improvements are shown on the Dimensional Site Plan.
- (d) 6' height wood plank and modular block screen walls are proposed for the trash enclosures, and will match exterior building materials of the hotel and retail. See Detail Sheets.
- (e) Proposed circulation patterns are shown on the Dimensional Site Plan.
- (f) Existing lot lines and setback lines are shown on the Dimensional Site Plan.
- (g) Three landmark trees are to be removed including:
No 40 - 24" Honey Locust
No 41 - 31" Honey Locust
No 42 - 26" Honey Locust
Two landmark trees will be impacted by construction:
No 36 - 18" Black Pine
No 28 - 19" Sugar Maple
Mitigation is provided with on-site plantings at the rate of 50%.

V. GENERAL INFORMATION

- (a) Project Name: Rockbridge Property Hotel Michigan
- (b) Owner/Developer: South State Street Ann Arbor Retail, LLC & RB Hotel Development, LLC
- (c) North arrow and scale are shown on each plan.
- (d) The site is zoned "C3", Fringe Commercial District. Proposed hotel and commercial retail are permitted uses in the C3 district.
- (e) The floor area is shown in the comparison chart on the Dimensional Site Plan.
- (f) Heights of proposed buildings are shown in the comparison chart on the Dimensional Site Plan.
- (g) South State Street Ann Arbor Retail, LLC does not own or have an interest in any land contiguous to the site. An ingress/egress cross-access easement has been granted across the Burger King property to the south.
- (h) A vicinity map is shown on the Cover Sheet. An aerial photograph with an overlay of the proposed development is included in the plan set.
- (i) The anticipated development schedule is to begin construction spring of 2016, concluding in summer 2017.
- (j) There are no public areas or municipal corporation lines within or adjacent to the site.
- (k) The legal description is shown on the Existing Conditions Plan.

SITE PLAN AMENDMENT #1 DESCRIPTION:

The original site plan was ultimately approved with an 86,500 s.f. hotel building. The overall building size has increased slightly to 87,500 s.f. However, the building footprint has been reduced in size to provide more usable outdoor space for visitors and additional landscaping. The hotel room number has increased to 142 rooms. The hotel main entry has moved to the southwest corner of the building, allowing for improved vehicular circulation and visitor drop-off area. Additional parking has been added along the south access drive, adjacent to the building and outdoor seating areas. There are no additional impacts to natural features, and storm water management calculations have been revised accordingly.

SITE PLAN REQUIREMENTS:

- (a) **Comparison Chart Showing Proposed Development and City Regulations:** See the Cover Sheet (1).
- (b) **No. and Type of Dwelling Units Proposed, including the number of bedrooms:** 142 hotel rooms, no dwelling units.
- (c) **Height, No. of Stories, and Placement of Proposed Structures and Accessory Structures, together with scaled missing elevation drawing showing existing and proposed exterior dimensions as viewed from all public streets and including elevations of adjacent buildings within 100 ft.** The proposed hotel building addition is 74-feet in height. Elevations and site massing sections are shown on the Architectural Plans.
- (d) **No. and Dimensions of Parking Spaces, a Photometric Plan, and Other Requirements in Compliance with Chapter 59, Off-Street Parking, of the Ann Arbor Code of Ordinances:** See Dimensional Site Plan and Photometric Plan.
- (e) **Required and Proposed Front, Rear and Side Open Space and Setback Lines, and Any Proposed Lot Lines:** See Dimensional Site Plan.
- (f) **Placement, Height and Type of Construction of All Fences and Walls, in Compliance with Chapter 104, Fences, of the Ann Arbor Code of Ordinances:** A 3' height ornamental fence is proposed around the paver terrace areas at the hotel and retail space. A 6' height wood plank and modular block screen walls are proposed for the trash enclosure, and will match the exterior finishes of the proposed buildings. See Detail Sheets.
- (g) **Refuse Collection and Storage Stations, No. of Receptacles, and Screening, in Compliance with Chapter 26, Refuse, of the Ann Arbor Code of Ordinances, and a Statement as to Whether Public or Private Pick-Up will be Provided:** See Dimensional Site Plan, Detail Sheets, and Architectural plans. Recycling collection is to be public, and refuse (compactor) collection is to be private.
- (h) **Location of Existing Structures and Driveway Curb Cuts Adjacent to the Property:** See Existing Conditions Plan.
- (i) **Existing and Proposed Topographic Contours at 1 foot Intervals, including area for a minimum 50 feet beyond property line.** With permission of Building Director, spot elevations may be substituted for contours on developed sites where limited changes are proposed to existing drainage pattern. See Existing Conditions and Grading Plans.
- (j) **Proposed Landscaping in Compliance with Chapter 62, Landscape and Screening, of the Ann Arbor Code of Ordinances:** See the Landscape Plan.
- (k) **A Soil Erosion and Sedimentation Control Plan in Compliance with Chapter 63, Soil Erosion and Sedimentation Control, of the Ann Arbor Code of Ordinances:** See Soil Erosion Control Plan.
- (l) **Drainage Area and Direction of Flow of Land Tributary to Site and Proposed Stormwater Management Plan in Compliance with Chapter 63, Soil Erosion and Sedimentation Control, of the Ann Arbor Code of Ordinances:** See Soil Erosion Control Plan and Detention Basin Calculations.
- (m) **All Existing and Proposed Streets, Driveways, and Curb Cuts with Dimensions, in Compliance with Chapter 47, Streets, of the Ann Arbor Code of Ordinances, and Public Services Department Standards:** There is a single access point to the site on South State Street. Illegal connections to the access lane on the Waterworks property will be abandoned and landscaping restored. A new single access point is proposed on South State Street in the existing location. Dimensions are shown on the Dimensional Site Plan. A contribution to the City Street Tree Fund is proposed. See Landscape Plan.
- (n) **Information Required in Traffic Impact Analysis Regulations, Attachment D of the Land Development Regulations:** A traffic study has been provided.
- (o) **A Field Survey of Archaeological Resources, if determined Necessary by City Staff Following the Archaeological Review Process, Attachment B of the Land Development Regulations:** To follow, if required.
- (p) **In Addition to a General Description of All Site Natural Features and within 50 ft beyond property line shown as part of required site analysis, the accurate location and description of all natural features within the limits of soil disturbance and in an area extending 50 ft beyond the limits of soil disturbance, including:**
- (i) Limits of Soil Disturbance: See Grading Plan.
- (ii) Boundary and Description of Any Endangered Species Habitat: Not applicable.
- (iii) Boundary and Elevation of Any FEMA 100-Year Floodplain: Not applicable.
- (iv) Location, Species, Critical Root Zone and Conditions of Landmark Trees: See Existing Conditions Plan. All on-site landmark trees are in good condition. Tree health evaluation forms have been submitted, and their ratings are shown in the Tree Inventory.
- (v) Location of All Steep Slopes and Cross Section through the Site Showing Proposed Activity in Relationship to Topography: There are no steep slopes on the site.
- (vi) Existing and Proposed Watercourses Showing Depths, Normal Water Levels, Shore Gradients, Type of Bank Retention and Shore Vegetation: Not applicable.
- (vii) Boundary and Character of All Wetlands, as Required by Chapter 60, Wetlands Preservation, of the Ann Arbor Code of Ordinances: Not applicable.
- (viii) Boundary and Basal Area of Any Woodland, with Location, Species, and DBH of All Trees 6 inches DBH or Greater within the Woodland Area: Not applicable.
- (c) **Location and Extent of Required Natural Features Open Space, in Compliance with Chapter 55, Zoning, of the Ann Arbor Code of Ordinances:** Not applicable.
- (d) **Natural Features Statement of Impact, including a Natural Features Protection Plan, an Alternative Analysis, and a Natural Features Mitigation Plan, as required by Chapter 57, Attachment A to the Land Development Regulations, Guidelines for the Protection and Mitigation of Natural Features, shall be used by City Staff when reviewing proposed site plans and plats for site containing natural features.** The only Natural Features on the site are Landmark Trees. Three (3) landmark trees are proposed for removal. These are shown on the Removals Plan. Two (2) landmark trees will be impacted by construction activity. These are shown on the Grading Plan. Proposed mitigation is shown on the Landscape Plan. Alternatives Analysis is shown on Sheet 16, including justification for why the removal of the natural features is the minimum necessary to accomplish the permitted use.
- (u) **Property Survey by a Professional Land Surveyor:** See Existing Conditions Plan.

DEVELOPMENT SUMMARY

	Existing	Permitted	Proposed
Zoning:	C3 - Fringe Commercial	C3 - Fringe Commercial	C3 - Fringe Commercial
Minimum Gross Lot Size:			
Area:	13,000 sf	6,000 sf	103,673 sf (2.38 acres)
Width:	100 ft	60 ft	200 ft
Maximum Gross Coverage:	40%	No restriction	19%
Maximum Floor Area Ratio:	75%	200%	86%
Freestanding Retail:		Yes	2,800 sf
Hotel:		Yes	142 Rooms (87,500 sf)
Setbacks:			
Front Yard (Retail):			
Front Yard:	15 ft min	15 ft min - 25 ft max	15 ft
Side Yard(s):	None	None	N -15 ft; S - 106 ft
Rear Yard:	None	None	457 ft
East Building (Hotel):			
Front Yard:			154.82 ft
Side Yard(s):			N - 53 ft; S - 53.89 ft
Rear Yard:			140.97 ft
Bicycle Rest Station:			
Front Yard:		15 ft min - 25 ft max	0 ft*
Side Yard:		None	15 ft min
Rear Yard:		None	530 ft
Building Height:			
Feet:	35 ft max	55 ft max	73 ft*
Stories:		4 stories	6 stories*
Parking:			
Hotel:		1 car / room	148 spaces (hotel)
Retail:		1:310 sf min / 1:265 sf max	9 spaces (retail)
Total:		142 (hotel) + 9 (retail) = 151 req.	157 spaces total
			100 standard
			50 small
			7 barrier free
Bicycle Parking:			
Hotel:		1 bike / 30 rooms	6 A spaces
		5 required (50% A & 50% B)	
Retail:		1 bike / 3,000 sf	8 B spaces
		1 required (50% B & 50% C)	
Total:		6 spaces required	14 spaces provided

*Note: Requires Planned Project approval

NOTES

- PER CHAPTER 49, SECTION 4: 58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS. SIDEWALKS WITHIN THE PUBLIC R.O.W. ARE TO MEET ADA STANDARDS FOR ACCESSIBLE DESIGN.
- TRASH PICKUP IS TO BE PRIVATE.
- BECAUSE THE SITE IS WITHIN THE MALLETTS CREEK WATERSHED, THE DEVELOPER AGREES TO USE ONLY FERTILIZERS THAT CONTAIN NO PHOSPHATES AFTER THE FIRST YEAR.
- THE LONG TERM MAINTENANCE OF THE STORM WATER DRAINAGE FACILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- "THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE."
- "THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS."
- WORK IN THE RESEARCH PARK RIGHT-OF-WAY REQUIRES A CITY RIGHT-OF-WAY PERMIT. PROJECT MANAGEMENT SHALL INSPECT ALL WORK IN THE RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO, DRIVE APPROACHES, SIDEWALKS, CURB & GUTTER, UTILITIES, RELOCATION OF STREET LIGHTS, ETC.
- STREETLIGHT RELOCATION REQUIRES REVIEW AND APPROVAL OF THE CITY TRAFFIC ENGINEER. THE PROJECT OWNER WILL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS OF THE RELOCATION.

ROCKBRIDGE PROPERTY HOTEL

JOB No. 14150	DATE: 3/30/15
REVISIONS:	SHEET 1 OF 17
AMENDMENT #1	REV. DATE: 9/28/15
PER CITY COMMENTS	CADD: DAG, WAJ
PER CITY COMMENTS	ENG: HTH
PER CITY COMMENTS	PM: RUG
	TECH: 14150CV1.DWG

MIDWESTERN CONSULTING

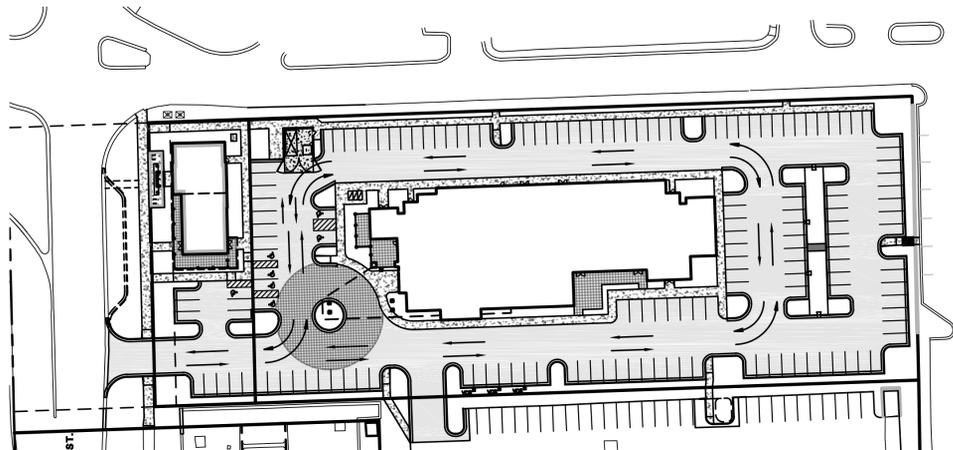
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects

3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

RELEASED FOR	DATE
AMENDMENT #1	9/28/15

HEATH HARTT
ENGINEER
No. 56247

HEATH HARTT, P.E.
P.E. #56247



REFUSE CIRCULATION PLAN
SCALE: 1"=60'



SCALE: 1" = 30'
0 30 60 90



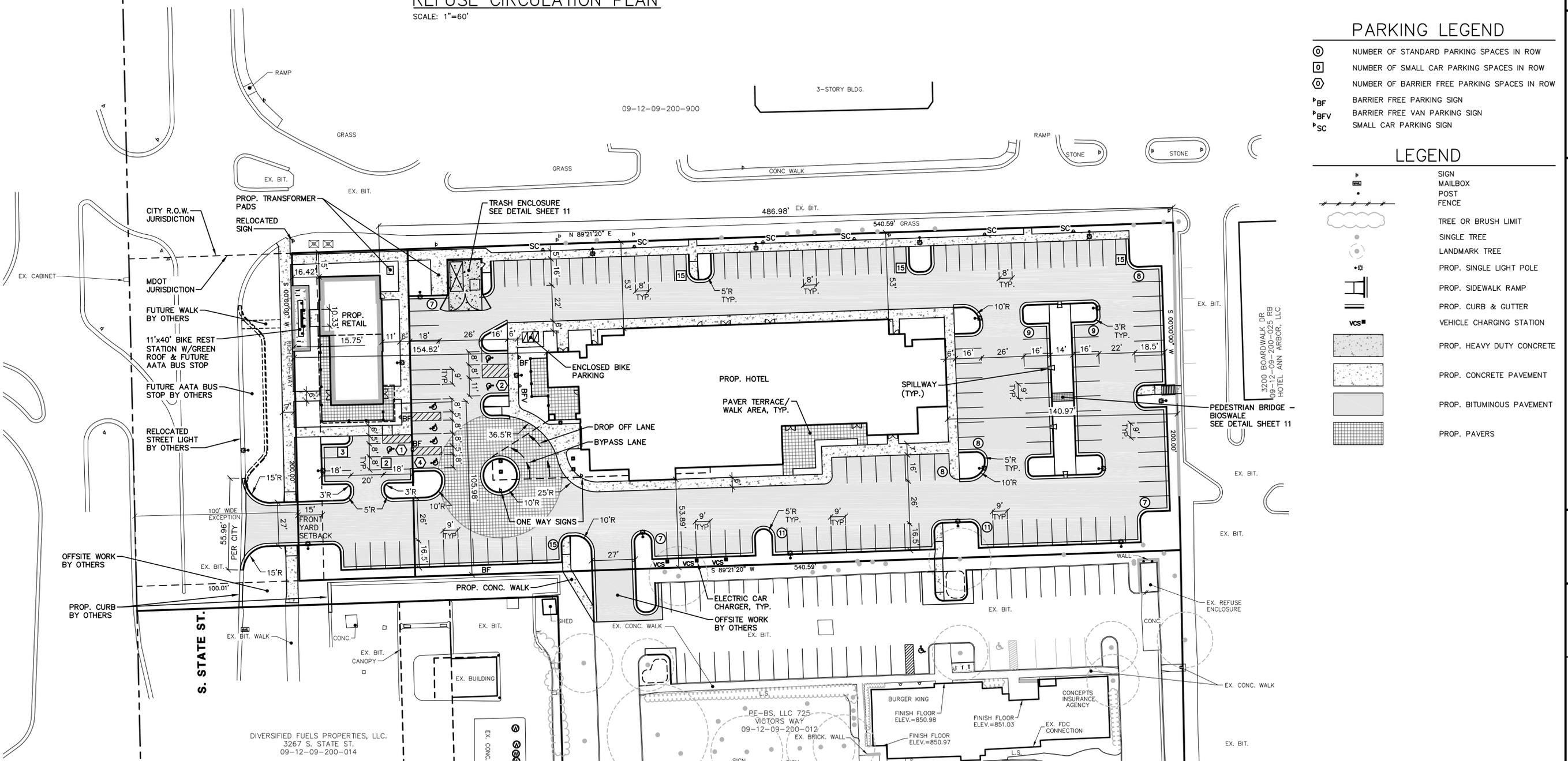
Know what's below.
Call before you dig.

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
- VEHICLE CHARGING STATION
- PROP. HEAVY DUTY CONCRETE
- PROP. CONCRETE PAVEMENT
- PROP. BITUMINOUS PAVEMENT
- PROP. PAVERS



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Civil, Environmental and Transportation Engineers
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CLIENT
ROCKBRIDGE LLC
4100 REGENT ST., SUITE G
COLUMBUS, OH 43219
JAMES D. SCHIRM
(614) 246-2675

ROCKBRIDGE PROPERTY HOTEL
SITE PLAN AMENDMENT
DIMENSIONAL SITE PLAN

5

JOB No.	14150
DATE	3/30/15
REV. DATE	5/28/15
REV. DATE	10/21/15
AMENDMENT #1	
PER CITY COMMENTS	
ADD: DAG, WAJ	
ENG: HTH	
PK: RUG	
TECH: RUG	
14150SP1.dwg	

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DIVERSIFIED FUELS PROPERTIES, LLC
3267 S. STATE ST.
09-12-09-200-014



1" = 20'-0"

SOUTH ELEVATION | HOTEL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN SEPT 28, 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"

NORTH ELEVATION | HOTEL

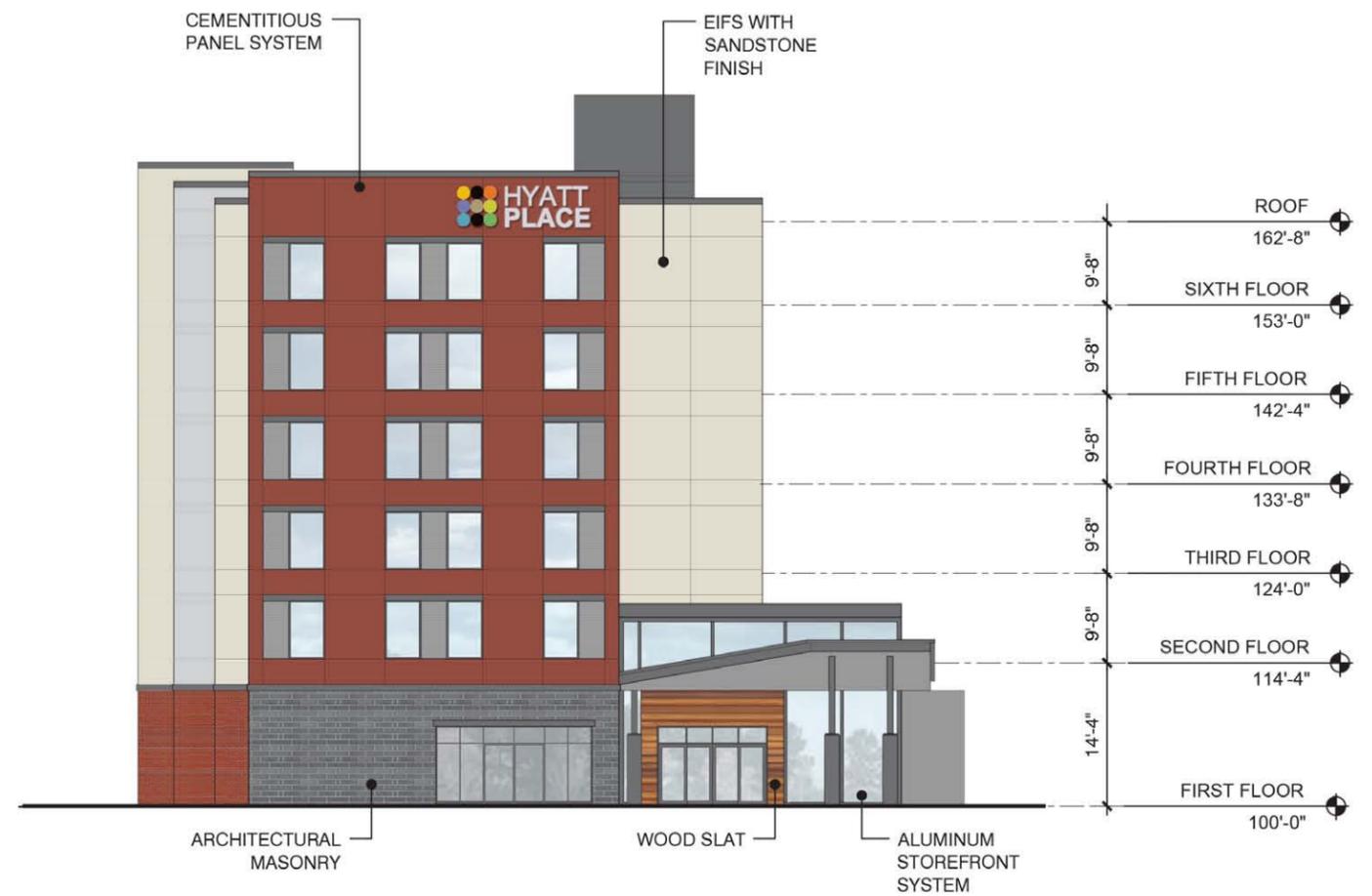
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1" = 20'-0"

EAST and WEST ELEVATION | HOTEL

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RENDERING | HOTEL

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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

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RENDERING | RETAIL

PROPOSED HOTEL AND RETAIL

ANN ARBOR, MICHIGAN SEPT 28, 2015

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