



July 8, 2020

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

RE: 111 N First Street, 300 and 308 W Huron Street

Dear Design Review Board:

Included with this cover letter, please find portable document files to support the request for a hotel project located at the northwest corner of the Huron Street and First Street intersection:

1. Application
2. Project description
3. Proposed Site Plan (scaled)
4. Proposed Site Access Management Plan (scaled)
5. Proposed floor plans (scaled)
6. Proposed building elevations (of every side of the proposed building), including identification of proposed materials and colors (scaled)
7. Photorealistic massing drawings of surrounding site context (non-scaled)

These items are being submitted for consideration at the August 12, 2020 Design Review Board meeting. Should you have any questions or need additional information, please do not hesitate to contact me at (734) 929-6963.

Sincerely,

A handwritten signature in blue ink that reads "Jason Van Ryn".

Jason Van Ryn, P.E.
Project Manager



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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

Ann Arbor Design Review Board

Procedures and Application

Please follow the procedures described below and complete the application included on these sheets for presentation to the Ann Arbor Design Review Board. These procedures, requirements and application may be revised – check with the Planning Division for updates.

Procedures – Many downtown projects are required to first present the project to the Ann Arbor Design Review Board. These projects include:

- Projects in the D1 or D2 zoning district, or located within the Downtown Development Authority boundary zoned or proposed to be rezoned PUD, and
 - Not in a historic district, and
 - Proposes an increase in floor area, and
 - Is a site plan for City Council approval, a PUD site plan, a site plan for Planning Commission approval, a planned project site plan, or administrative amendment to an approved site plan that includes significant building façade changes.
1. **Optional Pre-Application Meeting.** Potential petitioners have the option to meet with planning staff for a courtesy pre-application meeting to review the Downtown Design Guidelines and application procedures and requirements. Contact the Planning Division to schedule a pre-application meeting if desired.
 2. **Submittal and Filing Deadline.** Submit all completed forms and required materials, plans and supporting documents, along with the required fees, to the Planning Division by the filing deadline for the desired meeting, generally about four weeks prior to a meeting date. See the Design Review Board calendar for all filing deadlines in this fiscal year.
 3. **Notices.** Required notices will be prepared and distributed by City staff. Direct mailings will be sent to all property owners and residents within 500 feet of the project. Email notifications will be sent to all subscribers. A note will be posted on the City website.
 4. **Packet Distribution.** Staff will prepare an informational packet for the Design Review Board with the materials, plans and supporting documents provided. A meeting agenda and packets for each project on the agenda will be electronically distributed to Board members. Paper packets for Board members will be available for pickup at the Planning Division. Packets not picked up prior to the meeting will be distributed at the meeting. Petitioners will be electronically sent an agenda and a copy of their project's packet only.
 5. **Board Meeting and Project Presentation.** The Design Review Board meets on the third Wednesday of each month (subject to change). Applicants may give an informal

presentation up to 10-minutes. The Design Review Board will then have a dialogue with the project design team to discuss consistency with the Downtown Design Guidelines.

6. **Report.** Following the Design Review Board meeting, a report of the Board's discussion will be prepared. A copy of the report will be electronically sent to the petitioner and posted on the City website. If a site plan petition is submitted for review and approval, a copy of the report will be included in the site plan petition staff report packet to the Planning Commission and City Council.

Application Materials

Applicants are responsible for preparing and providing all materials for application and presentation to the Design Review Board. The following items must be provided in the required format in order for a project to be accepted for discussion by the DRB.

Required Information:

- Completed Application Form
- Site plan of proposed project including lot lines, proposed building footprint, walkways, driveways and curb cuts, landscape areas and other site improvements.
- Floor plan(s) of 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 surrounding site context
- Any other supporting materials you wish to provide which show or help explain how the design concept responds to the Downtown Design Guidelines

Required Format:

- All drawings must be at least at the preliminary design stage.
- All drawings must be scalable and provided on 11" x 17" paper.
- Submit 9 sets of all required materials.
- Submit 1 PDF file containing all required materials, up to 15 megabytes. This single PDF file can be emailed to a city planner or planning support specialist, or provided on a memory stick or disc. If the file size will exceed 15 MB, divide the file into two or more smaller files attached to the same email or saved on the same device. Materials sent "piecemeal" or in separate transmittals will not be accepted. Materials which require special software to view will not be accepted.
- Bring at least one set of full size drawings to the Design Review Board meeting.




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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	300 W. Huron
Project Location and/or Address:	300 W. Huron, 308 W. Huron, and 111 N. First Street (Northwest corner of First and Huron)
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D2 Downtown Interface Base Zoning District Area 8 - First Street Downtown Character Overlay N. First Street & W. Huron Street - Secondary Street Type Designation
Type of Site Plan Petition (check):	<input type="checkbox"/> Site Plan for City Council approval <input checked="" 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:	Hawkeye Hotels 2706 James Street Coralville, IA 52241
Property Owner:	Hawkeye Hotels has entered into a Real Estate Sale Contract with the property owner: 111 N First Street: Vinrose Properties LLC, 111 N First St STE #2, Ann Arbor, MI 48104 300 W Huron Street: Eileen Bristol, 1715 Adina Street, Austin, TX 78721 308 W Huron Street: Bosrob LLC (Attn: Douglas Ellmann), 308 W Huron St, Ann Arbor, MI 48104
Property Owner's Signature:	Hawkeye Hotels certification of existing Real Estate Sale Contract: 
Developer's interest in property if not owner:	Hawkeye Hotels has entered into a Real Estate Sale Contract with the property owner: 111 N First Street: Vinrose Properties LLC, 111 N First St STE #2, Ann Arbor, MI 48104 300 W Huron Street: Eileen Bristol, 1715 Adina Street, Austin, TX 78721 308 W Huron Street: Bosrob LLC (Attn: Douglas Ellmann), 308 W Huron St, Ann Arbor, MI 48104

Design Team (include all individuals, firms and groups involved):	Dynamik Design; Nitin Patel Nederveld, Inc.; Jason Van Ryn P.E., Brandon Chaney, Kelly Kuiper
Contact Person (name, phone number and email of one person):	Jason Van Ryn (734) 929-6963 jvanryn@nederveld.com

Section 2: Project Details	
Project Specifics:	Site size (sq. ft.): <u>15,072 sq. ft.</u> Total floor area (sq. ft.): <u>45,871 sq. ft. (42,926 sq. ft. Excluding Elevator Shaft)</u> Number of stories: <u>5</u> Building Height (ft.): <u>60 ft.</u> Ground floor uses: <u>Hotel</u> Upper floor uses: <u>Hotel</u> Number dwelling units: <u>N/A</u> Number off-street parking spaces: <u>4 on-site spaces & 7 off-site spaces included within a parking easement on the property to the north (117 N. First St). Total = 11 spaces</u> Open space (sq. ft.): <u>N/A</u>

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.)

Refer to attached sheets for answers 2a-2b

Section 3: Project Design

On a separate sheet(s), please address each of the following in separate statements:

- 3a. Describe the context of the site.
- 3b. Is there an inspiration or a theme for the design concept? Describe.
- 3c. Describe how the project responds to the Design Guidelines for its Character District.
- 3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.
- 3e. Describe how the project responds to the Design Guidelines for Buildings.
- 3f. Describe how the project responds to the Design Guidelines for Building Elements.
- 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.

Refer to attached sheets for answers 3a-3g

PROJECT DETAILS & DESIGN

300 W. HURON

2a. Brief description of design concept

The design concept of the proposed hotel is to enhance the corner of First and Huron street. As the hotel is located at a prominent intersection, the design language transitions from a simple to a vibrant modern corner which is meant to enhance the surrounding area.

2b. Brief description of development program

The proposed hotel is a 5 story, 93 key limited service hotel.

3a. Describe the context of the site

The site is zoned D2 – Downtown Interface, Area 8 – First Street Character Overlay District. It is located at the northwest corner of the intersection of W. Huron Street (business route I-94) and N. First Street (local street). Huron is a two (2) way, five (5) lane, 30 mph street with no on-street parking. First (currently under construction) is proposed to be a two (2) way, two (2) lane, with a protected 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” with the zoning ordinance. The adjacent parcel to the west is the Robert J. Delonis Center (Shelter Association of Washtenaw County), a four (4) story building. Across First Street is the Ashley Terrace Condos, an 11-story condominium with two (2) levels of office and nine (9) residential upper levels, zoned D1.

Current uses of the site include the Relax Station (massage therapy), The Center for Eating Disorders, and a single family residential home. The uses will be relocated and the three (3) structures will be demolished as part of this project. The site is not within a historic district.

3b. Inspiration or theme for design concept

The inspiration of the design takes elements throughout the First Street Character District and surrounding neighborhood context. By focusing the design on the primary corner element and using similar materials such as brick & metal panels as a principal material on the base floors, the proposed hotel enhances 300 W Huron while architecturally staying planted in the neighborhoods design language.

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

The project responds to the First Street Character District by utilizing a zero-setback design, LEED Gold Certification and materials/colors picked from the district’s architectural design

palate. By creating a design which enhances the corner location at the intersection of First and Huron, the building responds to the First Street Character District with a mixture of non-historic residential and industrial architecture design ques.

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

The hotel has been positioned on the site to take advantage of the prime corner location and to enhance the intersection of First and Huron, allowing for an opportunity to engage the public pedestrians with the large amount of storefront glazing on the ground level. The site has limitations in size, so there is no room for an on-site vehicular drop off. As a result, the hotel has been positioned on the site to allow for a drop off area which would be convenient for guest to enter the lobby from the First Street ROW.

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

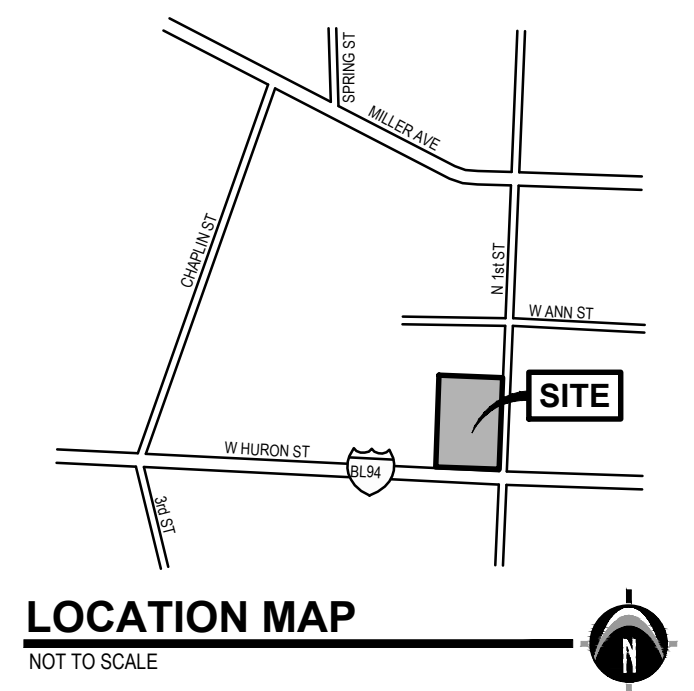
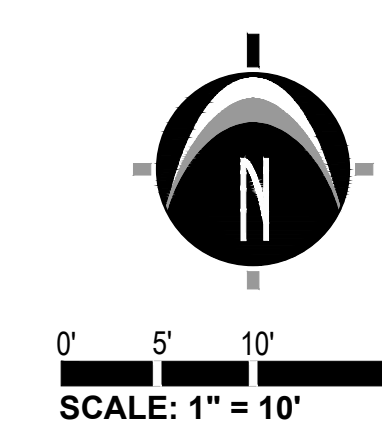
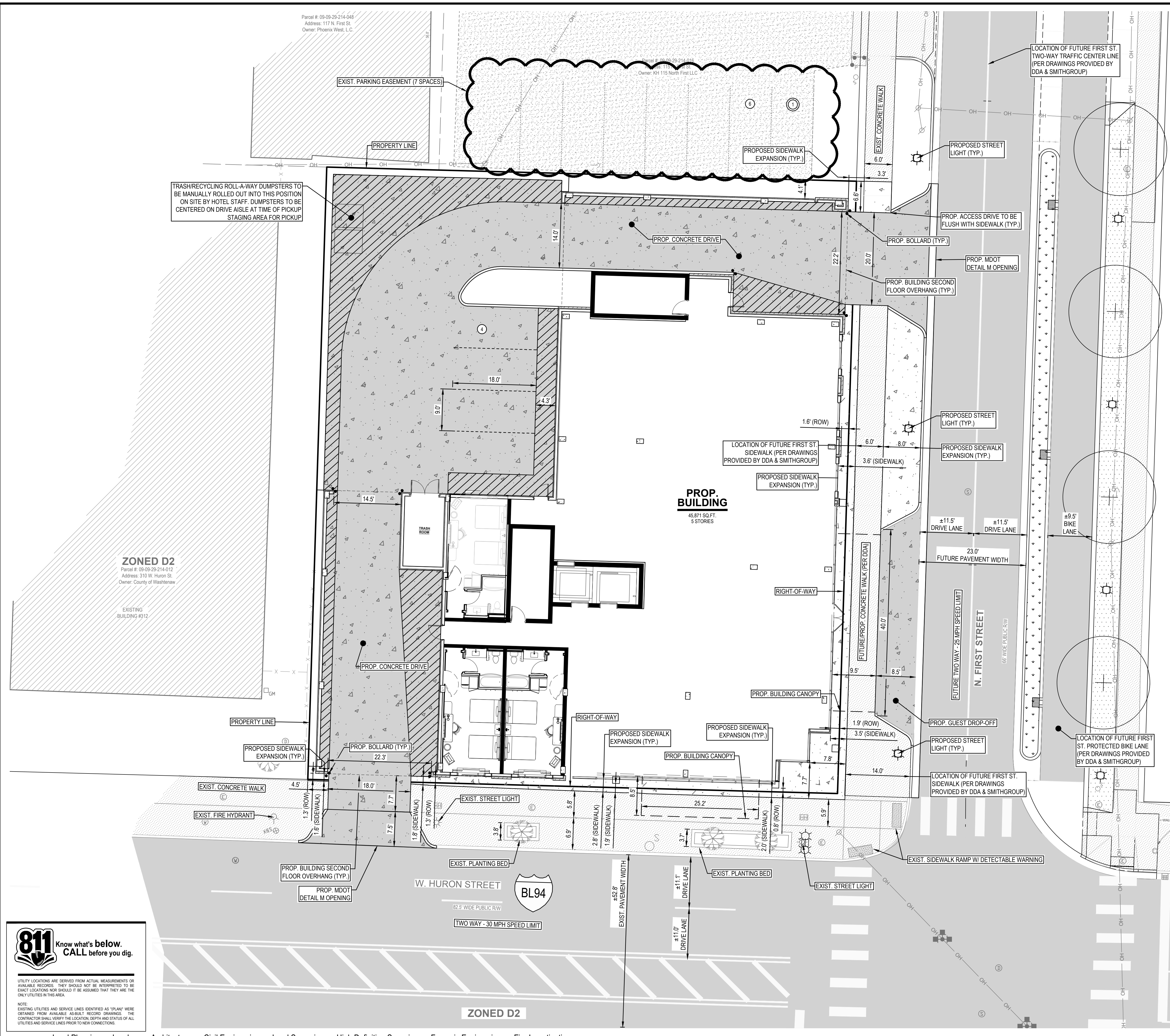
The hotel is designed to take advantage of the prime location at 300 W Huron. The hotel's architectural massing has been stepped back along First street to break up the scale of its facade. Floors 1 & 2 have been clearly defined as a base using different materials & colors and change in the ratio of solid to void between the base and upper floors as there is more storefront glazing designed at the base levels.

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

Building elements have been selected to enhance the street edges through the use of attractive brick and metal paneling material at the base floors of 1 and 2, canopies along First and Huron Street and significant amount of storefront glazing along both primary facades. The use of these materials helps create a vibrant and inviting streetscape for pedestrians and incoming hotel guests. The hotel will have integrated lighting and large glazing to provide a visual connection between indoor and outdoor spaces along the two street ROW's. The variation of colors of metal panels at the corner will add to the visual aesthetic and draw attention to the intersection of First and Huron Street. The HVAC system is designed as a through wall air conditioning system in which the grills on the facades have been aligned vertically and the color will match to the adjacent materials on each face. The project will be pursuing LEED Gold certification so an emphasis will also be placed on using regional materials in the hotel among other sustainable building strategies.

3g. Description of Important Elements, Features and Design

The design of the proposed hotel will create a new and exciting space to the City of Ann Arbor's downtown core. The hotel will enhance the First Street Neighborhood's magnetism as a prominent focal point on the corner of First and Huron while providing the ever-needed beds for visiting businesspersons, alumni and prospective students.



LEGEND

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Pattern]	PROPOSED BITUMINOUS (HEAVY DUTY)
[Pattern]	PROPOSED CONCRETE (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (HEAVY DUTY)

ZONED D1
 Parcel #: 09-09-29-222-005
 Address: 230 Huronview Blvd
 Owner: WIC 218Huron LLC

LEGAL DESCRIPTION
 PART OF BLOCK 1 NORTH, RANGE 1 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S88°28'02"W 114.18 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTH HURON STREET (82.50 FEET WIDE PUBLIC RIGHT-OF-WAY); THENCE N01°46'21"E 132.00 FEET, PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF NORTH FIRST STREET (66.00 FEET WIDE PUBLIC RIGHT-OF-WAY); THENCE S88°28'02"E 114.18 FEET, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH HURON STREET; THENCE S01°46'21"W 132.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH FIRST STREET TO THE POINT OF BEGINNING. CONTAINS 15,072 SQUARE FEET. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

- GENERAL NOTES**
- ZONING OF PROPERTY: D2 DOWNTOWN INTERFACE
 D-2 ZONING REQUIREMENTS
 - FLOOR AREA RATIO = 200% (UP TO 400% WITH PREMIUMS)
 - MAXIMUM BUILDING HEIGHT = 60 FT (MAXIMUM STREETWALL HEIGHT IS THREE (3) STORIES)
 SETBACKS
 - FRONT YARD = MAXIMUM FRONT SETBACK IS 10 FEET AT THE STREETWALL; OFF-SET AT TOP OF STREETWALL REQUIRED AVERAGE FEET IS FIVE (5) FEET
 - SIDE YARD = 0 FEET (UNLESS THE LOT LINE ABUTS A R DISTRICT)
 - REAR YARD = 0 FEET (UNLESS THE LOT LINE ABUTS A R DISTRICT)
 - SUMMARY OF LAND USE:
 - DOWNTOWN CHARACTER OVERLAY = AREA 8 - FIRST STREET
 - STREET TYPE DESIGNATION =
 W HURON STREET - SECONDARY
 N FIRST STREET - SECONDARY
 - TOTAL ACREAGE = 0.35 ACRES (15,072 SQ.FT.)
 - TOTAL FLOOR AREA = 45,871 SQ.FT.
 - USABLE FLOOR AREA (EXCLUDING ELEVATOR SHAFTS) = 42,926 SQ.FT.
 - FLOOR AREA RATIO = 285 % (PROPOSED LEED GOLD - MAX. 350 % FAR)
 - BUILDING HEIGHT = 60 FEET
 - BUILDING LOT COVERAGE = 9,650 SQ.FT. (64 %)
 - OPEN SPACE = 1,450 SQ.FT. (10 %)
 - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
 - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 - THERE ARE CURRENTLY THREE (3) STRUCTURES ON THE PARCELS. THE EXISTING STRUCTURES WILL BE DEMOLISHED AS PART OF THIS PROJECT.

PARKING CALCULATIONS

①	REGULAR CAR SPACE (9'x18') = 10 SPACES
②	CAR-SHARING SPACE (9'x18') = 1 SPACE = 4 REGULAR CAR SPACES
REQUIRED: 42,926 SF(TOTAL USABLE FLOOR AREA) - 30,144 SF(200% FAR) = 12,782 SF / 1000 SF = 13 SPACES	
PROPOSED: 10 REGULAR + 1 CAR-SHARING = 14 SPACES	

ZONED D2
 Parcel #: 09-09-29-214-012
 Address: 310 W. Huron St
 Owner: County of Washtenaw

PROP. BUILDING
 45,871 SQ.FT
 5 STORES

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
 ANN ARBOR
 3037 Miller Rd
 Ann Arbor, MI 48103
 Phone: 734.929.6963

CHICAGO
 COLUMBUS
 GRAND RAPIDS
 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 Hawkeye Hotels
 Samir Patel

2706 James Street
 Coralville, IA 52241
 Phone: 319.752.7400

REVISIONS:
 Title: DESIGN REVIEW BOARD APPLICATION
 Drawn: BC Checked: JVR Date: 2020.07.08

300 WEST HURON

Site Plan

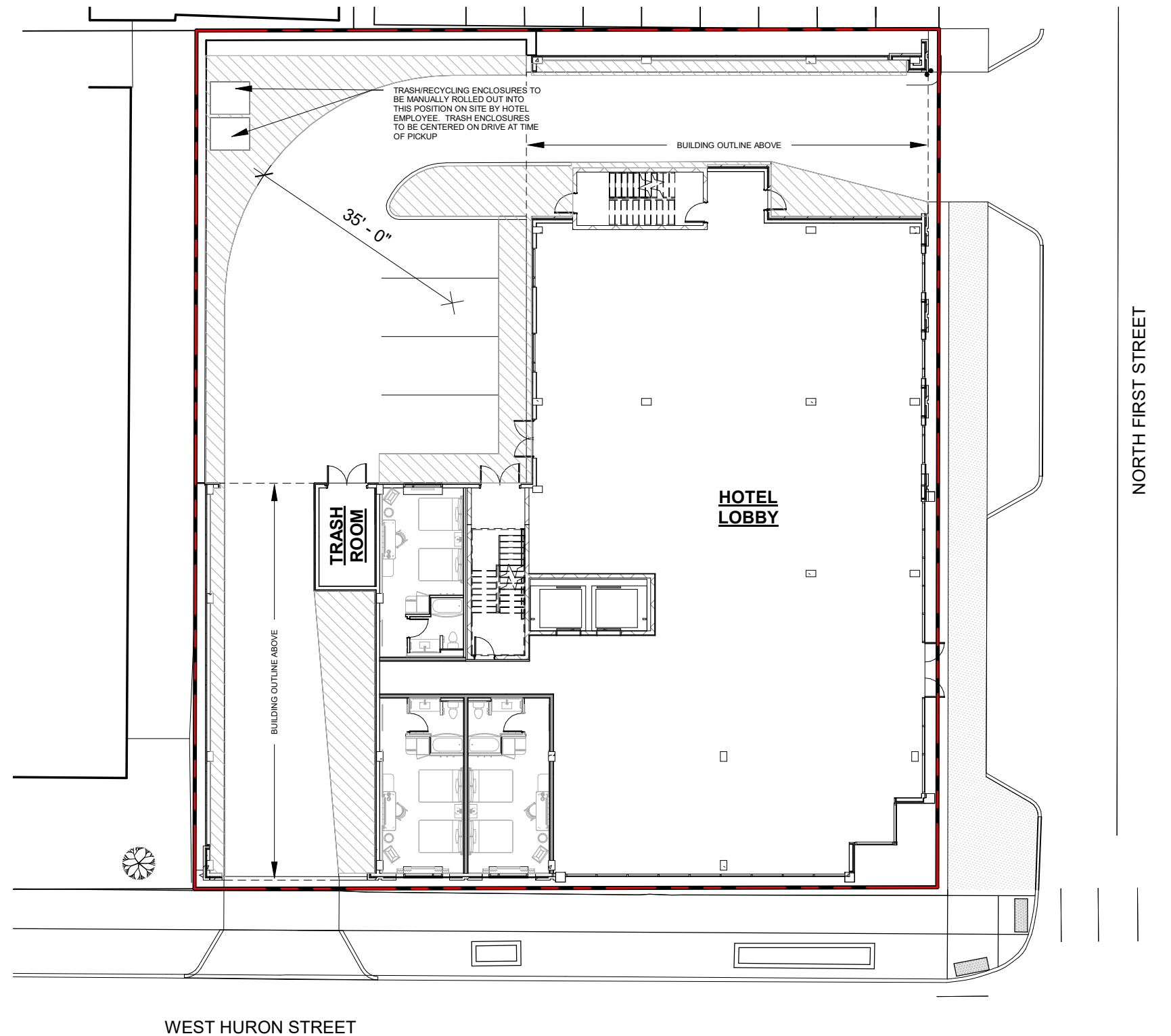
300 W. Huron, 308 W. Huron, 111 N. First St., Ann Arbor, MI 48103
 PART OF BLOCK 1 NORTH, R1E, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
 LICENSED PROFESSIONAL ENGINEER
 JASON L. VAN RYN
 ENGINEER
 No. 54207

PROJECT NO:
 19500174

SHEET NO:
C-205



WEST HURON STREET

NORTH FIRST STREET

LEVEL 1 FLOOR PLAN / SITE PLAN

GUESTROOM SUMMARY	
LEVEL 01	3
LEVEL 02	21
LEVEL 03	23
LEVEL 04	23
LEVEL 05	23
TOTAL	93

GROSS SQUARE FOOTAGE / FAR CALCULATION			
	GFA	SHAFT	FAR
LEVEL 01	7,825 SF	589 SF	7,236 SF
LEVEL 02	10,239 SF	589 SF	9,650 SF
LEVEL 03	9,269 SF	589 SF	8,680 SF
LEVEL 04	9,269 SF	589 SF	8,680 SF
LEVEL 05	9,269 SF	589 SF	8,680 SF
TOTAL	45,871 SF	2,945 SF	42,926 SF

MAXIMUM FAR CALCULATION	
SITE AREA	15,071 SF
BASE FAR ALLOWED - D2 (200%)	30,142 SF
PREMIUMS	
LEED GOLD (150%)	22,607 SF
TOTAL MAX FAR	52,749 SF

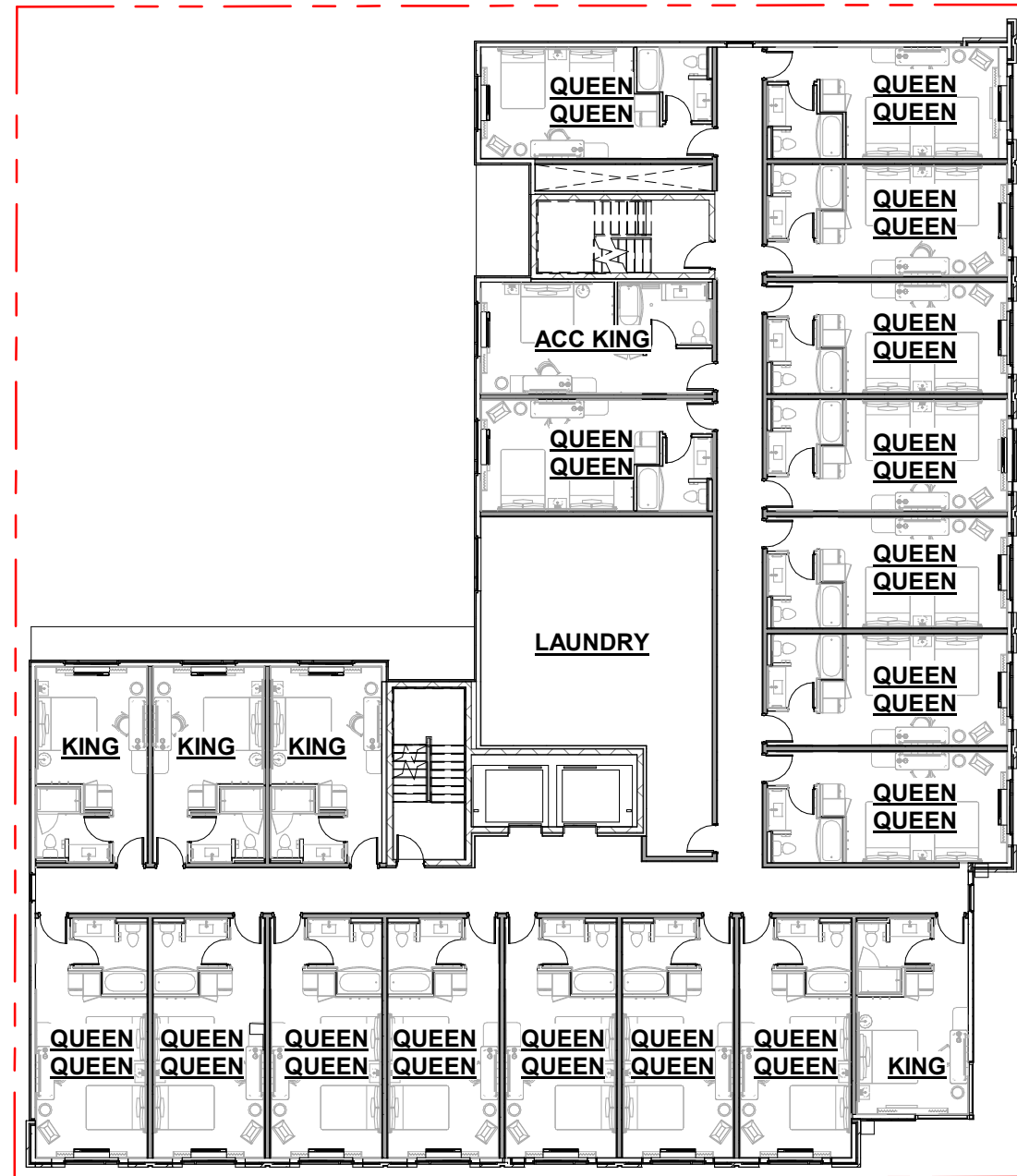


FAIRFIELD INN & SUITES

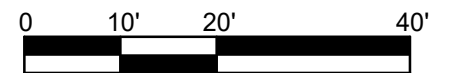
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 HWH2019-04



GUESTROOM SUMMARY	
LEVEL 01	3
LEVEL 02	21
LEVEL 03	23
LEVEL 04	23
LEVEL 05	23
TOTAL	93



LEVEL 2 FLOOR PLAN



FAIRFIELD INN & SUITES

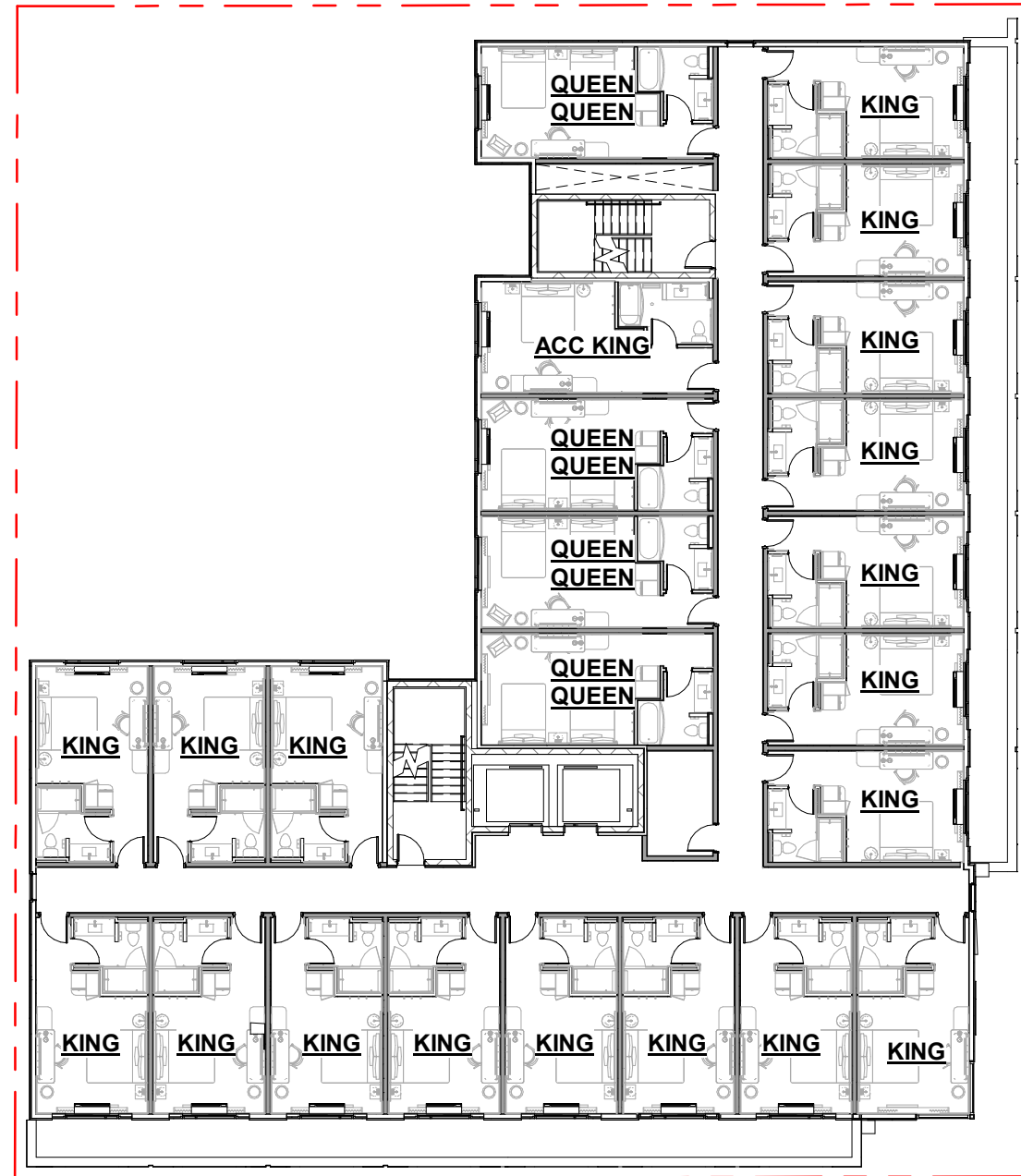
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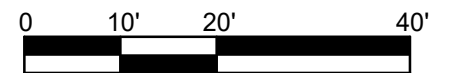


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GUESTROOM SUMMARY	
LEVEL 01	3
LEVEL 02	21
LEVEL 03	23
LEVEL 04	23
LEVEL 05	23
TOTAL	93



LEVEL 3 FLOOR PLAN



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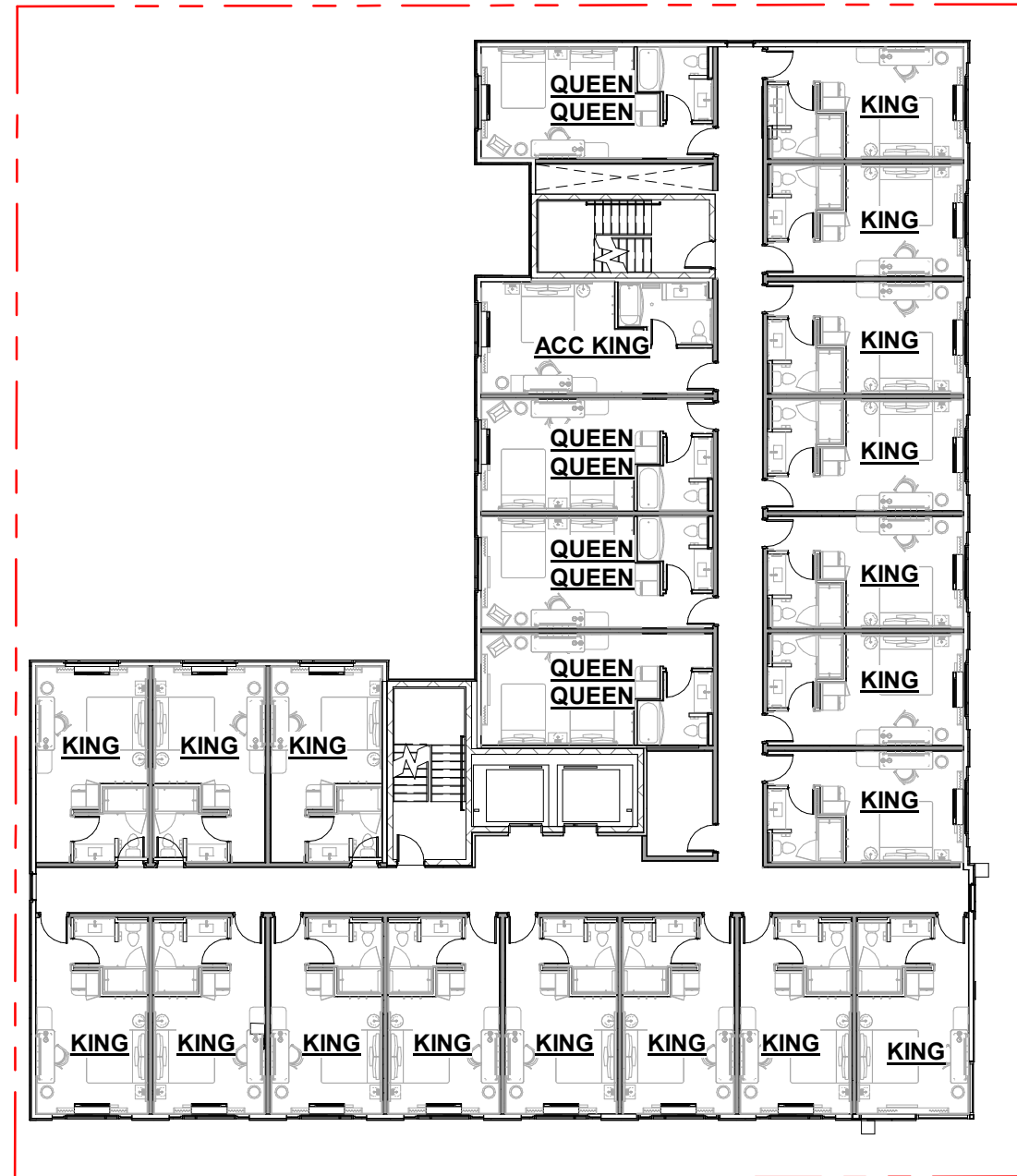
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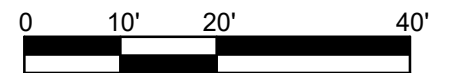


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GUESTROOM SUMMARY	
LEVEL 01	3
LEVEL 02	21
LEVEL 03	23
LEVEL 04	23
LEVEL 05	23
TOTAL	93



LEVELS 4-5 FLOOR PLAN



FAIRFIELD INN & SUITES

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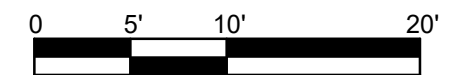
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NORTH FIRST STREET ELEVATION



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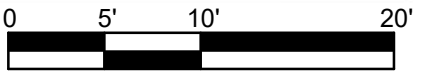
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COURTYARD NORTH ELEVATION



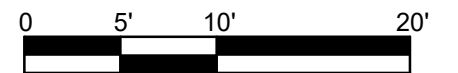
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COURTYARD WEST ELEVATION



FAIRFIELD INN & SUITES

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VIEW AT INTERSECTION

FAIRFIELD INN & SUITES

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NORTH FIRST STREET VIEW



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