



## 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](mailto: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.




## 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 Application

Section 1: General Information	
Project Name:	Ann Arbor Campus Hotel
Project Location and/or Address:	402 E Huron St., Ann Arbor, MI 48104
Base Zoning District, Character Overlay District, and Building Frontage Designation:	Base Zoning: D1 Character Overlay: Area 4 - E Huron 2 Building Frontage Designation: - E Huron St. = Secondary - S Division St. = Secondary
Type of Site Plan Petition (check):	<input 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:	Mortenson Development, Inc.
Property Owner:	Mortenson Development, Inc. has entered into a Real Estate Sale Contract with Seller (BFS Retail & Commercial Operations C/O Bridgestone Americas, Inc.).
Property Owner's Signature:	Mortenson Development, Inc. certification of existing Real Estate Sale Contract: 
Developer's interest in property if not owner:	Mortenson Development, Inc. has entered into a Real Estate Sale Contract with Seller (BFS Retail & Commercial Operations C/O Bridgestone Americas, Inc.).

\*Design Review Board Submittal Only at this Time.

<p>Design Team (include all individuals, firms and groups involved):</p>	<table> <tr> <td> <p>ESG Architects:</p> <p>Mark Swenson - Founding Principal Terry Gruenhagen - Principal Trace Jacques - Partner &amp; Design Principal Ryan Samsa - Vice President</p> </td> <td> <p>Others:</p> <p>Brad Moore - Local Consultant Civil - Midwestern Consulting Geotech - SME Environmental - WSP USA Structural - TBD MEPFP - TBD</p> </td> </tr> </table>	<p>ESG Architects:</p> <p>Mark Swenson - Founding Principal Terry Gruenhagen - Principal Trace Jacques - Partner &amp; Design Principal Ryan Samsa - Vice President</p>	<p>Others:</p> <p>Brad Moore - Local Consultant Civil - Midwestern Consulting Geotech - SME Environmental - WSP USA Structural - TBD MEPFP - TBD</p>
<p>ESG Architects:</p> <p>Mark Swenson - Founding Principal Terry Gruenhagen - Principal Trace Jacques - Partner &amp; Design Principal Ryan Samsa - Vice President</p>	<p>Others:</p> <p>Brad Moore - Local Consultant Civil - Midwestern Consulting Geotech - SME Environmental - WSP USA Structural - TBD MEPFP - TBD</p>		
<p>Contact Person (name, phone number and email of one person):</p>	<p>Jon Hines, Development Senior Project Manager Development Group 700 Meadow Lane North Minneapolis, MN 55422</p> <p>Mortenson   <i>Building What's Next™</i> direct 763.287.5973   mobile 952.426.5470 email <a href="mailto:jon.hines@mortenson.com">jon.hines@mortenson.com</a> <a href="http://www.mortenson.com/development">www.mortenson.com/development</a></p> 		

<p><b>Section 2: Project Details</b></p>	
<p>Project Specifics:</p>	<p>Site size (sq. ft.): <u>12,821 SF (Ann Arbor GIS)</u></p> <p>Total floor area (sq. ft.): <u>78,012 SF</u></p> <p>Number of stories: <u>9</u></p> <p>Building Height (ft.): <u>94'-0" to Roof Slab Elevation</u></p> <p>Ground floor uses: <u>Main Lobby, Dining, Meeting, Reception, Kitchen, Other BOH.</u></p> <p>Upper floor uses: <u>L2-L9 are Guestroom Floors with 20 Keys per Floor.</u></p> <p>Number dwelling units: <u>No residential dwelling units.</u></p> <p>Number off-street parking spaces: <u>Zero. Developer is using the Contribution in Lieu Policy (CIL)</u></p> <p>Open space (sq. ft.): <u>802 SF Public Plaza being provided on Huron Frontage.</u></p>

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 Design Review Board Application Supplemental Narrative for comments on 2a and 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 Design Review Board Application Supplemental Narrative for comments on 3a-3g.



August 14, 2019

Jon Hines  
Mortenson  
700 Meadow Lane North  
Minneapolis, MN 55422

**Re: Ann Arbor Campus Hotel - DRB Application Supplemental Narrative**

Jon,

As requested, we are here-in providing information about the hotel design for the Design Review Board Application – items 2A, 2B and 3a through 3g. Below is our narrative.

**Item 2a:** The proposed project is a nine-story, 160 key limited service hotel.

**Item 2b:** On street level, the hotel program includes a lobby/guest check-in area, a small meeting room and dining facilities, a kitchen, a fire command room and back of house support spaces. The lower level of the hotel is programmed for a fitness room for guest use, hotel administrative offices, laundry/housekeeping, employee facilities and MEP support spaces. Levels 2-9 in the hotel are dedicated to hotel guestrooms throughout, a housekeeping support space and MEP support shafts and closets.

**Item 3a:** The site is located at the southeast corner of South Division St. and East Huron St. It is currently being used as a single-story auto repair shop.

**Item 3b:** The inspiration for the hotel design takes cues from the site and surrounding context as noted in item 3d below. In addition, the building is designed in a straightforward manner given the programmatic requirements for the hotel. A relatively simple contemporary style for the exterior design creates a recognizable and attractive shell for hotel guests and patrons who will use the building.

**Item 3c:** The hotel is responsive to the Design Guidelines for its East Huron Character District by following the setback precedents of the neighboring buildings along Huron (an urban pattern that is common in this area of downtown) and by creating an overall mass that responds to the corner location, adjacent structures and by complimenting the general materials being used on adjacent structures. These simple elements are done to allow the hotel to fit within the urban context of downtown Ann Arbor as a sensitively designed architectural structure that adds to the character of the city.

There are a variety of building sizes, heights and scale within the East Huron district. This is evident in the immediate context adjacent to the site. On the east side of the site, two historic two-story homes exist

reflecting an era when this district was used primarily for single family homes. A ten-story multi-family residential building is adjacent on the south side of the site. Other high-rises such as the Foundry Lofts and The Varsity are also in close proximity to the site. At nine-stories, the hotel is of a comparable scale to recent developments in this area.

The East Huron District can be characterized by wider sidewalks and small plazas that are nicely landscaped offering pedestrians moving through the district a comfortable and positive experience. The plaza created along East Huron Street follows this character defining pattern and will enhance the pedestrian experience along this street. The base of the proposed hotel is also designed to create a comfortable scale along both S. Division and E. Huron Streets. A subtle cantilevered canopy, a change in brick color and a generous use of glazing along the 1<sup>st</sup> floor make the building approachable and friendly even at nine-stories. The corner entrance is also setback and protected by the canopy offering shelter and weather protection for hotel guests and passersby.

**Item 3d:** As a corner site, the building massing and exterior design highlights the corner of Division and Huron Streets where we have located a primary entrance for pedestrians. The hotel mass is setback along Huron to align with the adjacent historic homes currently being used as offices. Our belief is that this creates a sensitive balance to the streetscape along Huron and shows an appropriate level of respect for these venerable historic structures in downtown Ann Arbor. The setback also allows for a wide public plaza on the site which will be designed to enhance the streetscape experience along Huron. The project site is relatively small and there is no room for a street side vehicular drop-off for the hotel. Because of this, the hotel has been positioned on the site to allow for a drive through condition providing vehicular access to the hotel for both guests and service vehicles – solid waste vehicles as well. While creating two curb cuts on the site for vehicular access, this planned route maximizes the sidewalk and plaza widths and also alleviates concerns over congestion at the intersection of Division and Huron.

**Item 3e:** The hotel is designed to maximize the development potential on the site while minimizing its impact on adjacent areas within the District. The hotel has been positioned on the site to follow current urban planning patterns relative to its setback along East Huron Street and the massing of the hotel has been stepped back at the corner to break down the scale of its mass. The vertical facades have also been visually divided with an attractive pedestrian scaled “base” that enhances the streetscape on both frontages. Exterior design places a significant amount of emphasis on the slightly angled corner in response to the geometry of the streets with a slight eastward angle along South Division Street. Wall surface materials have been changed with both color and materials used to break down the scale and massing of the hotel. A significant amount of glazing at the street level facades will highlight the active uses happening along both Huron and Division.

**Item 3f:** Building elements have been designed to enhance the street edges through the use of an attractive brick base, a subtle horizontal canopy line and significant amount of storefront glazing along East Huron and South Division Streets. These elements are used to create a lively, active and interesting street front that wraps the corner site. The canopy details, integrated lighting and playful composition of the glazing frames at the street level add to the character of the hotel and this part of the neighborhood. The use of a variegated set of colors metal panels (or rain screen fiber cement panels) and a strong vertical accent color at the stepped back corner mass add visual interest to the building up to the roof level at the corner. These

materials are also used at the vehicular guest entrance at the east side of the site. By locating the pedestrian entry to the hotel at the corner of the site and creating a flow through interior lobby running parallel to East Huron, the street level of the hotel welcomes both guests and public patrons who may choose to utilize the dining and meeting room options available at that level. On the upper floors of the hotel, a playful use of light and dark colored spandrels below the vertically organized windows provides further visual interest along both primary street frontages.

The predominant material used for the skin of the hotel is brick. Two brick colors are used – a lighter toned, blended brick color for the upper floors of the hotel and a darker colored ironspot brick for the street level. Other primary materials are metal panels in a variety of subtle color tones (or possibly a rain screen fiber cement panel) and factory finished and panelized EIFS at the less visible back sides of the hotel. By specifying a prefinished, panelized EIFS panel, we will be able to maintain a cleaner site during the installation of these panels. Mechanical equipment will be screened by the building’s parapet such that no equipment will be visible from the streets. The emergency generator for the building will be located at the back of the building and will also be screened and made secure with a perimeter wall and access gate or gates. Although the HVAC system for the hotel is preliminary at this time, if a through the wall air conditioning system is used, the grilles on the facades for that system will be aligned vertically and color matched to the adjacent materials on each face. All materials will be chosen for durability and long-life. 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.

**Item 3g:** The planning and design for the proposed hotel will create a friendly and lively use at this location in Ann Arbor. It will enhance the City’s charm for those visiting for business purposes, leisure or parents, alumni and prospective students touring the University located just a few blocks east of the hotel.

We look forward to further development of the hotel with our upcoming design review hearing.

Sincerely,  
ELNESS SWENSON GRAHAM ARCHITECTS, INC.



Terry Gruenhagen, AIA, LEED AP  
Principal

CC: Trace Jacques, ESG



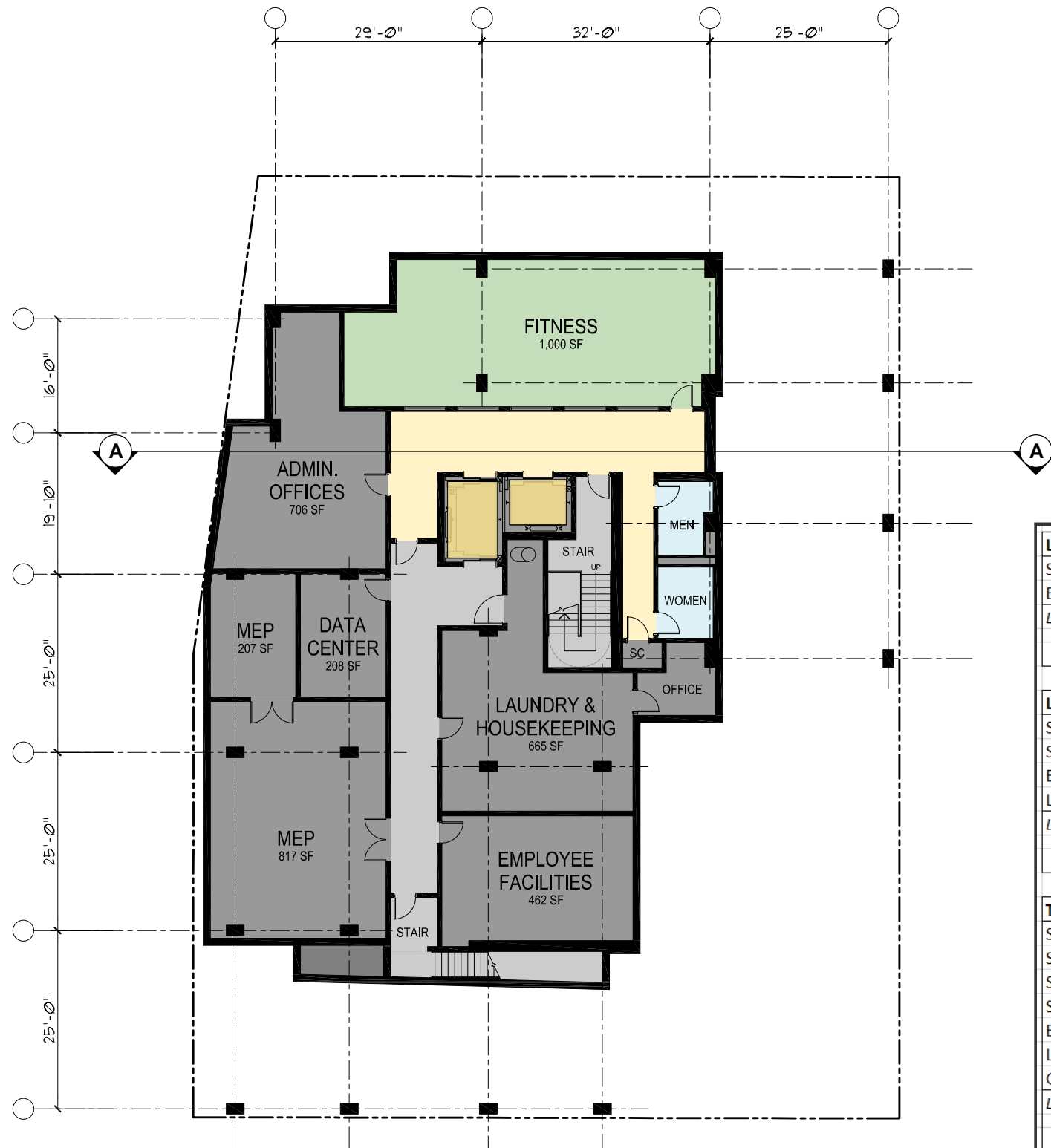


8/13/2019

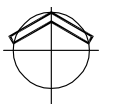


ANN ARBOR CAMPUS HOTEL  
Ann Arbor, MI

Design Review Board Submittal

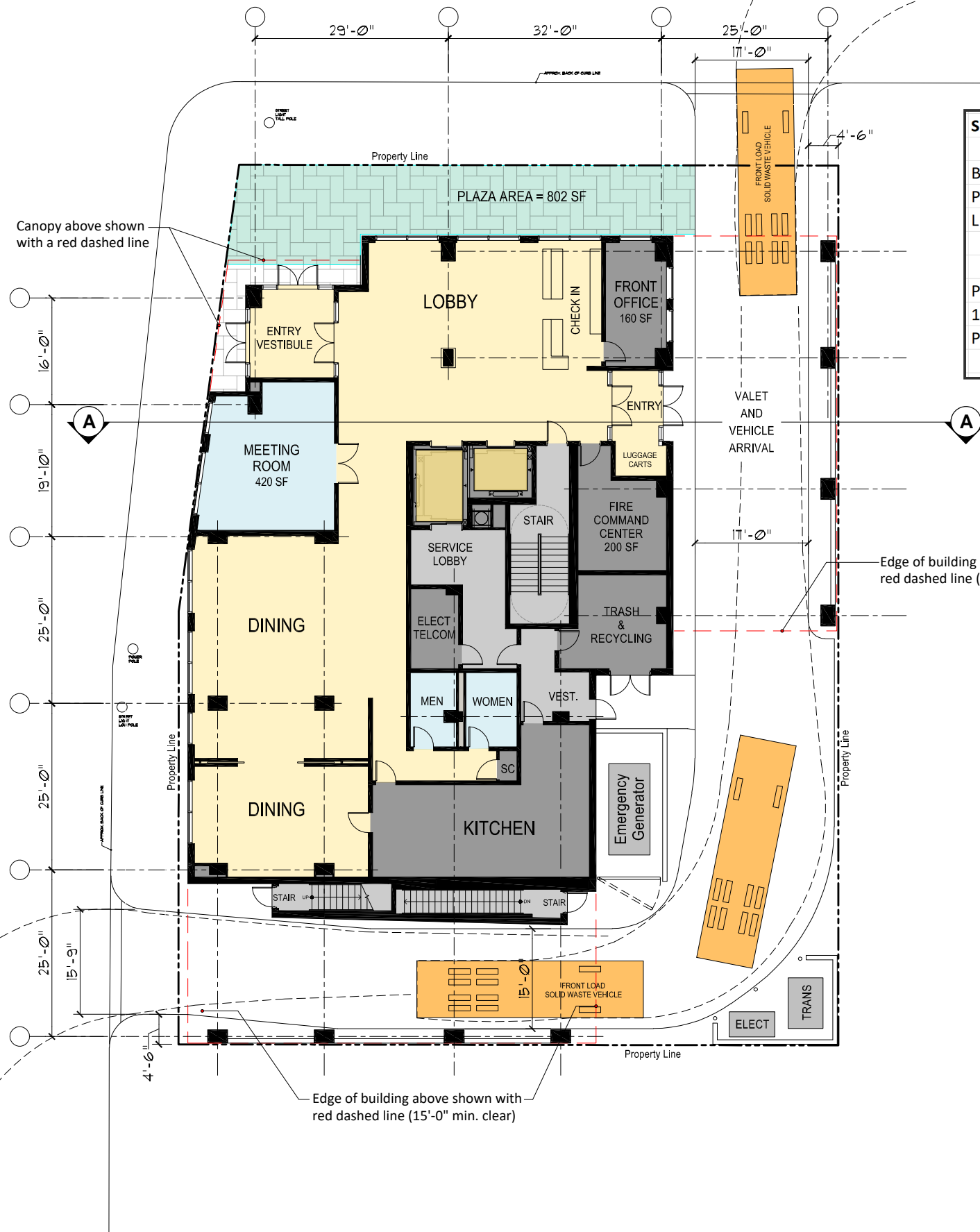


<b>Lower Level Gross Area (SF)</b>	<b>6,376</b>	<i>Measured to Outside Face of Outside Wall</i>
Stairwell 1	204	
Elevator Shaft	194	
Less Vertical Penetrations	398	
<b>FAR Area</b>	<b>5,978</b>	
<b>Level 1 Gross Area (SF)</b>	<b>6,367</b>	<i>Measured to Outside Face of Outside Wall</i>
Stairwell 1	204	
Stair Press Shaft	15	
Elevator Shaft	194	
Linen Chute	0	
Less Vertical Penetrations	413	
<b>FAR Area</b>	<b>5,954</b>	
<b>Typ. GR Level [2-9] Gross Area (SF)</b>	<b>8,933</b>	<i>Measured to Outside Face of Outside Wall</i>
Stairwell 1	204	
Stair Press Shaft	15	
Stairwell 2	180	
Stair Press Shaft	10	
Elevator Shaft	194	
Linen Chute	10	
GR Shafts	60	
Less Vertical Penetrations	673	
<b>FAR Area</b>	<b>8,260</b>	

SCALE: 1" = 20' 

# EAST HURON STREET

# SOUTH DIVISION STREET



<b>Site Area</b>	<b>12,770.00 sf</b>
Base FAR allowed - D1 (400%)	51,080.00
Premiums	
LEED Gold plus 6 points E&A (150%)	19,155.00
Subtotal	70,235.00
Plaza (Pedestrian Amenity)	
10 sf for each sf of Ped. Amenity up to 8,000 sf	
Plaza size = 814	8,140.00 <b>Must use 8,000 sf</b>
Subtotal	<b>78,235.00 Max FAR with Premiums</b>

FAR Worksheet	
	Area (SF)
Lower Level	5,978
Street Level	5,954
Level 2	8,260
Level 3	8,260
Level 4	8,260
Level 5	8,260
Level 6	8,260
Level 7	8,260
Level 8	8,260
Level 9	8,260
	<b>78,012</b>
Max. FAR	<b>78,235</b>

Front Load Solid Waste Vehicle Path through the Site

Edge of building above shown with red dashed line (15'-0" min. clear)

Edge of building above shown with red dashed line (15'-0" min. clear)

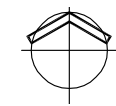
8/13/2019



ANN ARBOR CAMPUS HOTEL  
Ann Arbor, MI

Street Level

SCALE: 1" = 20'



# EAST HURON STREET

# SOUTH DIVISION STREET

Note that the existing back of curb edge is not parallel to the property line along Division Street

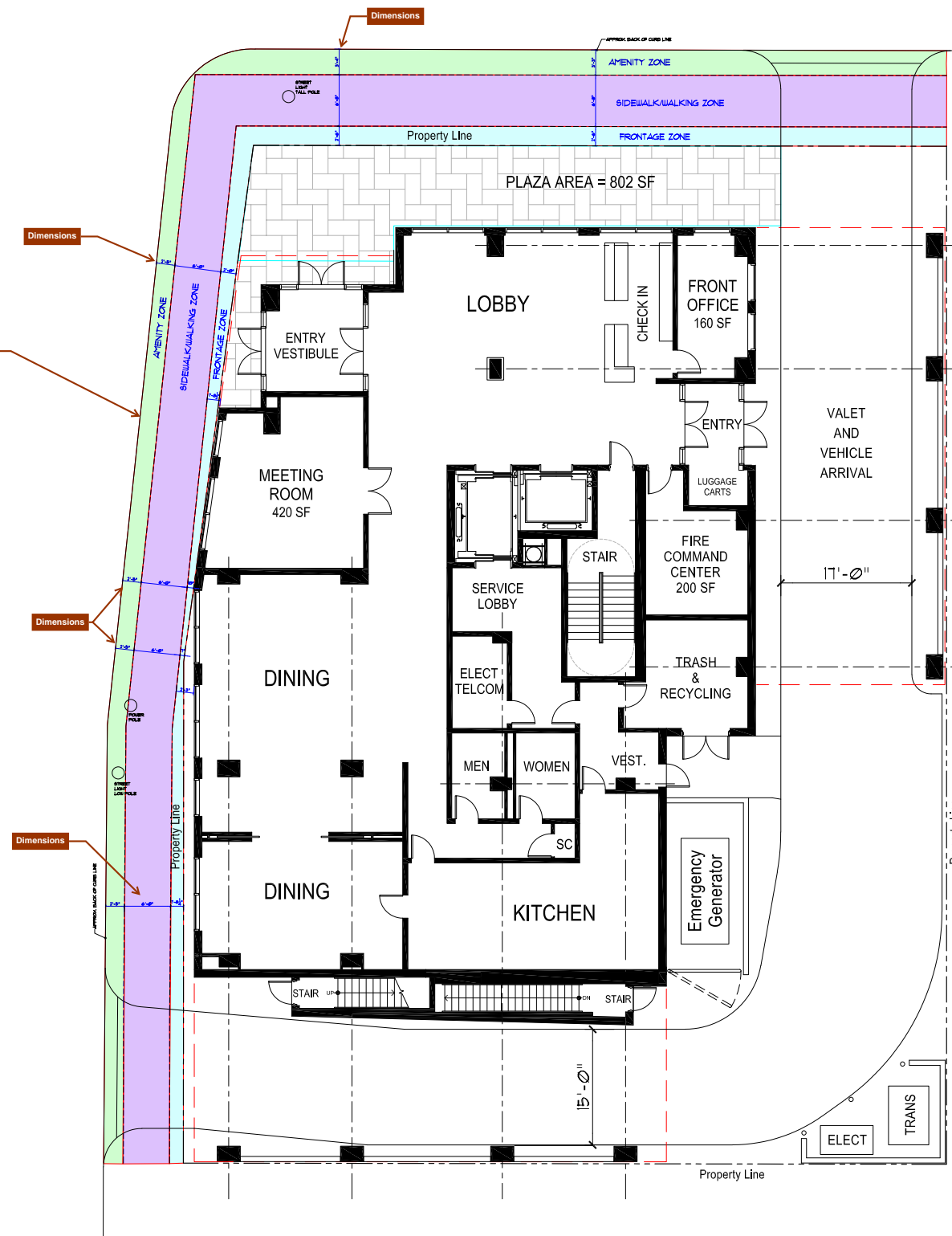


Table 4.1.1A	Frontage Zone		Sidewalk / Walking Zone		Amenity Zone	
	Minimum	Preferred	Minimum	Preferred	Minimum	Preferred
Destination Commercial	0'	2'-6"	6'	6'-10"	2'	4'-12"
Commercial	0'	2'-6"	6'	6'-8"	2'	4'-8"
Mixed	0'	2'	6'	6'-8"	2'	4'-8"
Civic / University	0'	2'	6'	6'-10"	2'	4'-8"
Near Neighborhood	0'	2' or n/a	5'	6"	2'	4' to 6'

**LEGEND**

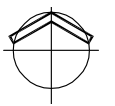
- FRONTAGE ZONE**
- SIDEWALK / WALKING ZONE**
- AMENITY ZONE**

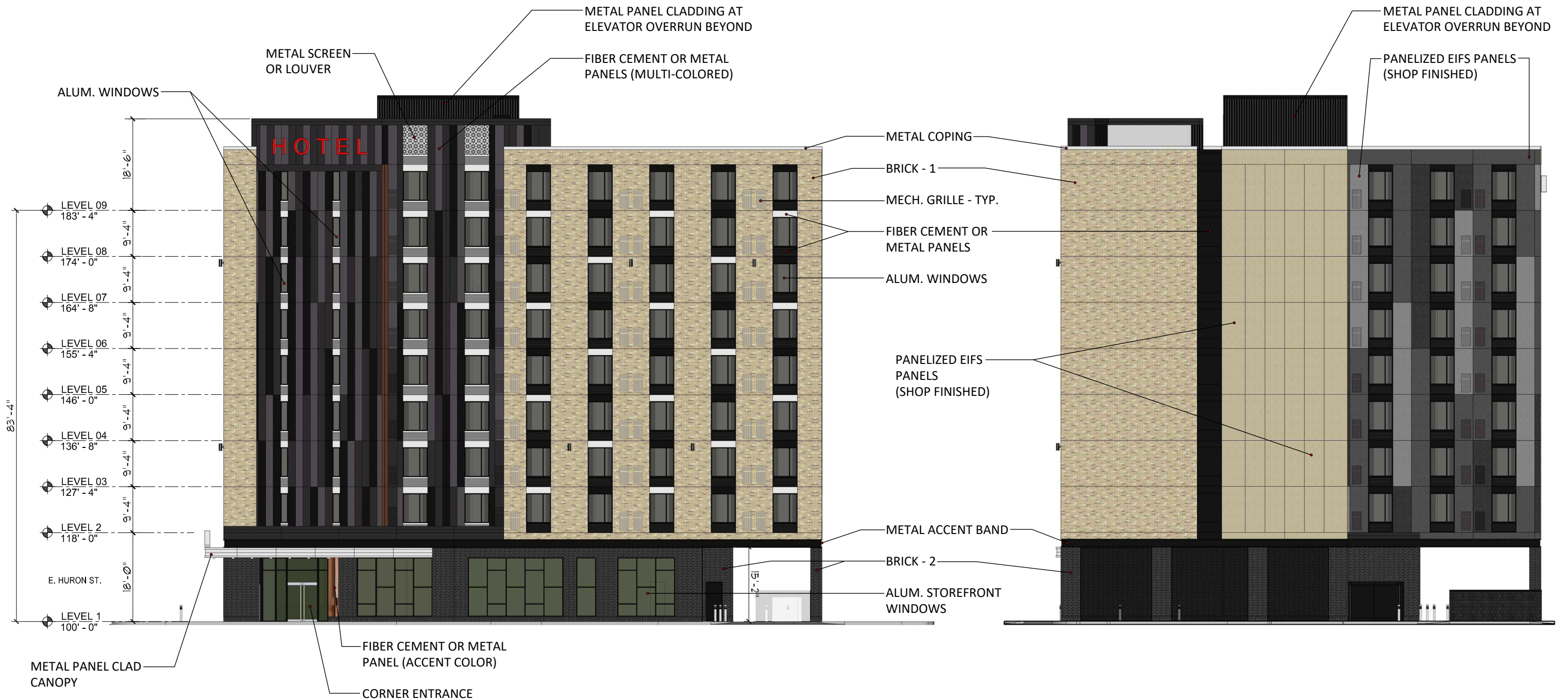
**Dimension Study for Ann Arbor Streetscape/Sidewalk Zones**



**GUESTROOM SUMMARY**

Level	King	Queen/Queen	King Studio	Total
2	9	8	3	20
3	9	8	3	20
4	9	8	3	20
5	9	8	3	20
6	9	8	3	20
7	9	8	3	20
8	9	8	3	20
9	9	8	3	20
<b>TOTAL</b>	<b>72</b>	<b>64</b>	<b>24</b>	<b>160</b>
<b>%</b>	<b>45%</b>	<b>40%</b>	<b>15%</b>	<b>100%</b>

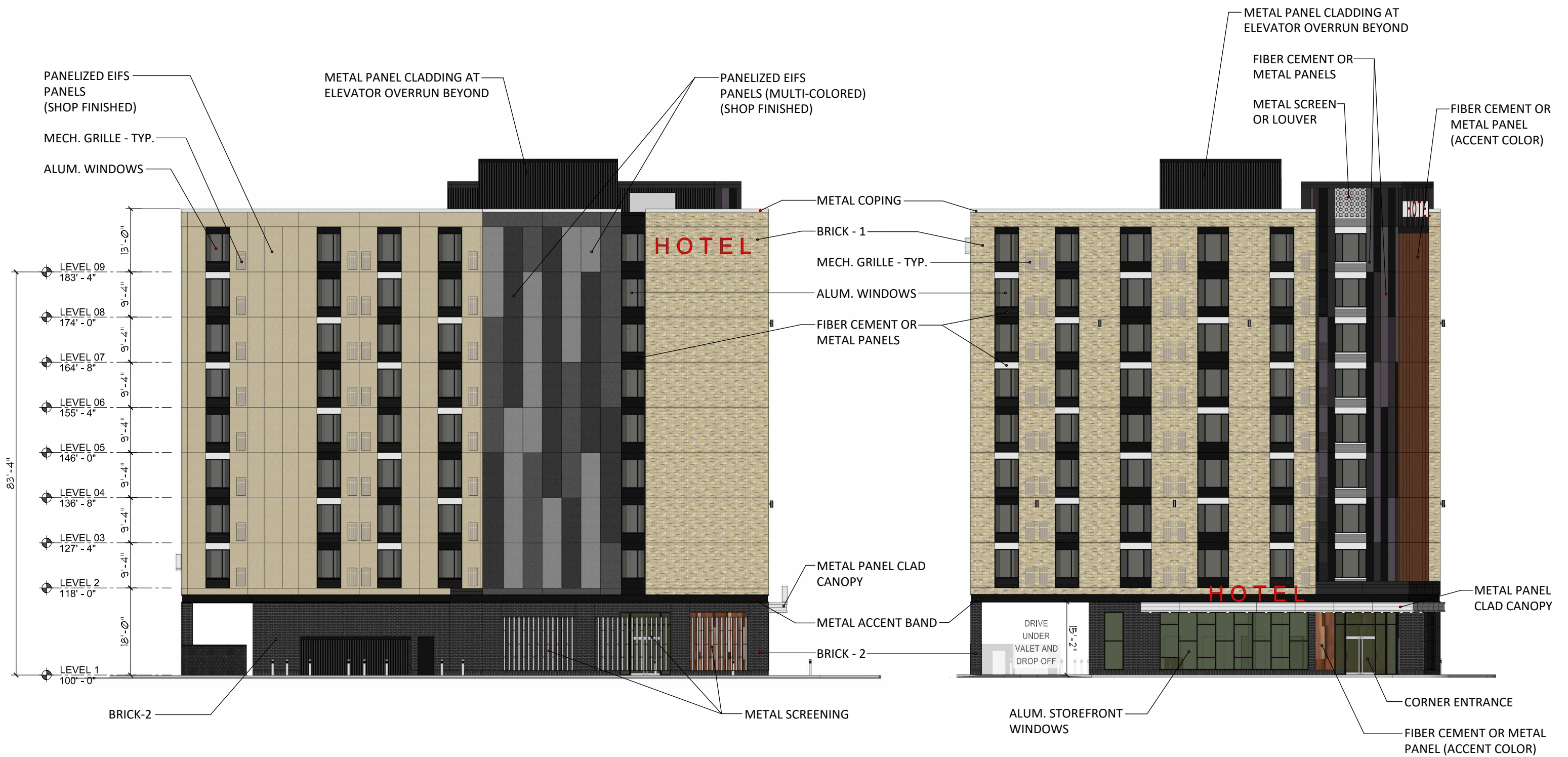
SCALE: 1" = 20' 



West Elevation - Facade on South Division Street

South Elevation

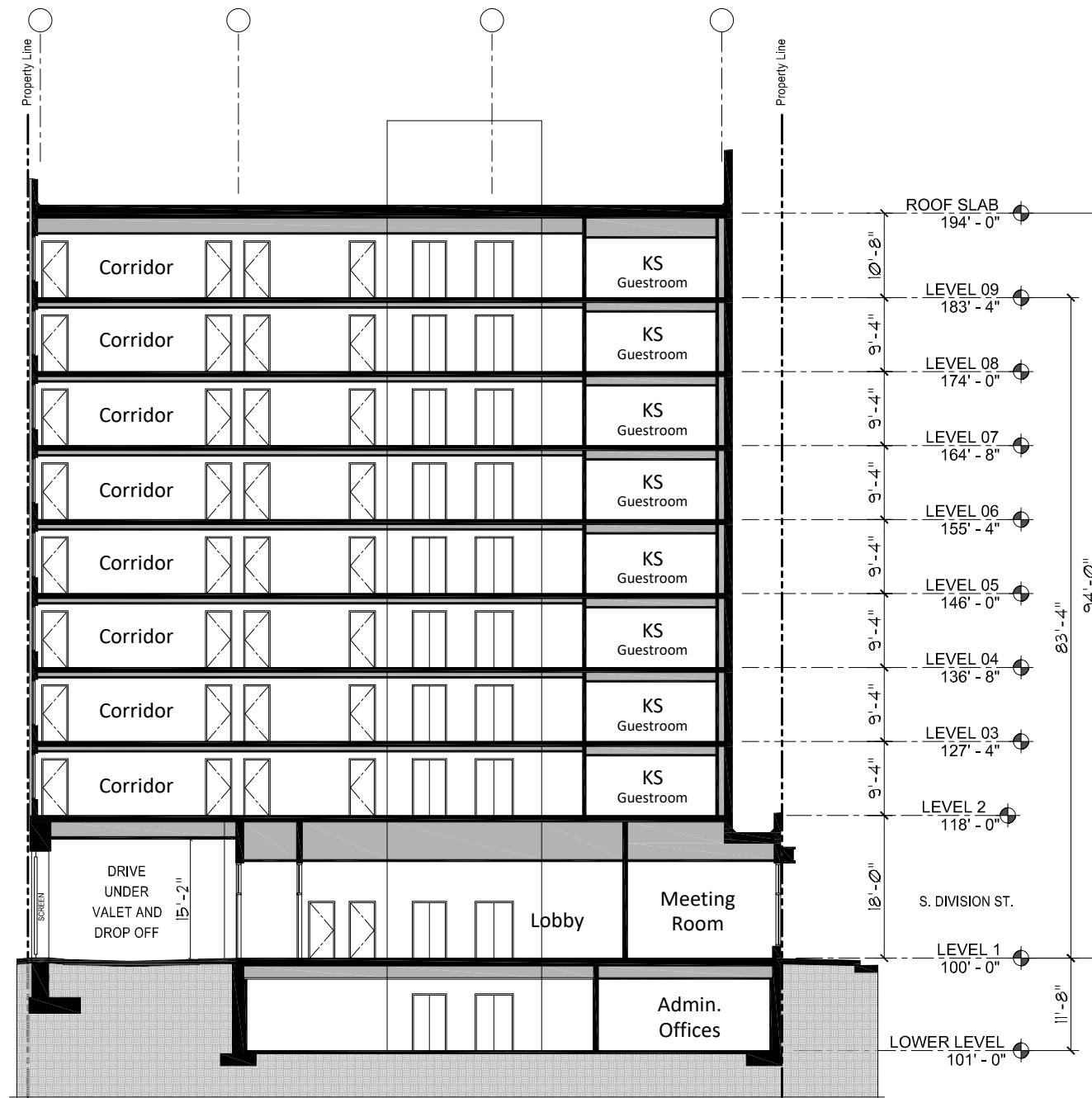
8/13/2019



East Elevation

North Elevation - Facade on East Huron Street

8/13/2019



Section A-A

SCALE: 1" = 20'





8/13/2019



8/13/2019



ANN ARBOR CAMPUS HOTEL  
Ann Arbor, MI

Exterior Rendering



8/13/2019



ANN ARBOR CAMPUS HOTEL  
Ann Arbor, MI

Exterior Rendering



8/13/2019



ANN ARBOR CAMPUS HOTEL  
Ann Arbor, MI

Exterior Rendering



8/13/2019



8/13/2019



8/13/2019