

February 4, 2025

Geoff Perkins – Chair of the Board  
City of Ann Arbor Design Review Board  
301 E Huron St  
Ann Arbor, MI 48104

Subject: Consideration of Entitlement Consistency for the Proposed Hotel Project at 300 West Huron Street

Dear Members of the Design Review Board,

We would like to express our sincere gratitude for your time and dedication as volunteers serving on the Design Review Board. Your efforts play a vital role in shaping the future of development in Ann Arbor, and we truly appreciate your commitment to ensuring that projects contribute positively to our city.

We are writing today regarding the proposed hotel development at 300 West Huron Street. While we are not opposed to this project, we believe it is important to bring to your attention certain entitlement inconsistencies related to solid waste management and guest drop-off accommodations that may create inequitable treatment between projects.

We recently entitled a Marriott AC Hotel located at 300 West Huron, a process that involved significant challenges, particularly concerning solid waste management. The City's rejection of our initial solid waste plan required us to establish a permanent easement with a neighboring property owner, resulting in ongoing operational constraints and a diminution in property value for both parcels. Specifically, our original proposal to utilize 4-yard movable

containers with a garbage truck pulling onto the site and backing onto the street was deemed unacceptable due to the City's policies prohibiting such maneuvers. Additionally, our request for a designated guest drop-off lane was denied due to the nature of our site's location on a one-way street.

Given this precedent, we are concerned that the proposed hotel at 300 West Huron Street is seeking entitlement under a solid waste plan that closely mirrors the plan rejected for our project. If the City were to approve this plan, it would create a clear inconsistency in how similar projects are being evaluated and would put our development at an unfair disadvantage.

Furthermore, if this project were to be entitled under a different set of rules, we would formally request that our site plan be reopened to allow for similar modifications. In the absence of equitable treatment, we would be compelled to seek all available remedies to ensure a fair outcome.

We understand that issues related to engineering and solid waste management may not fall directly within the purview of the Design Review Board. However, we believe it is important to raise these concerns at this early stage so that the petitioner is fully aware of the potential challenges they may face. Our intent is not to hinder the progress of this development but rather to provide insight based on our own experience to prevent unnecessary delays and financial strain on the petitioner.

Again, we appreciate the work of the Design Review Board in helping to foster responsible and well-planned development in our community. We trust that you will take these concerns into consideration and ensure that all projects are held to a consistent and fair standard.

Thank you for your time and thoughtful consideration.

Sincerely,



Michael C. Martin  
300 E Huron LLC  
Authorized Agent

Cc: Ann Arbor City Council