

THE GLEN
A MIXED USE DEVELOPMENT

JUNE 29, 2015

1. PUD PRE-PETITION CONFERENCE SUBMISSION TO THE CITY OF ANN ARBOR PLANNING COMMISSION

a. Name and contact information for the Petitioner and its interest in the subject site.

The owner, developer and Petitioner is Catherine Ann Development Company, LLC. The managers of the Company are Craig Singer and Fred Goldberg who have a long history of building and operating successful projects in the Ann Arbor area including:

- Cranbrook Village (Whole Foods/REI), Woodland (Busch's) and Colonnade (Panera) Shopping Centers – Ann Arbor
- Transforming the foreclosed Tally Hall into Liberty Square which formerly housed Borders headquarters – Ann Arbor
- Oak Valley (Target), Village Center (Outback Steakhouse) and Waters Place (Kohl's) Shopping Centers – Pittsfield Township
- Centerra Pointe Apartments – Pittsfield Township
- NOAA Great Lakes Environmental Research Laboratory (GLERL) – Pittsfield Township

The developer's contact information is Craig Singer, 121 West Long Lake Road, Third Floor, Bloomfield Hills, Michigan, 48304. csinger@milfordsingerco.com. Telephone: 248-646-4499.

b. Location, size, general description of the existing conditions and existing natural features, and current zoning designations of the subject site.

The site is located along Glen Avenue between Catherine Street and Ann Street on a 0.54 acre parcel of vacant land formerly used as a small commercial building, gas station, parking lot, and two residences that were removed by the prior developer.

The former gas station, commercial building and parking lot portions of the site were previously zoned commercial, and the residential portions of the site were previously zoned residential.

In July of 2005, the zoning classification of the five parcels comprising the site was changed to PUD, and the City zoning map was amended to PUD. Supplemental regulations for the PUD were adopted at that time to allow a 10 story mixed use building consisting of multi-family dwelling units and commercial spaces intended for neighborhood goods and services, and general office and retail uses.

The PUD zoning was subsequently amended to allow only 9 stories pursuant to a Consent Judgment entered in 2007 and amended in November of 2011, extending the revised site plan to November 2012.

The prior developer demolished all of the structures on the site but was unable to commence development of the site by November 2012, and thus the prior site plan has expired. Currently, the site is vacant land. The current developer purchased the site in March of 2014.

The zoning of the site remains PUD.

Catherine Ann Development Company, LLC is requesting approval of an amendment to the current PUD zoning and the PUD site plan to allow a different mixed use development on the site consisting of a four star hotel with a significant number of suites suitable for extended stays, conference, reception and meeting space, first floor neighborhood retail and restaurant space, and neighborhood gathering areas.

The site is on the eastern border of the Old Fourth Ward Historic District, across the street from the University of Michigan Medical Center. The project's design will be compatible with the Old Fourth Ward Historic District, and its central location will make it a focal point for the community. In addition to being immediately adjacent to the University of Michigan Medical Center, the site is in close proximity to both the central and north campuses of the University of Michigan, the existing and proposed new train station, on an AATA bus route, close to cultural venues such as the Power Center and Hill Auditorium, and within walking distance to State Street, Kerrytown, and downtown Ann Arbor. The Glen will provide much needed additional quality hotel rooms, banquet, reception, conference and meeting facilities, neighborhood retail and restaurant space, and its own underground parking.

There are currently no natural features on the site, and as described below, one of the many benefits of this new project will be to clean up the existing environmental contamination, and revitalize this vacant eyesore as a vibrant and attractive addition to the neighborhood and the City as a whole.

c. Proposed PUD Development Program (Chapter 55 5:80(4)(d), including statements for the following:

i. The objective, purpose and beneficial effect for the City that will be achieved by the proposed PUD zoning district.

Please see Attachment A.

ii. Why this beneficial effect cannot be achieved under any other zoning designation.

Please see Attachment B.

iii. How the proposed PUD zoning district is consistent with the Master Plan Land Use Element recommendation for the subject site.

Please see Attachment C.

d. Statement regarding whether a PUD Zoning District and Site Plan are, or are not being requested together.

PUD rezoning amendment and site plan approval are being requested together.

2. Comparison Chart

Please see Attachment D.

3. Conceptual PUD plan, sketches, drawings and building elevations

Please See Attachment E.

Attachment A
The Glen, a Mixed Use Development
June 29, 2015

Proposed PUD Development Program (Chapter 55, 5:80(4)(d), including statements of the objective, purpose and beneficial effect for the City that will be achieved by the proposed PUD zoning district based on the standards of Chapter 55, 5:80(6) as follows:

5:80 (6)(a)

The use or uses, physical characteristics, design features, or amenities proposed shall have a beneficial effect for the city, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination thereof, on present and potential surrounding land uses. The beneficial effects for the city which warrant the zoning include, but are not limited to, features such as:

STANDARD (i)

Innovation in land use and variety in design, layout and type of structures which furthers the stated design goals and physical character of adopted land use plans and policies.

The Glen is an innovative mixed use development that combines neighborhood friendly retail and restaurant space, including outdoor eating areas at ground level, with community gathering space, meeting space and conference/reception space on the second level, and much needed additional quality hotel space on the upper levels to serve City residents and the many visitors to Ann Arbor and the University of Michigan Medical Center. The project also includes four floors of underground parking.

This mixed use project is located on a vacant brownfield site which is currently an underutilized eyesore. The project will significantly benefit the City by providing the following much needed amenities in the immediate area of the neighborhood and for the City at large.

1. Café and restaurant space, including sidewalk entries and outdoor seating.
2. Retail and/or restaurant spaces along Catherine, Glen and Ann, with opportunities for multiple sidewalk entries.
3. Four floors of underground parking.
4. Clean up of existing environmental contamination and creation of a vibrant mixed use project on a currently blighted site.

5. Neighborhood gathering spaces, meeting rooms, conference areas and reception facilities for both large and small groups and events.
6. High quality hotel service for visitors to Ann Arbor and the University of Michigan and its Medical Center.
7. An employment center expected to create approximately 200 permanent new jobs.
8. Innovative reuse of the site to significantly enhance the City's viability as a center for the attraction of knowledge based business.
9. Pedestrian and neighborhood friendly design, including bicycle parking areas, and parking areas for shared use vehicles such as Zipcar.
10. An innovative exterior design that pays homage to the Old Fourth Ward Historic District, and provides a transition to the University of Michigan Medical Center buildings and parking structures just across the street.
11. A supportive and attractive anchor for the Old Fourth Ward Neighborhood Association's goal of increasing owner occupancy in the neighborhood.
12. Eliminates the possibility of the property becoming University of Michigan owned as would be logical since the University owns virtually every parcel to the east and north of the site and is beginning to run out of new development sites outside of its North Campus.

These uses and benefits are consistent with the City's Master Land Use Plan and Policy, as described in Attachment C.

STANDARD (ii)

Economy and efficiency of land use, natural resources, energy, and provision of public services and utilities.

As a mixed use project, The Glen will be an efficient use of the land and will provide the neighboring residential areas and the University of Michigan Medical Center with a variety of services in one location, including restaurant, retail, meeting, conference/reception and lodging.

Its proximity to the University of Michigan Medical Center, downtown Ann Arbor and performance venues provide guests and conference participants many amenities within walking distance. The Project is currently located on an AATA bus line so public transportation services are available. Public utility and other services are also readily

available to the site. It would be the closest hotel to any of the proposed train station sites.

There are no natural features on the site. By cleaning up the environmental contamination the developer will be making a significant contribution to the health and welfare of the neighborhood and the City as a whole, as one of the major benefits of the project.

STANDARD (iii)

Provision of usable open space.

The project is located on a 0.54 acre parcel that formerly contained a gas station, commercial building, parking lot and two residential buildings that were removed by the prior developer. Consistent with the land use plan guidelines for street facing entries and reduced setbacks, the developer intends to create a “pocket park” with murals and a large scale sculpture as a welcoming open area for neighbors, visitors and guests.

STANDARD (iv)

Preservation and protection of natural features that exceeds ordinance requirements, especially for those features prioritized in the land development regulations as being of highest concern, or that preserves existing conditions instead of merely providing mitigation.

There are no natural features on the site. The developer intends to clean up the environmental contamination as part of the project development, as a significant benefit to the City. Developer plans to obtain a LEED designation for the project.

STANDARD (v)

Employment and shopping opportunities particularly suited to the needs of the residents of the city.

This mixed use project will bring a restaurant, café and retail shopping opportunities compatible with the neighborhood, with street facing entries and a pedestrian friendly design. The conference center, reception and meeting areas, retail areas, and lodging space will create significant employment opportunities consisting of approximately 200 permanent jobs under one roof.

STANDARD (vi)

Expansion of the supply of affordable housing for lower income households.

To address the City’s desire to increase affordable housing options available within the City, the developer would be pleased to make a monetary contribution to the City’s affordable housing fund, thereby providing a significant benefit to the City. Moreover,

by providing supportive infrastructure for the City's growth and development, the project will create a more robust and balanced economy which should motivate the development of additional affordable housing.

STANDARD (vii)

The use and reuse of existing sites and buildings which contribute to the desired character and form of an established neighborhood.

The redevelopment of this vacant eyesore into a neighborhood friendly mixed use development will be a significant benefit to the neighborhood and the City as a whole. The high quality lodging, conference, reception and meeting space will serve the needs of both the adjacent University of Michigan Medical Center, and local businesses and individuals.

The design for the project will be compatible with and respectful of the character of the neighborhood.

The project will be an attractive addition to Ann Arbor, will contribute significantly to the City's overall attractiveness for knowledge based businesses and will create numerous job opportunities within the City.

Given the existence of the University of Michigan and the existing high quality of life in Ann Arbor, the community is positioned to attract both more knowledge based business and tourism. Additional high quality rooms and first class meeting reception space will enable Ann Arbor to better compete nationally with places like Cambridge, New Haven, Madison, Boulder, Charlottesville and Palo Alto.

The project will act as an artful transition between the Old Fourth Ward Historic District and the University of Michigan Medical Center.

All of the foregoing will provide significant benefits to the City and its residents, and enhance the public health, safety and welfare.

Attachment B
The Glen, a Mixed Use Development
June 29, 2015

ii. Why this beneficial effect cannot be achieved under any other zoning designation.

Several individual parcels of various zoning designations were combined in 2005 to create the initial PUD for this site. At that time, it was noted in the Findings of the City Council resolution approving the rezoning to PUD that the size and shape of the individual parcels would limit appropriate redevelopment of the site, and that the mixed land uses were not readily achievable within the existing zoning districts without multiple variances.

Similarly, for this new project the desired mixed uses of retail, restaurant, conference and reception space, meeting space and lodging do not readily fall within another zoning district without multiple variances, and therefore a PUD is appropriate.

The appropriateness of PUD zoning of the 5 assembled parcels was also noted in the Findings of the Consent Judgment entered into by the City of Ann Arbor, the City Historic District Commission, the State Historic Preservation Board, and the prior developer in 2005, and in the 2011 amendment to the Consent Judgment. In addition, pursuant to a resolution adopted October 18, 2010 by the City Council, and as set forth in the Amended Consent Judgment, the City Council approved an amendment to the Consent Judgment to extend the approval of the Revised PUD Site Plan and construction of the 9 story building proposed by the prior developer for this site.

While the prior PUD site plan has expired, an amendment to the current PUD zoning and approval of a new PUD site plan are still the most appropriate means to achieve the beneficial effects of redevelopment of this site.

Attachment C
The Glen, a Mixed Use Development
June 29, 2015

iii. How the proposed PUD zoning district is consistent with the Master Plan Land Use Element recommendation for the subject site.

The Project is located in the City's Central Planning Area and is master planned for commercial and residential. The retail, restaurant, conference and lodging use of The Glen are consistent with these planning designations.

The Project is consistent with the goals and objectives of City's Master Land Use Plan as follows:

- Redevelopment of a brownfield site (p. 19);
- Contribution to air quality as a pedestrian friendly mixed use development located along an AATA bus line near the current and proposed new train station (p. 18);
- Use of a multi-story building and underground parking to reduce impervious surfaces (p. 19);
- Redevelopment of an under-utilized site (p. 26);
- Street facing entries; reduced setbacks along the street; pedestrian and neighborhood friendly design (p. 29, 67 and 68);
- Integrating mixed land uses on the same site to encourage pedestrian activity and neighborhood vitality; use of multi-story building to minimize impervious surfaces (pp. 31 and 33);
- Bicycle parking and the opportunity to host rental bikes through the City's bike share program (p. 21 and 33);
- Use of public transportation or hotel shuttles to limit vehicle trips for guests and conference participants, four floors of below ground parking and shared vehicle parking areas for programs such as Zipcar (p. 21, 31 and 33);

- Redevelopment of vacant, underutilized site as a mixed use development to create a vibrant positive experience for the neighboring residents and institutional uses, and for other City residents and visitors to the Ann Arbor area (pp. 61; 64 and 66).
- Innovative architecture that complements the scale and character of the area (p. 62 and 64);
- Creation of an inviting streetscape and improved links between commercial and residential areas, and encouraging access between nearby neighborhoods and downtown (p. 67)
- Respectful design to complement the historic architecture and environmental character of the neighborhood (p. 70).

The Glen Attachement D June 2015

2013234 The Glen, A Mixed Use, Comparison Chart June 2015

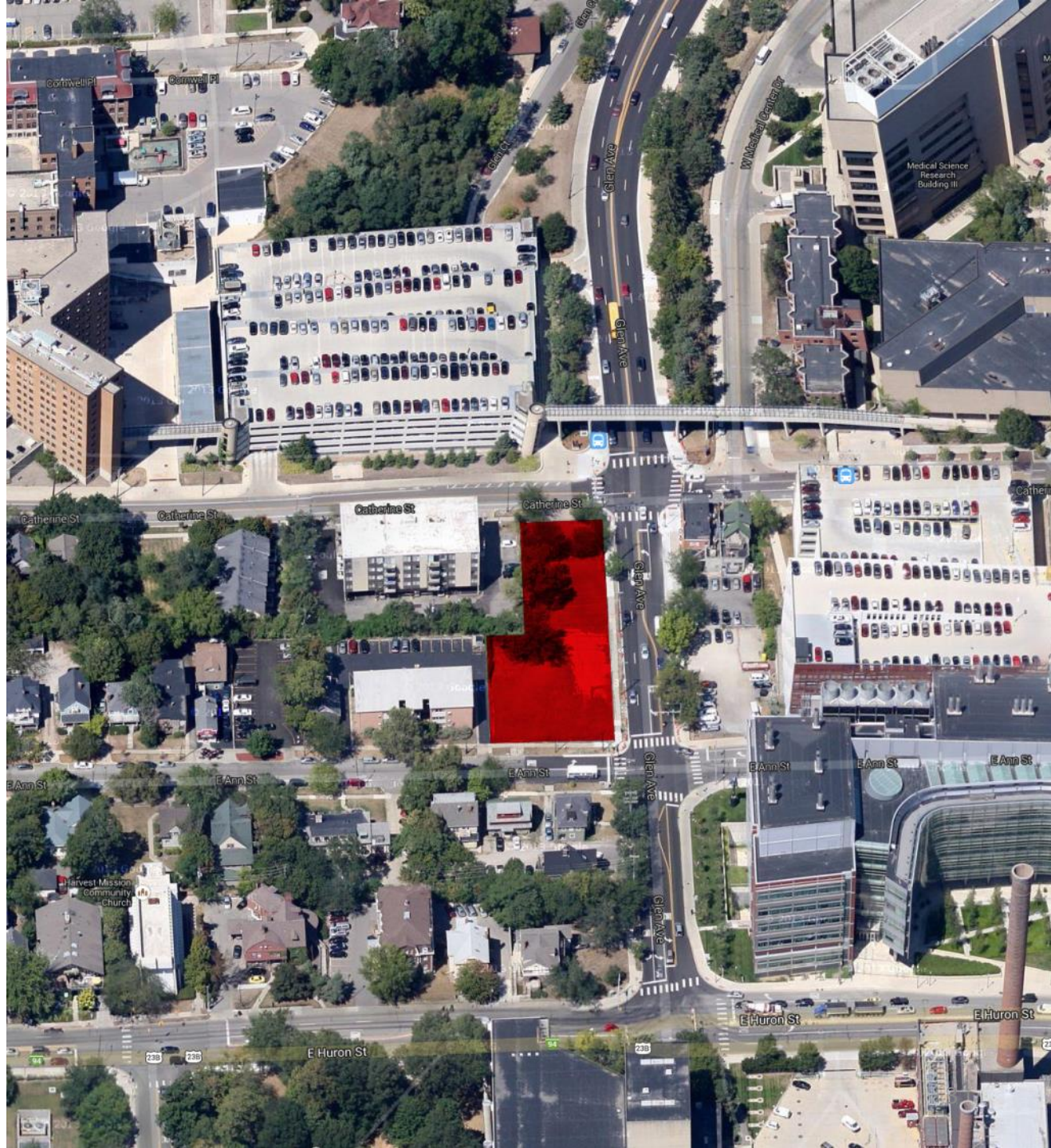
	R4C	C-1	C2A-/R	Glen Ann Place Approved PUD Zoning 11-01-07	The Glen, A Mixed Use Proposed June 2015
Minimum Lot Area	8,500 SF	2,000		23,573 SF/0.54 Acres	23,573 SF/0.54 Acres
Site Area Per Dwelling Unit	2175 SF/Unit			185 SF/Dwelling Unit	122 SF/Hotel Room
Max Usable Floor Area in % of Lot Area	40% 9,429 SF	40% 9,429	300%/600% w/prem 141,438 SF	186,111 SF/23,573 = 790%	151,852 SF/23,573 = 644%
Min Usable Open Space in % of Lot Area	40%	0%	0%	0%	0%
Front Yard	25 Feet	25 Feet	40 Feet	0 Feet	0 Feet
Side Yard 1	12 Feet Minimum	25 Feet Abutting Res		0 Feet	0 Feet
Side Yard 2	26 Feet Total	0 Feet Non Residential		0 Feet	0 Feet
Rear Yard	30 Feet	20 Feet Non-Residential	10 Feet Window Wall	0 Feet	0 Feet
Height	30 Feet	25 Feet/2 Stories	None	134 Feet/10 St (9 St per Consent Judgement) 9 Stories + Mech Penthouse 109.33 Feet Maximum Shown	109.33 Feet/ 9 Stories + Mech Penthouse 109.33 Feet Maximum Proposed
CAR PARKING					
Retail Parking Req'd	16,800 SF/310 = 54 spaces	same	same	16,800 SF/310 = 54 spaces	5,135 SF/310 = 17 spaces
Office Parking Req'd	21,031 SF/333 = 63 spaces	same	same	21,031 SF/333 = 63 spaces	
Apartment Parking Req'd	112 Units/ 1 = 112 spaces	same	same	112 Units/ 1 = 112 spaces	
Hotel Parking Required					194 Rooms or Suites/1 = 194 spaces
Restaurant Parking Req'd					3,121 SF/100 = 31 spaces
Total Parking Required	229 spaces required			229 spaces required	242 total spaces required
Total Parking Provided				136 + 8 = 144 spaces provided	191 spaces provided
BICYCLE PARKING					
	% by Type A-B-C			Bike Spaces (% by Type A-B-C)	
Retail Bicycle Spaces Req'd	0%-50%-50%	same	same	16,800 SF/3000 = 6 spaces (0-3-3)	5,135 SF/3000 = 2 spaces (0,1,1)
Apartment Bike Spaces Req'd	50%-0%-50%	same	same	112 units / 10 = 12 spaces (6-0-6)	
Parking Bike Spaces Req'd	30%-0%-70%	same	same	144 spaces/10 = 15 spaces (5-0-10)	
Office Bike Spaces Req'd	30%-0%-70%	same	same	21,031 SF/3000 = 7 spaces (2-0-5)	
Hotel Bike Parking Spaces Req'd	100%-0%-0%	same	same		194 Units/30= 5 spaces (6,0,0)
Restaurant Bike Parking Spaces Req'd	0%-50%=50%	same	same		3,121 SF/750 = 4 spaces (0,2,2)
Total Bike Parking Required				40 bike spaces required (12,3 24)	11 bike spaces required (6,3,3)
Total Bike Parking Provided				66 bike spaces provided (18,18,30)	18 bike spaces provided (6,6,6)



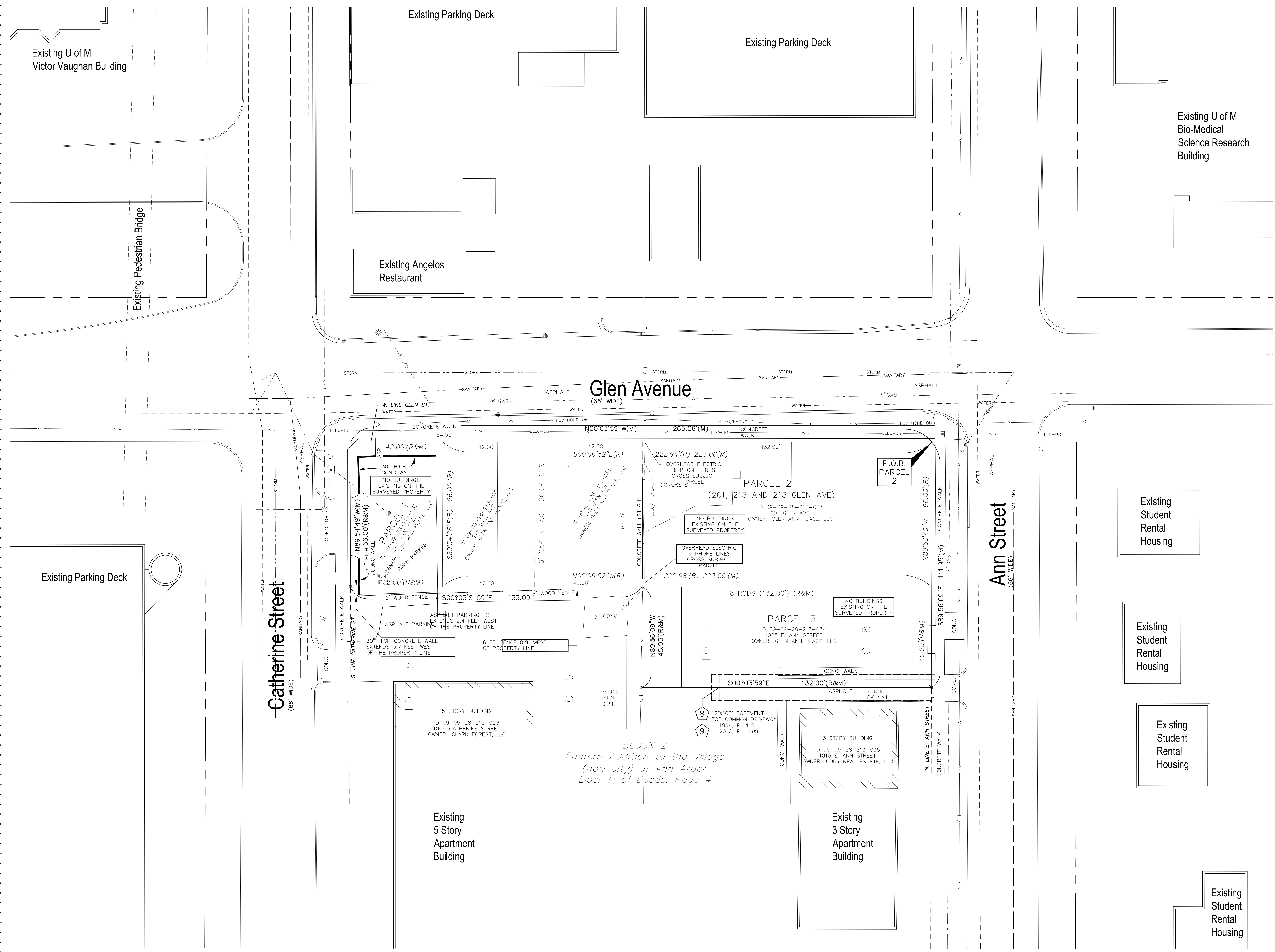
The Glen

Ann Arbor, MI

Attachment E, June, 2015 PUD Pre-Petition Conference



Aerial Site Photo
looking North

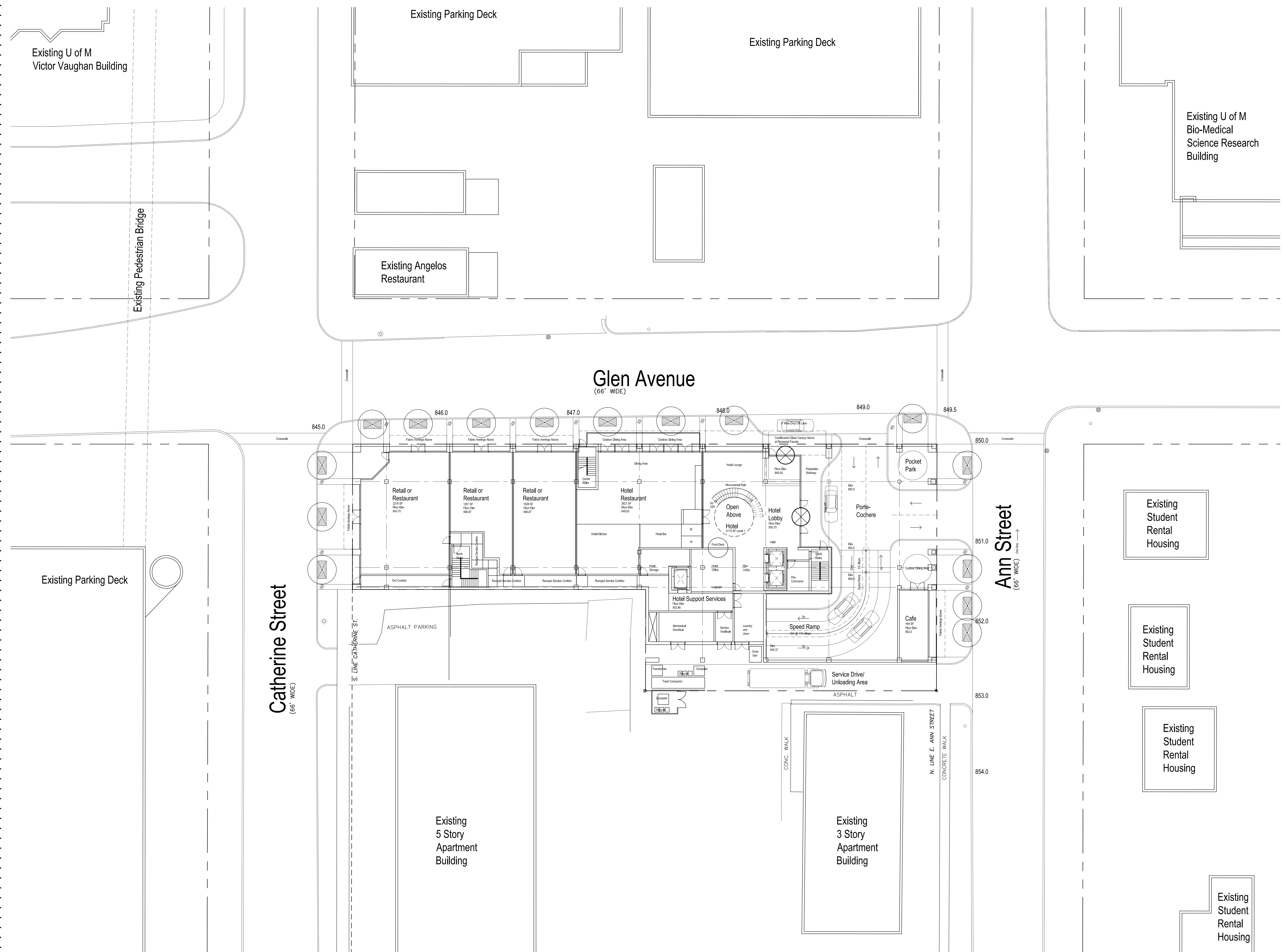


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Proposed Site Plan - Floor Plan Level 1

0 10 50 100 Feet

Floor Elev 1
14,815 SF Gross

Revisions

11-26-14
11-10-14
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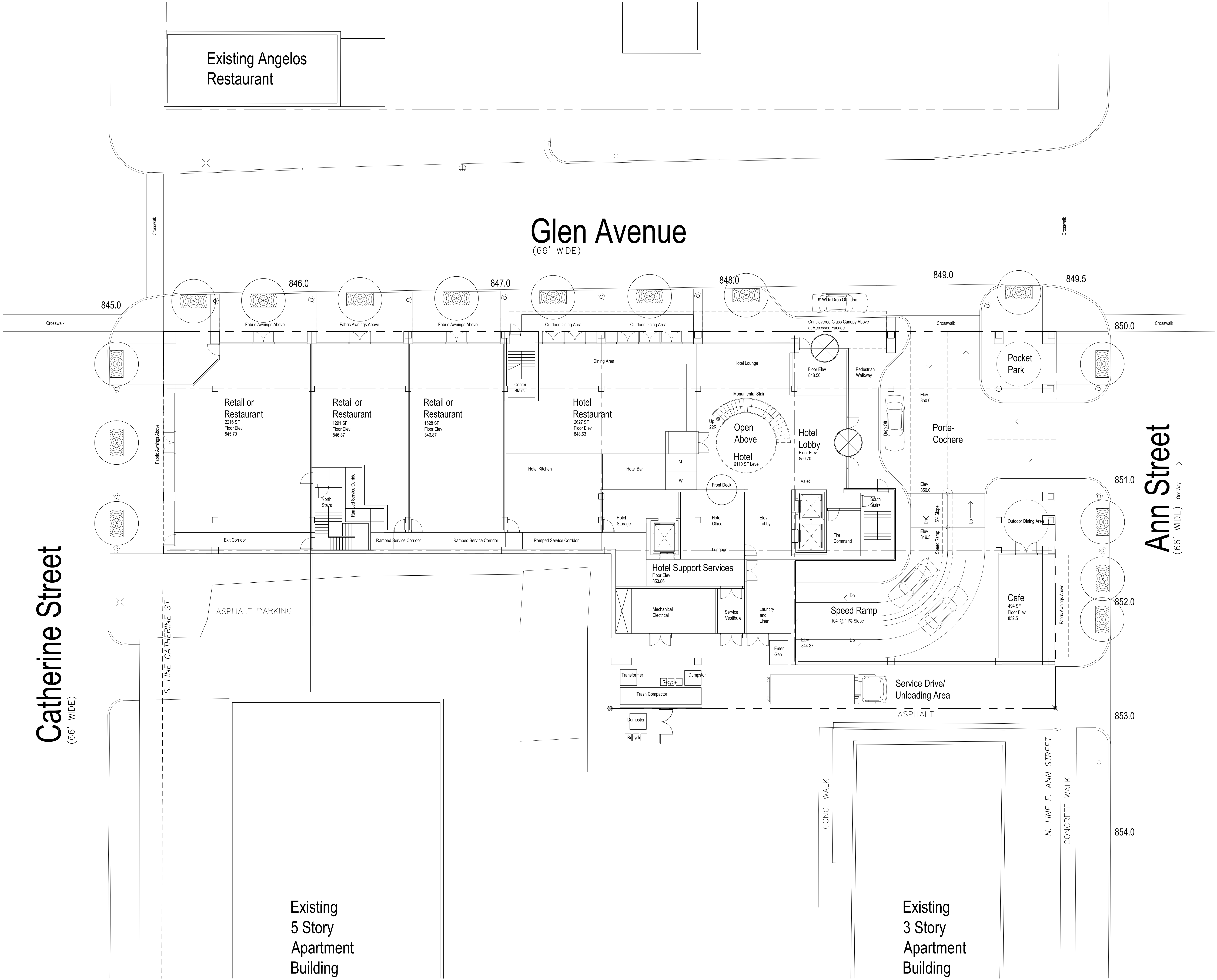
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Proposed Site Plan

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Glen Ann HOTEL
 Mixed-Use Planned Development
 Ann Arbor, Michigan



Catherine Street
 (66' WIDE)

Glen Avenue
 (66' WIDE)

Ann Street
 (66' WIDE) One Way

Existing Angelos
 Restaurant

Retail or
 Restaurant
 2216 SF
 Floor Elev
 845.70

Retail or
 Restaurant
 1291 SF
 Floor Elev
 846.87

Retail or
 Restaurant
 1628 SF
 Floor Elev
 846.87

Hotel Restaurant
 2627 SF
 Floor Elev
 846.83

Open
 Above
 Hotel
 6110 SF Level 1

Hotel Lobby
 Floor Elev
 850.70

Pocket
 Park

Cafe
 494 SF
 Floor Elev
 852.5

ASPHALT PARKING

Service Drive/
 Unloading Area

Existing
 5 Story
 Apartment
 Building

Existing
 3 Story
 Apartment
 Building

Revisions

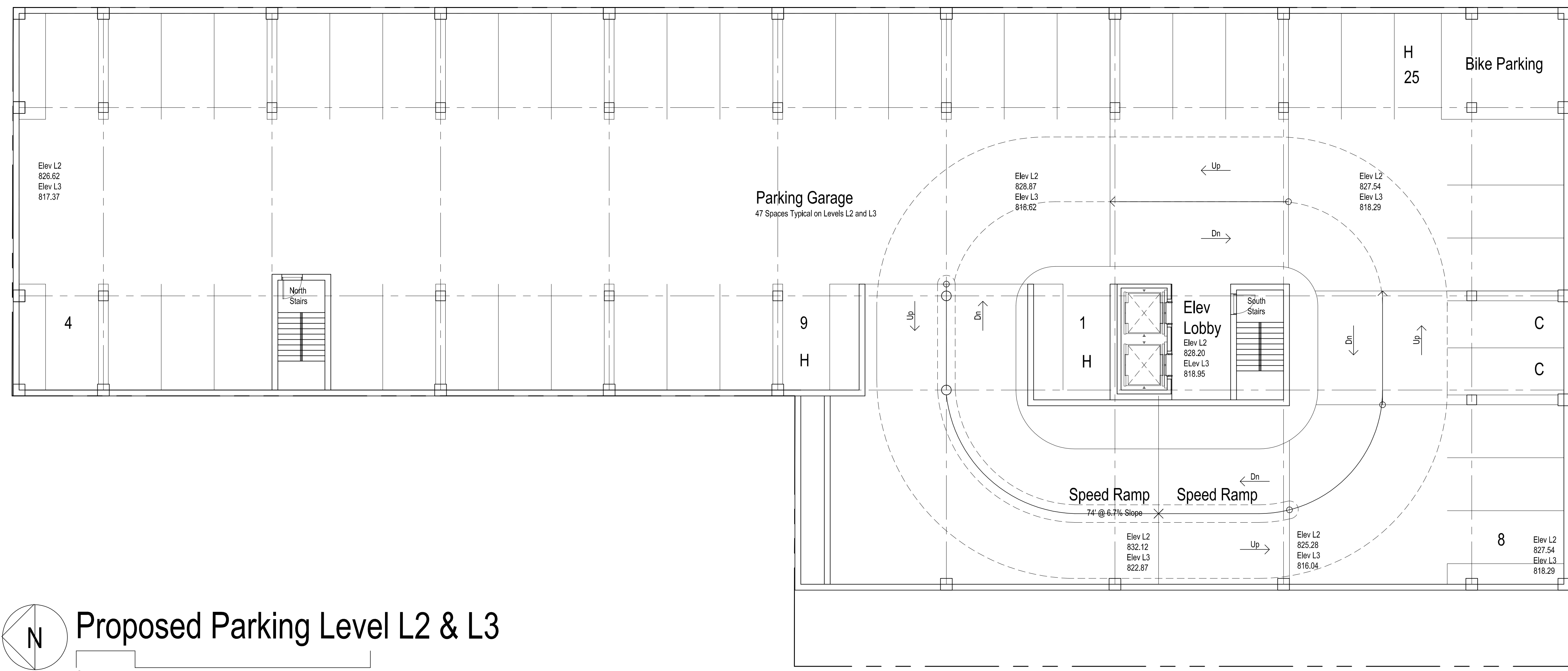
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**Proposed Site Plan/
 Floor Plan Level 1**

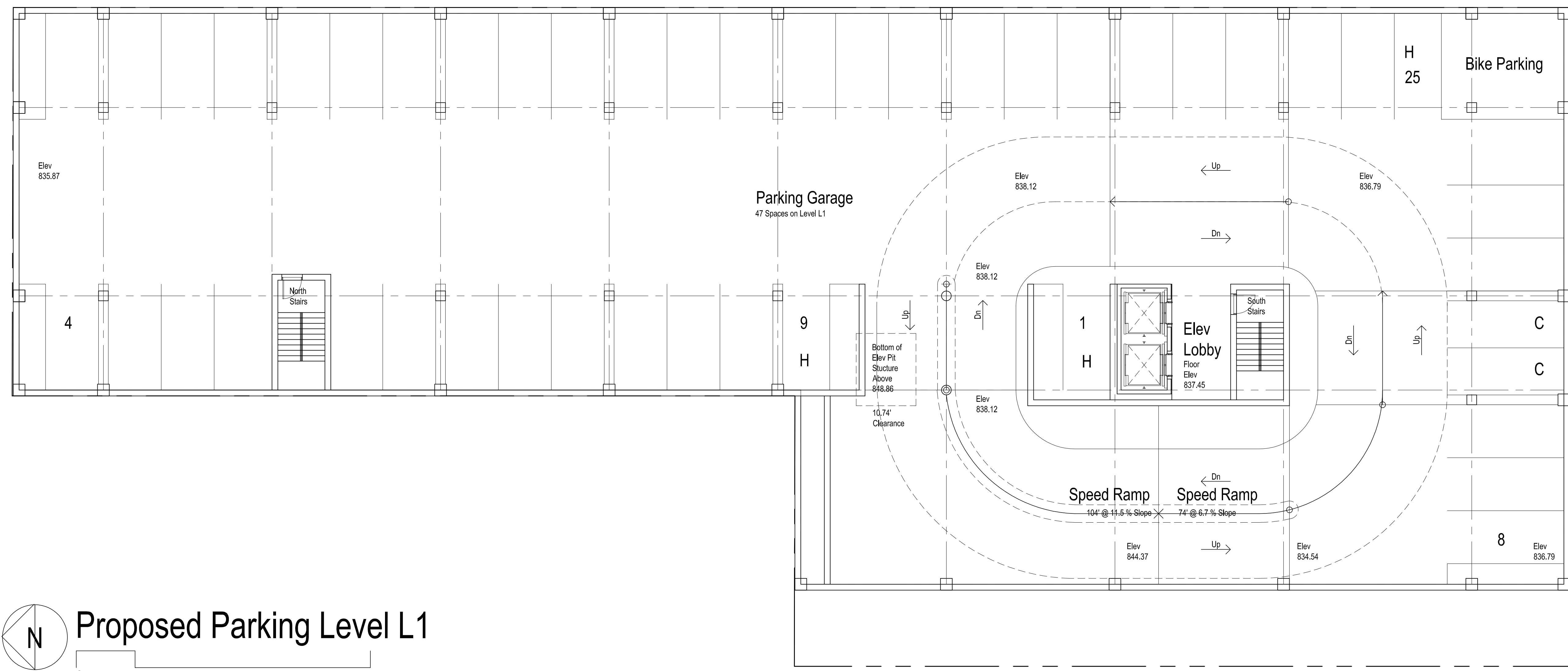
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Glen Ann HOTEL
 Mixed-Use Planned Unit
 Development
 Ann Arbor, Michigan



Proposed Parking Level L2 & L3
 0 10 50 Feet
 Floor Elev L3 818.29 to 817.37, Floor Elev L2 827.54 to 826.62
 21,816 SF Gross Per Level



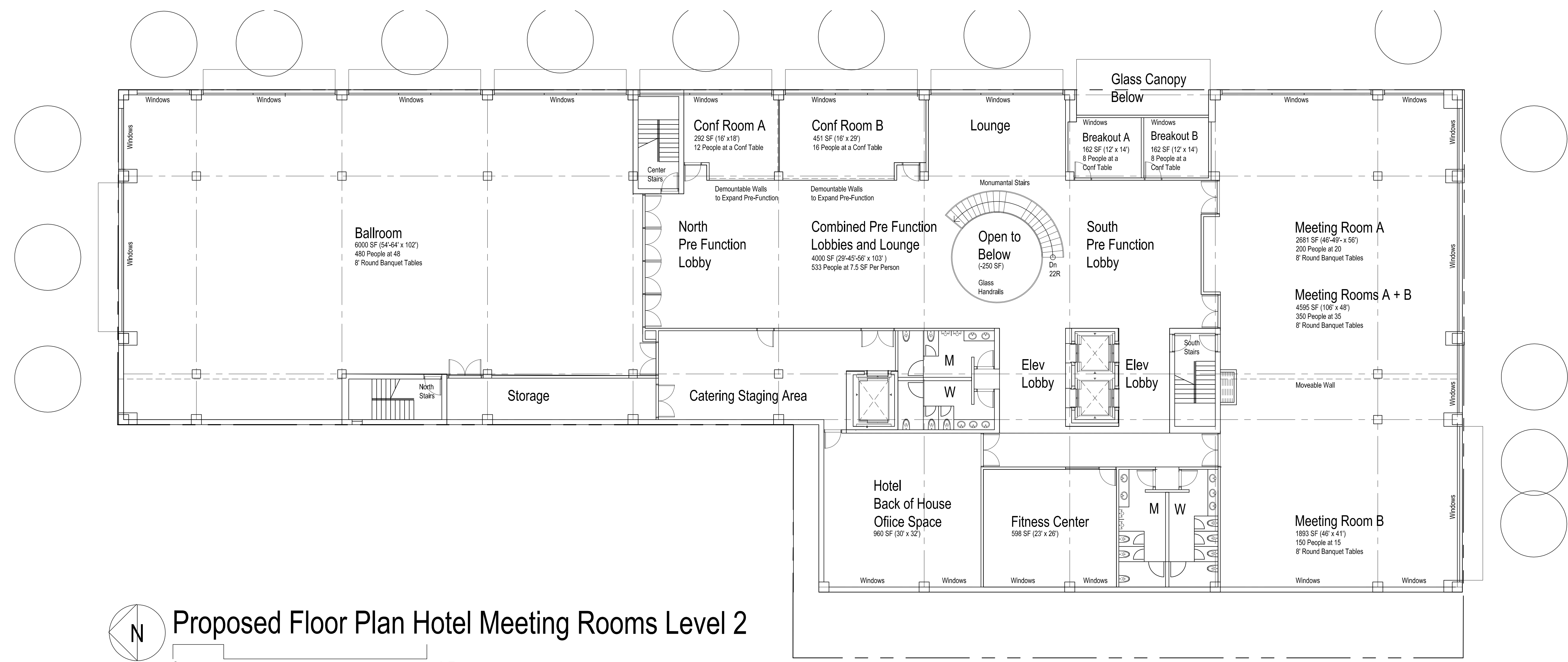
Proposed Parking Level L1
 0 10 50 Feet
 Floor Elev L1 836.79 to 835.87
 21,816 SF Gross

Revisions

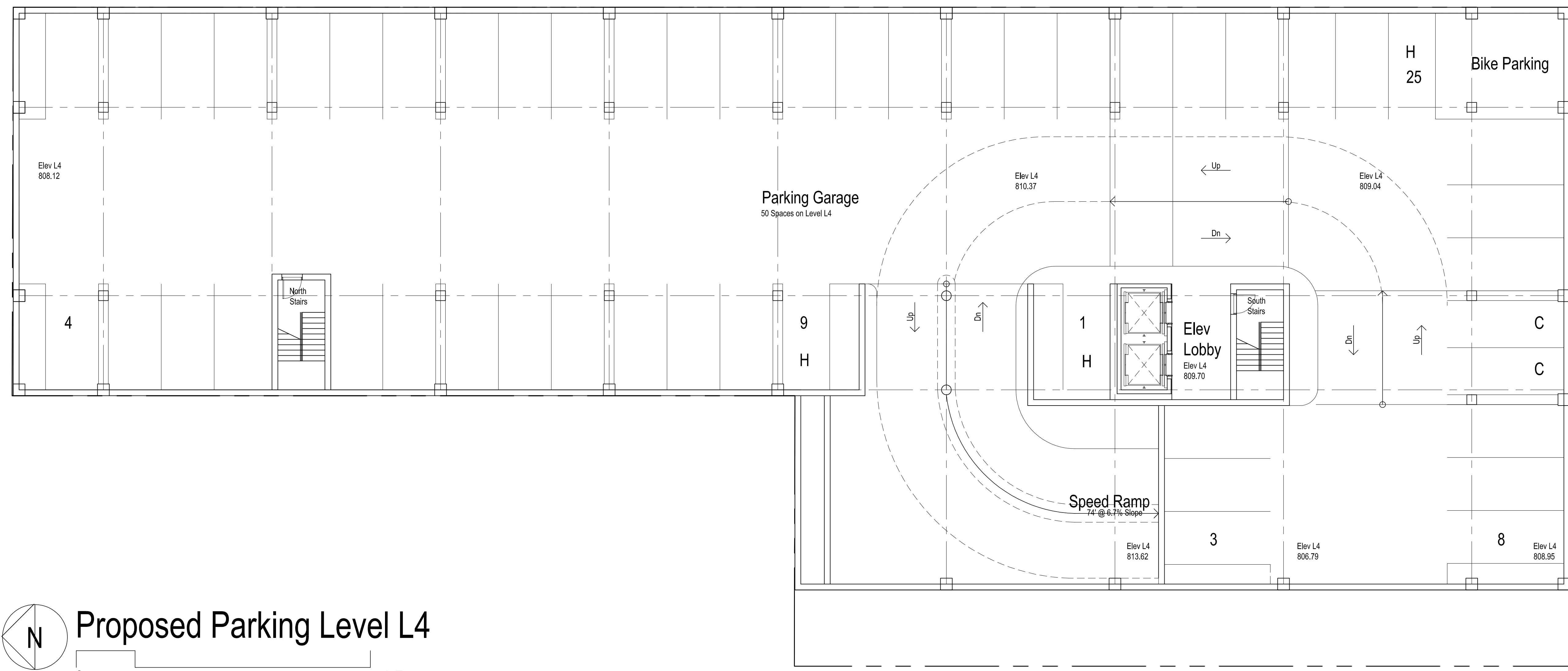
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 Title
Proposed Parking Level L1 and L2/L3

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Proposed Floor Plan Hotel Meeting Rooms Level 2
Floor Elev 2 863.70
21,521 SF Gross



Proposed Parking Level L4
Floor Elev L4 809.02 to 808.12
21,816 SF Gross

Revisions

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10-21-14

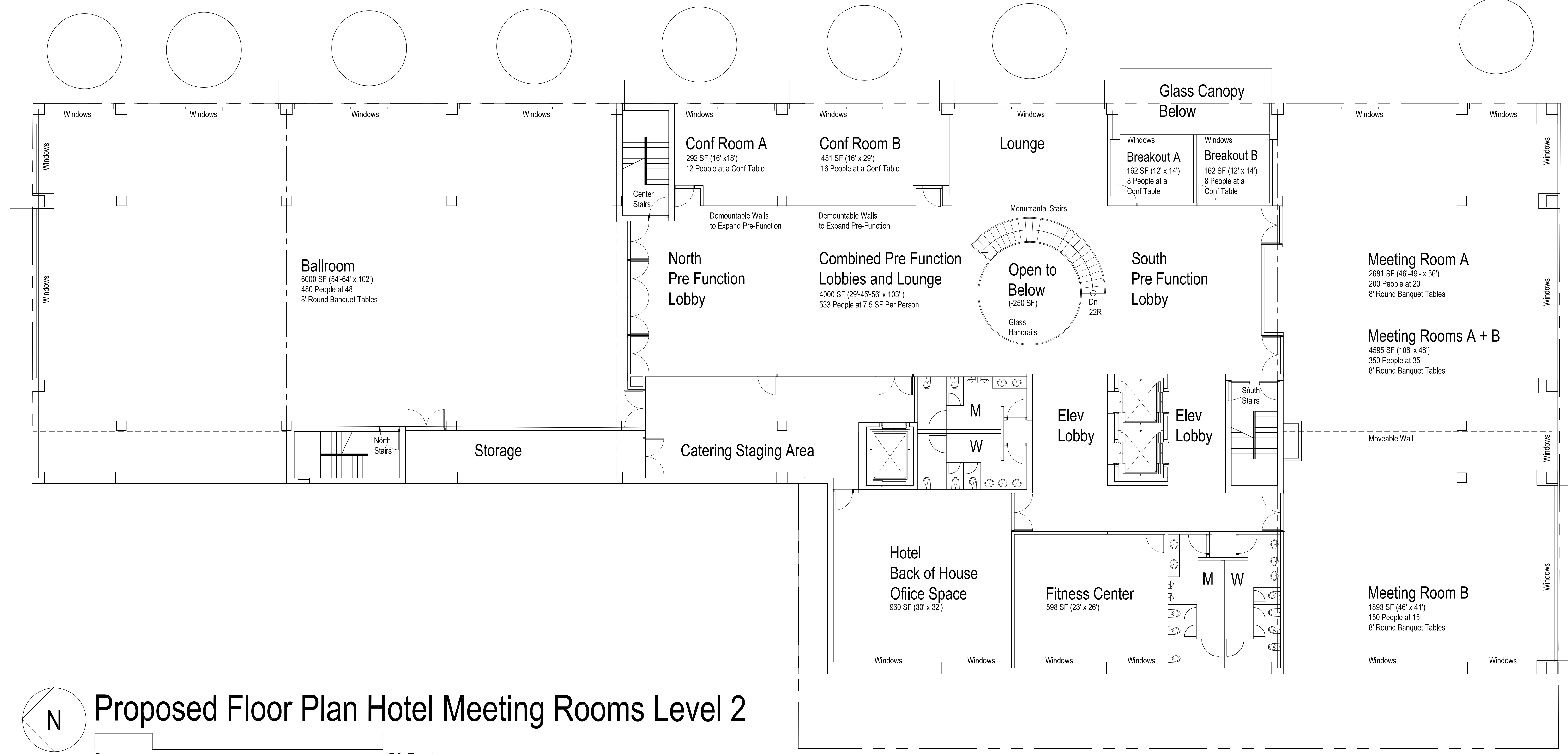
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 Construction
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Job Number
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Proposed Parking Level L4 and Floor Plan Level 2
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Glen Ann HOTEL
 Mixed-Use Planned Unit
 Development
 Ann Arbor, Michigan



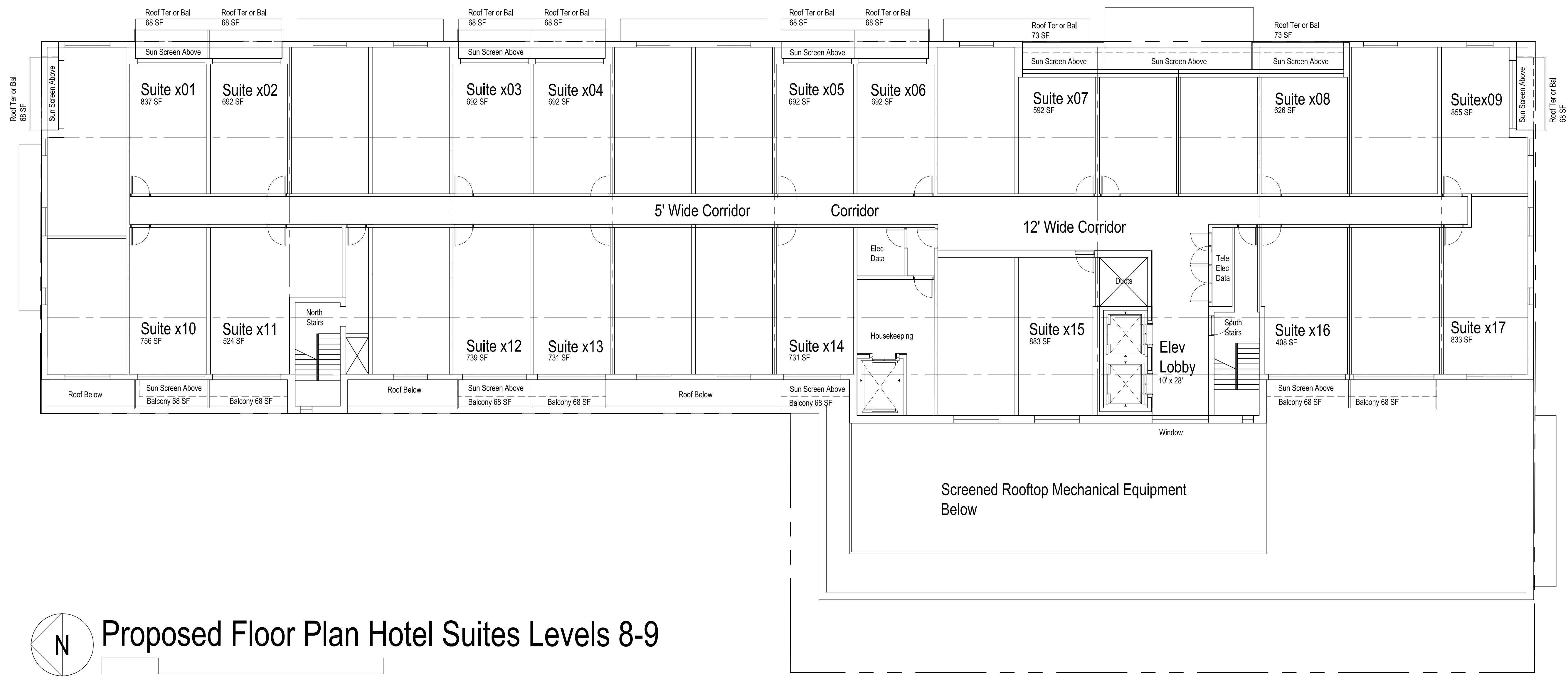
Proposed Floor Plan Hotel Meeting Rooms Level 2
 Floor Elev 2 863.70
 21,521 SF Gross

Revisions

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 Date Preliminary
11-26-14 Construction
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**Proposed Parking
 Level L4 and
 Floor Plan Level 2**
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Proposed Floor Plan Hotel Suites Levels 8-9
 0 10 50 Feet
 Floor Elev 8 923.70, Floor Elev 9 933.03
 15,894 SF Per Level



Proposed Floor Plan Hotel Rooms Levels 3-7
 0 10 50 Feet
 Floor Elev 3 877.03, Floor Elev 4 886.37, Floor Elev 5 895.70, Floor Elev 6 605.03, Floor Elev 7 914.37
 16,381 SF Gross Per Level

Revisions

12-11-14		Preliminary
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Glen Ann HOTEL
 Mixed-Use Planned Unit
 Development
 Ann Arbor, Michigan

Revisions

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 Date Preliminary
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**Proposed
 West Elevation
 Glen Avenue**
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East Elevation - Glen Avenue

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**Glen Ann
 HOTEL**
 Mixed-Use Planned Unit
 Development
 Ann Arbor, Michigan



Revisions

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Date Preliminary
 Construction
 Record

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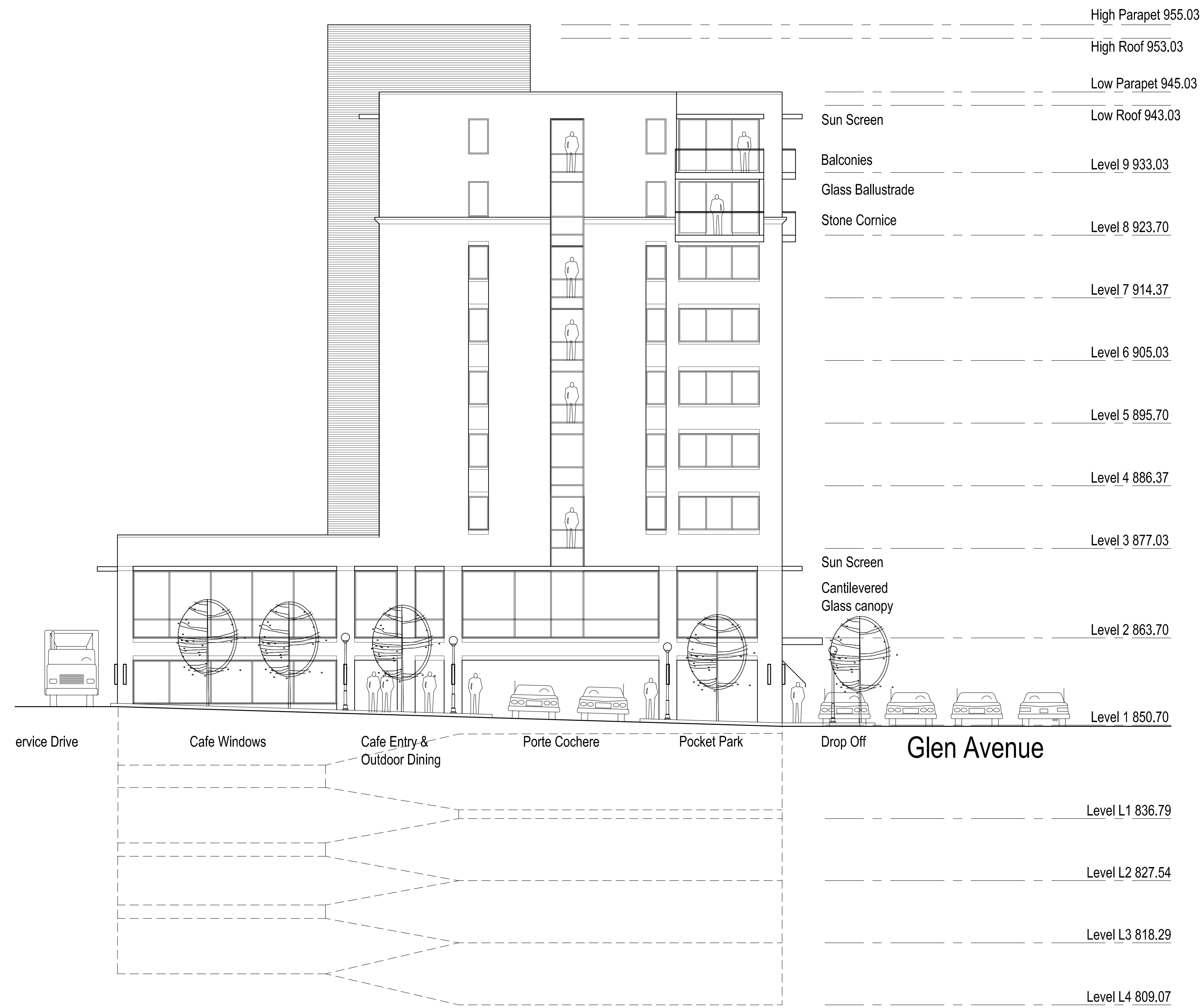
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 East Elevation**

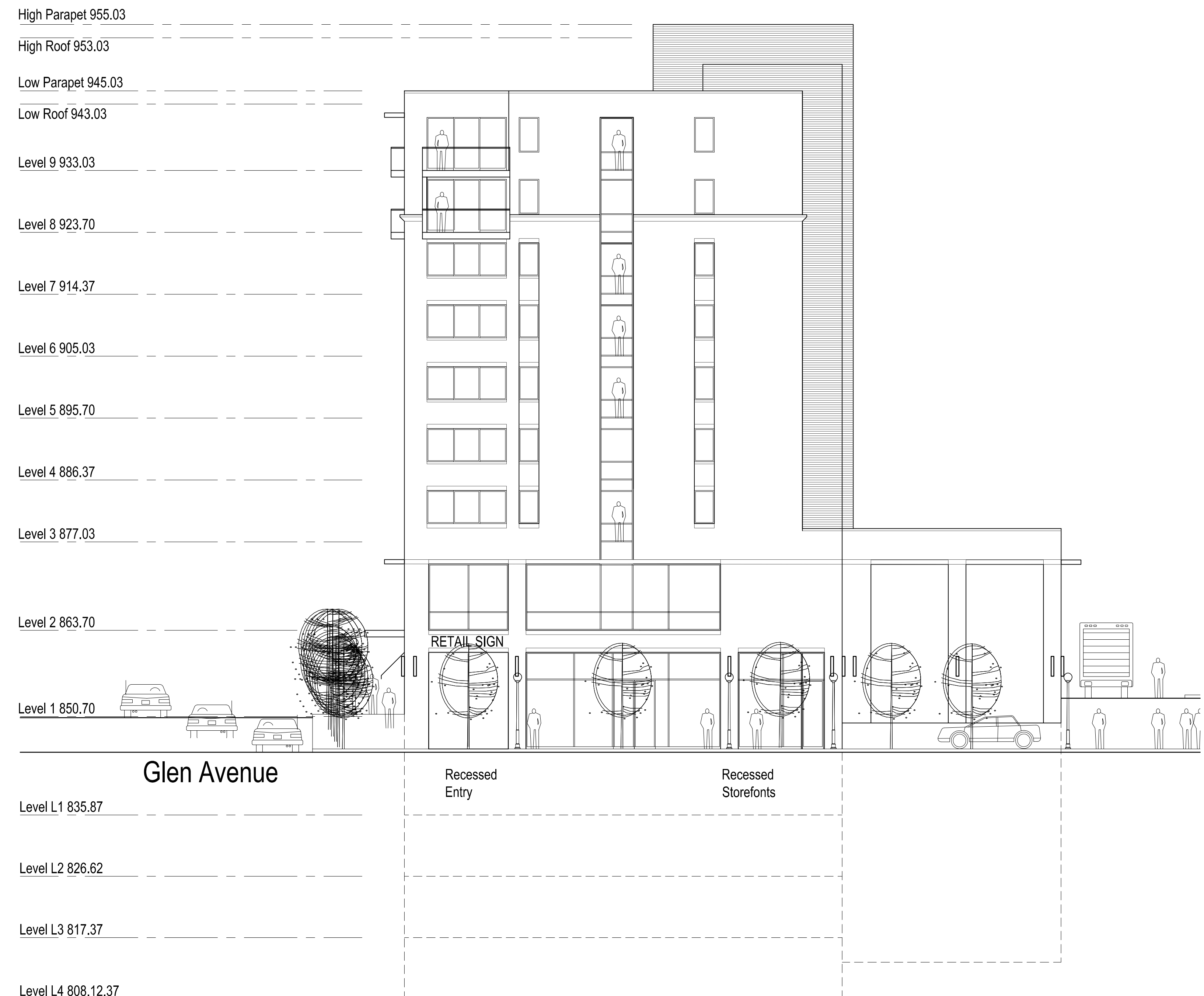
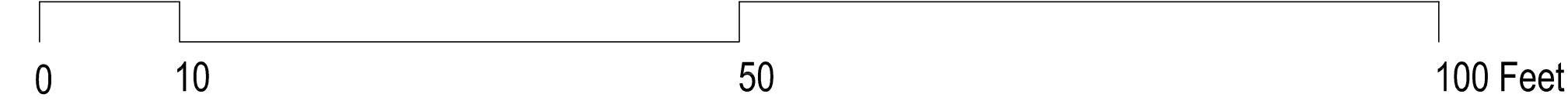
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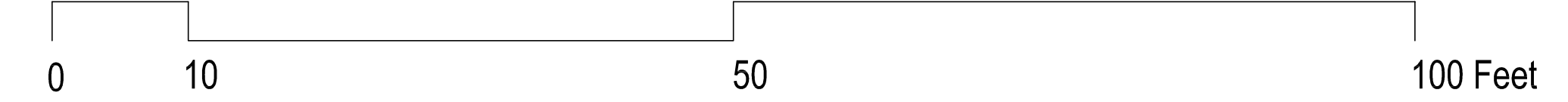
**Glen Ann
 HOTEL**
 Mixed-Use Planned Unit
 Development
 Ann Arbor, Michigan



South Elevation- Ann Street



North Elevation- Catherine Street



Revisions

12-01-14
 11-26-14
 11-10-14
 10-24-14

Date Preliminary
 Construction
 Drawn Record
SB
 Checked
GC
 Approved
JS
 Block Number

Do not scale
 Use figured
 dimensions only

Job Number
2013234

Title
**Proposed
 North and South
 Elevations**

Scale: 3/32" = 1'-0"
 Sheet
A12

Glen Ann Hotel, Ann Arbor, MI 12-11-14

LEVEL	Total Area	Hotel Rooms	Hotel Suites	Hotel Area	DbI	Qn	King	Retail/Rest Area	Parking Area	Parking Spaces
R	2272			2272						
9	15894		17	15894			17			
8	15894		17	15894			17			
7	16381	32		16381	18		14			
6	16381	32		16381	18		14			
5	16381	32		16381	18		14			
4	16381	32		16381	18		14			
3	16381	32		16381	18		14			
2	21521			21521						
1	14815			6110				8256		
L1	21816								21816	47
L2	21816								21816	47
L3	21816								21816	47
L4	21816								21816	50
Total	239565	160	34	143596	90		104	8256	87264	191