



# AC Hotel

Ann Arbor, MI

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AC Hotel DRB Submittal

February 22, 2023

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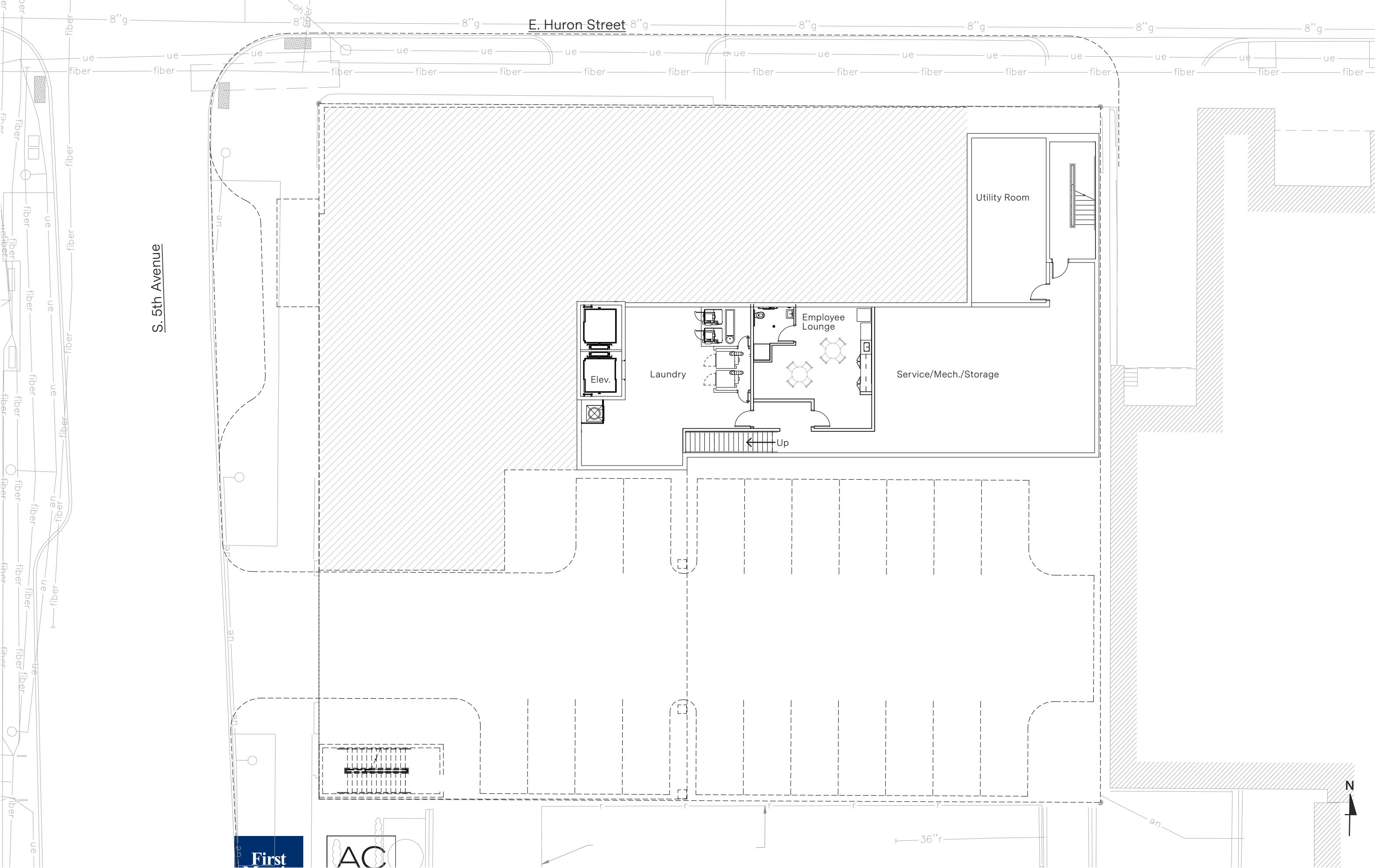
## Project Narrative

The proposed AC Hotel at the corner of East Huron and South Fifth will be a 6-story, 139 guestroom facility. the AC Hotel brand is a part of Marriott’s “distinctive” portfolio, characterized by straightforward detailing and refined gallery-like spaces.

The ground floor houses the hotel lobby, breakfast, meeting rooms, bar/lounge, and back-of-house spaces. At the northwest corner and along the East Huron streetscape, large expanses of exterior glazing are incorporated for a sense of connectivity between the interior and exterior public spaces.

Floors 2-5 are comprised primarily of guestrooms, with a facade that incorporates varying degrees of offset/setback above the streetwall. A simple palette of high-quality exterior materials are used to make a unique composition that relates well to the immediate and extended context.

At the 6th floor, the hotel’s fitness center is flanked by 2 guestroom wings, and the rooftop terrace allows guests and locals alike to step out and take a moment to enjoy views of the city and the surrounding landscape.

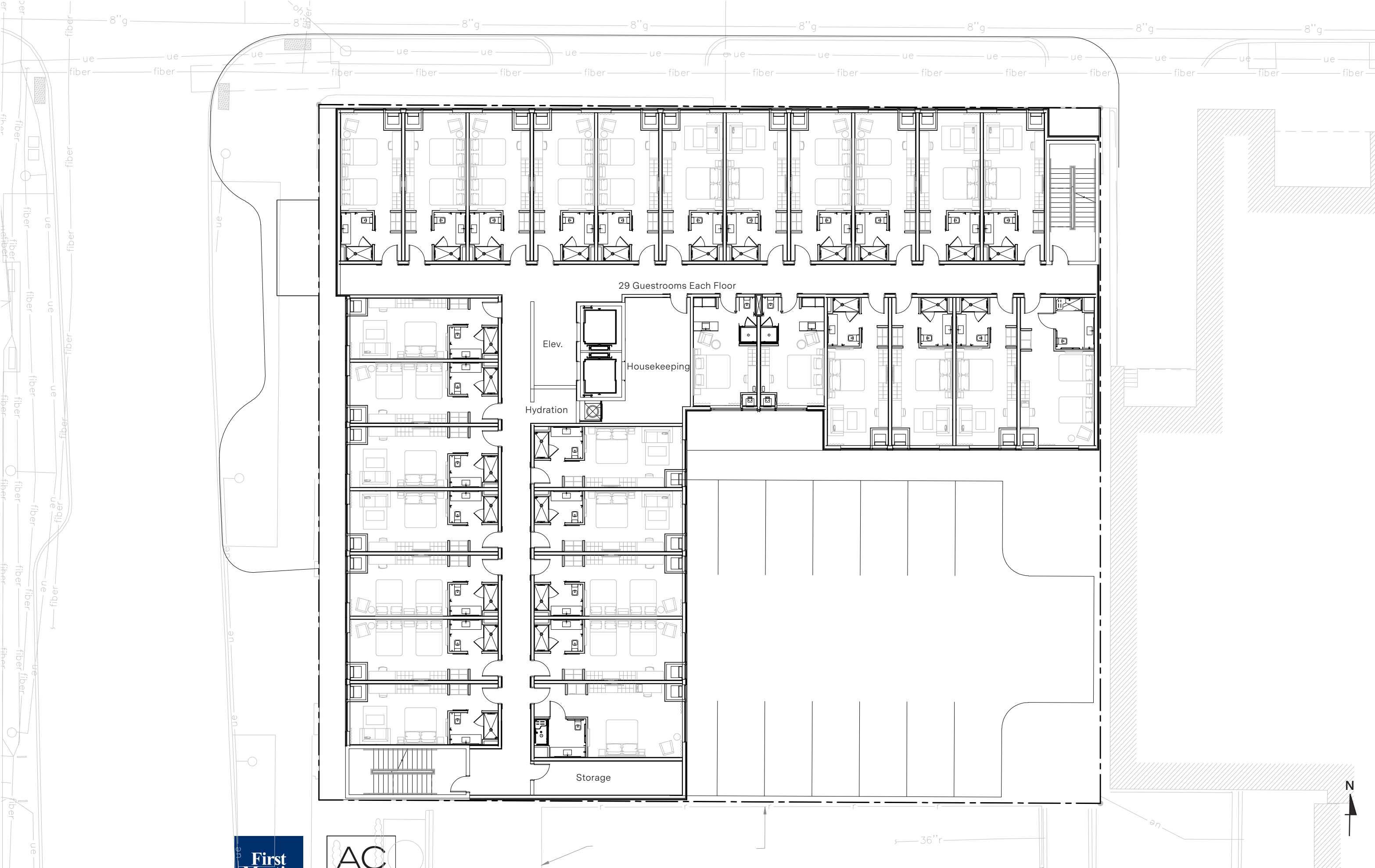


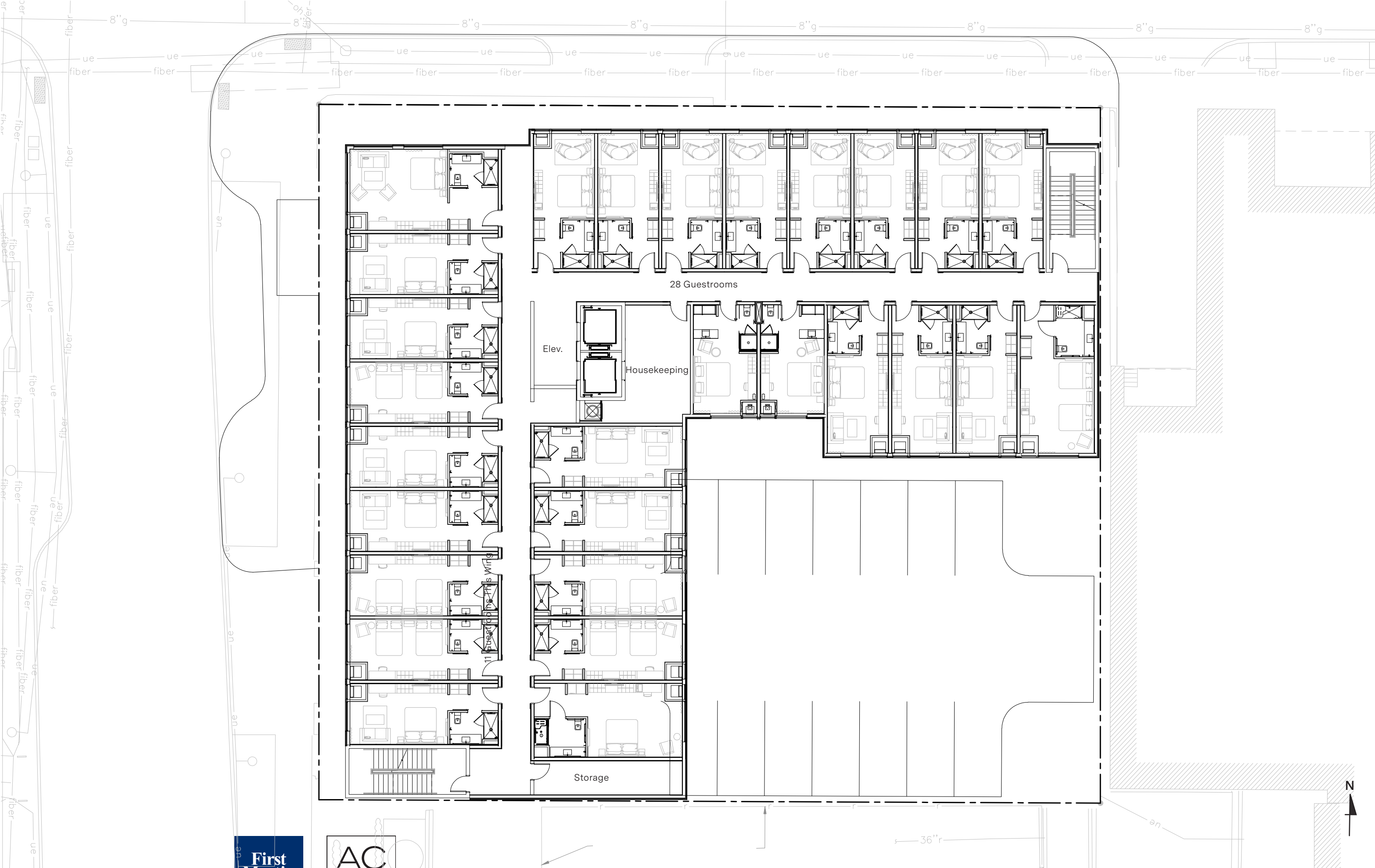
S. 5th Avenue

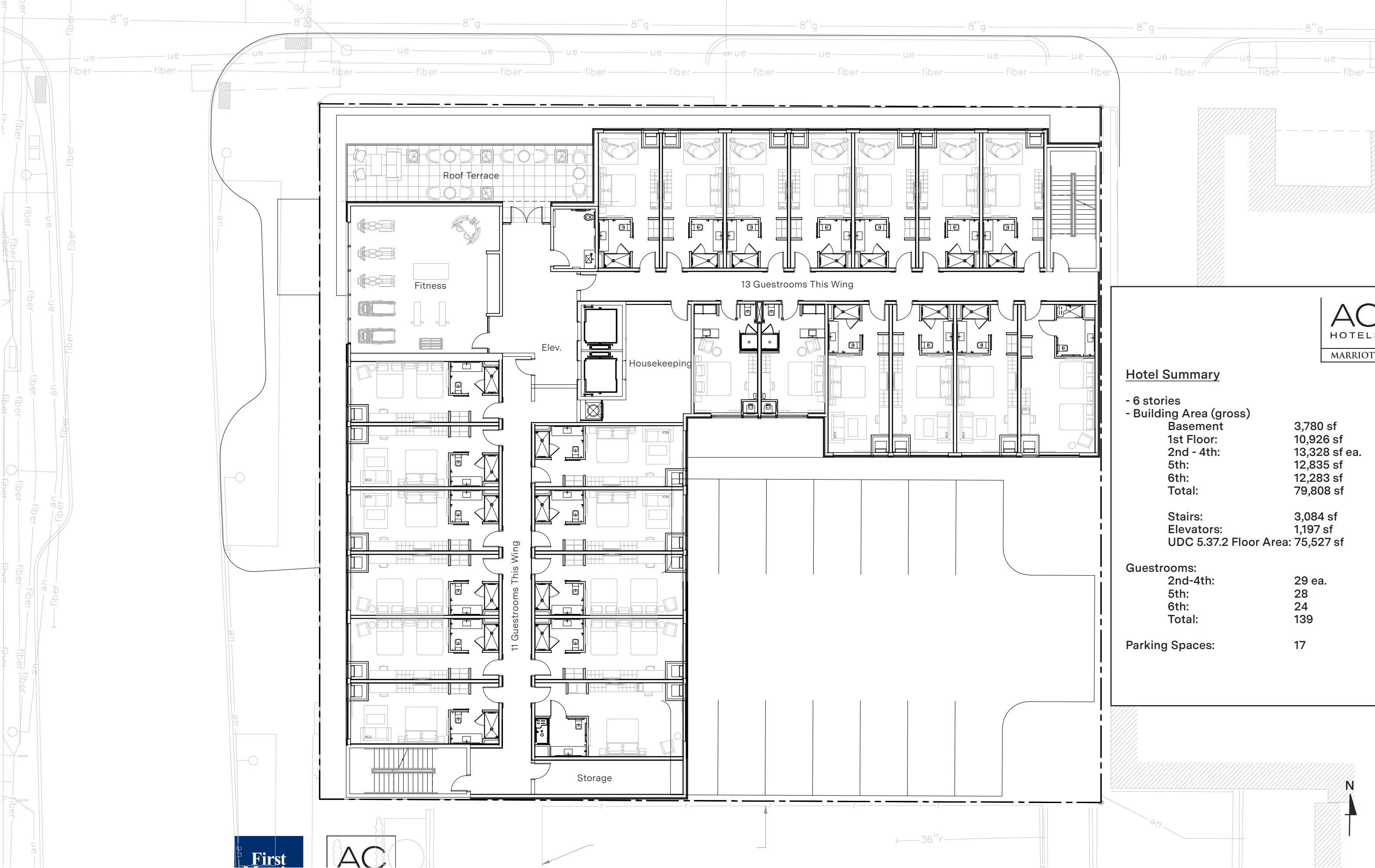
E. Huron Street











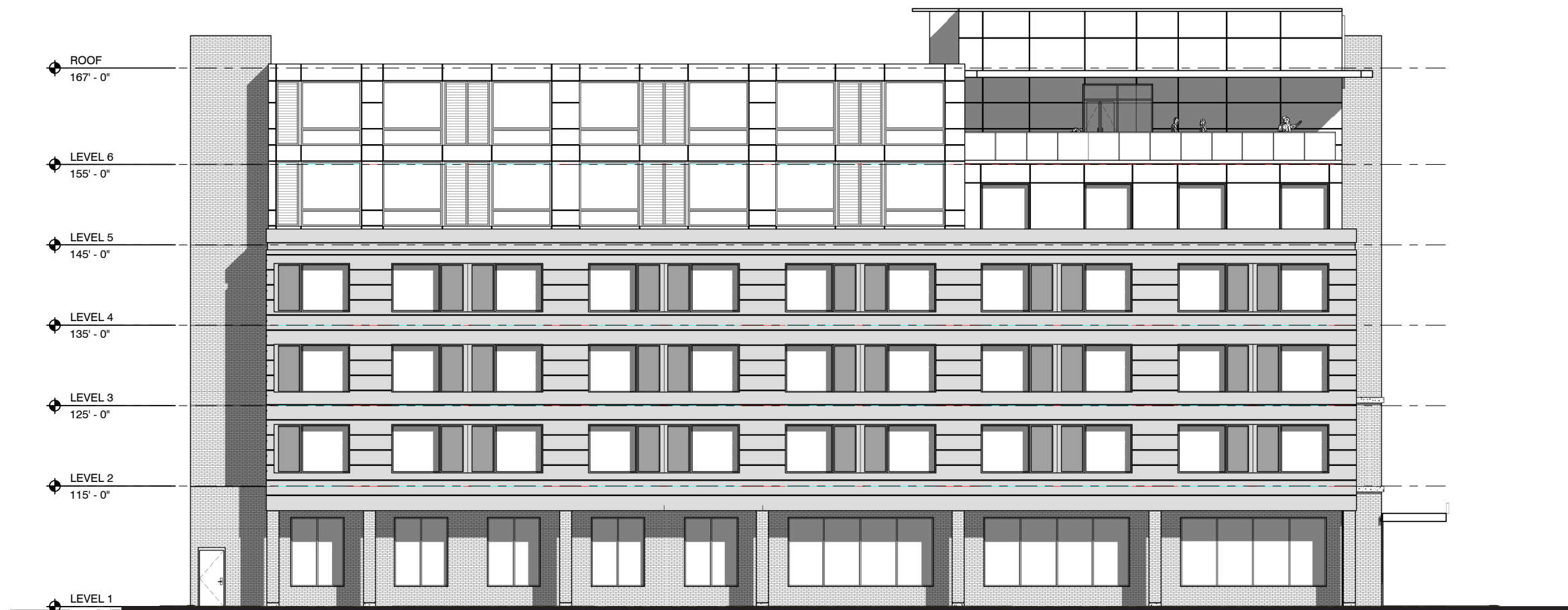
**Hotel Summary**

- 6 stories	
- Building Area (gross)	
Basement	3,780 sf
1st Floor:	10,926 sf
2nd - 4th:	13,328 sf ea.
5th:	12,835 sf
6th:	12,283 sf
Total:	79,808 sf
Stairs:	3,084 sf
Elevators:	1,197 sf
UDC 5.37.2 Floor Area:	75,527 sf

Guestrooms:	
2nd-4th:	29 ea.
5th:	28
6th:	24
Total:	139

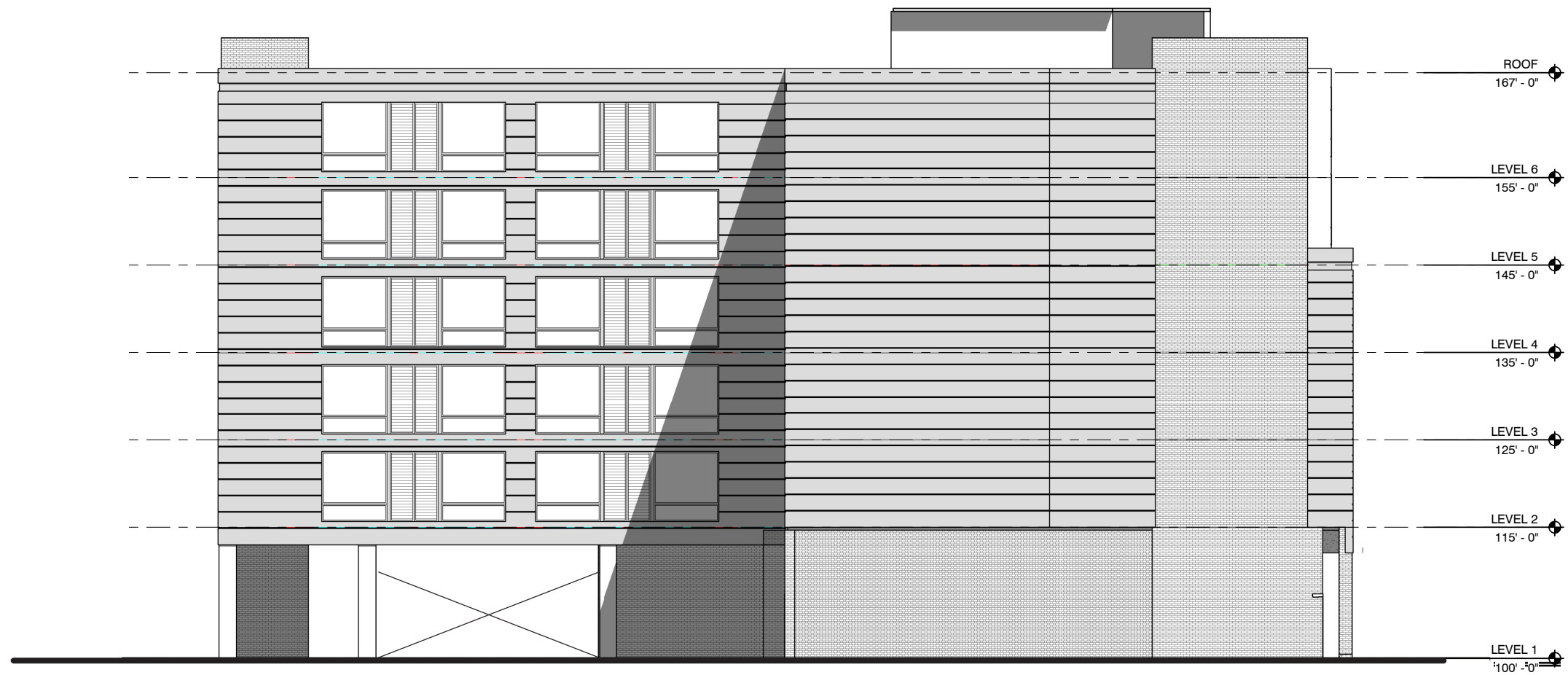
Parking Spaces:	17
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East Huron Street - Massing Strategy  
UDC Table 5:16-6 (D1 - Midtown)

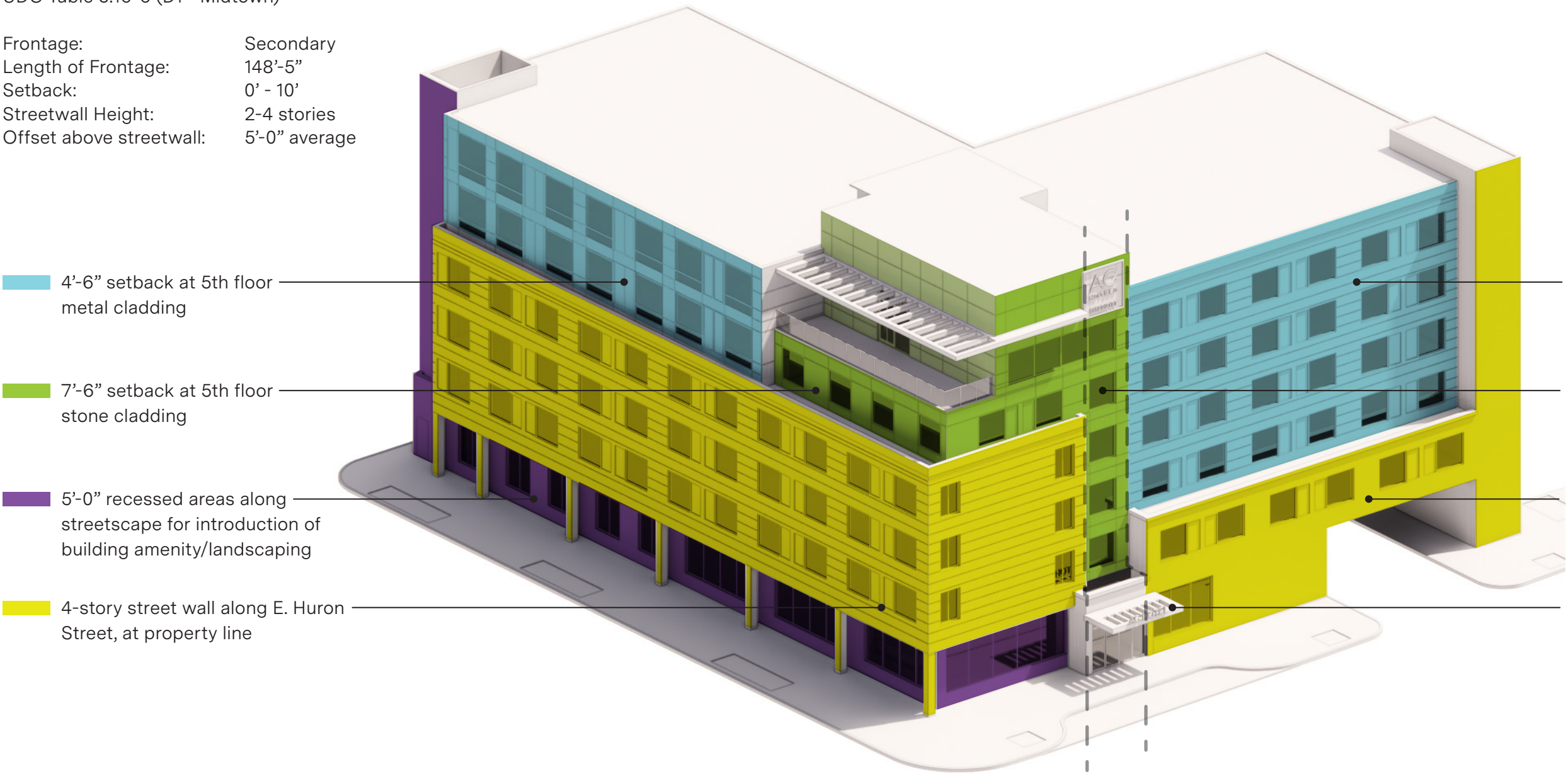
Frontage: Secondary  
Length of Frontage: 148'-5"  
Setback: 0' - 10'  
Streetwall Height: 2-4 stories  
Offset above streetwall: 5'-0" average

- 4'-6" setback at 5th floor metal cladding
- 7'-6" setback at 5th floor stone cladding
- 5'-0" recessed areas along streetscape for introduction of building amenity/landscaping
- 4-story street wall along E. Huron Street, at property line

South Fifth Avenue - Massing Strategy  
UDC Table 5:16-6 (D1 - Midtown)

Frontage: Secondary  
Length of Frontage: 132'-0"  
Setback: 0' - 10'  
Streetwall Height: 2-4 stories  
Offset above streetwall: 5'-0" average

- 5'-0" setback at 3rd floor metal cladding
- 5'-0" setback at 5th floor stone cladding and 2nd floor above main entrance
- 2-story street wall along S. Fifth Avenue, at property line
- Main entrance at "notch" between 4-story streetwall and 2-story streetwall w/entry canopy projected above sidewalk















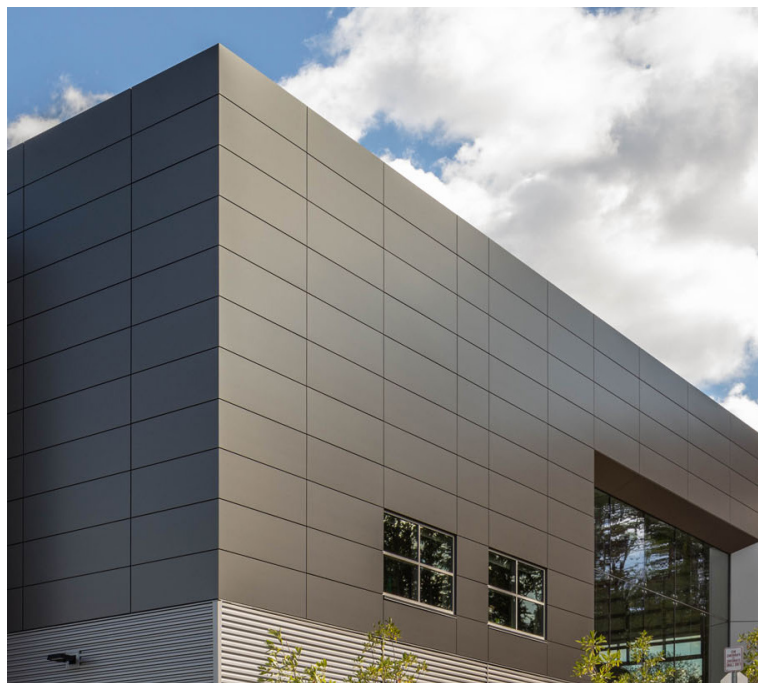






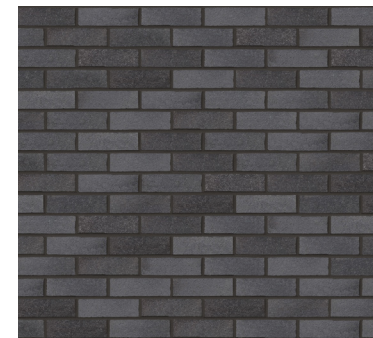




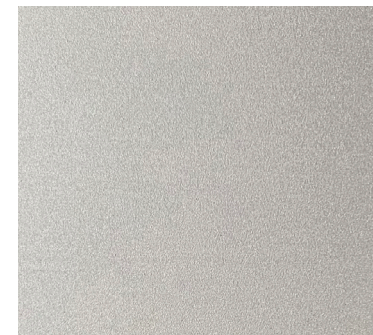


## Exterior Materials

High quality, durable materials are proposed for the building exterior, in alignment with the the city’s requirements for the D1 Midtown district and the AC Hotel brand identity. Brick masonry is combined with metal and textured stone rainscreen panel systems, alongside aluminum framed glazing systems.



Black/Charcoal Brick



Metal Panel Rainscreen



Panelized Stone Rainscreen