

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 1, 2021

**SUBJECT: 300 West Huron Hotel Site Plan for City Council Approval
Project No. SP20-031**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 300 West Huron Street Site Plan and Development Agreement.

STAFF RECOMMENDATION:

Staff recommends that the **site plan** be **approved**, because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare.

LOCATION:

This site is located on northwest of the West Huron and North First intersection. It is in the Downtown Development Authority district.



Figure 1 - Location Map

SUMMARY:

The applicant seeks site plan approval to construct a new five-story residential building providing 95 hotel rooms on a site created from three lots. The site has frontage on both North First Street and Huron Street and has entrance to its small 4-car parking lot and service area on North First street with an exit onto Huron. The main pedestrian entrance is on North First Street.

DESCRIPTION OF PROJECT:

Existing Conditions – The 15,072-square foot site consists of three lots, all existing buildings will be demolished. It is zoned D2

(Downtown Interface) and First Street character overlay, and Secondary Street frontage designation.

Proposed Development – The proposed [site plan](#) is for a 43,414-square foot, five-story 95 room hotel building with 4 parking spaces on-site and 7 spaces located just off-site including one space designated for a car-sharing service. The guest parking will be conducted using a valet service with parking provided in the Ann Ashley Public Parking Structure. A one-way driveway from North First leads to the small parking and service area, including solid waste/recycling storage, and exits to West Huron. An on-street drop-off lane will be provided, similar to the drop-off area provided at the hotel on Ashley, one block to the east.

The proposed FAR is 288% and includes premium floor area from the Green Building option to exceed the normal maximum FAR of 200%. The petitioner is proposing to construct the building to LEED Gold Standard, which allows a maximum bonus of 150% FAR.

A summary of the sustainability features planned to achieve LEED Gold Standard:

LEED NARRATIVE

THE FOLLOWING NARRATIVE HIGHLIGHTS THE PROJECTS STRATEGY TO ACHIEVE THE GOLD LEVEL OF LEED CERTIFICATION:

LOCATION AND TRANSPORTATION

THE PROJECT IS ON A PREVIOUSLY DEVELOPED SITE, IS SURROUNDED BY DIVERSE USES, AND HAS FOUR BUS STOPS WITHIN ¼ MILE WALKING DISTANCE. THE PROJECT WILL ALSO PROVIDE BICYCLE PARKING, CARPOOL/VANPOOL PARKING, ELECTRIC VEHICLE CHARGING, AND LOW EMITTING HIGH EFFICIENCY VEHICLE PARKING.

SUSTAINABLE SITES

THE PROJECT WILL MANAGE RAINFALL FROM THE 95TH PERCENTILE RAINFALL AND WILL INSTALL LIGHTING THAT MEETS UP-LIGHT AND LIGHT TRESPASS REQUIREMENTS.

WATER EFFICIENCY

THE PROJECT WILL NOT USE OUTDOOR IRRIGATION, WILL REDUCE INDOOR WATER USE BY AT LEAST 30%, AND WILL INSTALL WATER METERING ON TWO WATER SUBSYSTEMS.

ENERGY AND ATMOSPHERE

THE PROJECT WILL PURSUE ENHANCED COMMISSIONING AND REDUCE ENERGY USE BY AT LEAST 18%. THE PROJECT WILL ALSO

INSTALL ENERGY METERING FOR THE BOILER SYSTEM. IN ADDITION, THE PROJECT WILL PURCHASE GREEN POWER OFFSETS COVERING 100% OF THE BUILDING USE.

MATERIALS AND RESOURCES

THE PROJECT WILL USE AT LEAST 20 DIFFERENT MATERIALS WITH ENVIRONMENTAL PRODUCT DECLARATIONS AND MEET MATERIAL INGREDIENT REPORTING REQUIREMENTS SUCH AS CRADLE TO CRADLE CERTIFICATION. THE PROJECT WILL ALSO DIVERT OVER 75% OF CONSTRUCTION WASTE, BY WEIGHT, FROM THE LANDFILL.

INDOOR ENVIRONMENTAL QUALITY

THE PROJECT WILL NOT ALLOW SMOKING ON SITE. THE PROJECT WILL ALSO INSTALL WALK OFF MATS, MERV 13 FILTERS AND CO2 SENSORS FOR INCREASED INDOOR AIR QUALITY. THE PROJECT WILL USE LOW EMITTING PAINTS AND COATINGS, ADHESIVES AND SEALANTS, FLOORING, AND COMPOSITE WOOD.

INNOVATION AND DESIGN

THE PROJECT WILL USE LED LIGHTS FOR INTERIOR, EXTERIOR, DECORATIVE AND ANY LIGHT ON SITE.

FOLLOWING THE STRATEGY LISTED ABOVE WILL BRING THE PROJECT TO THE LEED GOLD LEVEL OF CERTIFICATION.

A development standards review is provided below. Other development details include:

- Natural Features - There are no Landmark trees located on or adjacent to the site and the site is out of the floodplain.
- Storm Water Management – This review was conducted by the Washtenaw County Water Resources Commissioners office (WCWRC). Storm water management for the first flush, bankfull and 100-year storm volumes is required and will be provided in underground tanks. The system is designed for infiltration, however due to the future location of the storm water system under an existing building, exact infiltration rates could not be obtained. Infiltration estimates from an adjacent location were used to properly size the system. After demolition of existing buildings, the exact location of the storm water system will be tested for infiltration

rate. If the required infiltration rate is not obtained at that location, then the petitioner will be required to provide an additional 20% storm water treatment capacity on the site as required by the WCWRC.

DEVELOPMENT STANDARDS REVIEW:

The proposed site plan complies with all applicable development review standards of the D2 Downtown Interface zoning district, Kerrytown Character overlay district, and front yard street designation provided in Chapter 55 [Unified Development Code](#).

	PROPOSED	REQUIRED/PERMITTED
Lot Area	15,072 sq ft	No minimum
FAR	288% (Green Building Premium)	200% MAX normal Up to 350% MAX with premiums
Floor Area	43,414 sq ft	30,144 sq ft normal Up to 58,060 sq ft with premiums
Premiums	13,270 sq ft premium floor area used	Up to 14,646 sq ft additional floor area (27,916 sq ft total floor area)
Building Coverage	71%	80% MAX
Open Space	10%	10% MIN
Streetwall Height	2 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	5 ft	5 ft AVERAGE
Building Height	60 ft	60 ft MAX
Setbacks Side, Rear	1.5 ft	None
Front Setbacks	West Huron: .2ft First: .4ft	10 ft MAX
Parking – Automobiles	4 on-site 6 off-site 1 designated car share(=4 standard spaces) 14 total spaces provided	14 spaces MIN
EV Parking	4 EV installed	2 EV Installed 1 EV Ready 1 EV Capable
Parking – Bicycles	4 Class A	4 Class A MIN

DESIGN REVIEW BOARD:

Design plans were seen and discussed by the Design Review Board on August 12, 2020. The Design Review Board’s recommendations can be found [here](#), and the applicant’s response can

be found [here](#). The architectural drawings submitted as part of the site plan are consistent with the design plan discussed by the Design Review Board.

CITIZEN PARTICIPATION:

The petitioner mailed out 573 postcards to all residents within 500 feet of the proposed development. The applicant's report of community feedback can be found [here](#).

HISTORY:

The site includes an early 20th century gas station (300 W. Huron) that is now being used as a massage studio (Relax Station), a turn of the century home that is now being used as a law office (308 W. Huron), and a turn of the century home (111 N. First Street) being used for offices. None of the buildings are in an historic district.

SERVICE UNIT COMMENTS:

The site plan and application materials were reviewed by the staff from the Planning, the Downtown Development Authority, Fire Marshal's office, Forestry/Natural Resources, Parks Planning, Engineering, Recycling/Solid Waste, Land Development, and Transportation units.

Planning – The proposed site plan meets all applicable development standards. A development agreement has been drafted to address off-site improvements that are required to support the project, such as the on-street parking pull-off area.

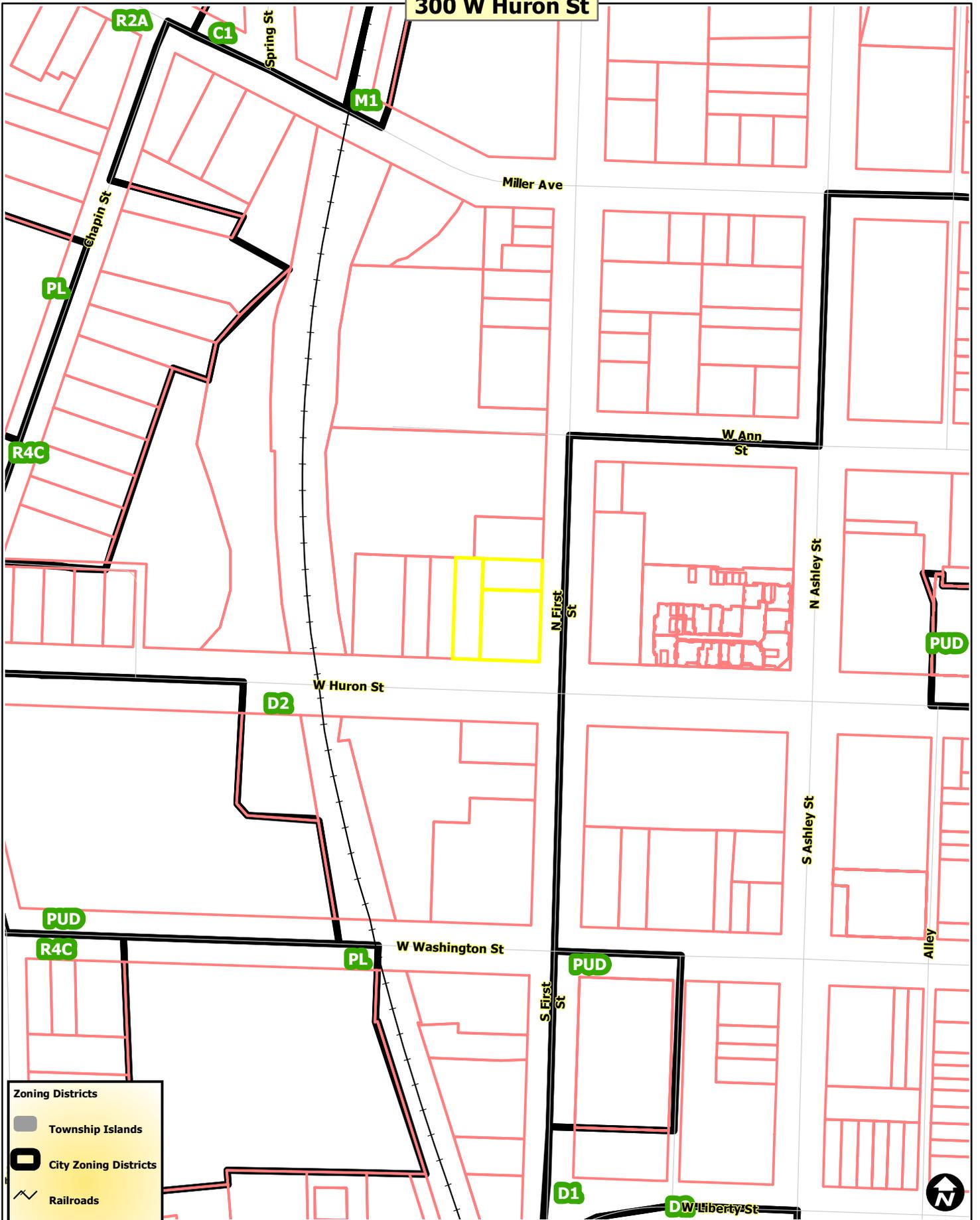
Systems Planning – Impacts to the downstream sanitary sewer system have been modeled. Results show sufficient dry weather capacity exists to support the proposed development. However, the project will still need to comply with the Developer Offset Mitigation Program due to wet weather capacity constraints that exist in the system.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
5/20/21

References: Zoning Map
Aerial Photo
[Site Plan](#)
Draft Development Agreement

c: Petitioner – Hawkeye Hotels (Samir Patel, 2706 James St, Coralville, IA, 52241)
Petitioner's Agent – Nederveld (Jason Van Ryn)
Project No. SP20-031

300 W Huron St



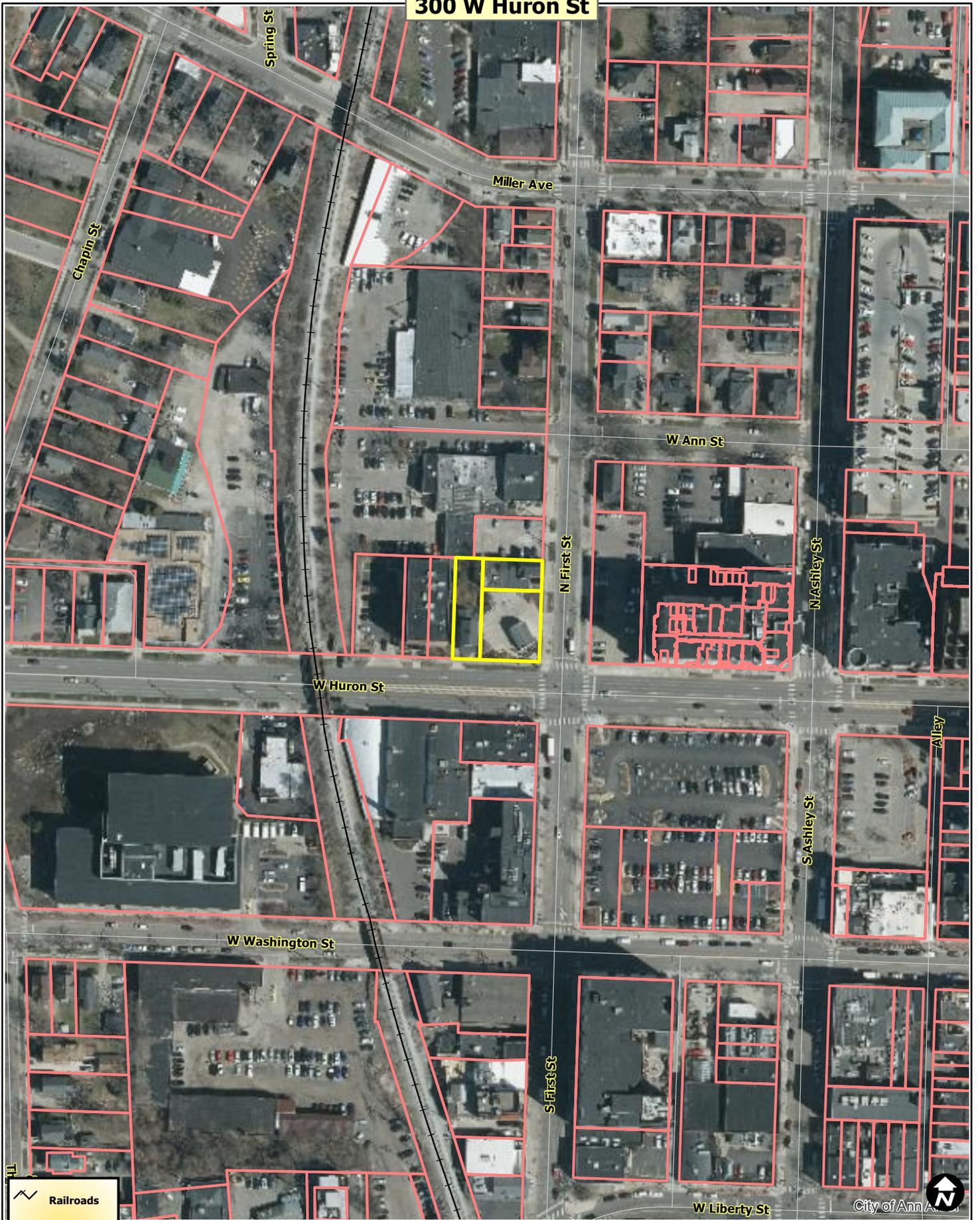
Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Huron River
-  Tax Parcels



Map date: 9/17/2020
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300 W Huron St



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