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## the Fifth a2

Design Proposal for 312 South Fifth Ann Arbor  
Jarratt Architecture  
11-13-09

Section 1 Proposal Statement – see attached

Section 2

the Fifth a2 proposed sustainable mixed-used development consists of a Green Hotel, Condominiums, Affordable Housing, Meeting Spaces, Organic Restaurant, Specialized Retail, Outdoor Market, Green Roof Top Gardens, Organic Spa and other amenities. the Fifth a2 will be the centerpiece of the city of Ann Arbor's vibrant bustling downtown, a diverse population drawn to work or study at the world-renowned University of Michigan (U of M), and the natural beauty of an urban setting with a thousand acres of park. It will be consistent with the community character of Ann Arbor and make positive contributions to the immediate neighborhood, and the larger community by incorporating elements such as publicly accessible open space, green building design and public art. There will be a financial return to the city while adding to the vibrancy of the city's central downtown. It will provide a more strongly defined street edge, forming inviting pedestrian ways and provide open spaces. The parking structure below will be integrated into design of the building on top of the structure.

the Fifth a2 first floor plan utilizes the footprint of the parking structure and provides a friendly public entrance into an inviting natural looking lobby with water and fireplace features. An organic and natural food upscale restaurant will be located on the first floor with garden outdoor dining.

the Fifth a2 mix of the uses will be:

MAIN FLOOR – LOBBY, ORGANIC RESTAURANT AND LOUNGE  
SECOND FLOOR - BALLROOM AND MEETING ROOMS  
THIRD THRU FIFTH FLOOR - 84 TOTAL GREEN HOTEL GUESTROOMS  
SIXTH THRU TWELVTH FLOOR - 50 TO 60 TOTAL CONDOMINIUMS  
ROOFTOP GARDEN, SUNROOM, TERRACES

the Fifth a2 will be a wonderful environment enhancing links to adjacent areas. It will have pedestrian accesses to sun, air and views. It will have a sense of visual continuity in building massing and height. It will have an active street front, high quality building design, intimate pedestrian experience, complement the recommended overlay zones, clearly illustrate the goals and promote green building technologies. It will follow Leadership in Energy and Environmental Design (LEED) standards. It will have a large environmentally friendly plaza with downtown sculpture, landscape and water garden that utilizes water runoff in an aesthetically pleasing water filtering system garden. It will be a landmark building for the City of Ann Arbor.

### Section 3

the Fifth a2 users will be everyone in the community as well as visitors from out of town. The intent is to make it the centerpiece of Ann Arbor, the place where everyone wants to go when they come to downtown Ann Arbor. It would be the happening place, the progressive place, the creative place, the environmental place, the natural place. This is for people of all cultures, all income levels, all races, all beliefs, all that don't mind being with people of all of the above.

### Section 4

the Fifth a2 will have a very positive impact on the downtown and surrounding community, because it will be the place to be. The plaza will be constantly changing and evolving, an ongoing outdoor gallery and market, where people will want to visit regularly to see what's new, go to the library and other parts of downtown and university. It will be a destination in itself to compliment all the other reasons for living and visiting the area.

## Section 5

the Fifth a2's exterior rendering is on the cover sheet. Floor plans, Elevations, 3-D Image and Sketch are on the following pages.

## Section 6

the Fifth a2's Design and Construction would take about two years. A detailed schedule will be provided when all factors are fully defined.

## Section 7

the Fifth a2's Design Team is as follows:

Architect - Jarratt Architecture, Structural Engineer – Jarratt Engineering, Mechanical and Electrical Engineering – Climatek, Civil Engineering - Washtenaw Engineering, Interior Design – Ron Rea, Construction – Oliver/Hatcher or The Dailey Company, plus other consultants and team members integrated with the City's team.

## Section 8

Jarratt Architecture has been in business since 1986. For this project, we have a team of three architects, two Cad technicians, five engineers, two interior designers, two landscape architects, lighting consultant, kitchen consultant, construction company and other support staff and consultants for full turn-key design and construction services.

## Section 9

Jarratt Architecture Inc. has three offices

3472 Cummings Drive  
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Jarratt Architecture Inc. is a C-Corporation and qualified to do business.

## Section 10

Jarratt Architecture has been in business since 1986 and has designed many hotel, condominium, restaurant, meeting space, retail, green/sustainable, and mixed use/infill projects. We are very financially stable. Here is a list of a few:

Sheraton Read House  
Chattanooga, Tennessee  
243 Guest Rooms  
Ballroom and Meeting Rooms  
Indoor Pool and Spa  
Historic Renovation and Addition  
Downtown High-rise  
\$10,000,000  
Developer,  
Hodges, Ward, Elliot

Royal Grand Hotel  
Royal Oak, MI  
60 Guestrooms  
32 Condominiums  
74 underground parking spaces  
12-story Hotel and  
Mixed -use infill  
500 seat Ballroom  
\$19,000,000  
Developer,  
Chrysos Management

Hotel 71  
71 E. Wacker, Chicago  
40-Story Hotel-Condominiums  
451 Guestrooms and Suites  
Upscale Spa and Fitness Center  
Ballroom and Restaurant  
39<sup>th</sup> floor Penthouse Units  
In the heart of downtown Chicago  
\$20,000,000

Hotel Blake  
Chicago, Illinois  
161 Unit Condo Hotel  
2-floor addition  
Mixed -use infill project  
Spa  
Renovation  
\$8,000,000  
Developer, Falor Companies

Westin Hotel  
Salt Lake City, Utah  
High Rise Hotel  
Addition & Remodeling  
Restaurant, Banquet and  
Convention Facilities  
320 Guestrooms  
\$15,000,000  
Developer, LDS

Mumbai Sheraton Hotel  
Mumbai, India  
20-story  
350 Guest Rm. Hotel  
Pool, Meeting Space  
Spa and Fitness  
Restaurants  
Design Concept

Sheraton Hotel  
Ann Arbor, Michigan  
14,000 s.f. Ballroom Addition  
Lobby/Restaurant Renovation  
Exterior Renovation  
232 Guestrooms  
\$3,000,000  
Developer, ZLC

Cheeca Lodge Condominiums  
Islamorada Key  
Florida Keys, FL  
Ocean Front Resort Condominiums  
Golf Course and Water features

Ann Arbor Country Club  
Ann Arbor, Michigan  
14,000 S.F.  
Restaurant, Banquet Facility  
Clubhouse, Lounge

Broadway Centre Tower  
Salt Lake City, Utah  
Fourteen Level Office,  
Entertainment Complex  
Restaurants, Theaters,  
& Retail  
Parking Structure

Treasure Mountain Inn  
Park City, Utah  
Infill on Main St.  
Resort Condominiums  
Mountain Setting

## Section 11

Jarratt Architecture and its team are financially stable. There is interest from additional investors and financing. With the current state of the economy financing most likely will be available in 2011. Once this design of the Fifth a2 is chosen by the City then more information will be provided.

## Section 12 and 13

Investors and financing are in the works, but realistically, will not be available until Michigan's economy begins to show more optimism. The idea would be to attract a national hotel brand (such as Hilton, Sheraton, Marriott or other) to operate the hotel and sell the condominiums in order to achieve financing.

Thank you for reviewing this proposal,

William T. Jarratt  
Architect