

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 21, 2013

**SUBJECT: 414 Main Rezoning and Site Plan
Project Nos. Z13-004 and SP13-008**

**401 N. Fourth Avenue Rezoning and Site Plan
Project Nos. Z13-005 and SP13-009**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 414 Main and 401 N. Fourth Avenue Rezoning to D2 Downtown Interface base district and Secondary Street building frontage designation.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Chapter 62 Landscape Modification Petition associated with the 414 Main and 401 N. Fourth Avenue Site Plans to allow interior landscape islands outside of the perimeter of the vehicular use area.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 414 Main and 401 N. Fourth Avenue Site Plans and Development Agreement.

STAFF RECOMMENDATION

Staff recommends that the requested rezonings of the base zoning and building frontage designations be **approved** because of the changed conditions in the downtown area and City in general make the request reasonably necessary, and are consistent with land use plans and policies of the City.

Staff recommends that the site plans be **approved** because, subject to addressing all outstanding staff concerns, and with approval of Chapter 62 Landscape Modifications, the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

These sites are located on the east side of North Main Street and the west side of North Fourth Avenue between Catherine Street (south) and East Kingsley Street (north). The parcels are separated by a public alley. The site area located in the Downtown Development Authority district and the Allen Creek watershed.

DESCRIPTION OF PETITIONS

414 Main – The subject site includes three platted lots at 402, 408 and 414 North Main Street totaling approximately 24,658 square feet (0.57 acres). The site previously contained a church and surface parking lot. The church was demolished in 2012, the surface parking lot remains for the exclusive use of the office building adjacent to the south of the site. The site currently is zoned The Gallery PUD district. (See history section for more information about The Gallery PUD zoning district and site plan.)

The petitioner requests rezoning from PUD to D2 Downtown Interface base zoning district and Secondary Street building frontage designation and site plan approval to construct a 16-unit townhouse building with an underground garage, 12 carport parking spaces and 24 surface parking spaces.

The proposed townhouse building is designed to have two short towers on top of a base of underground garages. A 3-story tower is proposed on the west side of the base, containing 8 dwelling units, and a 4-story tower is proposed on the east side of the base, containing 8 more dwelling units. The western units front North Main Street directly; the eastern units front a central courtyard in between the two towers.

The existing surface parking lot on the south part of the site will be reconstructed, and a public walkway connecting North Main Street and the midblock alley will be added along the north edge of the parking lot. (The sister development of this petition, 401 N. Fourth Avenue site plan, will continue the walkway from the alley to North Fourth Avenue. See below.)

Access to the surface parking lot is provided from an existing curb cut to North Main Street and from the midblock alley. Access to 12 carport spaces, located underneath the east tower of the building, is provided from the alley. Access to the underground garages for the townhouse units is also provided from the alley.

The site contains two landmark trees, both 18-inch honey locusts¹, located near the North Main sidewalk. One tree is located near the existing driveway to the surface parking lot and will be incorporated into the right-of-way screening buffer. The other is proposed to be removed. An alternatives analysis, illustrating three other development schemes, shows that saving the second landmark tree will result in more surface parking fronting North Main Street yet fewer total spaces. Due to the removal of 18 caliper inches of landmark tree, nine inches of mitigation is required. Six mitigation trees, each 1.5 inches, will be planted on the site.

¹ The threshold for landmark status for honey locust trees is 18 caliper inches. At the time of The Gallery PUD review and original approval, the two existing honey locust trees were less than 18 caliper inches and, therefore, did not qualify as landmark trees. There were no natural features existing on the site in 2005-2006.

The petitioner has requested a Chapter 62 Landscape Modification to allow the required interior landscape islands to be provided as one continuous landscape bed along the entire north side of the surface parking lot, rather than as a few islands projecting into the parking lot.

Storm water management for the 100-year storm volume will be provided in underground tanks for the entire development including the townhouse building and surface parking lot.

A development agreement has been drafted to address utility construction and a park contribution.

The estimated construction cost is \$10 million.

401 N. Fourth Avenue – The subject site contains one platted lot of 8,231 square feet. It is zoned The Gallery PUD and currently contains a surface parking lot used for private parking. The petitioner is seeking to rezone the site from The Gallery PUD to D2 Downtown Interface base and Secondary Street building frontage designation. The petitioner is also seeking site plan approval for a duplex building with a 2-car garage for each unit and a 21-space surface parking lot.

The existing curb cut and driveway on North Fourth Avenue will be reconfigured to provide access to one garage bay for each dwelling unit, two garage doors in total. Access to the surface parking lot and a second garage bay for each of the dwelling units is available from the midblock public alley. Each dwelling unit has its front door facing North Fourth Avenue.

A pedestrian walkway is proposed along the north side of the site, continuing the walkway begun at North Main Street going across the 414 Main development and ending at North Fourth Avenue.

Similar to the 414 Main development, a Chapter 62 Landscape Modification request has been submitted. It also seeks a modification to allow the required interior landscape islands to be provided as one continuous landscape bed along the entire north side of the surface parking lot rather than as a few islands projecting into the parking lot.

Storm water management will be provided underneath the surface parking lot. There are no natural features on the site.

The estimated cost of construction is \$1.8 million.

DESIGN REVIEW BOARD

The petitioner presented the 414 Main and the 401 N. Fourth Avenue projects to the Design Review Board on February 20, 2013. The proposed design is intended to serve as a mid-block transition structure between the residential area to the north and the highly commercial downtown south of the site. The building's façade is articulated by private recessed entrances, and a variety of materials including brick veneer, corrugated aluminum, and smooth panels that add visual interest. The site layout and architectural design were influenced by the "Johnson Street Townhomes" in Portland, Oregon and the "Wickliffe Place" development in the Kerrytown neighborhood of Ann Arbor.

In summary, the Board discussion raised three points for the petitioner to further consider:

- The Alley building (east tower) is not tall enough to warrant a complete change for the top level material. It currently reads as mechanical unit screening rather than living space.
- The end of the towers could be further softened with architectural detailing and/or plant materials.
- The two double-wide garage doors dominate the street level façade of 401 N. Fourth Avenue. Many other façade and landscape treatments would be preferable.

The Board also suggested providing more openings in the south wall of the carports (east tower) for better visual access between the carports and the walkway.

In response, the petitioner has stated:

1. To alleviate the concern that the exterior of the 414 Main penthouse appeared to be mechanical unit screening, the floor was expanded in size and numerous doors and windows were added. The final color has yet to be determined, but the choice of color will be in concert with the rest of the building.
2. To soften the south end of the 414 Main building, openings in the wall to the parking area [carports] have been added. In addition, climbing vines will be planted at the base of the walls.
3. Two double garaged doors on the east side of the duplex building at 401 N. Fourth Avenue building have been replaced with two single garage doors on the east side and two single garage doors on the west side, as recommended by the Design Review Board. Additional landscaping has been added to the east side of the building.

The full Design Review Board report is attached.

CITIZEN PARTICIPATION

The petitioner held a combined citizen participation meeting for both sites on March 13, 2013, two weeks prior to submitting the projects for approval. Invitations were sent to all residents and property owners within 1,000 feet of the site, as well as all subscribers to the GovDelivery planning update service.

In general, the discussion at the meeting addressed:

- Clarifying questions and answers, such as building setbacks, building materials, cost of units and location of landscaping.
- Concern over losing parking, and traffic safety, on Farmer's Market days.

The full report provided by the petitioner is attached.

COMPARISION CHART

	PREVIOUSLY APPROVED	PROPOSED 414 MAIN	PROPOSED 401 N. FOURTH AVE.	REQUIRED/ PERMITTED
Base Zoning	The Gallery PUD	D2 Downtown Interface	D2 Downtown Interface	D2 Downtown Interface
Gross Lot Area		24,258 sq ft	8,231 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	607% MAX [district-wide]	127% (31,385 sq ft)	68% (5,562 sq ft)	200% Normal MAX (49,316 sq ft) 400% with Premiums MAX
Minimum Height	2 stories	4 stories, 49 ft 4.5 in	3 stories, 42 ft	2 stories, 24 feet MIN
Max. Building Coverage		42% (10,420 sq ft)	26% (2,163 sq ft)	80% of lot area MAX (19,727 sq ft)
Minimum Open Space		33% (8,195 sq ft)	26% (2,120 sq ft)	10% of lot area MIN (2,466 sq ft)
Character Overlay District	Kerrytown	Kerrytown	Kerrytown	Kerrytown
Streetwall Height		3 stories	3 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall		Not applicable	Not applicable	5 ft AVERAGE
Building Height	11 stories, 185 ft MAX	49 ft 4.5 in	42 ft	60 ft MAX
Massing Articulation		17-24 ft	17-24 ft	40 ft MAX
Side, Rear Setbacks	10 ft MIN North 0 ft MIN South	5 ft North side	10 ft 3 in North side 4 ft South side	None (does not abut R zoning)
Building Frontage	Front Yard	Secondary Street	Secondary Street	Secondary Street
Front Setback	15 ft MIN (average may be used if existing buildings within 100 ft if less than 15 ft)	7 ft	4 ft 2 in	0 ft MIN, 10 ft MAX
Parking	The Gallery PUD	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	129 MIN, 186 MAX	55	25	None
Parking – Bicycles	72 MIN	19 Class A	4 Class A	414 Main: 15 Class A 401 N. 4 th : 3 Class A

HISTORY

The former church on the 414 Main site was constructed in 1935, with an addition in 1967. A survey of historical aerial photos indicates the site experienced little change until it was demolished in 2012. A petition for PUD zoning and site plan approval for an 8-lot site, including the three parcels of the 414 Main, was submitted in 2004. Following staff review and a public hearing, that petition was tabled, no further action was taken and the file was closed.

In 2005, another petition for PUD zoning and site plan approval was proposed, which included the three lots of the 414 Main site and the 401 N. Fourth Avenue lot. The Gallery PUD project was approved in 2006 for two mixed-use buildings: an 11-story building on the 414 Main site and a four-story building on 401 N. Fourth Avenue. The two buildings were to be connected with an enclosed corridor on the second level, across the public alley right-of-way. The Gallery project included 118 dwelling units, 15% of which were to be affordable units, 224 parking spaces and a total of 199,642 square feet of floor area (607% FAR). At some point, an easement for 57 parking spaces on the site was conveyed to McKinley, Inc., the owner of the property adjacent 414 Main to the south.

The County Treasurer foreclosed on The Gallery property for past due taxes, arranged for demolition of the church, and subsequently sold the property at auction to the petitioner in 2012. The petitioner acquired the property including the easement for 57 parking spaces to be available for McKinley, Inc.

The Gallery PUD Zoning District remains valid indefinitely, until a rezoning petition is approved, and The Gallery PUD Site Plan is valid until August 10, 2013.

PLANNING BACKGROUND

The Downtown Plan, amended in 2009, recommends policy objectives and plan concepts to guide public and private development decision-making in the downtown area. The plan recommends “interface” uses for future land use of 414 Main and 401 N. Fourth Avenue sites and their surrounding area (see Figure 9, page 30).

The interface area seeks to preserve and enhance incremental transitions in land use, density, building scale and height in the areas located between downtown’s neighborhood edges and core areas. Interface development should reinforce the stability of these residential areas – but without unduly limiting the potential for downtown’s overall growth and continued economic vitality. Ideally, development within the interface should blend smoothly into the neighborhoods at one edge and into the core at the other (see page 29).

Many of the Downtown Plan’s recommended action strategies for the interface area have been implemented, such as replacing the existing zoning designations (which were at that time C2B, C2B/R, C3 and M1) with a new Downtown Interface zoning district and reducing the maximum permitted FAR’s and maintain height limits, through the Ann Arbor Discovering Downtown (A2D2) rezoning, also done in 2009.

Relevant goals of the Downtown Plan include:

- Land Use/Concentrated Diversity of Activity – Encourage dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban residential neighborhood and support a sustainable transportation system. (See page 22.)
- Land Use/Housing – Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood. Continue to see a range of age groups and income levels in the downtown. (See page 24.)
- Development Character/Sensitivity to Context – Encourage articulation in the massing of larger new buildings to fit sensitively into the existing development context. Encourage design approaches which minimize the extent to which high-rise buildings create negative impacts in terms of scale, shading, and blocking views. (See page 33.)
- Pedestrian and Open Space System/Streetscape Improvements – Improve and extend downtown’s systems of pedestrian connections through public and private streetscape improvements. (See page 35.)
- Pedestrian and Open Space System/Development Guidelines – Encourage both rehabilitation and new development projects to enhance the pedestrian scale and orientation of streets which serve as downtown’s primary pedestrian connections. Ensure that all other downtown streets also provide attractive and comfortable environments for people on foot. (See page 36).
- Pedestrian and Open Space System/Open Space Incentives and Guidelines – Encourage the development of parks, plazas, through-block arcades and atrium spaces, emphasizing small open spaces distributed through downtown. (See page 38.)

LANDSCAPE MODIFICATION REQUEST ANALYSIS

Flexibility in the application of the landscape and screening regulations, Chapter 62, may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion by the Planning Commission or City Council, and be associated with specific site conditions listed in Section 5:608(2)(c)(i) –(vii).

The petitioner is seeking a modification of Section 5:602(2) Interior Landscape Islands. This section requires interior landscape islands to be provided in vehicular use areas, and specifies the minimum size in square feet, minimum dimensions of any one island, design and placement of islands, number of trees in each island, and storm water management functions in some cases. The petitioner is seeking a modification of one aspect of Section 5:602(2), specifically a modification that will allow landscape areas outside the perimeter of the vehicular use area to count toward satisfying the interior landscape island requirement. Rather than providing several islands projecting into the vehicular use area, the petitioner is proposing to provide one continuous area along the length of the north side of the vehicular use area. The proposed design meets the requirements for minimum size, number of trees and storm water management functions.

The Natural Resources and Urban Forestry Coordinator agrees that the modification is consistent with the intent of the Chapter, has been shown on the site plan, and is associated with a site located in a special parking district, per Chapter 62, Section 5:608(2)(a), (b), and (c)(i).

ZONING ANALYSIS

Per Chapter 55 Section 5:107(1), the Zoning Ordinance and Zoning Map shall not be amended except “because of changed or changing conditions in a particular area or in the municipality generally, to rezone an area, extend the boundary of an existing Zoning District or to change the regulations and restrictions thereof.”

Petitioners are asked to complete an application to explain and justify their request to rezone. The questions on the application are not standards for approval, rather guides to providing sufficient evidence of changed or changing conditions.

Questions are shown in **bold text**, the petitioner’s responses are in plain text and staff comments, if any, are in shown in *italic text*.

1. The extent to which the zoning/rezoning requested is necessary:

The existing PUD zoning classification was created for a specific project that is no longer being considered. The proposed project does not meet the site conditions that were established when the parcels were previously rezoned to PUD. The change in frontage designation will allow for building offsets that project into the required setback without reducing the courtyard space between the building towers. Also, the change in frontage designation will allow this building to align with the building immediate to the south and provide sufficient room on the west side of the building for the required McKinley parking lot.

As The Gallery PUD Zoning District and its Supplemental Regulations remain in effect until a formal petition to rezone is considered, the requested rezoning is necessary.

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

The rezoning should have a positive effect on the public welfare and property rights of persons located in the vicinity since whatever concessions were granted as part of the PUD rezoning process (be it height, setback or whatever) will no longer be needed.

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

The requested D2 zoning will bring the parcels back into compliance with the surrounding zoning districts. Any special considerations that were granted when the property was previously rezoned to PUD will no longer be needed.

The proposed D2 Downtown Interface base and Secondary Street building frontage designations are in keeping with the future land use recommendations of the Downtown Plan.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

The target market for this development is young professionals and empty nesters desiring convenient housing close to the Kerrytown, the downtown and the university. This project is

ideally positioned to meet this need. It is located on a city bus line and is within walking distance to the transit station.

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

In general, the improving housing market has resulted in an increased demand for the type of housing proposed for this site. In addition, the market for housing convenient to Kerrytown and the downtown has proven to be particularly strong.

Since The Gallery PUD Zoning District and Supplemental Regulations were adopted, the City has undertaken a comprehensive effort to reevaluate its goals and objectives for the downtown area and has taken several steps, such as rezoning the entire downtown area except for land zoned PUD, to achieve its new goals and objectives. The changes are well documented in the Downtown Plan, adopted in 2009, and the archives, resolutions and ordinances related to the A2D2 rezoning effort.

6. Other circumstances which will further justify the requested zoning/rezoning are:

The size of the proposed building fits very nicely with the neighboring buildings and the style of the building provides a nice transition from the commercial uses to the south and the residential uses to the north.

SERVICE UNIT COMMENTS

Planning – The proposed rezoning and site plan petitions are very much in keeping with the future land use recommendations, guiding values, goals and objectives, and guidelines for downtown.

System Planning – Prior to City Council action, a correction to the sanitary sewer mitigation calculations is required. The correction will not change the number of footing drain disconnections required (5), but is needed for accuracy.

Forestry and Natural Resources – Staff supports the petitioner’s Chapter 62 Landscape Modification request. Staff also finds the alternative analysis shows the proposed disturbance to the landmark tree to be the minimum necessary for a reasonable development.

Solid Waste and Recycling – Pending. Any remaining comments must be addressed before City Council action.

Traffic/MDOT – The continued use of the existing curb cut on North Main Street is approved. A permit is required for the work proposed in the North Main Street right-of-way, at which time details such as pavement design, curb and gutter type, etc., will be reviewed.

Downtown Development Authority – The proposed streetscape, including lawn extension design elements and continued use of existing street lights, is approved.

Parks and Recreation – A park contribution of \$9,920 is requested. Possibilities for its use might include improvements to the basketball courts at Wheeler Park, improving space for vendors along North Fourth Avenue at the Farmers Market, replacing the trash containers at

Sculpture Plaza to match the existing furniture, moveable tables and chairs at the Farmers Market and/or Sculpture Plaza. Staff welcomes the petitioner to participating in choosing the specific use of the contribution.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
5/17/13 (Revised 5/22/13)

Attachments: Parcel and Zoning Map
Aerial Photo
414 Main Site Plan
414 Main Elevations (A-6, A-7 and A-8)
401 N. Fourth Avenue Site Plan
401 N. Fourth Avenue Elevations (A-3 and A-4)
Citizen Participation Report
Design Review Board Report
Alternatives Analysis A, B, and C
May 17, 2013 Draft Development Agreement

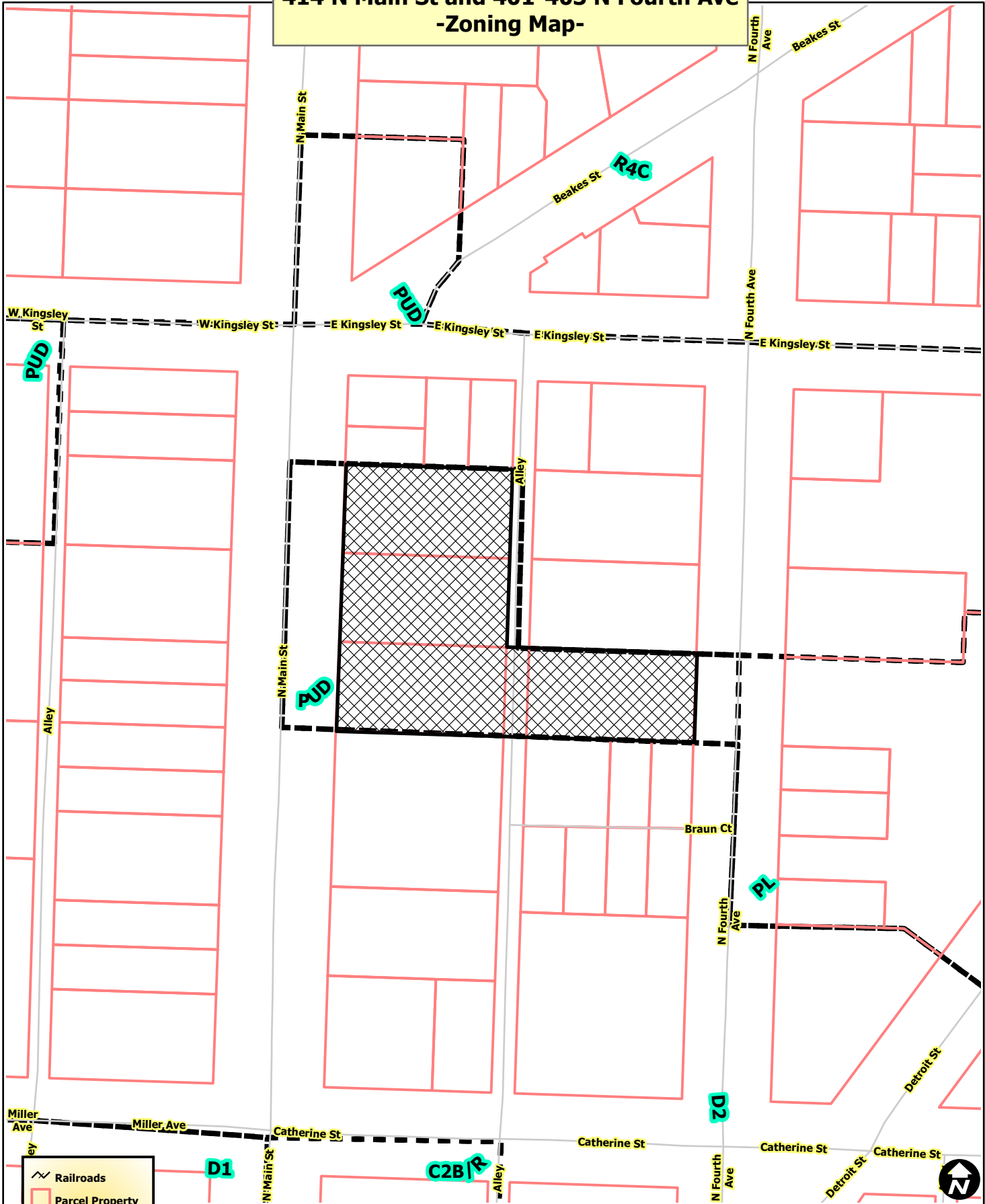
c: Petitioner: Huron Development & Associates, LLC
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Systems Planning
Project No. Z13-004 and SP13-008, and Z13-005 and SP13-009

414 N Main St and 401-403 N Fourth Ave -Zoning Map-



	Railroads
	Parcel Property
Zoning	
	Township Island
	Zoning



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**414 N Main St and 401-403 N Fourth Ave
-Aerial Map-**



-  Railroads
-  Parcel Property



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414 MAIN

SITE DATA:

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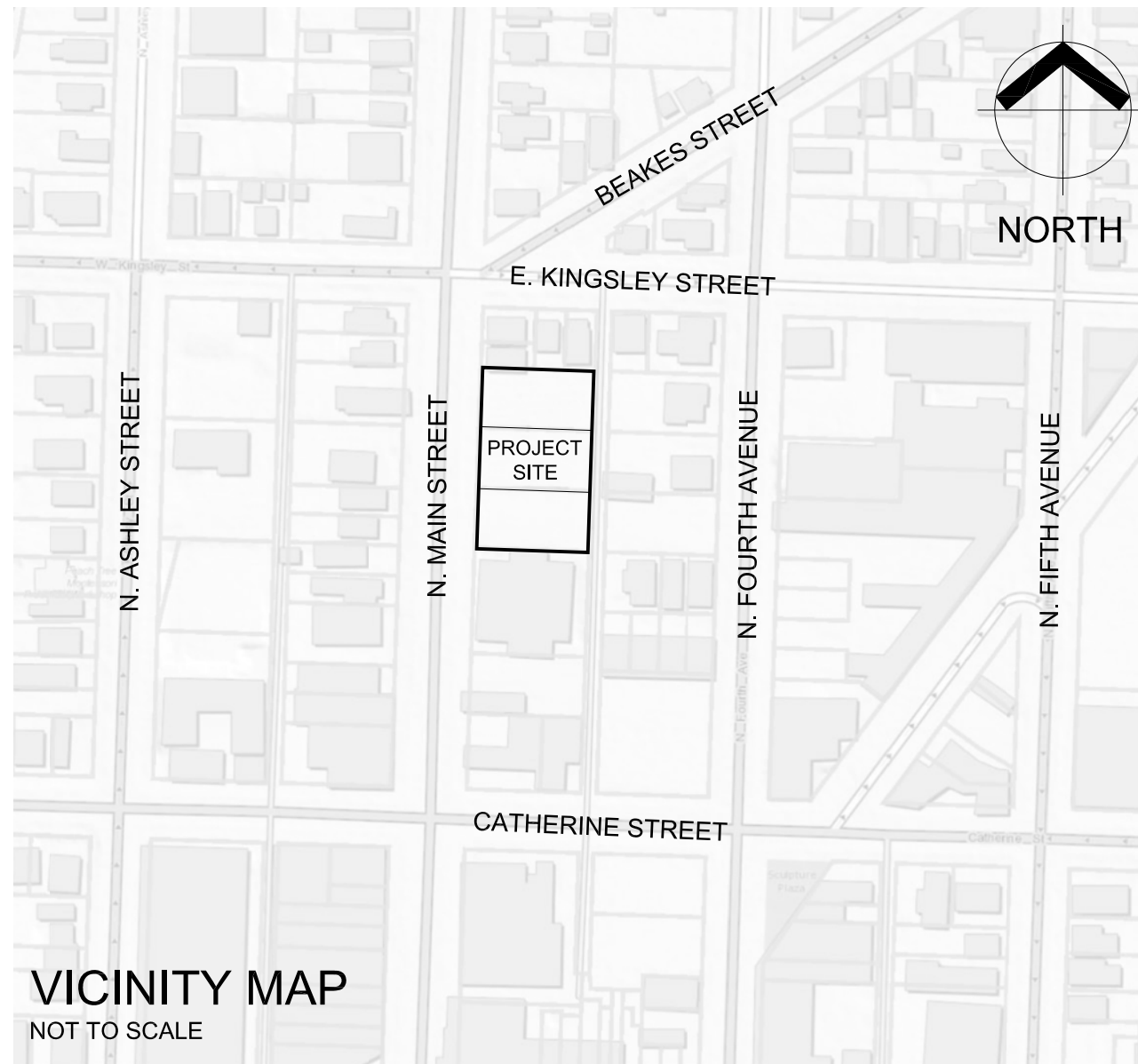
SHEET INDEX:

SITE

- S1 COVER SHEET
- S2 EXISTING CONDITIONS
- S3 LAYOUT PLAN
- S4 GRADING AND DRAINAGE PLAN
- S5 SESC PLAN
- S6 STORMWATER DETAILS
- S7 UTILITY PLAN
- S8 LANDSCAPE PLAN
- S9 PHOTOMETRIC PLAN

ARCHITECTURAL

- A1 COVER SHEET
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 FOURTH FLOOR PLAN
- A6 ELEVATIONS
- A7 ELEVATIONS
- A8 ELEVATIONS
- A9 SITE SECTIONS



VICINITY MAP
NOT TO SCALE

LAND DEVELOPMENT REGULATIONS:

- AREA PLAN REQUIREMENTS**
1. Development Program
 - a. **The proposed land use and related improvements to the site, including amount of new floor area, parking, and proposed density:**
Huron Development + Associates, LLC proposes a multi-unit residential development in the Kerrytown District of Ann Arbor. The development consists of three parcels of land that total 0.57 acres in size, located at 414, 408, and 402 North Main Street. The parcels are currently zoned PUD, Planned Unit Development. The proposed project will combine the three parcels on Main Street and rezone the parcels back to D2, Downtown Interface District. The project is proposed in conjunction with a proposal for the development of a three-story residential duplex on North Fourth Avenue adjacent to the site.
 - The proposed improvements on the Main Street parcels include one building consisting of sixteen dwelling units and basement garages along with associated access and landscaping. The building runs parallel to Main Street and the alley that is adjacent to the east edge of the property. The development consists of eight single-story units ranging in size from 1,396 to 1,763 square feet and eight two-story units, ranging in size from 1,834 to 2,293 square feet. Private open space for each of the units is offered by means of a semi-private shared courtyard, balconies, and rooftop decks.
 - The garages provide 19 parking spaces. An additional 24 spaces are provided in a surface lot adjacent to the building to provide parking for the McKinley headquarters which neighbors the property. Twelve (12) covered spaces are also provided for McKinley employees and residents under the overhang of the building along the alley.
 - A new public walkway is proposed along the north edge of the surface lot. This walkway will connect Main Street to the alley, and with the adjacent development on Fourth Avenue, continue through the block. The units will be served with city utilities and accessed from Main Street or the alley.
 - The proposed development is consistent with the recommendations of the City of Ann Arbor Master Plan adopted May 3, 2011 by the Ann Arbor City Council.
2. Community Analysis
 - a. **Impact of proposed development on public schools:**
The increased tax base associated with the project benefits public schools. Due to the fact this development is marketed for young professionals and empty nesters, the anticipated number of school age children from the development is expected to be negligible.
 - b. **Relationship of intended use to neighboring uses:**
The project is located mid-block on Main Street between East Kingsley and Catherine Streets. The north edge of the property neighbors single family homes. The McKinley headquarters, a four-story brick building, is directly adjacent to the south edge of the property boundary. A variety of businesses are located south of the site along Main Street, leading into the heart of downtown Ann Arbor. The east edge of the property is adjacent to several homes that have been converted into businesses, such as the Kerrytown Concert House.
 - The development serves as a transition between the residential homes to the north and the McKinley building and the heavy commercial downtown to the south along Main Street. The building was carefully designed with materials characteristic of the area, and building design elements visually reduce the scale of the building.
 - The development will enliven its urban context by bringing new residents to the area, as well as supporting non-vehicular transportation, as it is within walkable distance to shops, restaurants, entertainment venues, and downtown employers, as well as the local transit station. The new public walkway will improve circulation in the area, connecting Main Street and Fourth Avenue. This will provide convenient access to popular destinations such as Kerrytown Market and Shops and the Ann Arbor Farmers Market.
 - c. **Impact of adjacent uses on the proposed development**
These units will provide much needed housing for young professionals and others seeking a vibrant urban living experience in downtown Ann Arbor. The project is in the popular Kerrytown District of Ann Arbor, home to many restaurants, markets, shops, and entertainment venues, which will appeal to prospective tenants. The project is located on a city bus line and is within minutes of the transit station. The area promotes a walkable urban environment, which tenants will likely seek.
 - d. **Impact of proposed development on the air and water quality, and on existing natural features of the site and neighboring sites:**
Water quality controls will be implemented to ensure that runoff during construction and from the impervious areas once finished is controlled and managed with an underground detention system. A bioswale with native plantings along the north edge of the surface lot will collect runoff before draining to the underground system. Runoff from the adjacent parcels (if any) will be collected and conveyed directly to the city storm system. No wetlands or water courses will be affected.
 - Any impact on the air quality in the area would occur during construction. This impact will be localized and temporary. There are no endangered species habitat, floodplains, natural steep slopes, wetlands, or woodlands on site. Two of the trees on site are landmark honey locusts, of which one will be removed and be properly mitigated.
 - e. **Impact of the proposed use on historic sites or structures which are located within an historic district or listed on the National Register of Historic Places:**
There will be no impact on any historic sites or structures.
 3. Site Analysis
 - a. **Existing land use and activity on site:**
The site is on two vacant parcels where the now-demolished Greek Church was located. The third parcel contains an existing surface parking lot, which will be replaced. A sidewalk located within the Main Street right-of-way is regularly used by pedestrians walking to and from destinations to the north and south.
 - b. **An inventory of the site conditions including soil types, site vegetation, and existing topography at five-foot or best available contour intervals:**
The soil type identified on the site is Fox Sandy Loam. The site slopes from south to north, dropping approximately four feet across the site. The average slope across the site is approximately two percent. Nine trees exist on the site, ranging in size from 8-inches to 18-inches DBH. Two landmark trees exist on site, both of which are 18-inch DBH honey locusts. See Existing Conditions Plan for the existing tree list and locations.
 - c. **A general description of all natural features on the site and within the area fifty feet beyond the property line:**
 - There is no known endangered species habitat on site.
 - There is no 100-year floodplain or floodway located on the site.
 - There are two landmark trees on site, two 18-inch DBH honey locusts.
 - There are no natural steep slopes on site.
 - There are no watercourses on site.
 - There are no wetlands on site.
 - There are no woodlands on site.
 - d. **Location and use of all existing structures on the site:**
There are no existing structures on the site. A surface parking lot and retaining wall exists adjacent to the McKinley headquarters on the south edge of the site.
 - e. **Existing and proposed vehicular, pedestrian, and bicycle ways and access points:**
There is an existing curb cut and parking lot on the southernmost parcel of the site. The lot currently serves employees of the McKinley headquarters. There are no other existing vehicular or pedestrian access points to the site.
 - f. **Utility availability and proposed connections together with all existing public rights-of-way and public and private easements:**
Water, sanitary, gas, and storm lines are located within the Main Street right-of-way and have adequate capacity to serve the proposed development. Electricity, telephone, and cable will be accessed from the alley. Proposed connections are shown on the Utility Plan.
 - g. **Existing and proposed general drainage pattern of the site and adjoining area:**
The existing land drains off-site across the property from the southeast to the northwest. Drainage and runoff from the proposed development will be directed to and collected in a bioswale and an underground stormwater detention system below the parking lot on the south side of the property. Water from the stormwater system will infiltrate into the soils or be released into the city stormwater system if necessary.
 - h. **A summary in the form of an overlay showing how the proposed land use or activity relates to the graphic description of the existing site conditions including natural features:** See Layout Plan.
 4. Schematic Design
 - a. **Comparison chart showing proposed development and City Regulations:** See Layout Plan.
 - b. **Existing and proposed topography at five-foot or best available contour intervals and limits of soil disturbance:** See Grading and Drainage and SESC Plan.
 - c. **Orientation and location of all proposed improvements:** See Layout Plan.

- d. **Vertical sections through the site showing existing and proposed elevations when the proposed improvements will result in a significant change in a steep slope:** Not applicable.
 - e. **Proposed circulation patterns on site:** See Layout Plan.
 - f. **Proposed lot lines and setback lines:** See Layout Plan.
 - g. **Areas of natural features which are proposed to be removed or disturbed and a general description of mitigation plans:** Please refer to the Natural Features Statement of Impact below.
 5. General Information
 - a. **Project name:** 414 Main
 - b. **Petitioner:** Tom Fitzsimmons
Huron Development + Associates, LLC
423 West Liberty
Ann Arbor, MI 48104
Telephone: 734-320-9680
 - c. **North indicator / scale:** Shown on plans.
 - d. **Existing and proposed zoning:** The site is currently zoned PUD, Planned Unit Development. The parcels will be combined and rezoned D2, Downtown Interface District. The site currently has a Front Yard Street Frontage and will be rezoned to Secondary Street.
 - e. **Approximate floor area:** The footprint of the building is 9,920 square feet. The total usable floor area is 31,481 square feet. Total gross area is 39,399 square feet.
 - f. **Approximate height:** 49'-4½"
 - g. **Statement of Interest:** Huron Development + Associates is the property owner. The property, along with the adjacent property at 401 North Fourth Avenue, has a deed restriction requiring that 57 parking spaces be provided for the McKinley headquarters, 36 of which are located on the Main Street site.
 - h. **Contiguous land holdings:** The applicant/owner owns the adjacent property at 401 North Fourth Avenue, for which there is a proposed residential duplex development.
 - i. **Vicinity map:** See Cover Sheet.
 - j. **Schedule:** Construction is anticipated to begin in September 2013 and be completed by August 2014, weather permitting.
 - k. **Public areas and municipal corporation lines:** Not applicable.
 - l. **Legal description:** See Existing Conditions Plan.
 - m. **One reduced copy of the plan:** Included with Application.
- SITE PLAN REQUIREMENTS**
1. **Property survey:** See Cover and Existing Conditions Plan.
 2. **Comparison chart:** See Layout Plan.
 3. **Number and type of dwelling units including bedrooms:** The proposed development includes seventeen units with a total of thirty-eight bedrooms. The development consists of nine single-story two-bedroom, two-bathroom units and eight two-story two-bedroom, two-bathroom units.
 4. **Height, number of stories, and placement of proposed structures and accessory structures:** See Architectural Plans, Elevations, and Sections.
 5. **Number and dimensions of parking spaces, a photometric plan, and other requirements:** See Layout Plan. A photometric plan is provided on sheet S9.
 6. **Front, rear, and side open space and setback lines, and any proposed lot lines:** See Layout Plan.
 7. **Fences and walls:** See Layout Plan.
 8. **Refuse collection and storage stations:**
A 4-cubic yard dumpster and four recycle carts will be located under the overhang of the building adjacent to the covered parking. Collection will be by a city-approved contractor.
 9. **Existing structures and curb cuts adjacent to the property:** See Existing Conditions Plan.
 10. **Existing and proposed topographic contours:** See Existing Conditions, Grading and Drainage, and Utilities Plans.
 11. **Proposed landscaping:** See Landscape Plan.
 12. **Soil erosion and sedimentation control plan:** See SESC Plan.
 13. **The drainage area and direction of flow:** See Grading and Drainage, and Utilities Plan.
 14. **Proposed streets, driveways, and curb cuts with dimensions, in compliance with the Chapter 47, Streets, of the Ann Arbor Code of Ordinances, and the Public Services Department standards:** See Existing Conditions Plan and Layout Plan.
 15. **All existing and proposed water lines, sanitary sewer lines, and storm sewer lines, together with proposed size, elevations, easements, and other information:** See Existing Conditions Plan and Utilities Plan.
 16. **Street trees:** See Landscape Plan.
 17. **Traffic impact analysis:** The number of peak hour trips generated by this development is less than fifty; therefore, a traffic impact analysis is not required.

Number of dwelling units: 16
ITE Peak Hour Trip Generation for condominium/townhouse: 0.52 trips per unit
Total Peak Hour Trip Generation = 16 X 0.52 = 8.3 trips per hour
 18. **Archaeological survey:** Not applicable unless deemed necessary by the City.
 19. **Accurate location and description of all natural features within the limits of disturbance and in an area extending 50 feet beyond the limits of soil disturbance, including:**
 - a. **The limits of soil disturbance:** See SESC Plan.
 - b. **The boundary and description of any endangered species habitat:** Not applicable.
 - c. **The boundary and elevation of any 100-year floodplains:** Not applicable.
 - d. **The location, species, critical root zone, and condition of landmark trees:** See Existing Conditions Plan.
 - e. **The location of all steep slopes and a cross section through the site showing the proposed activity in relationship to the topography:** Not applicable.
 - f. **Existing and proposed watercourses showing depths, normal water levels, shore gradients, type of bank retention, and shore vegetation:** Not applicable.
 - g. **The boundary and character of all wetlands, as required by Chapter 60, Wetlands Preservation, of the Ann Arbor Code of Ordinances:** Not applicable.
 - h. **The boundary and basal area of any woodland, with location, species, and DBH of all trees 6 inches DBH or greater within the woodland area:** Not applicable.
 20. **Location and extent of required natural features open space:** Not applicable since no natural features are present on the site.
 21. **Natural features statement of impact:**
The only natural features on the site are landmark trees: two 18-inch DBH honey locusts. Refer to the Existing Conditions Plan for a site inventory identifying the location of the landmark trees. The honey locust located in the southwest corner south of the surface lot will be preserved. In order to provide an additional 57 parking spaces and to create an economically feasible residential development, the landmark tree located north of this lot is scheduled for removal.
The proposed development preserves as many trees as possible and preserves the landmark tree located on southwest side of the site. Due to the fact that the number of parking spaces cannot be reduced, reducing the size of the buildings was the only alternative available for preserving the other landmark tree. This alternative would significantly diminish the number of dwelling units as well as the character of the development. As such, the project would not be economically feasible.
While the condition of this tree is very good, its size is marginal (barely 18") and therefore removal will not significantly impact the integrity of the ecological systems on site. Given the size of the lot, the extent of proposed development program, and the amount of new landscaping that is being proposed, the removal of this one tree is felt to have minimal impact.
MITIGATION:
To compensate for removing the single 18-inch DBH landmark tree, six 1½"-inch calliper trees will be planted along the front of the Main Street building. These six trees total 9 inches DBH which equates to 50-percent of the total 18 inches DBH lost.

RESPONSE TO DESIGN REVIEW BOARD RECOMMENDATIONS

1. To alleviate the concern that the exterior of the floor units appeared to be mechanical unit screening, the floor was expanded, the floor expanded in size and numerous doors and windows were added. The final color has yet to be determined but the choice of color will be in concert with the rest of the building.
2. To soften the south end of the building, openings in the wall to the parking area have been added. In addition, climbing vines will be planted at the base of the walls.



CHRIS ALLEN,
ARCHITECT
706 HISCOCK
ANN ARBOR, MI 48103
PHONE: 734-995-2417

414 MAIN
ANN ARBOR, MICHIGAN

DATE	ISSUED FOR
5-6-2013	REVISIONS
4-17-2013	REVISIONS
3-25-2013	SITE PLAN SUBMITTAL
3-20-2013	PRE-SUBMITTAL MTG.

DRAWN	LN/TRF
CHECKED	CBH

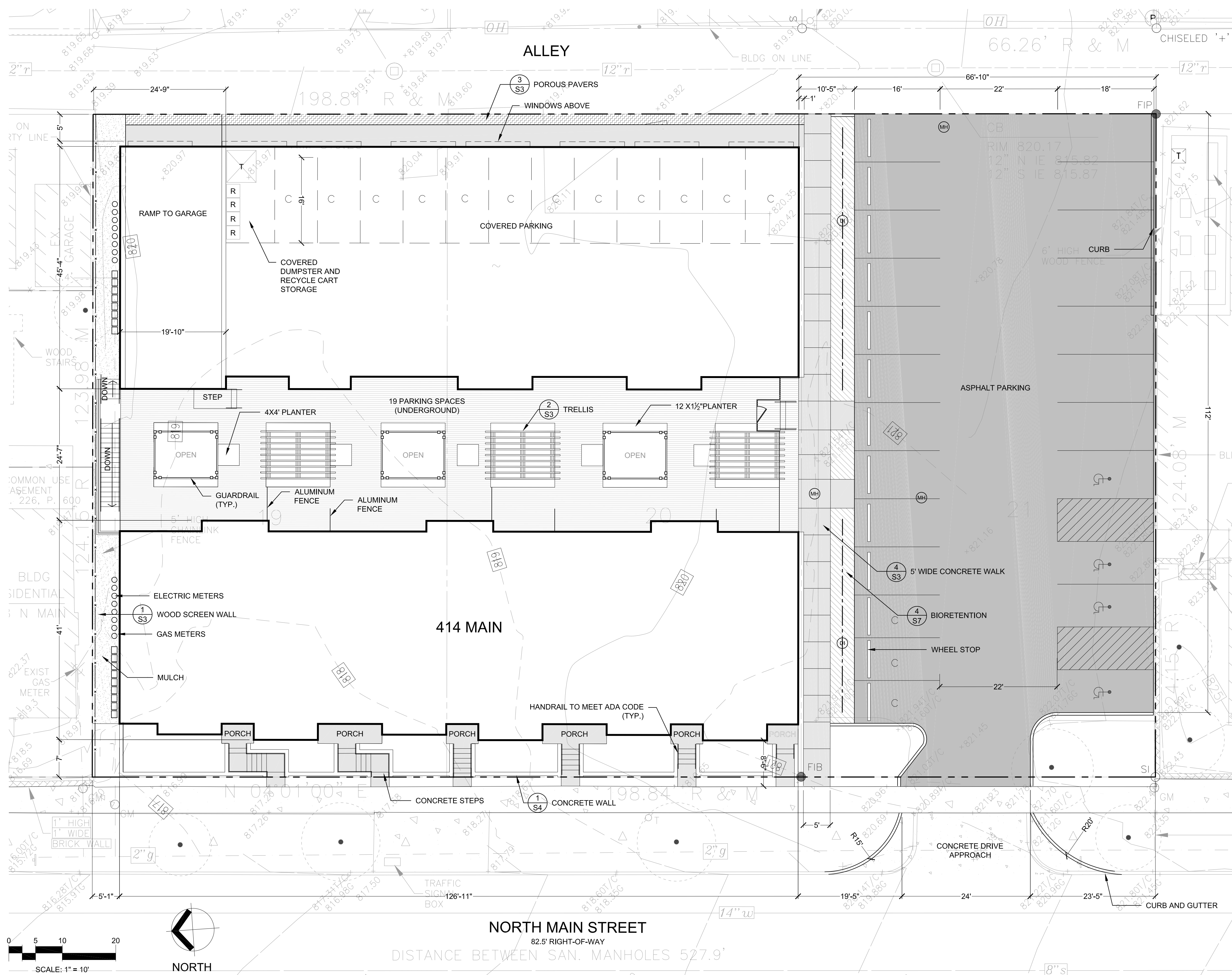
JOB NO.
12FTZ02

TITLE
COVER SHEET

SEAL

SHEET

S1



NOTES:

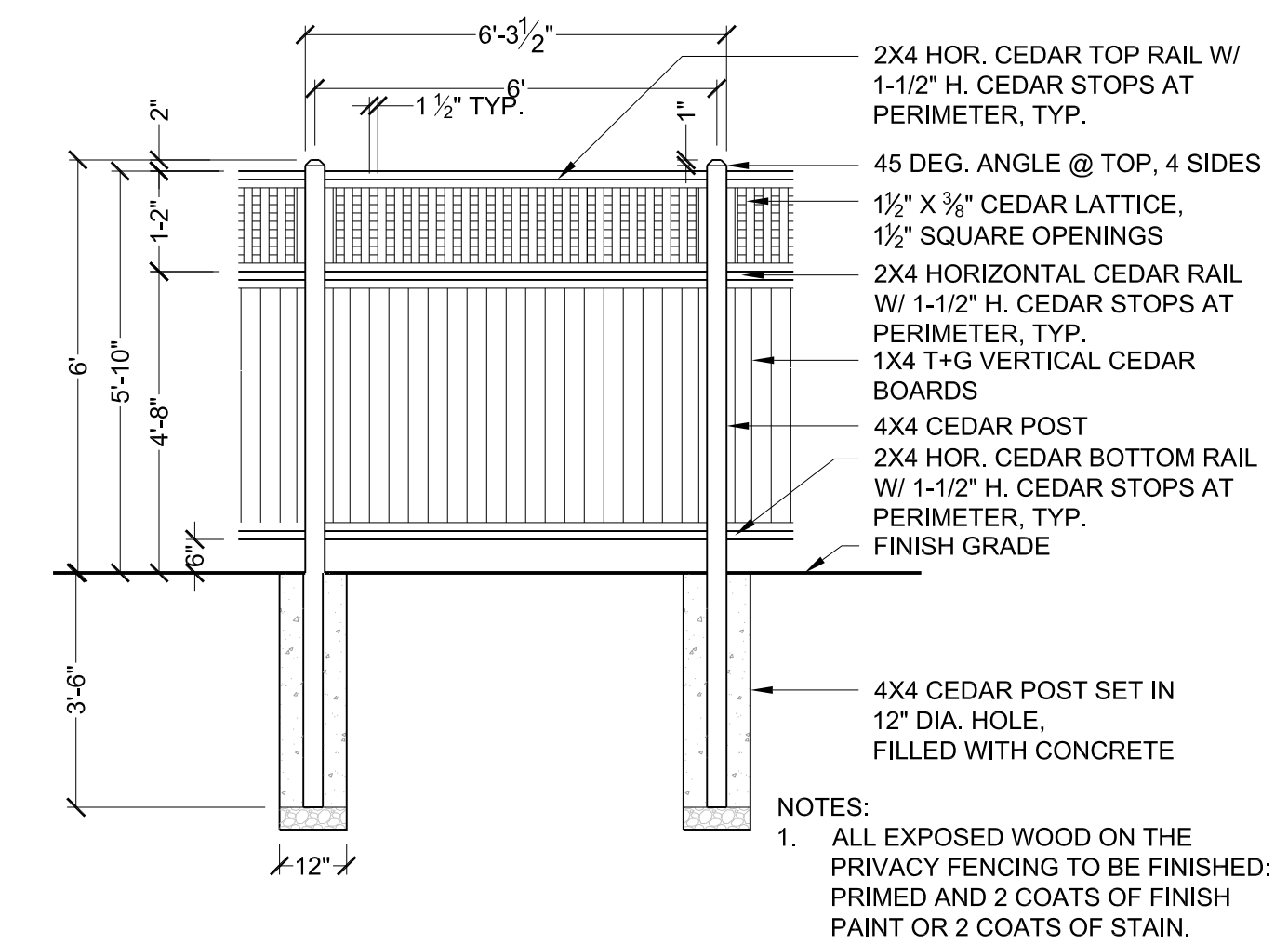
1. ALL SIDEWALKS WILL BE KEPT AND MAINTAINED IN GOOD REPAIR. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR WILL BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

COMPARISON CHART

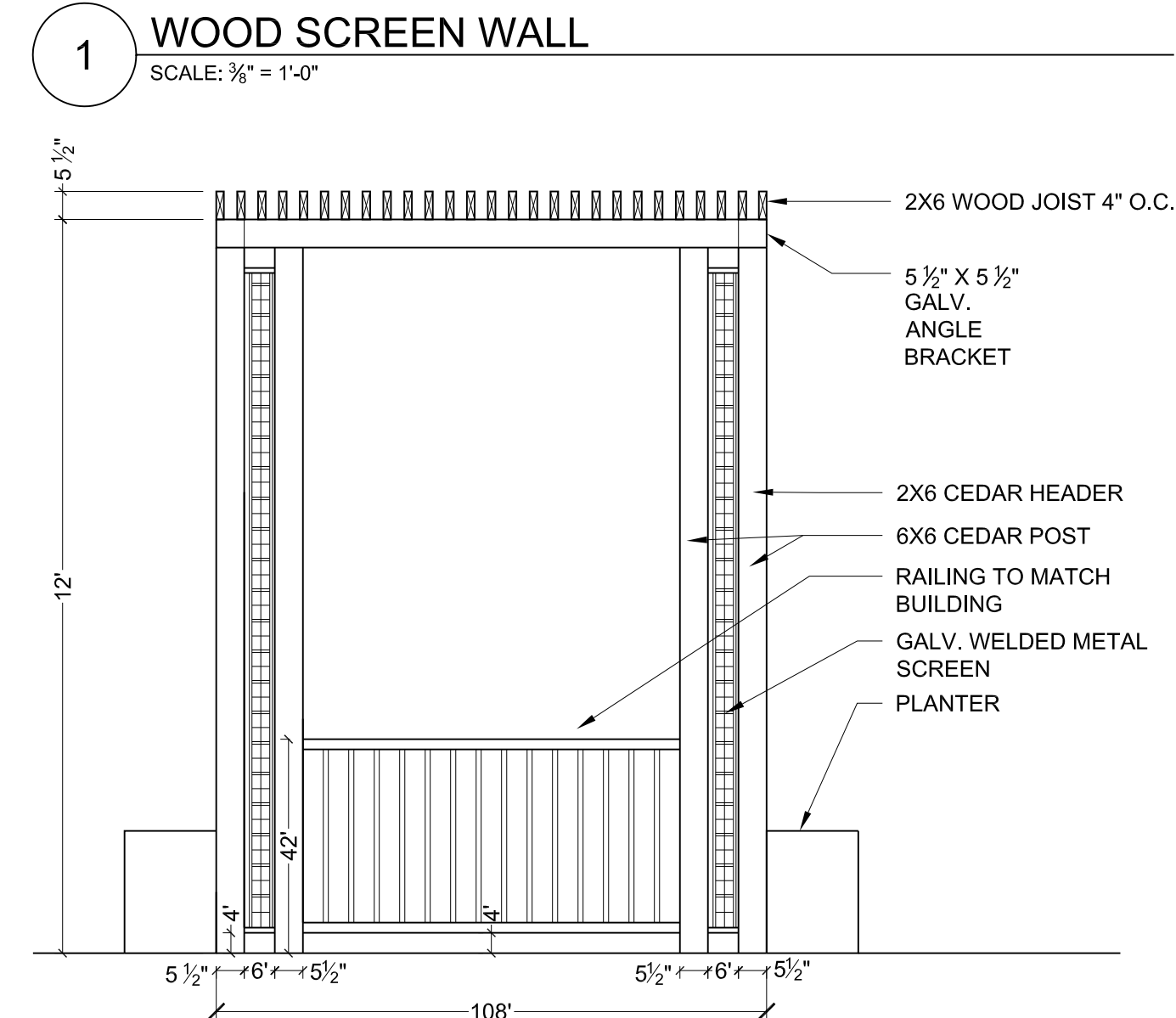
	REQUIRED	PROPOSED
ZONING	D2	D2
MINIMUM GROSS LOT SIZE	NONE	24,658 SF
MAXIMUM FAR	200% (49,316 SF)	127% (31,385 SF)
MAXIMUM BUILDING COVERAGE	80% (19,727 SF)	42% (10,420 SF)
MINIMUM OPEN SPACE	10% (2,466 SF)	33% (8195 SF)
SETBACKS		
FRONT YARD	0'-10" MAX.	7'-0"
SIDE YARD		
NORTH	NO SETBACK	5'-1"
SOUTH	NO SETBACK	66'-10"
REAR YARD	NO SETBACK	5'-0"
BUILDING HEIGHT	3 STORIES (60'-0")	4 STORIES (49'-4 1/2")
PARKING (1/1000 SF ABOVE MAX FAR)	NONE REQUIRED	36 + 19 IN GARAGES = 55 TOTAL 3 HANDICAP ACCESSIBLE AND 15 COMPACT (27%)
BICYCLE PARKING (1 PER 2500 SF)	15 CLASS A	15+ PROVIDED IN GARAGES



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DATE	ISSUED FOR
DRAWN	LN/TRF
CHECKED	CBH

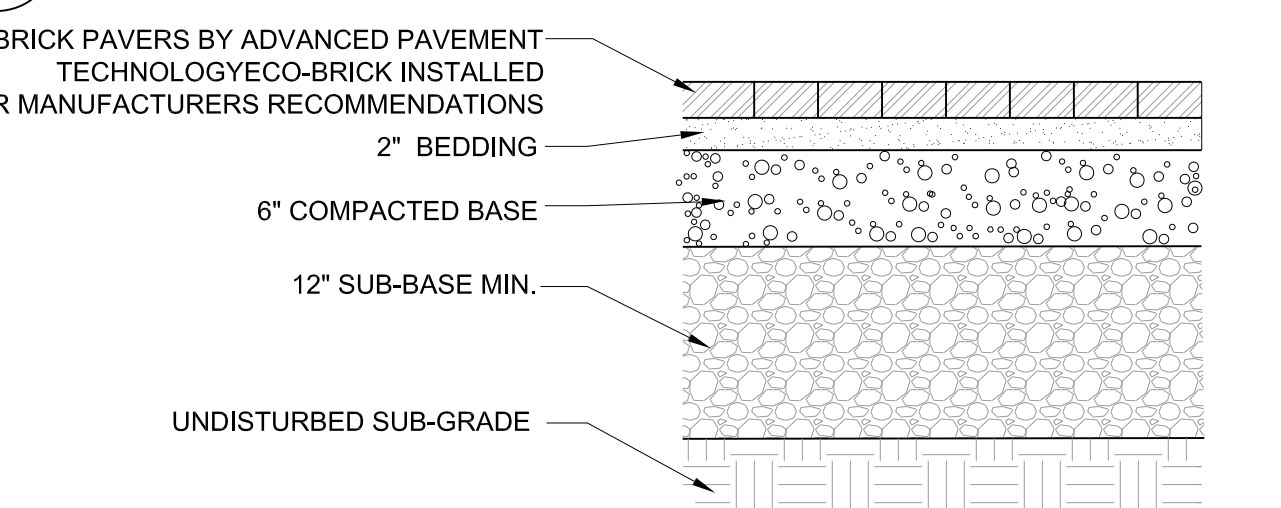
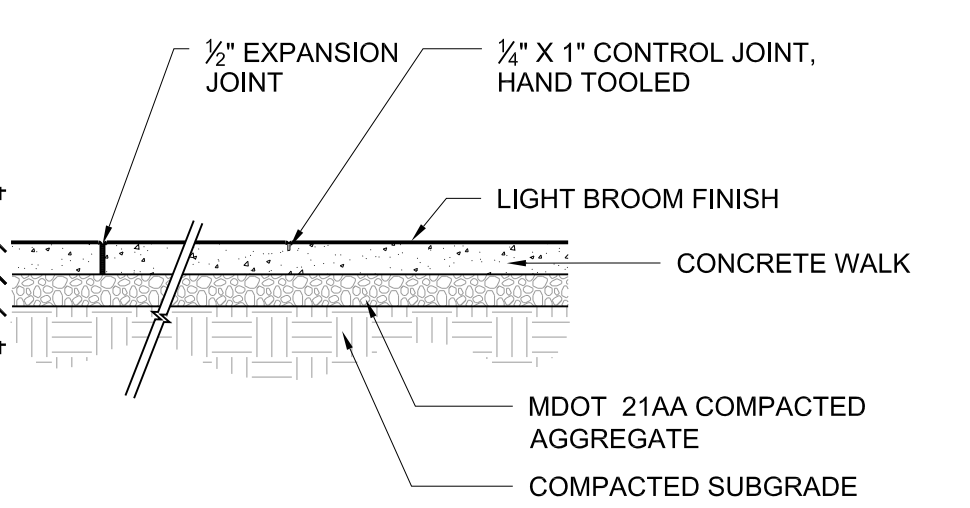
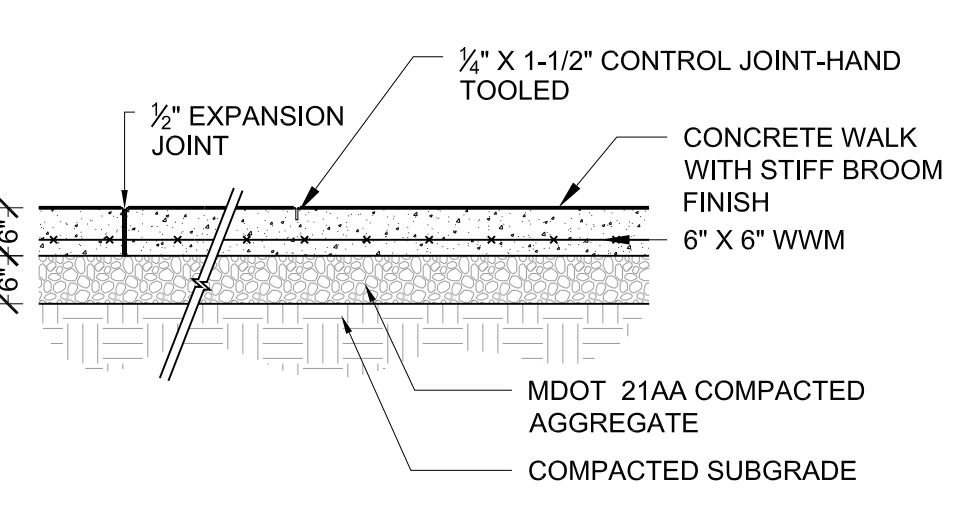
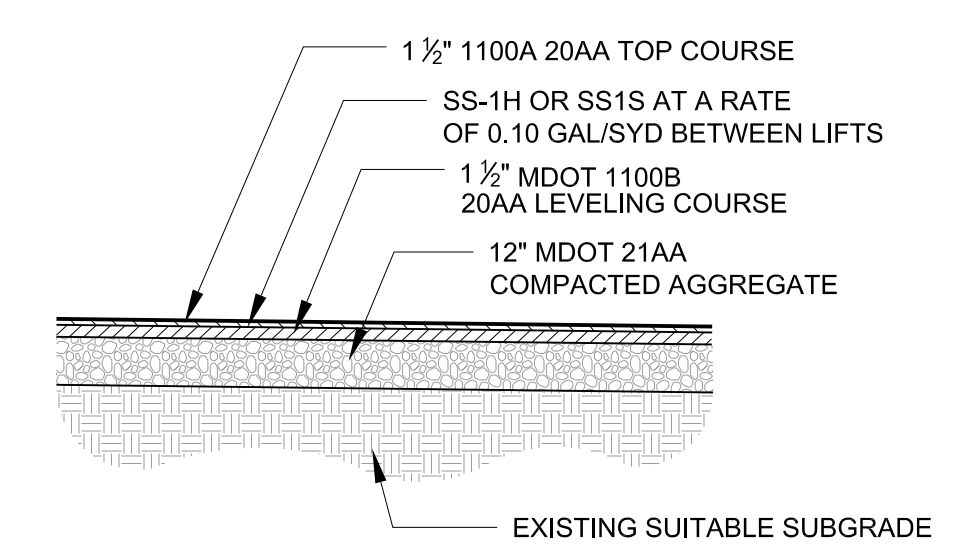
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12FTZ02

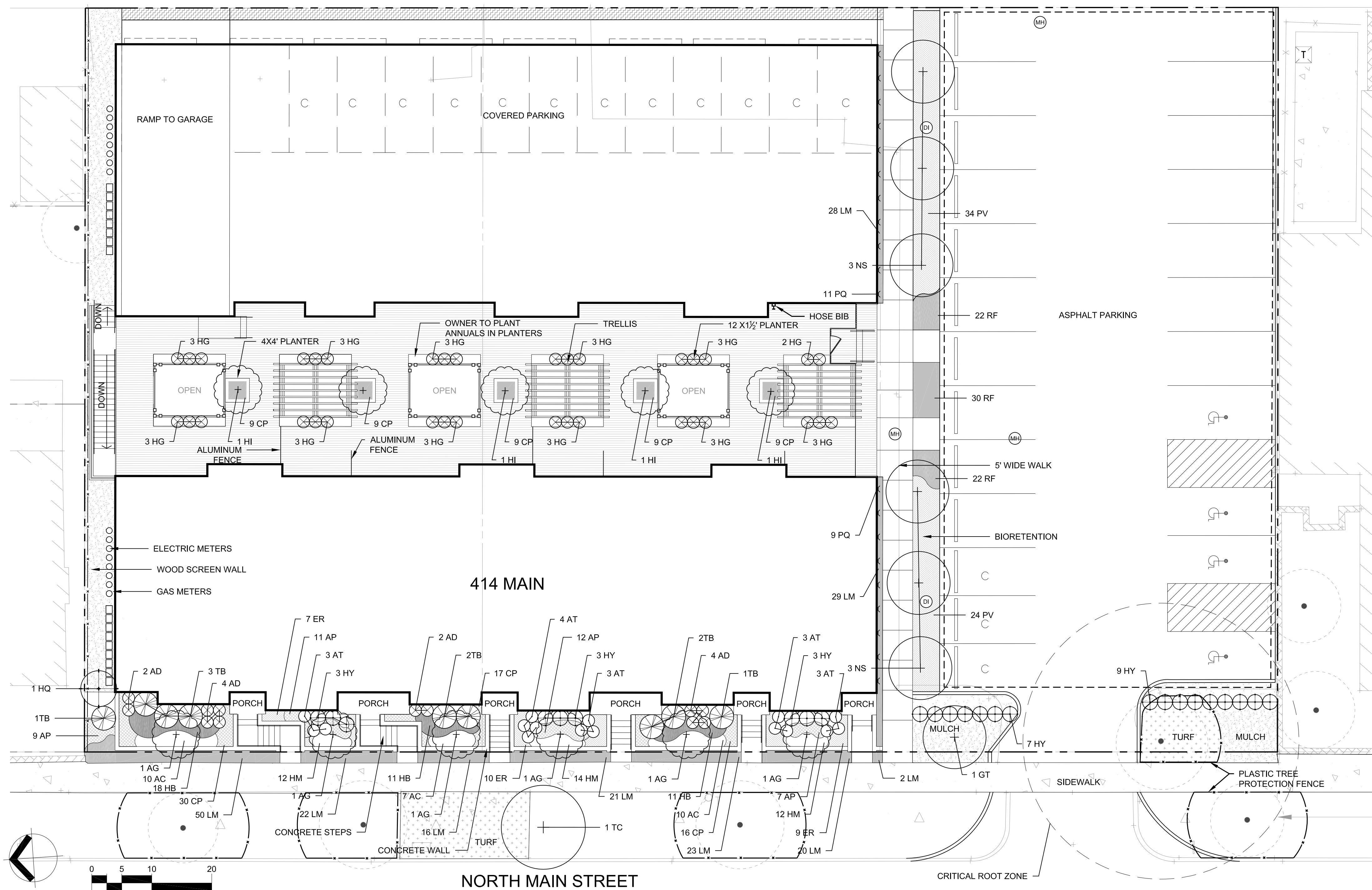
TITLE
LAYOUT PLAN

SEAL

SHEET

- LEGEND:**
- EX EXISTING
 - P PAVEMENT
 - R RECORD
 - M MEASURED
 - FM FIELD MEASURED
 - SI SET IRON
 - FI FOUND IRON
 - SM EXISTING SANITARY MANHOLE
 - SH EXISTING HYDRANT
 - ST EXISTING STORM MANHOLE
 - SC EXISTING CATCH BASIN
 - SI EXISTING INLET
 - EL EXISTING LIGHT FIXTURE
 - ET EXISTING TRAFFIC POLE
 - EP EXISTING PEDESTAL
 - EU EXISTING UTILITY POLE
 - ET EXISTING TREE
 - ES EXISTING SIGN
 - SB PROPOSED SANITARY BASIN
 - SD PROPOSED DRAIN INLET
 - SM PROPOSED MAN HOLE
 - PL PROPOSED PLANTER
 - PS PROPOSED SIGN
 - PR PROPOSED RECORD
 - PA PROPOSED PAVEMENT
 - PC PROPOSED CONCRETE PAVEMENT
 - PS PROPOSED PAVERS
 - PM PROPOSED MULCH SURFACE
 - PA PROPOSED ASPHALT PAVEMENT
 - PC PROPOSED CONCRETE PAVEMENT
 - PS PROPOSED PROPERTY LINE
 - CL PROPOSED CENTER LINE
 - FL PROPOSED EXISTING FENCE LINE
 - WSW PROPOSED WOOD SCREEN WALL
 - BA PROPOSED BIORETENTION AREA
 - MS PROPOSED MULCH SURFACE
 - AS PROPOSED ASPHALT PAVEMENT
 - CC PROPOSED CONCRETE PAVEMENT

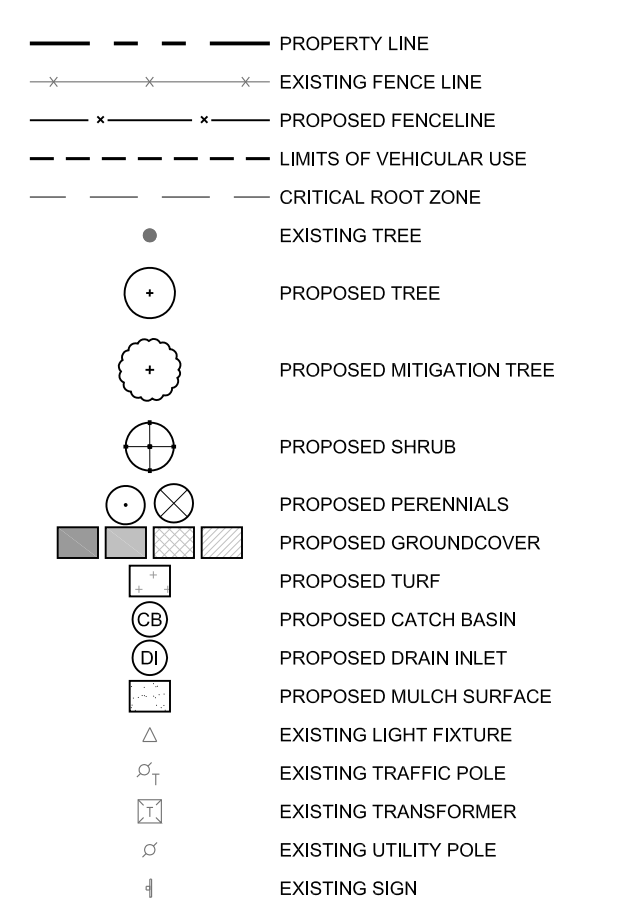




PLANT SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES							
AG	6	<i>Amelanchier x grandifolia</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2 - 2" cal.	B&B	as shown	Tree form
GT	1	<i>Gleditsia triacanthos</i>	Honey Locust	1 1/2 - 2" cal.	B&B	as shown	
HI	5	<i>Hamamelis x intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	4-5' hgt.	B&B	as shown	Upright form
NS	6	<i>Nyssa sylvatica</i>	Black Gum	1 1/2 - 2" cal.	B&B	as shown	
TC	1	<i>Tilia cordata</i>	Littleleaf Linden	1 1/2 - 2" cal.	B&B	as shown	
SHRUBS							
HQ	1	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	24 - 30" hgt.	container	as shown	
HY	25	<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oakleaf Hydrangea	18 - 24" hgt.	container	as shown	
TB	9	<i>Taxus baccata</i> 'Repandens'	Repandens English Yew	18 - 24" hgt.	container	as shown	
PERENNIALS							
AC	23	<i>Asarum canadense</i>	Canadian Ginger	1 gal.	container	18" o.c.	
AD	12	<i>Aruncus dioicus</i>	Goat's Beard	1 gal.	container	as shown	
AP	39	<i>Astilbe chinensis</i> 'Purple Candles'	Purple Candles Astilbe	1 gal.	container	15" o.c.	
AT	16	<i>Actea 'Hillside Black Beauty'</i>	Hillside Black Beauty Bugbane	1 gal.	container	as shown	
ER	26	<i>Epimedium x rubrum</i>	Bishop's Hat	1 gal.	container	18" o.c.	
HB	40	<i>Heuchera 'Berry Smoothie'</i>	Berry Smoothie Coral Bells	1 gal.	container	15" o.c.	
HG	35	<i>Hosta 'Guacamole'</i>	Guacamole Hosta	1 gal.	container	24" o.c.	
LM	211	<i>Liriope muscari</i> 'Silver Sunproof'	Variegated Lily Turf	1 gal.	container	15" o.c.	
RF	74	<i>Rudbeckia fulgida</i> 'Fulgida'	Black-Eyed Susan	1 gal.	container	18" o.c.	
ORNAMENTAL GRASSES							
CP	108	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 gal.	container	12" o.c.	
HM	38	<i>Hakonechloa macra</i>	Japanese Forest Grass	1 gal.	container	12" o.c.	
PV	58	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1 gal.	container	30" o.c.	
VINES							
CN	6	<i>Clematis x 'Nelly Moser'</i>	Nelly Moser Clematis	1 gal.	container	as shown	Plant two per trellis
PA	6	<i>Polygonum aubertii</i>	Silver-fleece Vine	1 gal.	container	as shown	Plant two per trellis
PQ	20	<i>Parthenocissis quinquefolia</i>	Virginia Creeper	1 gal.	container	4" o.c.	

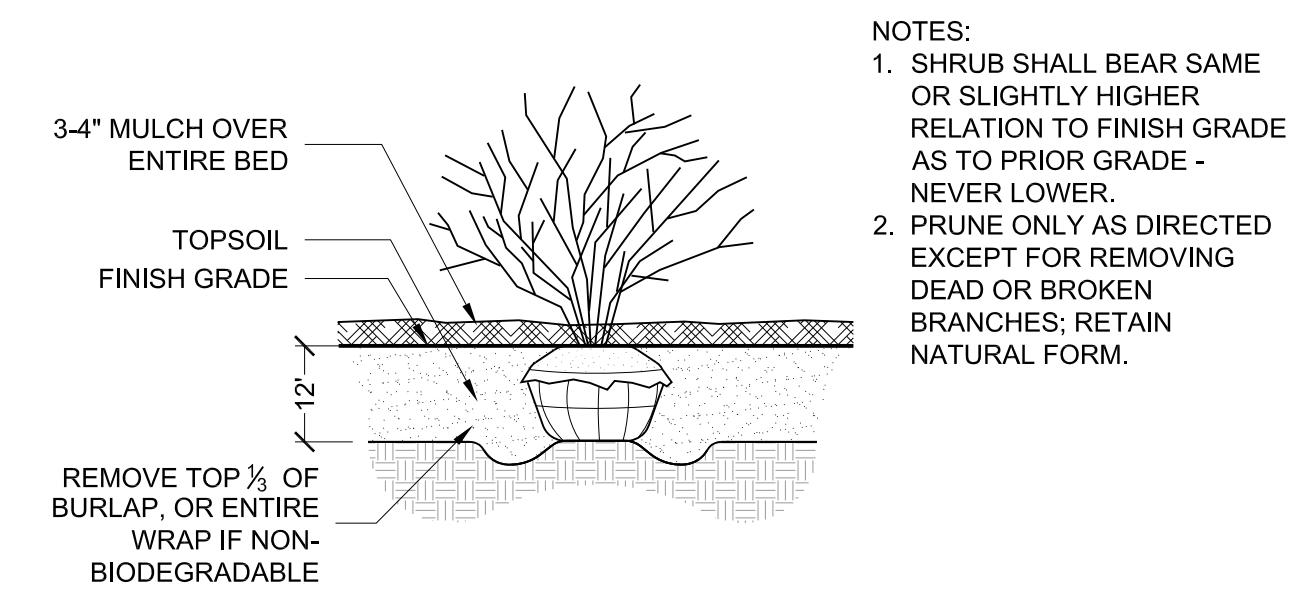
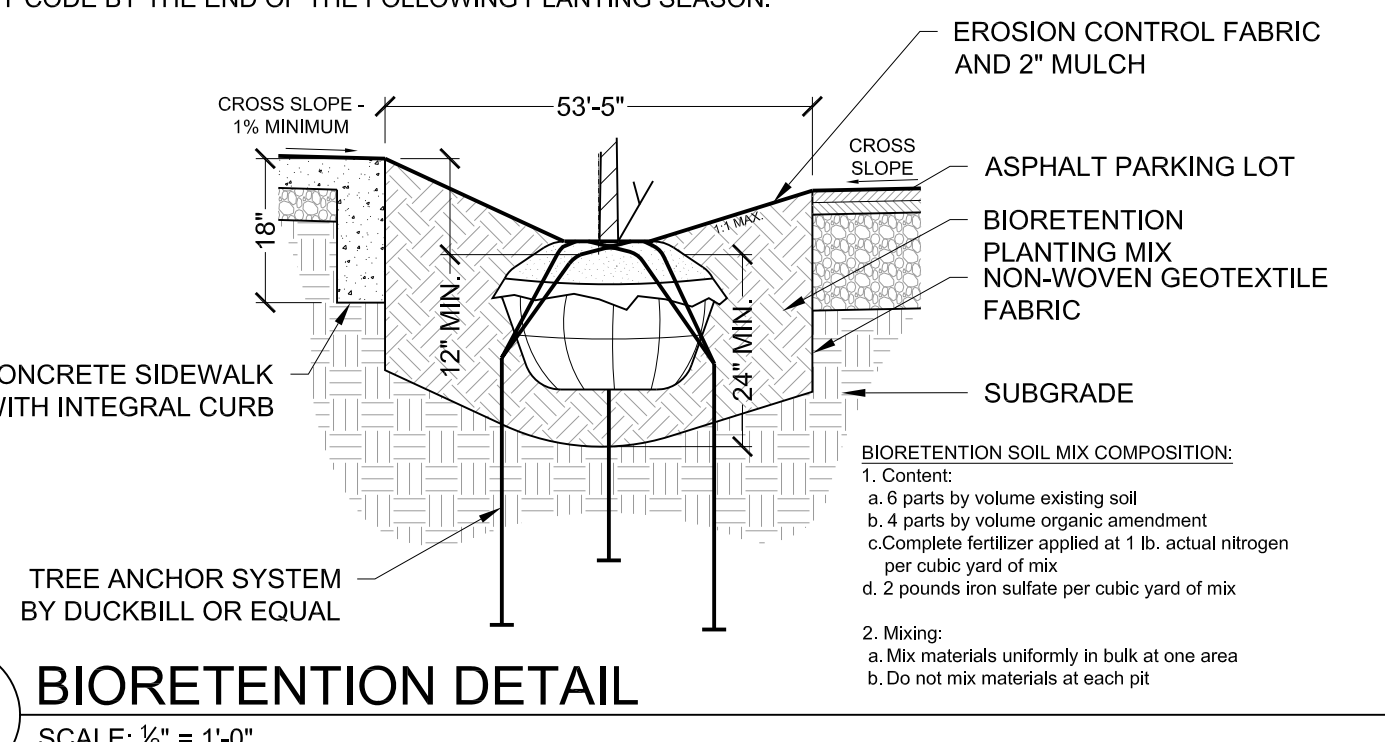
LEGEND:



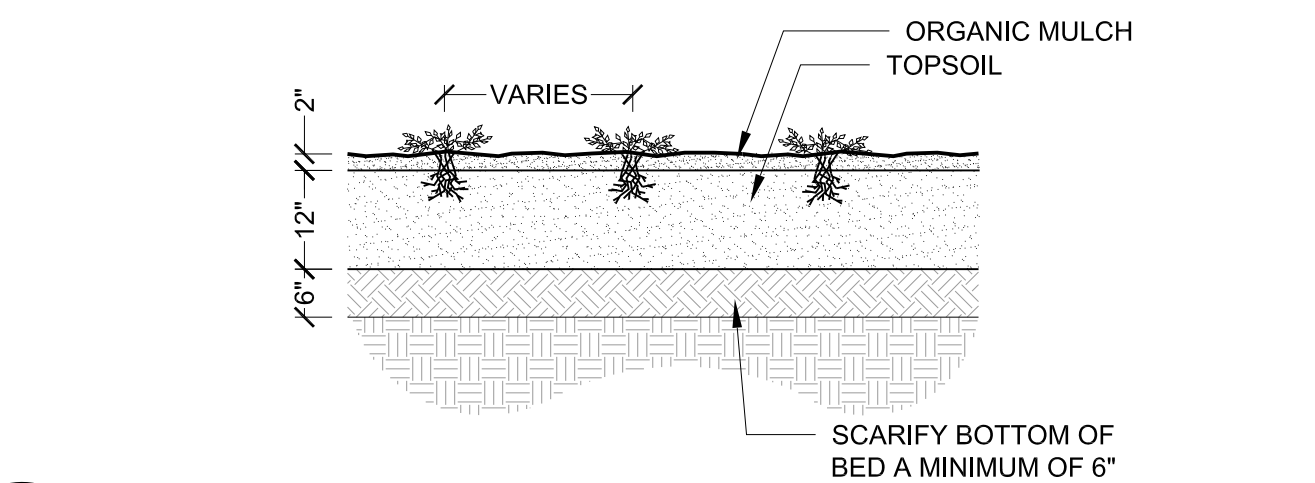
NOTES:

- SNOW PILE STORAGE IS TO BE LOCATED IN THE BIOSWALE ALONG THE NORTH EDGE OF THE PARKING LOT, AS IT WILL NOT DAMAGE PERENNIAL PLANTINGS NOR DIMINISH REQUIRED PARKING CAPACITY.
- DOUBLE SHREDDED HARDWOOD MULCH SHOULD BE APPLIED TO ALL PLANTING BEDS. FOR BEDS THAT INCLUDE TREES OR SHRUBS, MULCH SHALL BE HELD A MIN. OF 3" FROM TRUNK.
- ONLY HAND DIGGING IS PERMITTED WITHIN THE CRITICAL ROOT ZONE OF THE LANDMARK TREE. NO MACHINERY OR SUPPLIES ARE PERMITTED WITHIN THE CRITICAL ROOT ZONE.
- ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 OF CITY CODE BY THE END OF THE FOLLOWING PLANTING SEASON.
- DRIP IRRIGATION IS TO BE INSTALLED IN ALL PLANTING BEDS.
- EXCESSIVE COMPACTION: EXCEPT WITHIN EXISTING TREE DRIP LINES, RIP AREAS WHICH BECOME COMPACTED MORE THAN 75 PERCENT, AS DETERMINED BY ASTM D 1557-91, TO A 12-INCH DEPTH, ROTOTILL AND BLADE SMOOTH.
- ALL DISEASED, DAMAGED OR DEAD PLANT MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 OF CITY CODE BY THE END OF THE FOLLOWING PLANTING SEASON.

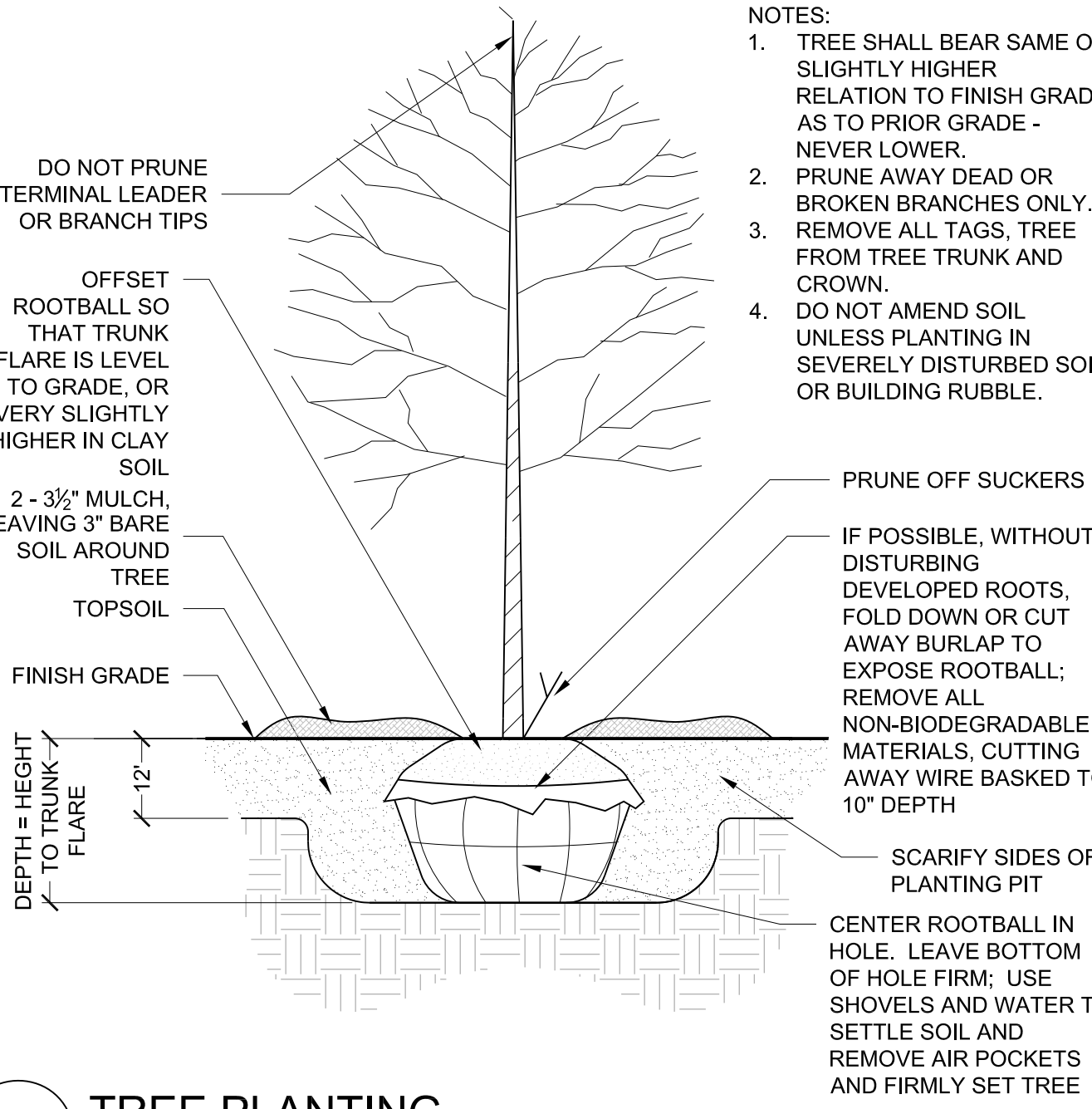
4 BIORETENTION DETAIL



1 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



2 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



3 TREE PLANTING
SCALE: 1/2" = 1'-0"

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROPOSED
STREET TREES		
198.8 LF FRONTAGE	5 TOTAL	4 EXISTING + 1 NEW
MITIGATION TREES		
18" DBH HONEY LOCUST	9" DBH TOTAL	6 - 1 1/2" CAL. TREES = 9" DBH
ROW SCREENING		
56' FRONTAGE	10' WIDE	11' WIDE
	2 TREES	1 EXISTING + 1 NEW
	34" CONTINUOUS SCREEN	16 SHRUBS @ 2 1/2' O.C.
LANDSCAPE ISLAND/ VEHICULAR USE AREA RATIO (1:20)		
6,590 SF VEHICULAR USE AREA	330 SF	458 SF*
	2 TREES	6 TREES*
*SEE CHAPTER 62 MODIFICATION REQUEST FOR CLARIFICATION		

- LANDSCAPE REQUIREMENTS NOTES:**
- THE STREET TREE ESCROW RATE IS \$1.30 PER LINEAR FOOT OF STREET FRONTAGE, WHICH CAN BE REDUCED BY 45 FEET FOR EACH ACCEPTABLE STREET TREE. BASED ON THE STREET FRONTAGE OF 198.8' LESS 180 FOR THE EXISTING STREET TREES, THE TOTAL STREET FRONTAGE FOR THIS SITE IS 18.8 FEET. DUE TO THE STREET FRONTAGE BEING LESS THAN 20', THE STREET TREE ESCROW REQUIREMENT FOR THIS SITE IS \$0.
 - PER CITY ORDINANCE, THE VEHICULAR USE AREA (6,338 SF) REQUIRES A LANDSCAPE ISLAND TO VEHICULAR USE AREA RATIO OF 1:20 SQUARE FEET. A 330 SF ISLAND AREA AND TWO DECIDUOUS SHADE TREES ARE REQUIRED. A 458 SF LANDSCAPE BUFFER IS PROVIDED IN LIEU OF ISLANDS AS PART OF A CHAPTER 62 MODIFICATION REQUEST.

414 MAIN
ANN ARBOR, MICHIGAN

DATE	ISSUED FOR
5-16-2013	REVISIONS
5-6-2013	REVISIONS
4-17-2013	REVISIONS
3-25-2013	SITE PLAN SUBMITTAL
3-20-2013	PRE-SUBMITTAL MTG.

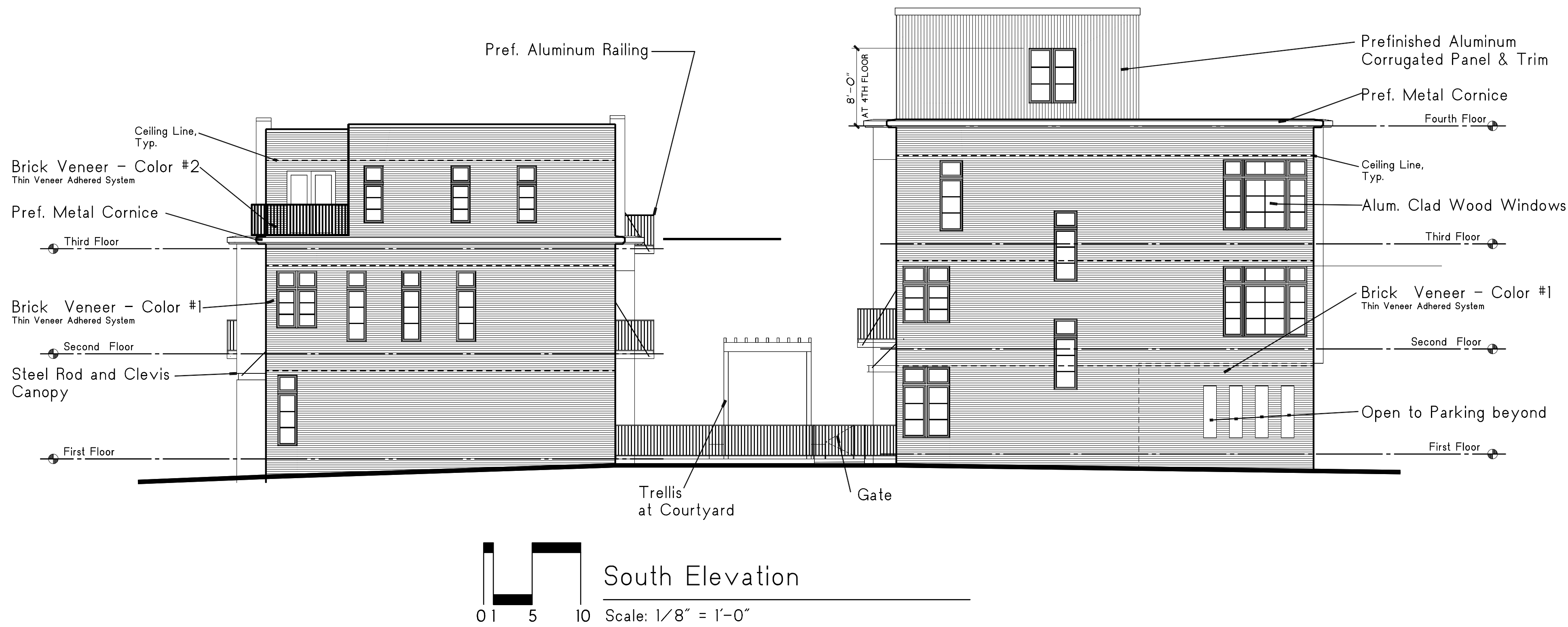
DRAWN	LN/TRF
CHECKED	CBH

JOB NO.
12FTZ02

TITLE
LANDSCAPE PLAN

SEAL

SHEET



414 Main
Ann Arbor, Michigan
Elevations

Issued for:
 Preliminary 1/9/13
 City of Ann Arbor Design Review Board 1/29/13
 City of Ann Arbor Planning Commission 3/25/13
 Bid Set
 Construction
 Drawn By:
 Approved By:

4/17/13
Planning Comm. Rev.
5/6/13 Revisions

Project No.

Sheet No.

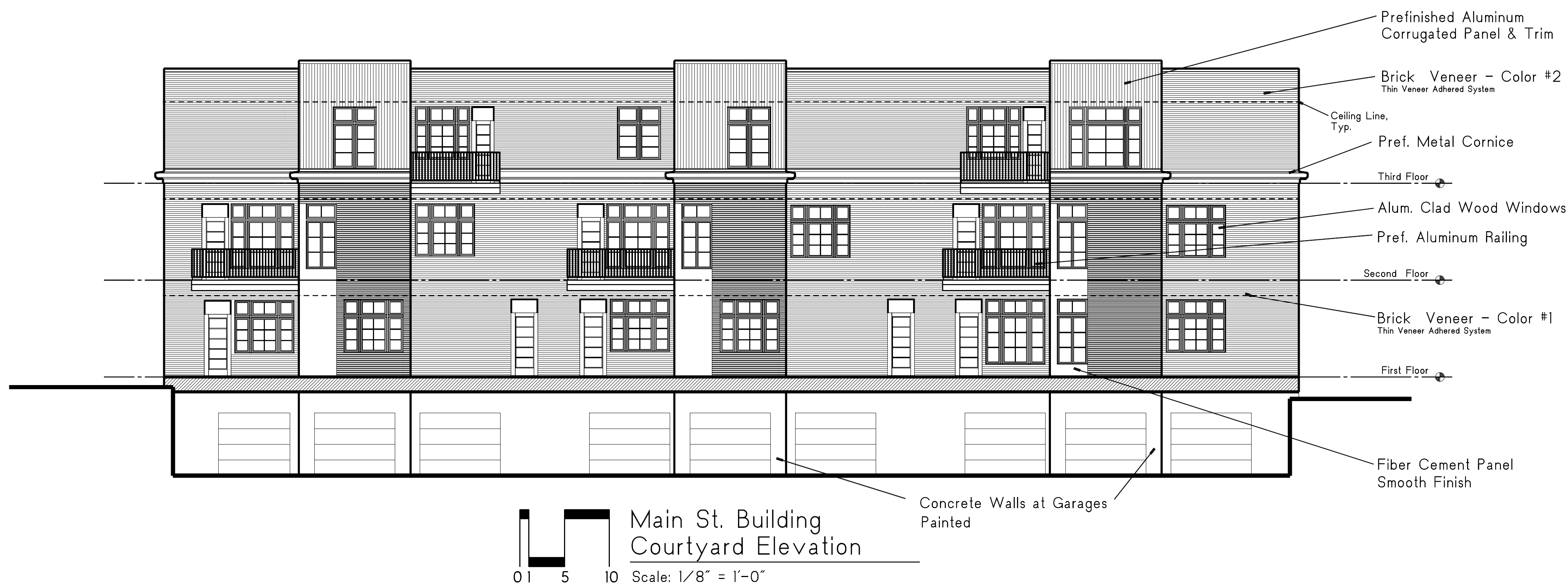
A-6

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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Alley Building
Courtyard Elevation
Scale: 1/8" = 1'-0"



Main St. Building
Courtyard Elevation
Scale: 1/8" = 1'-0"

414 Main
Ann Arbor, Michigan
Elevations

Issued for:
 Preliminary
 1/9/13
 City of Ann Arbor
 Design Review Board
 1/29/13
 City of Ann Arbor
 Planning Commission
 3/25/13
 Bid Set
 Construction
 Drawn By:
 Approved By:

4/17/13
 Planning Comm. Rev.
 5/6/13 Revisions

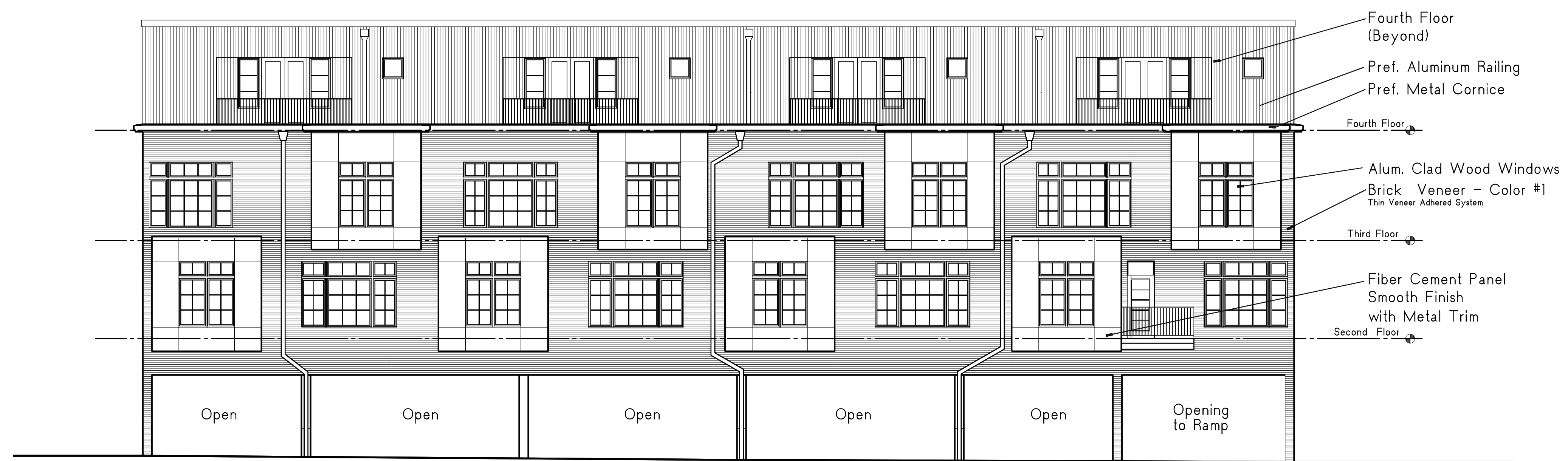
Project No.

Sheet No.

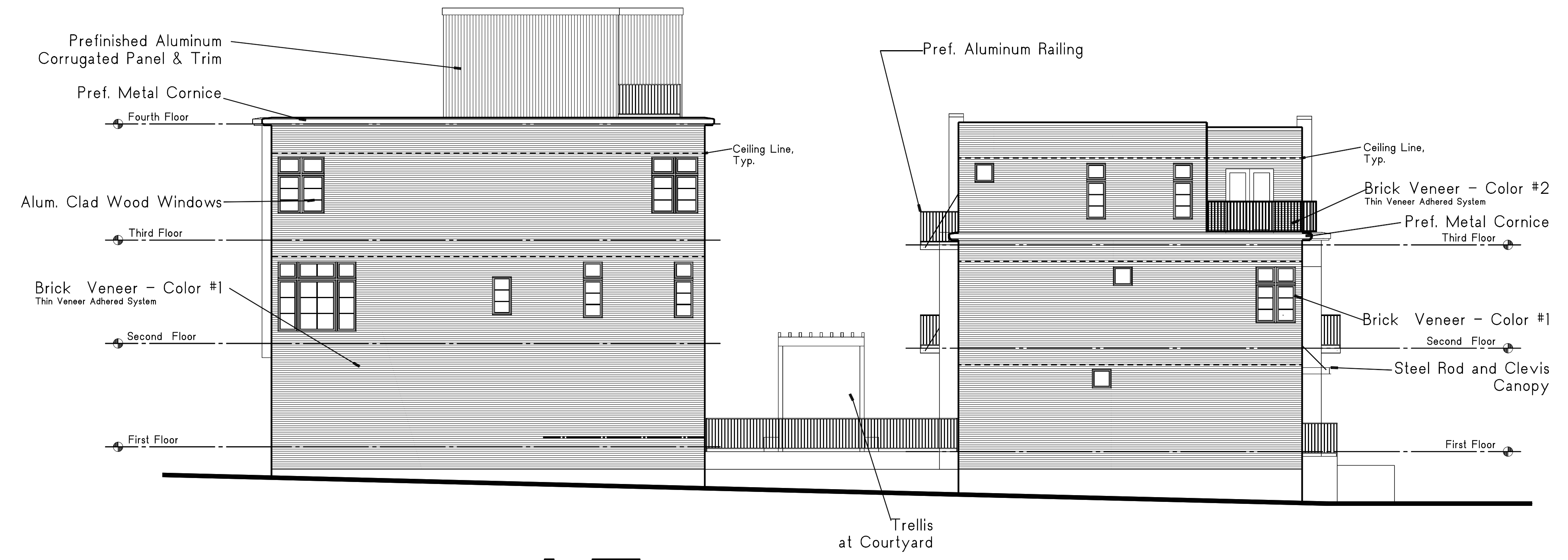
A-7

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Alley Building
Alley Elevation
0 1 5 10 Scale: 1/8" = 1'-0"



North Elevation
0 1 5 10 Scale: 1/8" = 1'-0"

414 Main
Ann Arbor, Michigan
Elevations

Issued for:
 Preliminary
 1/9/13
 City of Ann Arbor
 Design Review Board
 1/29/13
 City of Ann Arbor
 Planning Commission
 3/25/13
 Bid Set
 Construction
 Drawn By:
 Approved By:

4/17/13
 Planning Comm. Rev.
 5/6/13 Revisions

Project No.
 Sheet No.
 A-8

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION
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 BE USED FOR CONSTRUCTION PURPOSES.
 CHRIS ALLEN ARCHITECT ASSUMES NO
 RESPONSIBILITY OR LIABILITY FOR ANY CLAIMS,
 DEMANDS, LOSSES, OR DAMAGES TO PERSONS
 OR PROPERTY ARISING OUT OF THE USE OF
 THIS DRAWING.

401 + 403 N. FOURTH

SITE DATA:

APPLICANT/ OWNER:
TOM FITZSIMMONS
HURON DEVELOPMENT + ASSOCIATES, LLC
423 WEST LIBERTY
ANN ARBOR, MI 48104
PHONE: 734-320-9680

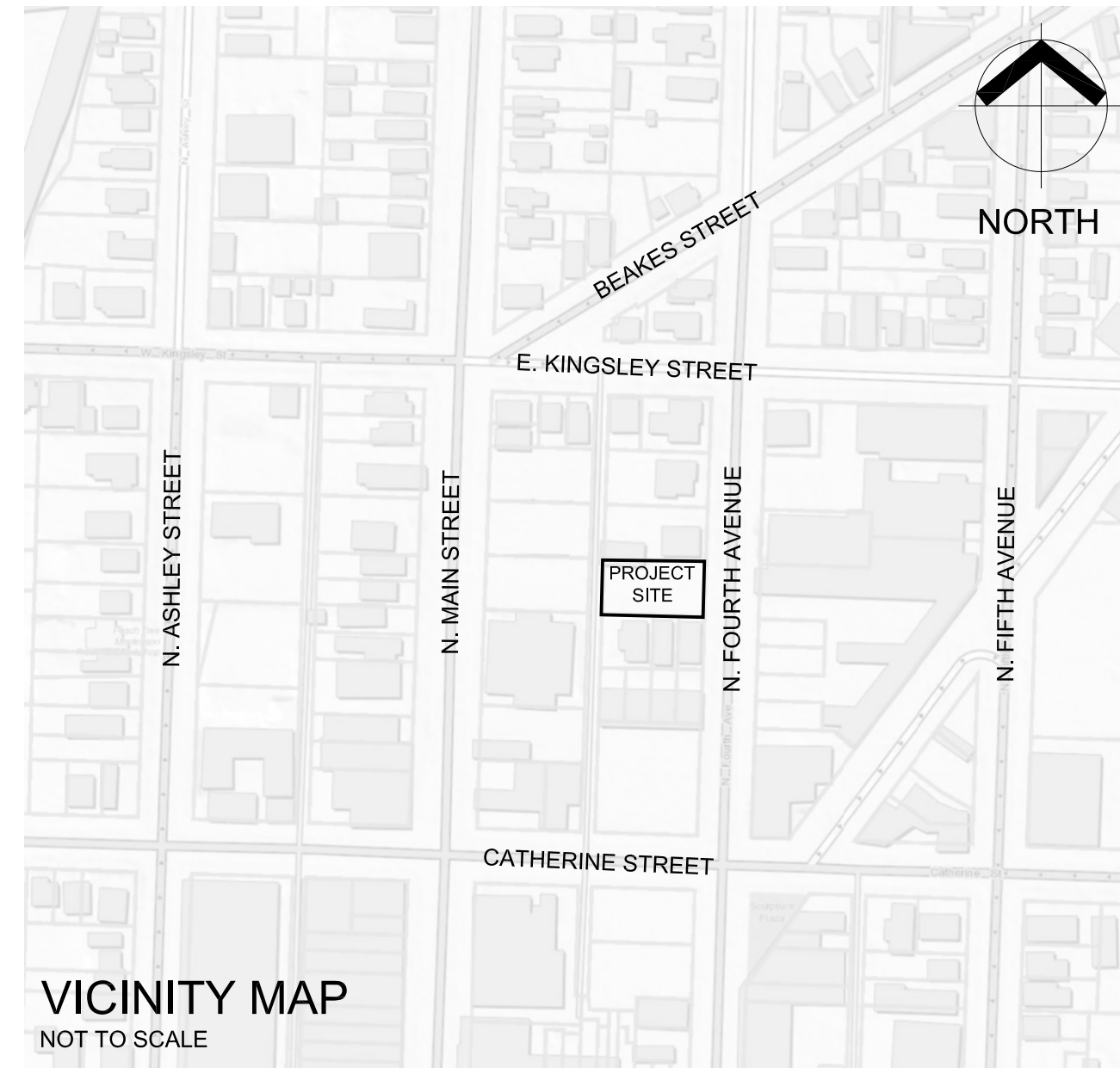
LANDSCAPE ARCHITECT:
CHET HILL
JOHNSON HILL LAND ETHICS STUDIO
516 E. WASHINGTON STREET
ANN ARBOR, MICHIGAN 48104
PHONE: 734-668-7416

ARCHITECT:
CHRIS ALLEN, ARCHITECT
706 HISCOCK STREET
ANN ARBOR, MI 48103
PHONE: 734-995-2417

SHEET INDEX:

SITE
S1 COVER SHEET
S2 EXISTING CONDITIONS
S3 LAYOUT PLAN
S4 GRADING AND DRAINAGE PLAN
S5 UTILITIES PLAN
S6 LANDSCAPE PLAN
S7 PHOTOMETRIC PLAN

ARCHITECTURAL
A1 FIRST FLOOR PLAN
A2 FLOOR PLANS
A3 ELEVATIONS
A4 SECTION AND FOURTH AVE. ELEVATION



VICINITY MAP
NOT TO SCALE

LAND DEVELOPMENT REGULATIONS:

- ### AREA PLAN REQUIREMENTS
- Development Program**
 - The proposed land use and related improvements to the site, including amount of new floor area, parking, and proposed density:
Huron Development + Associates, LLC proposes a multi-unit residential development in the Kerrytown District of Ann Arbor. The development consists of one parcel of land that totals 0.19 acres in size, located at 401 North Fourth Avenue. The parcel is currently zoned PUD, Planned Unit Development. The proposed project will rezone the parcel back to D2, Downtown Interface District. The project is proposed in conjunction with a proposal for the development of townhomes on North Main Street, adjacent to the site.

The proposed improvements include one residential building consisting of two dwelling units and first floor garages along with associated access and landscaping. The building fronts Fourth Avenue and consists of two three-story units, 2,569 square feet in size. Open space is provided to tenants by means of second-story balconies and third-story decks.

The garages on the first level provide four parking spaces for the units. An additional 21 spaces are provided in a surface lot adjacent to the buildings to provide parking for the McKinley headquarters which neighbors the property. Two of these spaces are covered by the second-level overhang of the building.

A new public walkway is proposed along the north edge of the surface lot. This walkway will connect Fourth Avenue to the alley, and with the adjacent development for Main Street, continue through the block. The units will be served with city utilities and accessed from Fourth Avenue. The parking lot will be accessed from North Main Street or the alley which borders the west edge of the property.

The proposed development is consistent with the recommendations of the City of Ann Arbor Master Plan adopted May 3, 2011 by the Ann Arbor City Council.
 - Preliminary phasing proposal and probable construction cost:**
One phase construction is proposed for the project. Probable construction cost for the site work, utilities, and building construction is estimated to be \$1.8 million.
 - Community Analysis**
 - Impact of proposed development on public schools:**
The increased tax base associated with the project benefits public schools. Due to the fact this development is marketed for young professionals and empty nesters, the anticipated number of school age children from the development is expected to be negligible.
 - Relationship of intended use to neighboring uses:**
The project is located mid-block on Fourth Avenue between East Kingsley and Catherine Streets. The property is bordered to the north and south by houses that have been converted to businesses. The McKinley headquarters, a four-story brick building, is located at the southwest corner of the site. A variety of businesses are located to the east and south of the site, in the commercial areas of Kerrytown and Main Street Ann Arbor.

The development serves as a transition between the residential homes and businesses in the area. The building was carefully designed with materials characteristic of the area and building design elements visually reduce the scale of the building.

The development will enrich its urban context by bringing new residents to the area, as well as supporting non-vehicular transportation, as it is within walkable distance to shops, restaurants, entertainment venues, and downtown employers, as well as the local transit station. The new public walkway will improve circulation in the area, connecting Main Street and Fourth Avenue. This will provide convenient access to popular destinations such as Kerrytown Market and Shops and the Ann Arbor Farmers Market.
 - Impact of adjacent uses on the proposed development**
These units will provide much needed housing for those seeking a vibrant urban living experience in downtown Ann Arbor. The project is in the popular Kerrytown District of Ann Arbor, home to many restaurants, markets, shops, and entertainment venues, which will appeal to prospective tenants. The project is located near a city bus line and is within minutes of the transit station. The area promotes a walkable urban environment, which tenants will likely seek.
 - Impact of proposed development on the air and water quality, and on existing natural features of the site and neighboring sites:**
Water quality controls will be implemented to ensure that runoff during construction and from the impervious areas once finished is controlled and managed with an underground detention system. Bioretention with native plantings along the north edge of the surface lot will collect runoff before draining to the underground system. Runoff from the adjacent parcels (if any) will be collected and conveyed directly to the city storm system. No wetlands or water courses will be affected.

Any impact on the air quality in the area would occur during construction. This impact will be localized and temporary. There are no endangered species habitat, floodplains, natural steep slopes, watercourses, wetlands, or woodlands on site.
 - Impact of the proposed use on historic sites or structures which are located within an historic district or listed on the National Register of Historic Places:**
There will be no impact on any historic sites or structures.

5. General Information

- Project name:** 401 + 403 N. Fourth
- Petitioner:** Tom Fitzsimmons
Huron Development + Associates, LLC
423 West Liberty
Ann Arbor, MI 48104
Telephone: 734.320.9680
- North indicator / scale:** Shown on Plans
- Existing and proposed zoning:** The site is currently zoned PUD, Planned Unit Development. The parcel will be rezoned D2, Downtown Interface District. The site currently has a Front Yard Street Frontage and will be rezoned to Secondary Street.
- Approximate floor area:** The total usable floor area is 5,562 square feet. The gross floor area is 6,322 square feet.
- Approximate height:** 42'-0"



CHRIS ALLEN,
ARCHITECT
706 HISCOCK
ANN ARBOR, MI 48103
PHONE: 734-995-2417

401 + 403
NORTH FOURTH
ANN ARBOR
MICHIGAN

6. Schematic Design

- Comparison chart showing proposed development and City Regulations:** See Layout Plan.
- Existing and proposed topography at five-foot or best available contour intervals and limits of soil disturbance:** See Grading, Drainage, and Utility Plan.
- Orientation and location of all proposed improvements:** See Layout Plan.
- Vertical sections through the site showing existing and proposed elevations when the proposed improvements will result in a significant change in a steep slope:** Not applicable.
- Proposed circulation patterns on site:** See Layout Plan.
- Proposed lot lines and setback lines:** See Layout Plan.
- Areas of natural features which are proposed to be removed or disturbed and a general description of mitigation plans:** No natural features are proposed to be removed.

7. General Information

- Project name:** 401 + 403 N. Fourth
- Petitioner:** Tom Fitzsimmons
Huron Development + Associates, LLC
423 West Liberty
Ann Arbor, MI 48104
Telephone: 734.320.9680
- North indicator / scale:** Shown on Plans
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- Approximate floor area:** The total usable floor area is 5,562 square feet. The gross floor area is 6,322 square feet.
- Approximate height:** 42'-0"

8. Statement of Interest: Huron Development + Associates is the property owner. The property, along with the adjacent properties at 402, 408 and 414 North Main Street, has a deed restriction requiring that 57 parking spaces be provided for the McKinley headquarters, 20 of which are located on the Fourth Avenue building site.

9. Contiguous land holdings: The applicant/owner owns the adjacent properties at 402, 408 and 414 North Main Street, for which there is a proposed residential development.

10. Vicinity map: See Cover Sheet.

11. Schedule: Construction is anticipated to begin in September 2013 and be completed by August 2014, weather permitting.

12. Public areas and municipal corporation lines: Not applicable.

13. Legal description: See Existing Conditions Plan.

14. One reduced copy of the plan: Included with Application.

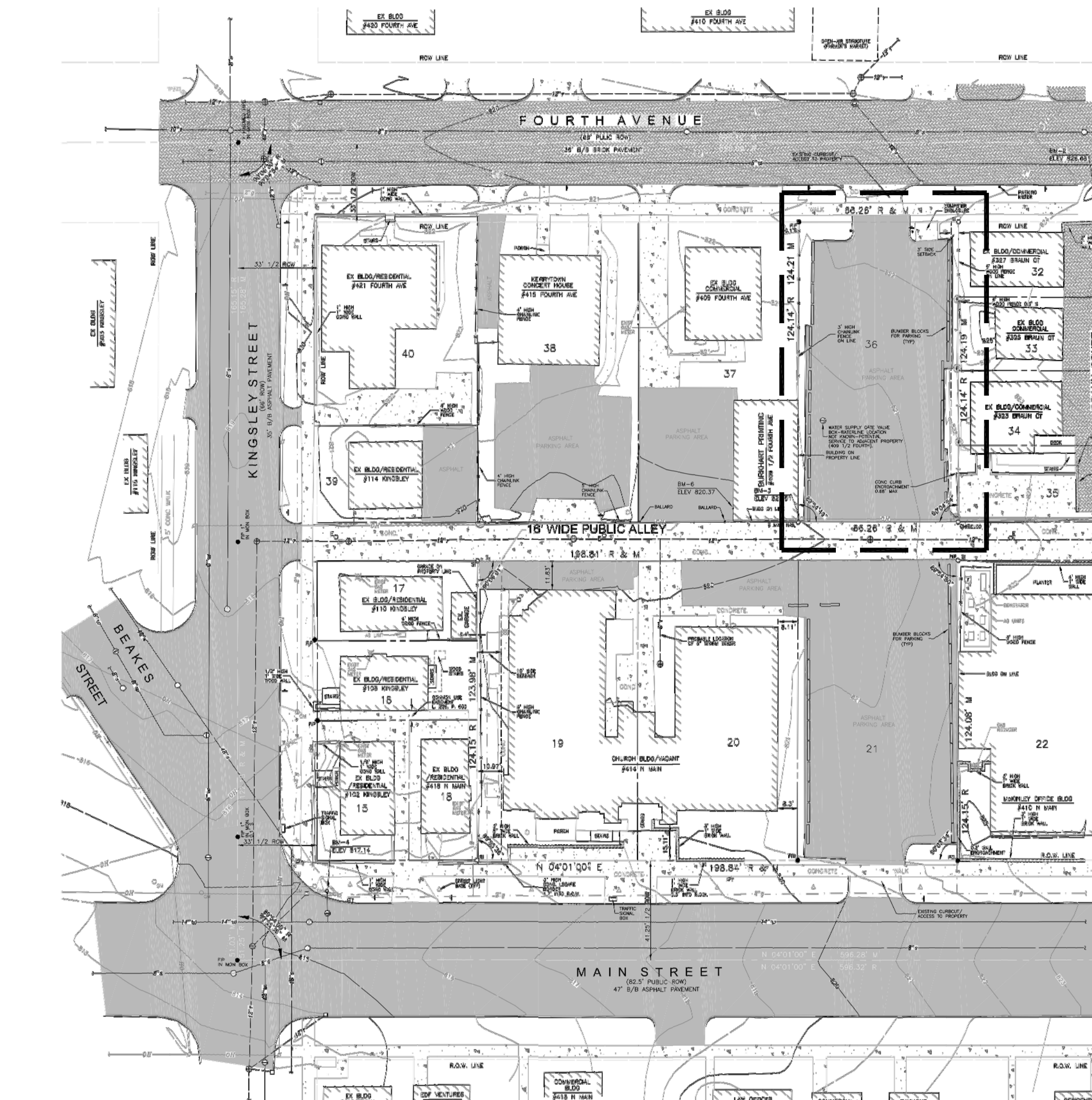
SITE PLAN REQUIREMENTS

- Property survey:** See Existing Conditions Plan.
- Comparison chart:** See Layout Plan.
- Number and type of dwelling units including bedrooms:**
The proposed development includes two units with a total of four bedrooms in each.
- Height, number of stories, and placement of proposed structures and accessory structures:** See Architectural Plans, Elevations, and Sections.
- Number and dimensions of parking spaces, a photometric plan, and other requirements:** See Layout Plan. Refer to the Photometric Plan on sheet S7.
- Front, rear, and side open space and setback lines, and any proposed lot lines:** See Layout Plan.
- Fences and walls:** See Layout Plan.
- Refuse collection and storage stations:**
Refuse containers will be located in the garages of each of the units. Recycle carts will be provided for the units. Curbside collection will be by a City-approved contractor.
- Existing structures and curb cuts adjacent to the property:** See Existing Conditions Plan.
- Existing and proposed topographic contours:** See Existing Conditions, Grading and Drainage, and Utilities Plans.
- Proposed landscaping:** See Landscape Plan.
- Soil erosion and sedimentation control plan:** See Grading and Drainage Plan.
- The drainage area and direction of flow:** See Grading and Drainage Plan and Utilities Plan.
- Proposed streets, driveways, and curb cuts with dimensions, in compliance with the Chapter 47, Streets, of the Ann Arbor Code of Ordinances, and the Public Services Department standards:** See Existing Conditions Plan and Utility Plan.
- All existing and proposed water lines, sanitary sewer lines, and storm sewer lines, together with proposed size, elevations, easements, and other information:** See Existing Conditions Plan and Utilities Plan.
- Street trees:** See Landscape Plan.
- Traffic impact analysis:** The number of peak hour trips generated by this development is less than fifty; therefore, a traffic impact analysis is not required.
- Archaological survey:** Not applicable unless deemed necessary by the City.
- Accurate location and description of all natural features within the limits of disturbance and in an area extending 50 feet beyond the limits of soil disturbance, including:**
 - The limits of soil disturbance: See Grading and Drainage Plan.
 - The boundary and description of any endangered species habitat: Not applicable.
 - The boundary and elevation of any 100-year floodplain: Not applicable.
 - The location, species, critical root zone, and condition of landmark trees: Not applicable.
 - The location of all steep slopes and a cross section through the site showing the proposed activity in relationship to the topography: Not applicable.
 - Existing and proposed watercourses showing depths, normal water levels, shore gradients, type of bank retention, and shore vegetation: Not applicable.
 - The boundary and character of all wetlands, as required by Chapter 60, Wetlands Preservation, of the Ann Arbor Code of Ordinances: Not applicable.
 - The boundary and basal area of any woodland, with location, species, and DBH of all trees 6 inches DBH or greater within the woodland area: Not applicable.

RESPONSE TO DESIGN REVIEW BOARD RECOMMENDATIONS

Two double garage doors on the east side of the building have been replaced with two single garage doors on the east side and two single garage doors on the west side as recommended by the DRB. Additional landscaping has been added to the east side of the building.

5-6-2013	REVISIONS
4-17-2013	REVISIONS
3-25-2013	SITE PLAN SUBMITTAL
3-20-2013	PRE-SUBMITTAL MTG.
DATE	ISSUED FOR
DRAWN	LAN/TRF
CHECKED	CBH
JOB NO.	12FTZ02
TITLE	COVER SHEET
SEAL	
SHEET	S1



LEGEND

BENCHMARKS

LOCATION MAP

PUD ZONING SETBACK SUMMARY

LEGAL DESCRIPTION

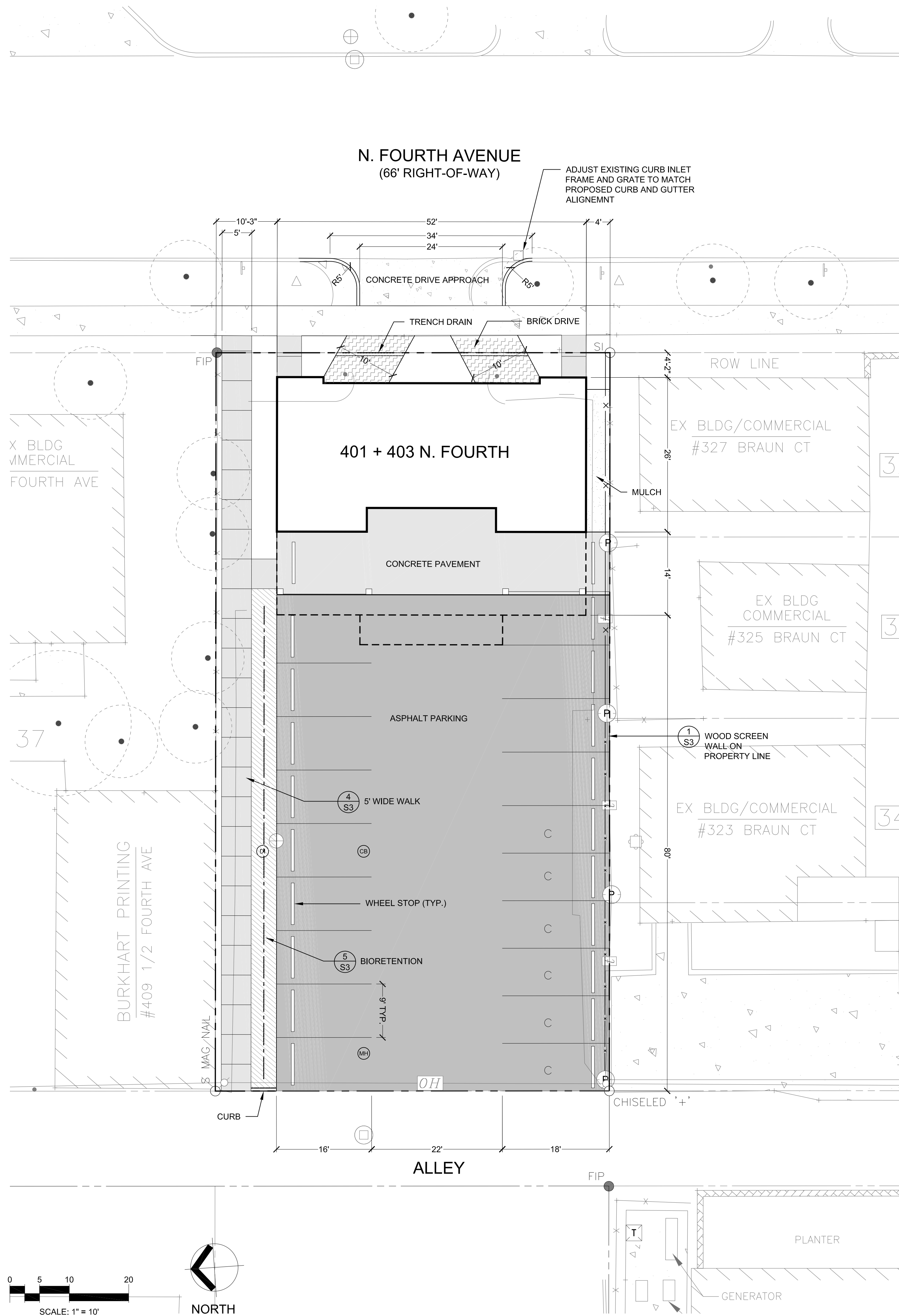
BASINEMENT SUMMARY

CERTIFICATION

ALTA SURVEY THE GALLERY PART OF SECTION 28, T. 25S., R. 6E., WASHTEENAW COUNTY CITY OF ANN ARBOR, MICHIGAN FILE 2480.02

SCALE: 1" = 20'

Drawn, checked and reviewed by ALTA, dated 05/07/13. All dimensions and setbacks are shown on this plan. No dimensions or setbacks are shown on this plan which do not appear on the original plan or as recorded on the public records.



COMPARISON CHART

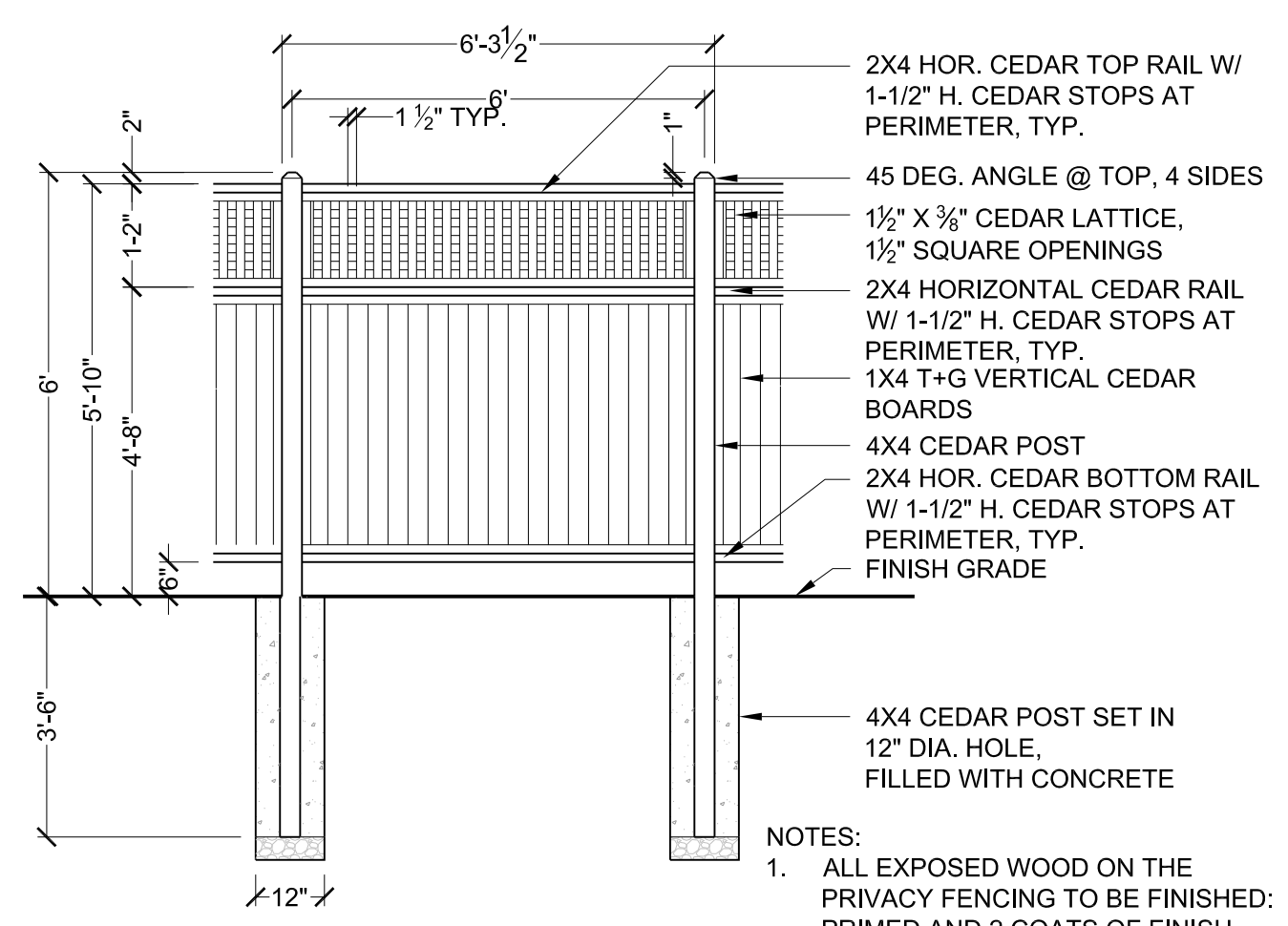
	REQUIRED	PROPOSED
ZONING (CURRENTLY PUD)	D2	D2
MINIMUM GROSS LOT SIZE	NONE	8,231 SF
MAXIMUM FAR	MAX. 200% (16,462 SF)	68% (5,562 SF)
MAXIMUM BUILDING COVERAGE	80% (6,585 SF)	26% (2,163 SF)
MINIMUM OPEN SPACE	10% (823 SF)	26% (2,120 SF)
SETBACKS		
FRONT YARD	0'-0" TO 10'-0"	4'-2"
SIDE YARD		
NORTH	NO SETBACK	10'-3"
SOUTH	NO SETBACK	4'-0"
REAR YARD	NO SETBACK	94'-0"
BUILDING HEIGHT	3 STORIES (60'-0")	3 STORIES + ATTIC (42'-0")
PARKING (1/1000 SF ABOVE MAX FAR)	NONE REQUIRED	24 TOTAL 1 HANDICAP ACCESSIBLE AND 6 COMPACT (25%)
BICYCLE PARKING (1 PER 2500 SF)	3 CLASS A	3+ PROVIDED IN GARAGES

LEGEND:

- EX EXISTING
- P PAVEMENT
- R RECORD
- M MEASURED
- FM FIELD MEASURED
- SI SET IRON
- FI FOUND IRON
- SM EXISTING SANITARY MANHOLE
- SH EXISTING HYDRANT
- SM EXISTING STORM MANHOLE
- CB EXISTING CATCH BASIN
- IN EXISTING INLET
- EL EXISTING LIGHT FIXTURE
- ET EXISTING TRAFFIC POLE
- ET EXISTING TRANSFORMER
- EP EXISTING PEDESTAL
- EU EXISTING UTILITY POLE
- ET EXISTING TREE
- ES EXISTING SIGN
- CB PROPOSED CATCH BASIN
- DI PROPOSED DRAIN INLET
- MH PROPOSED MAN HOLE
- PL PROPERTY LINE
- CL CENTER LINE
- EL EXISTING FENCE LINE
- PS PROPOSED WOOD SCREEN WALL
- PS PROPOSED BIORETENTION AREA
- PS PROPOSED BRICK PAVEMENT
- PS PROPOSED MULCH SURFACE
- PS PROPOSED ASPHALT PAVEMENT
- PS PROPOSED CONCRETE PAVEMENT

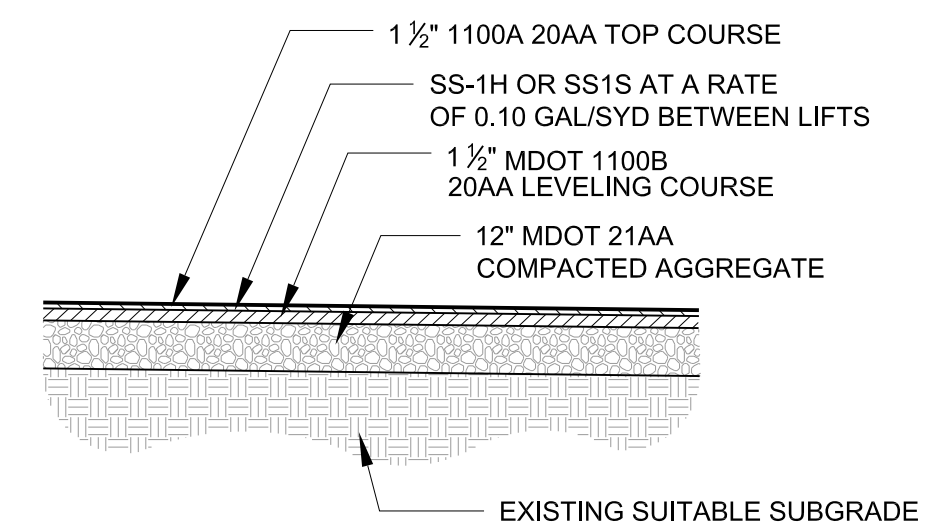
NOTES:

- ALL SIDEWALKS WILL BE KEPT AND MAINTAINED IN GOOD REPAIR. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR WILL BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- THERE WILL BE NO PERMANENT IMPACT TO ON-STREET PARKING, AS THE NUMBER OF SPACES IS NOT IMPACTED AND IT IS NOT ANTICIPATED THERE WILL BE ADDITIONAL DEMAND CAUSED BY THE DEVELOPMENT. ANY IMPACT TO ON-STREET PARKING DURING CONSTRUCTION WILL BE MINIMAL AND TEMPORARY.



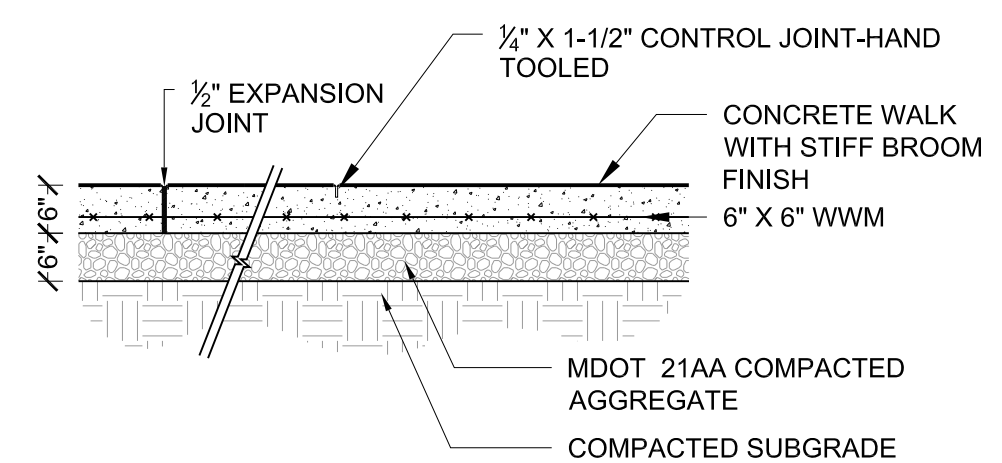
1 WOOD SCREEN WALL

SCALE: 3/8" = 1'-0"



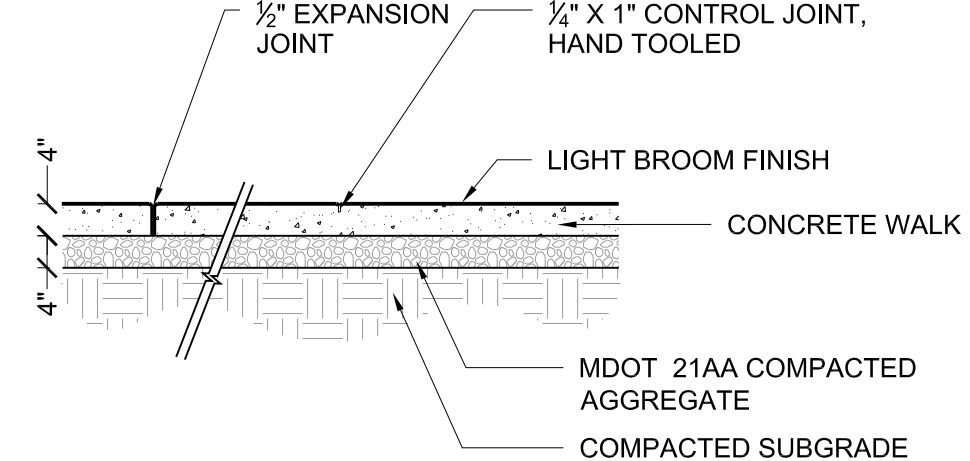
2 ASPHALT PAVEMENT

SCALE: 1/2" = 1'-0"



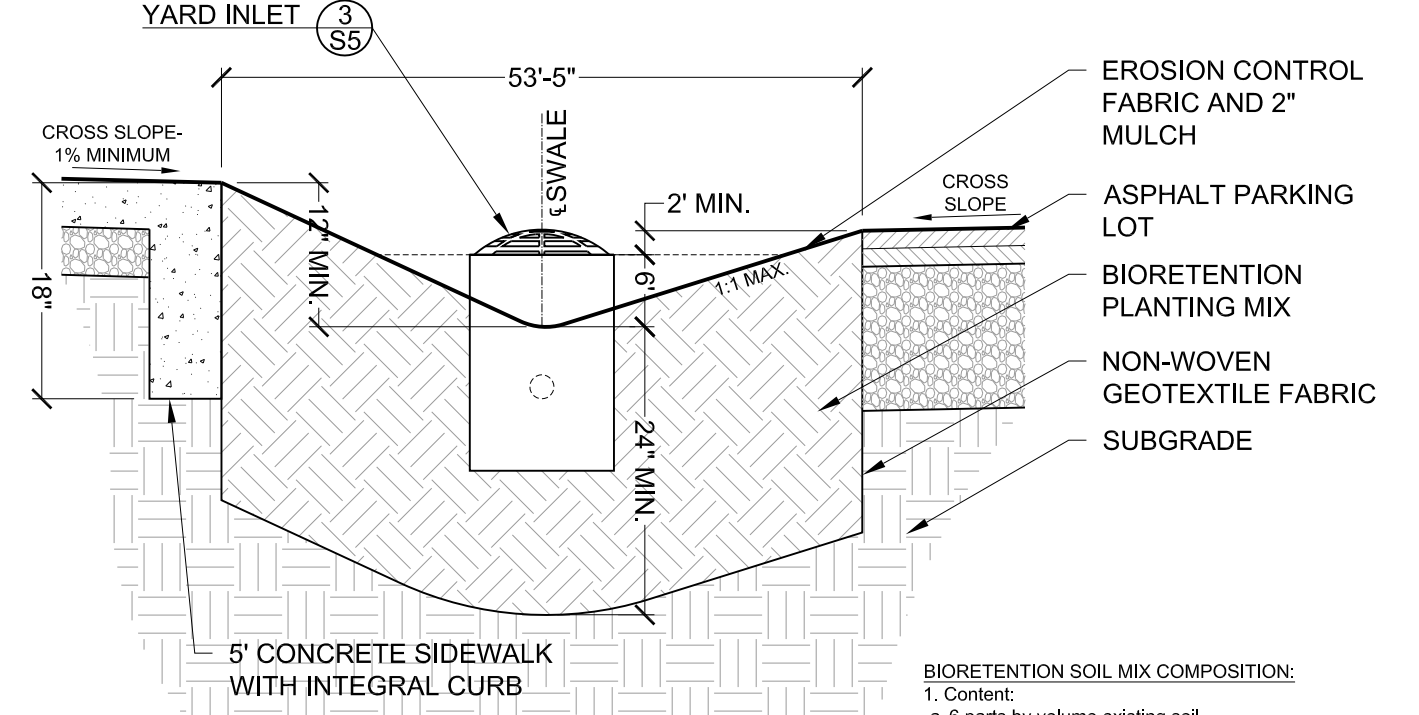
3 CONCRETE DRIVE APPROACH

SCALE: 1/2" = 1'-0"



4 CONCRETE WALK

SCALE: 1/2" = 1'-0"



5 BIORETENTION

SCALE: 3/4" = 1'-0"



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PHONE: 734-995-2417

401 + 403 NORTH FOURTH
ANN ARBOR MICHIGAN

DATE	ISSUED FOR
5-6-2013	REVISIONS
4-17-2013	REVISIONS
3-25-2013	SITE PLAN SUBMITTAL
3-20-2013	PRE-SUBMITTAL MTG.

DRAWN LANTRF
CHECKED CBH

JOB NO. 12FTZ02

TITLE LAYOUT PLAN

SEAL

SHEET

S3

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROPOSED
STREET TREES		
66 LF FRONTAGE	2	1 EXISTING + FEE
LANDSCAPE ISLAND/ VEHICULAR USE AREA RATIO (1:20)		
5,270 SF VEHICULAR USE AREA	264 SF ISLAND	360 SF BUFFER*
	2 TREES	4 TREES*

* SEE CHAPTER 62 MODIFICATION REQUEST FOR CLARIFICATION

LANDSCAPE REQUIREMENTS NOTES:

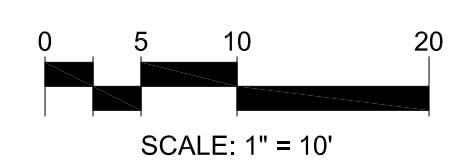
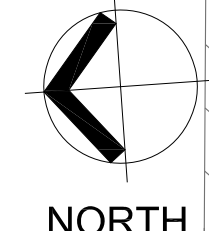
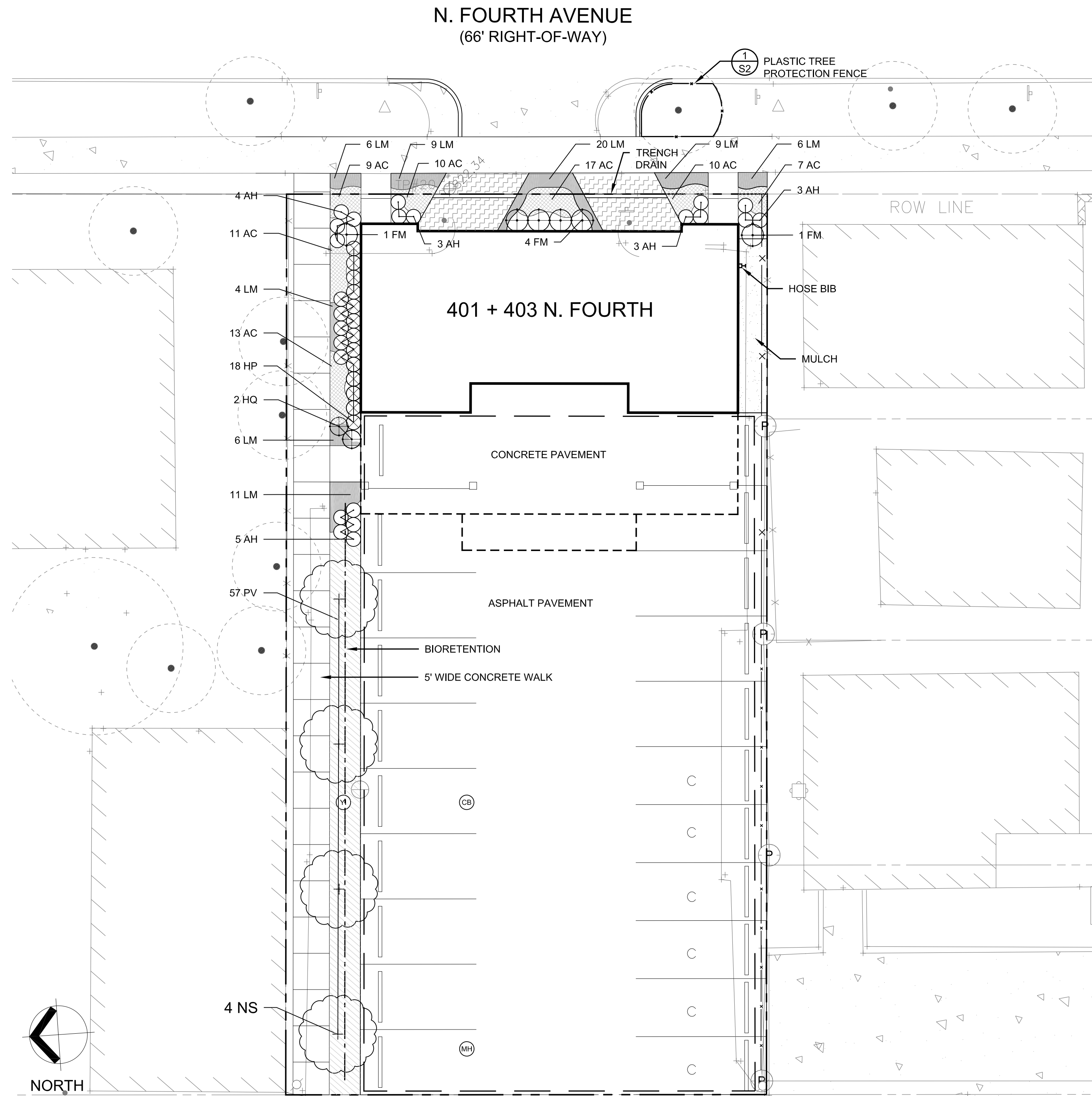
- PER CITY ORDINANCE, THE STREET TREE ESCROW RATE IS \$1.30 PER LINEAR FOOT OF STREET FRONTAGE, WHICH CAN BE REDUCED BY 45 FEET FOR EACH ACCEPTABLE STREET TREE. BASED ON THE STREET FRONTAGE OF 66 FEET LESS 45 FEET FOR THE EXISTING STREET TREES, THE TOTAL STREET FRONTAGE FOR THIS SITE IS 21 FEET. DUE TO THE STREET FRONTAGE BEING LESS THAN 20 FEET, THE STREET TREE ESCROW REQUIREMENT FOR THIS SITE IS \$27.30.
- PER CITY ORDINANCE, THE VEHICULAR USE AREA (5,270 SF) REQUIRES A LANDSCAPE ISLAND TO VEHICULAR USE AREA RATIO OF 1:20 SQUARE FEET. A 360 SF LANDSCAPE BUFFER IS PROVIDED IN LIEU OF ISLANDS AS PART OF A CHAPTER 62 MODIFICATION REQUEST. THE PROPOSED RATIO IS 1:14. THE LANDSCAPED AREA PROVIDES FOUR DECIDUOUS SHADE TREES.

NOTES:

- SNOW PILE STORAGE IS TO BE LOCATED IN THE BIOSWALE ALONG THE NORTH EDGE OF THE PARKING LOT, AS IT WILL NOT DAMAGE PERENNIAL PLANTINGS NOR DIMINISH REQUIRED PARKING CAPACITY.
- DOUBLE SHREDDED HARDWOOD MULCH SHOULD BE APPLIED TO ALL PLANTING BEDS. FOR BEDS THAT INCLUDE TREES OR SHRUBS, MULCH SHALL BE HELD A MIN. OF 3" FROM TRUNK. DRIP IRRIGATION TO BE INSTALLED IN ALL PLANTING BEDS.
- EXCESSIVE COMPACTION: EXCEPT WITHIN EXISTING TREE DRIP LINES, RIP AREAS WHICH BECOME COMPACTED MORE THAN 75 PERCENT, AS DETERMINED BY ASTM D 1557-91, TO A 12-INCH DEPTH, ROTOTILL AND BLADE SMOOTH.
- ALL DISEASED, DAMAGED OR DEAD PLANT MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 OF CITY CODE BY THE END OF THE FOLLOWING PLANTING SEASON.

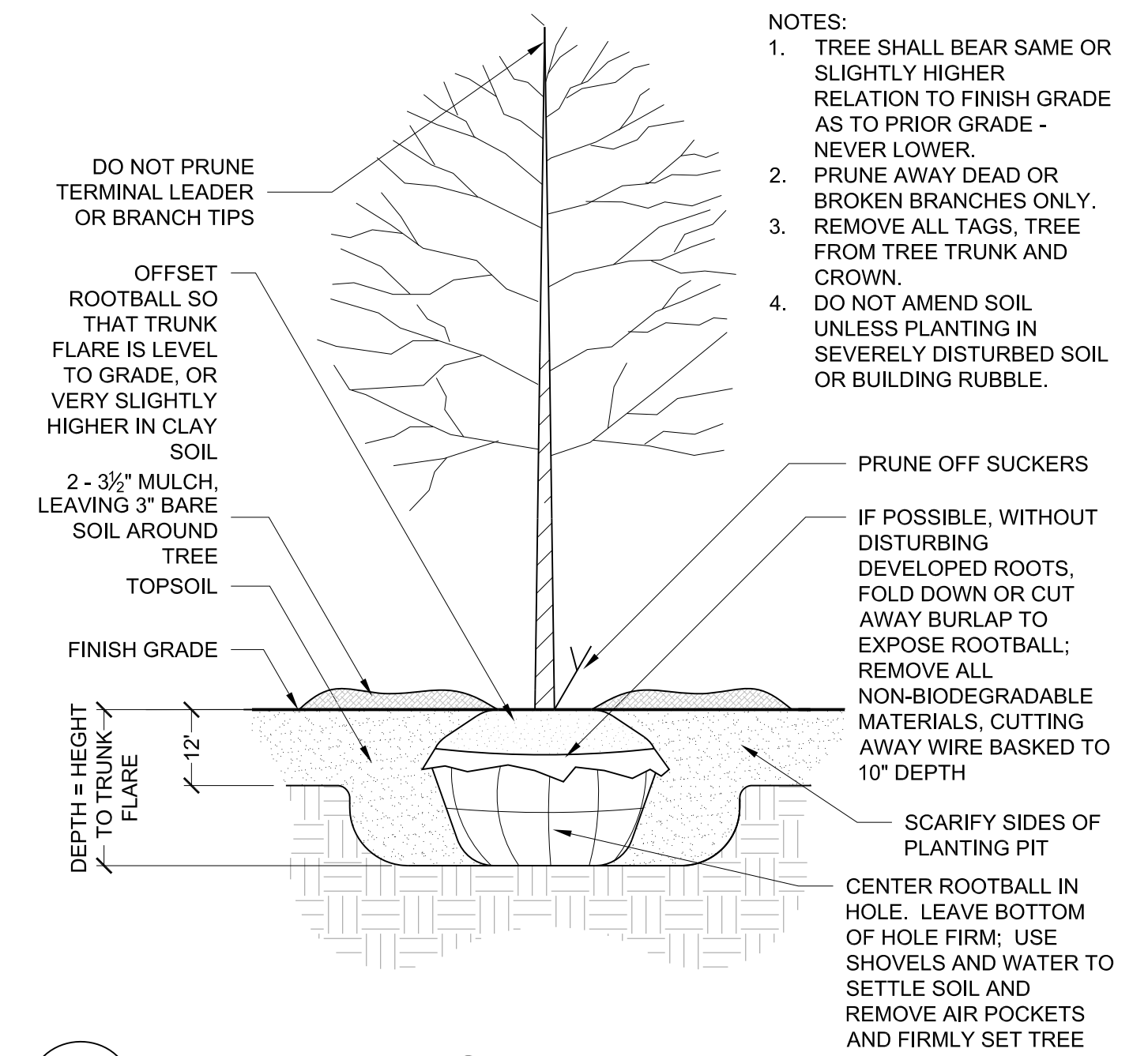
LEGEND:

- PROPERTY LINE
- EXISTING FENCE LINE
- PROPOSED FENCELINE
- LIMITS OF VEHICULAR USE
- CRITICAL ROOT ZONE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED MITIGATION TREE
- PROPOSED SHRUB
- PROPOSED PERENNIALS
- PROPOSED GROUNDCOVER
- PROPOSED MULCH SURFACE
- PROPOSED BRICK SURFACE
- EXISTING LIGHT FIXTURE
- EXISTING TRAFFIC POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED CATCH BASIN
- PROPOSED DRAIN INLET
- PROPOSED MAN HOLE



PLANT SCHEDULE

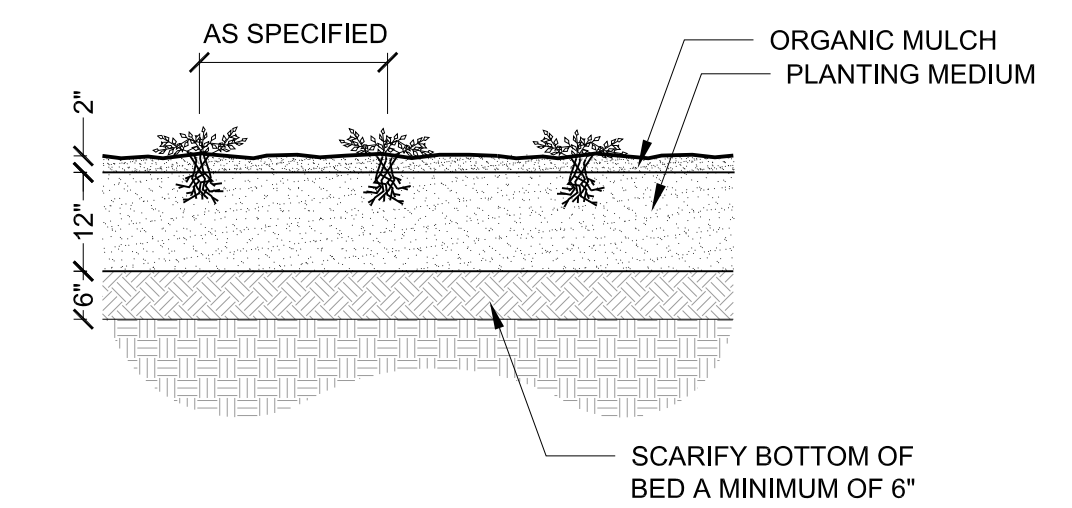
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES							
NS	4	<i>Nyssa sylvatica</i>	Black Gum	1 1/2" - 2" cal	B & B	as shown	
SHRUBS							
FM	6	<i>Fothergilla 'Mount Airy'</i>	Mount Airy Fothergilla	24"-30" hgt.	container	as shown	
HQ	2	<i>Hydrangea quercifolia 'Pee Wee'</i>	Pee Wee Oakleaf Hydrangea	18"-24" hgt.	container	as shown	
PERENNIALS							
AH	18	<i>Amsonia hubrichtii</i>	Blue Star	1 gal.	container	24" o.c.	
HP	18	<i>Hosta 'Paul's Glory'</i>	Paul's Glory Hosta	1 gal.	container	as shown	
LM	71	<i>Liriope muscari 'Silver Sunproof'</i>	Variegated Lily Turf	1 gal.	container	15" o.c.	
AC	77	<i>Astilbe chinensis 'Purple Candles'</i>	Purple Candles Astilbe	1 gal.	container	15" o.c.	
ORNAMENTAL GRASSES							
PV	57	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	1 gal.	container	30" o.c.	



- NOTES:**
- TREE SHALL BEAR SAME OR SLIGHTLY HIGHER RELATION TO FINISH GRADE AS TO PRIOR GRADE - NEVER LOWER.
 - PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY.
 - REMOVE ALL TAGS, TREE FROM TREE TRUNK AND CROWN.
 - DO NOT AMEND SOIL UNLESS PLANTING IN SEVERELY DISTURBED SOIL OR BUILDING RUBBLE.

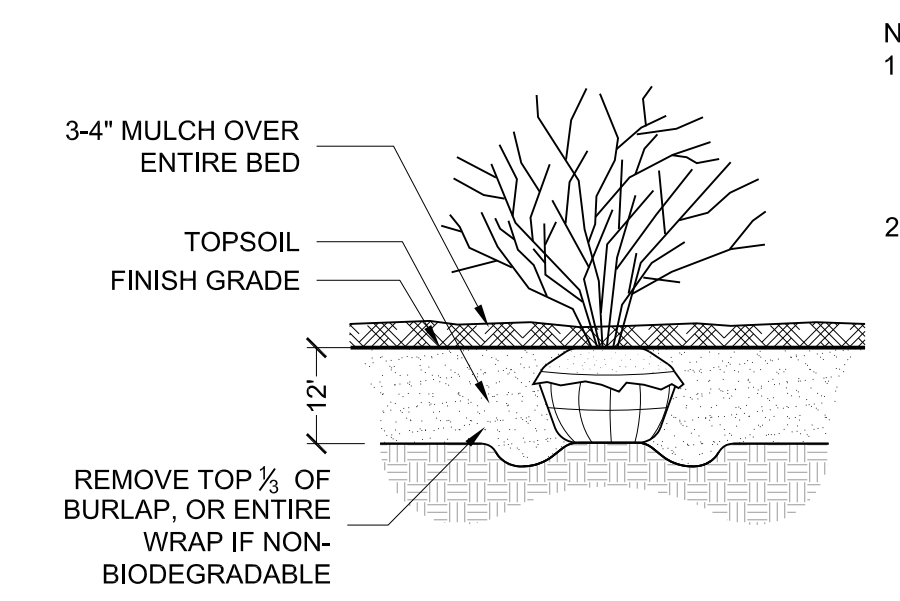
1 TREE PLANTING

SCALE: 1/2" = 1'-0"



2 GROUNDCOVER PLANTING

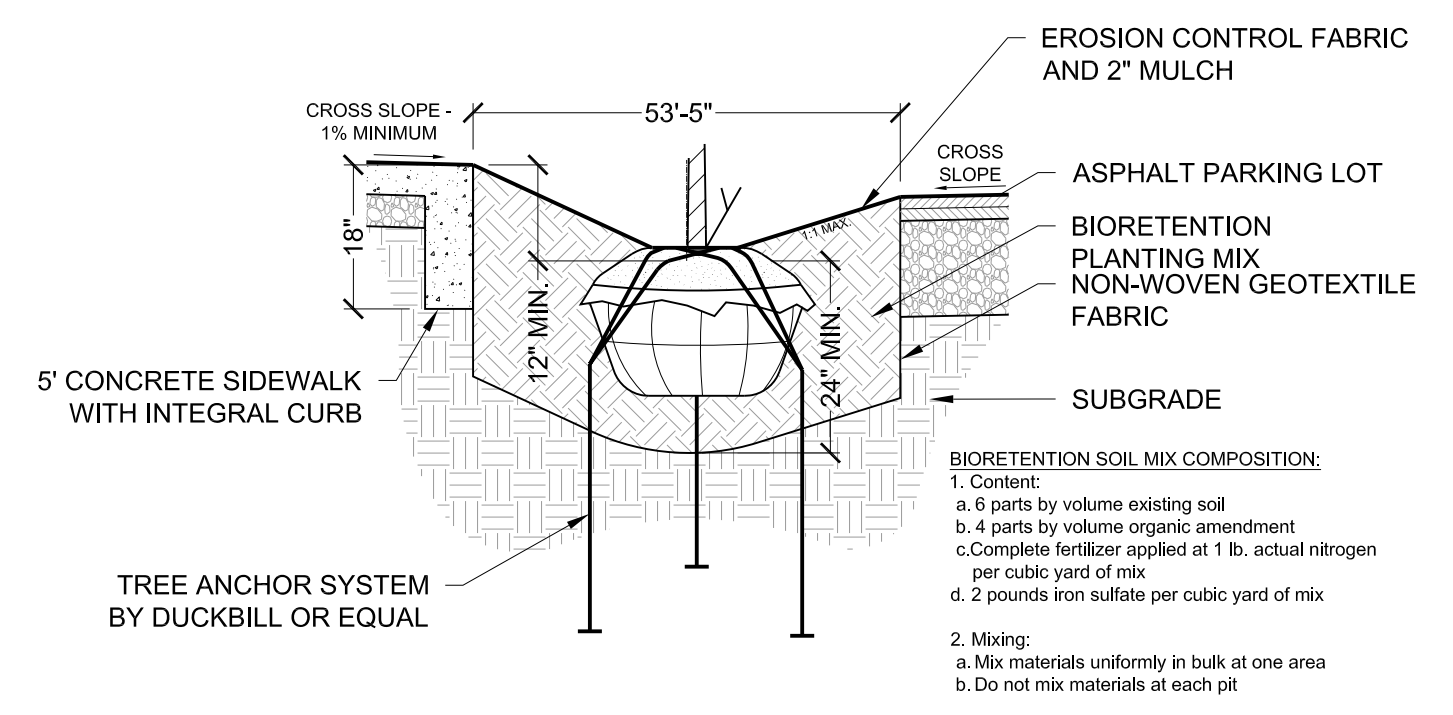
SCALE: 1/2" = 1'-0"



- NOTES:**
- SHRUB SHALL BEAR SAME OR SLIGHTLY HIGHER RELATION TO FINISH GRADE AS TO PRIOR GRADE - NEVER LOWER.
 - PRUNE ONLY AS DIRECTED EXCEPT FOR REMOVING DEAD OR BROKEN BRANCHES; RETAIN NATURAL FORM.

3 SHRUB PLANTING

SCALE: 1/2" = 1'-0"



4 BIORETENTION TREE ANCHOR

SCALE: 1" = 1'-0"

401 + 403
NORTH FOURTH
ANN ARBOR
MICHIGAN

DATE	ISSUED FOR
5-6-2013	REVISIONS
4-17-2013	REVISIONS
3-25-2013	SITE PLAN SUBMITTAL
3-20-2013	PRE-SUBMITTAL MTG.

DRAWN	LAN/TRF
CHECKED	CBH

JOB NO.
12FTZ02

TITLE
LANDSCAPE PLAN

SEAL

SHEET

Chris Allen
ARCHITECT
706 HISCOCK ST.
ANN ARBOR, MI
(734) 995-2417

401-403 N. Fourth Ave.
Ann Arbor, Michigan
Fourth Avenue Building - Elevations

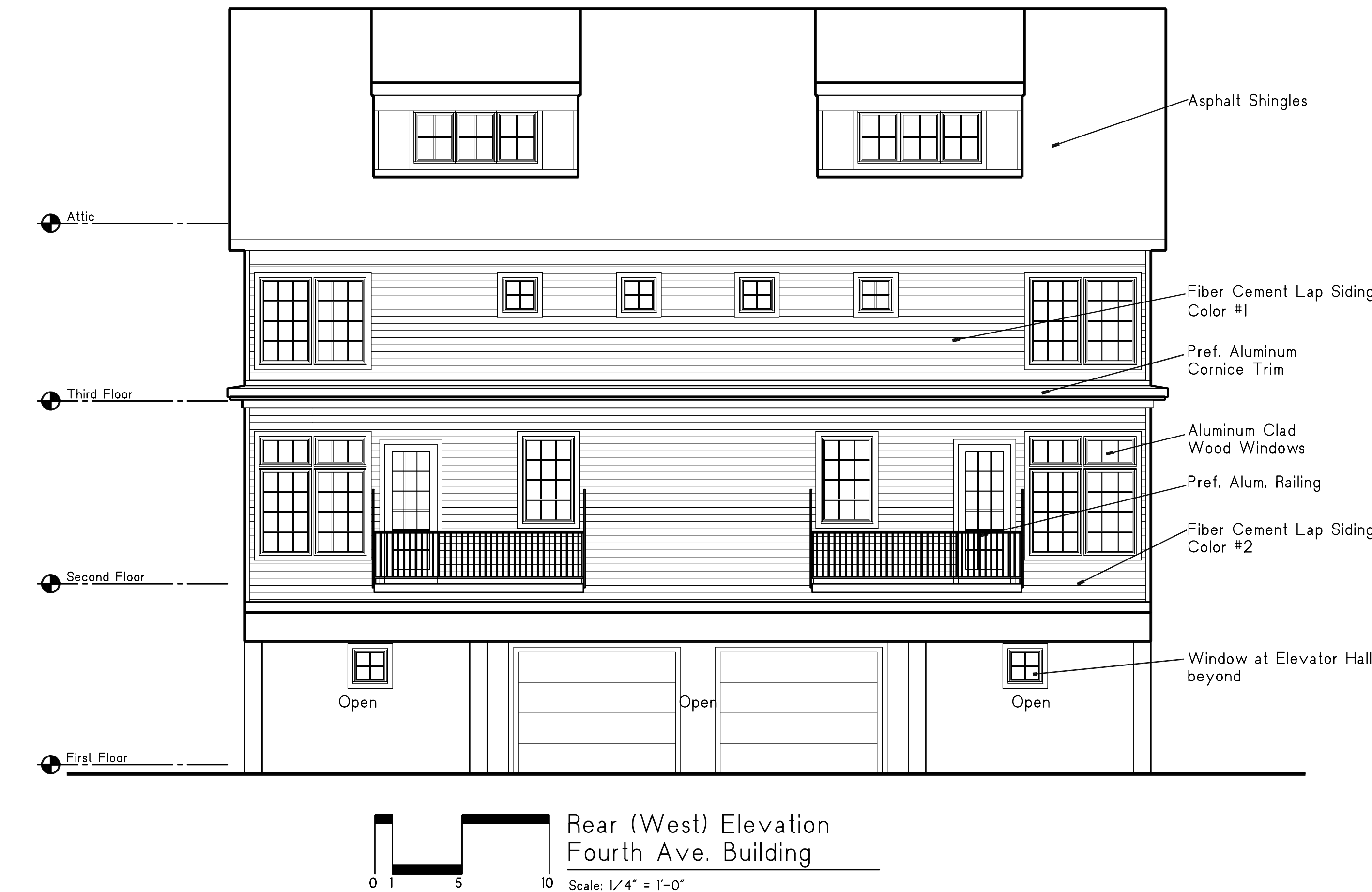
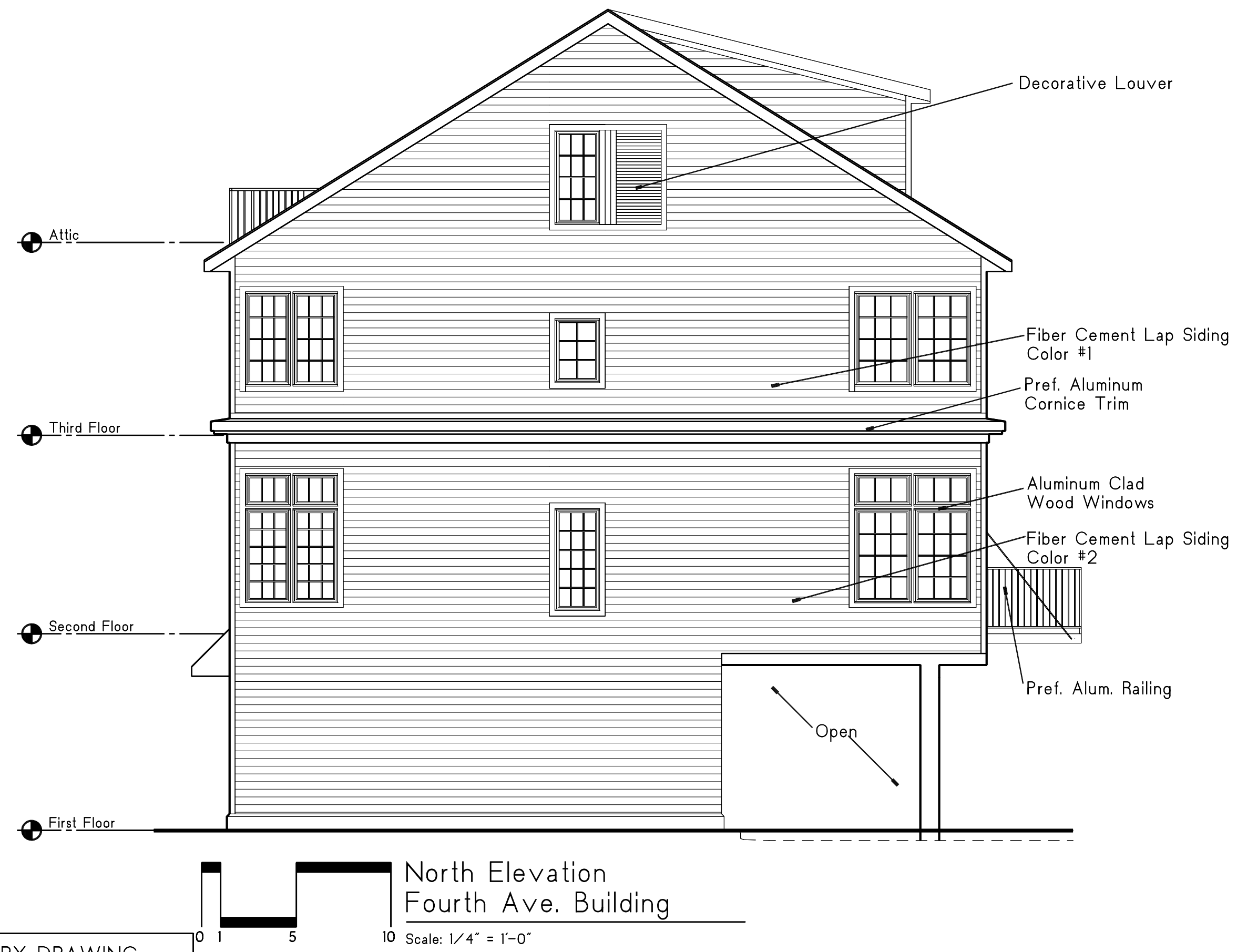
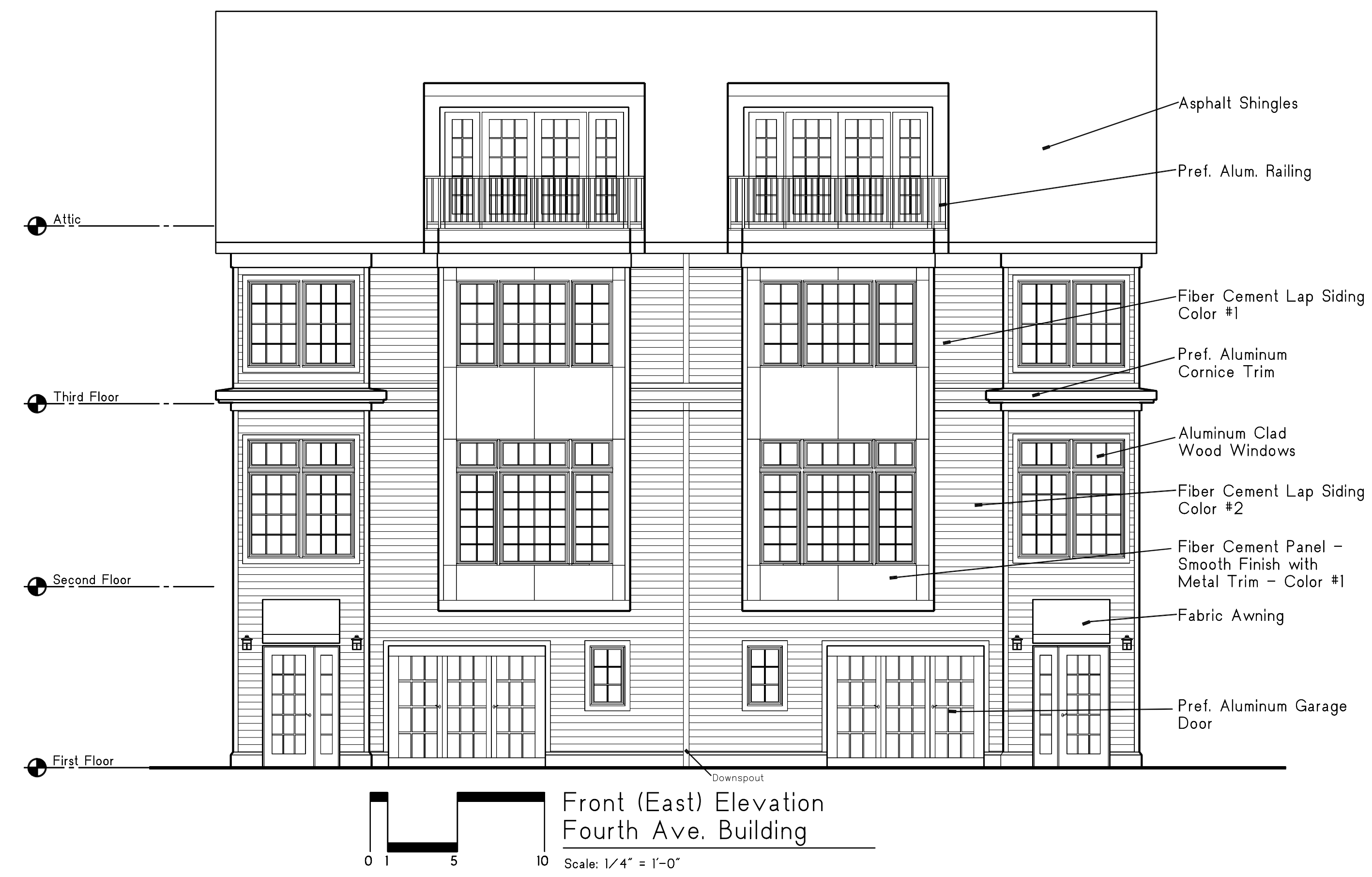
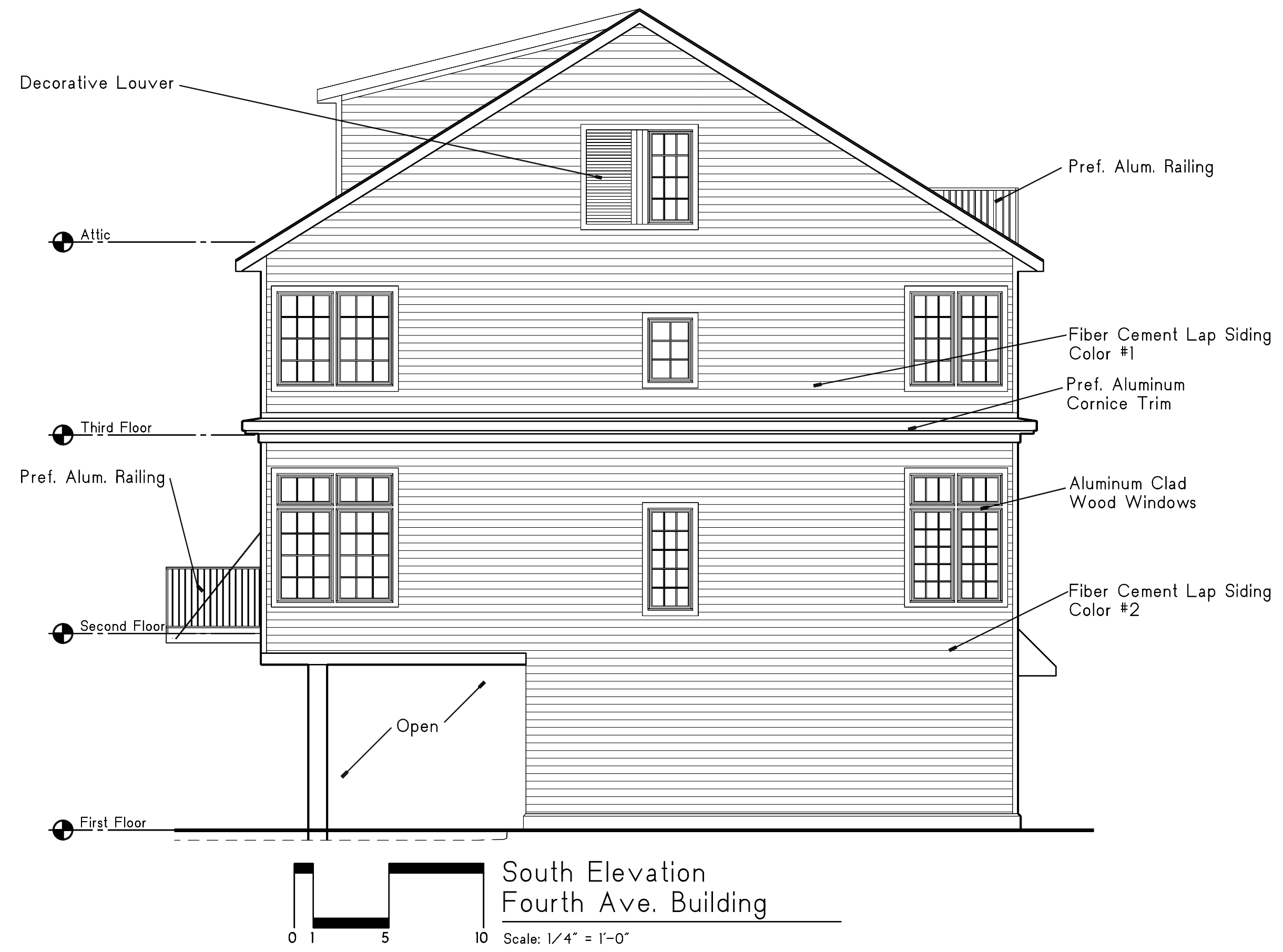
Issued for:
 Preliminary
 1/9/13
 City of Ann Arbor
 Design Review Board
 1/29/13
 City of Ann Arbor
 Planning Commission
 3/25/13
 Bid Set
 Construction

2/15/13 Floor Plan Revisions

Project No.

Sheet No.

A-3



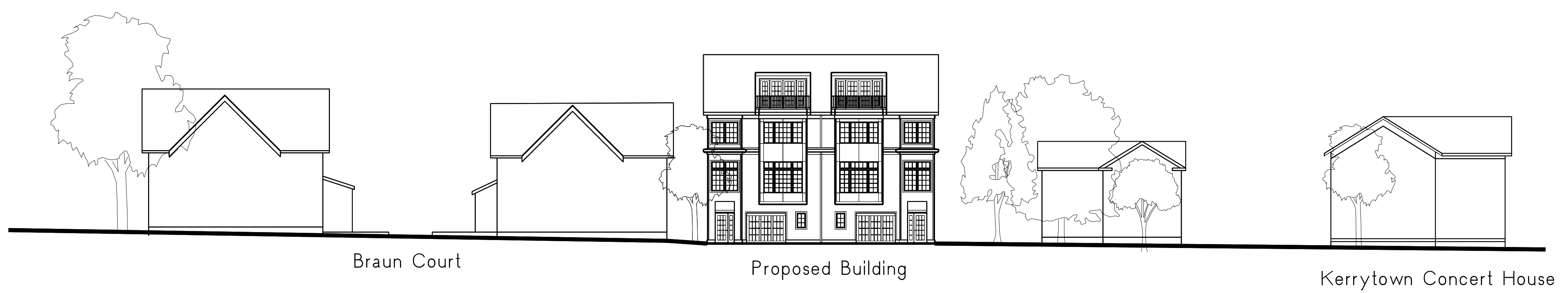
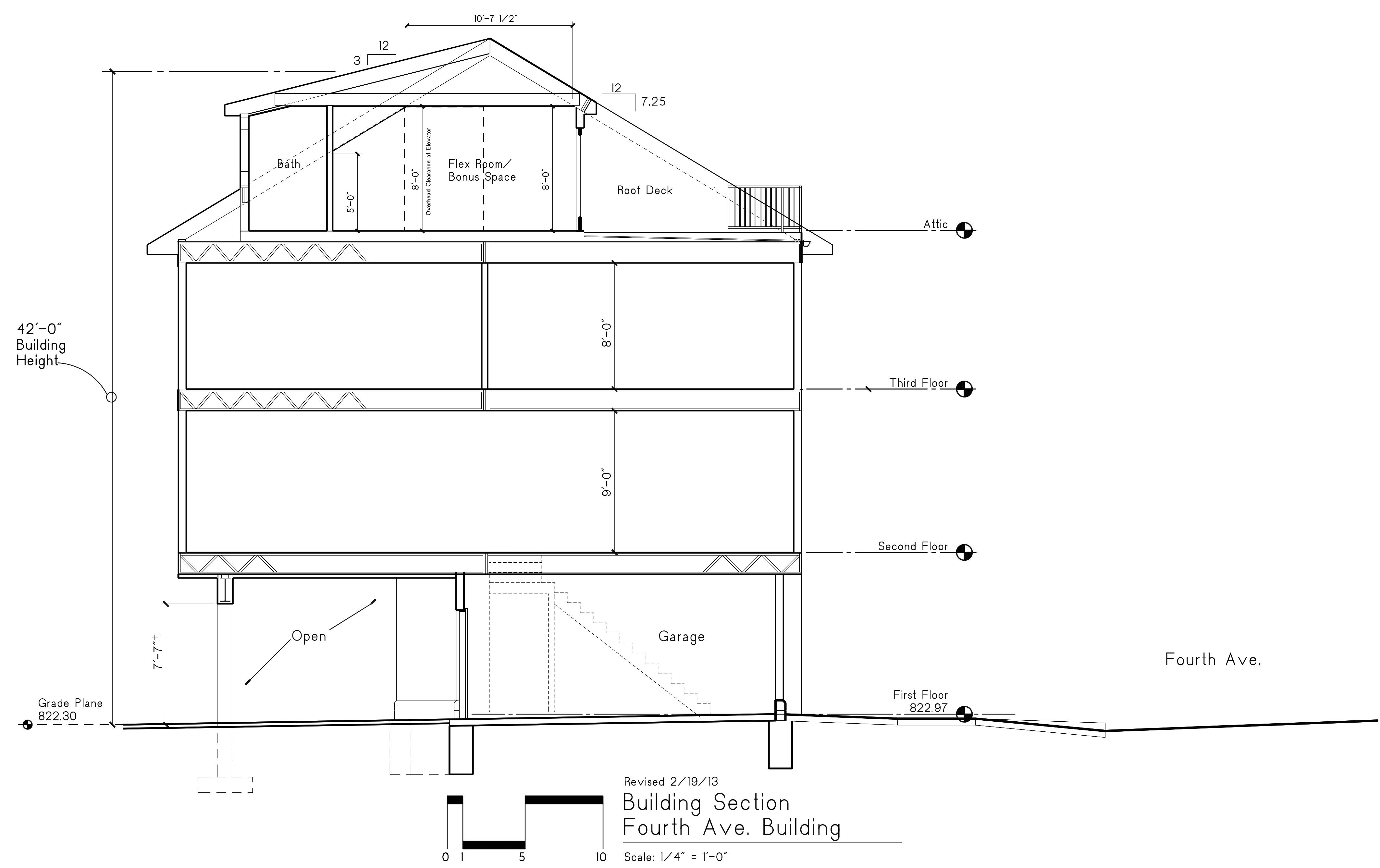
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
 THIS DRAWING IS PRELIMINARY AND IS NOT TO
 BE USED FOR CONSTRUCTION PURPOSES.
 CHRIS ALLEN ARCHITECT ASSUMES NO
 RESPONSIBILITY OR LIABILITY FOR ANY CLAIMS,
 DEMANDS, LOSSES, OR DAMAGES TO PERSONS
 OR PROPERTY ARISING OUT OF THE USE OF
 THIS DRAWING.

Chris Allen
ARCHITECT
708 HISCOCK ST.
ANN ARBOR, MI
(734) 895-2417

401-403 N. Fourth Ave.
Ann Arbor, Michigan
Fourth Avenue Building - Section

Issued for:
 Preliminary
 1/9/13
 City of Ann Arbor Design Review Board
 1/29/13
 City of Ann Arbor Planning Commission
 3/25/13
 Bid Set
 Construction

Project No.
Sheet No.
A-4



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**414 N. Main and 401 + 403 N. Fourth
Citizen Participation Meeting Report**

Kerrytown Conference House
415 N. Fourth Ave., Ann Arbor, MI
Wednesday, March 13, 2013

Design Team Present: Tom Fitzsimmons, Chris Allen, Chet Hill

Public Participants: Ramgsh Ganatra, George Kachadoerian, Carol Kuhnke, Peter Davis, Ed Galczynski, John Hilton, Margaret S., K. Baxter, Ryan Stanton, Anne Bannister

Notices:

990 notices were sent to citizens by mail, which gave a brief overview of the project, identified the project team members and contact information, and provided information on the public participation meeting (see attached postcard). One meeting was held to address both the 414 Main and 401 + 403 N. Fourth projects.

Meeting Summary:

The meeting commenced at 7:15p. Ten public participants were present for the meeting. No handouts were provided, but Fitzsimmons had drawings, plans, and photos displayed on eight large boards used for presentation. Fitzsimmons started the meeting by introducing the project team members and provided an overview of the project, and opened the floor for questions and comments. A large portion of citizen comments consisted of clarifying questions, such as the distance of building setbacks, building materials, cost of the units, and location of landscaping.

Many of the comments were extremely positive. One participant expressed that he was happy to see something here after so many years and that it's great the developer is working with the challenge of the parking easement. He also commented on his approval of the thru-block pedestrian connection.

Fitzsimmons explained the changes that were made to the plan based on the Design Review Board report. Participants were happy with the changes and expressed the revised garage on the Fourth Avenue development is a great asset to the owners.

A nearby resident expressed concern over losing parking on farmers market days. Fitzsimmons explained that McKinley has been allowing the Huron High School rowing team to use the lot for parking during market days and may continue this in the future. Hill also emphasized that views from the farmers market will be enhanced, as they will be of a building and not a parking lot.

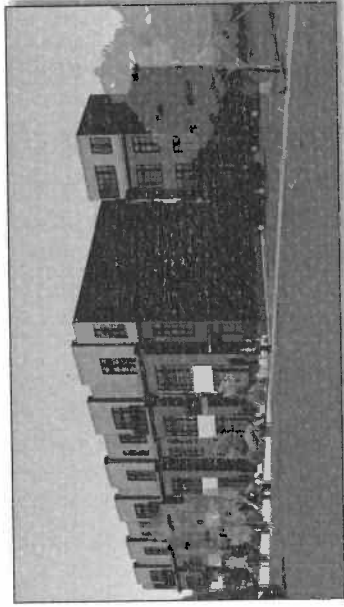
A question was raised about the safety of residents driving onto Fourth Avenue, particularly on market days. Fitzsimmons explained maybe they could use the rear drive on busy days, and that it shouldn't be problem. Hill mentioned that the amount of traffic entering Fourth Avenue will be greatly reduced from an entire parking lot, to two garages.

One comment was made regarding the modern look of 414 Main, but it was understood it was just a matter of taste. Overall, the participants thought this was a great addition to the neighborhood and a much need improvement to that portion of Main Street.

The few concerns mentioned above were addressed by design team responses. Overall, the public was very supportive of the project and was happy to see such a positive development in the area. One participant expressed how glad he was to see the project off to a great start, even before entering the city approval process. They were eager to know what the next steps in the approval process are and even asked how they should express their support to the City.

The meeting ended at 7:51p.

414 N MAIN - 401 N FOURTH



Developer
Huron Development, LLC
423 W. Liberty Street
Ann Arbor, Michigan 48104
T: 734.320.9680

Architect
Chris Allen, Architect
706 Hiscock Street
Ann Arbor, Michigan 48103
T: 734.995.2417

Landscape Architect
The Johnson Hill Land Ethics Studio
516 E. Washington Street
Ann Arbor, Michigan 48104
T: 734.668.7416

Project Description:

Re-zoning from PUD to D2 and site plan(s) for 17 residential units on N. Main and 2 residential units on N. Fourth Ave. Project to be submitted on March 25th for May 21st Planning Commission Meeting.

Citizen Participation Meeting:

The development team will hold a public meeting on the proposed development(s), solicit feedback, and listen to any concerns or issues from neighbors or the general public.

Time and Place:

Wednesday March 13 @ 7 PM Kerrytown Concert House 415 N Fourth Ave

Accommodations for persons with disabilities can be arranged by contacting Huron Development, LLC

- | <u>NAME</u> | <u>PHONE / EMAIL</u> |
|-----------------------|--|
| - RAMESH GANATRA | (734) 320-7001; rganatra@mateco.com |
| - GEORGE KACHADOORIAN | 734.2762884 gkachadoorian@yahoo.com |
| - Carol Kuhke | carolawa@gmail.com |
| - Peter Davis | pad.legal@gmail.com |
| - ED GALCZYNSKI (TEC) | 734 971-0030; egalczynski@tectest.com |
| - John Hilton | 734-277-2908 / jdhilton@gmail.com |
| - M. Schanker | 734-945-0901 mschanker@gmail.com |
| - K. Baxter | 734-474-5021 baxter.kathleen@gmail.com |
| - R. STANTON | 734-623-2529 ryanstanton@annarbor.com |
| - Anne Bannister | 734 945-1639 annebannister@comcast.net |
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City of Ann Arbor Design Review Board

Kerrytown Place Summary Report

February 20, 2013

3:30 p.m.

City Hall – Basement Conference Rooms A and B

The Design Review Board met on February 20, 2013 to review the **Kerrytown Place** proposal. The following report contains a summary of priority issues the Board would like the developer to consider in finalizing the design proposal. In addition, a summary of the meeting discussion is provided for background.

Members Present: Tamara Burns (Chair), William Kinley

Members Absent: Chet Hill, Mary Jukuri, Paul Fontaine, Richard Mitchell, Geoff Perkins

Staff Present: Alexis DiLeo

Design Team Representative: Tom Fitzsimmons (Huron Development)

Developer Representatives: Chris Allen (Allen Associates), Chet Hill (The Johnson Hill Land Ethics Studio)

Summary of Priority Issues

Examples of applicable guidelines are noted in parentheses; the full text of each referenced guideline is provided at the end of the summary. Please note that the Kerrytown Character Area guidelines also apply.

Site Planning

1. Minimize, or eliminate if possible, the street-level garage doors on North Fourth Avenue. Even if the space within the building is used for parking, and not a traditional active space, the street-level experience would be better if the doors were minimized and replaced with landscaping (see Guidelines A.4.1, A.4.2, A.4.3, and A.4.4).

Building Massing and Building Elements

1. The buildings, particularly the “Main Street” and “Alley” buildings, are not tall enough to warrant a complete change of materials at the top. The metal-covered penthouses read as if

they are screens hiding mechanical units. At minimum, a different (more vibrant, more complimentary to the other materials and colors, less neutral) color of the proposed metal material should be considered (see Guidelines B.1.4 and C.5.1).

2. Emphasize the main entry doors to each dwelling unit on North Fourth Avenue. These doors now take a distant second place to the prominent garage doors on this façade (see Guidelines C.2.1).

Referenced Sections of the City of Ann Arbor Downtown Design Guidelines

Design Guidelines for Context and Site Planning

- A.4.1 Locate and size driveways, access points, service entries, alleys, loading docks, and trash receptacles to minimize impact on pedestrians and maintain pedestrian safety, circulation, and comfort.
- A.4.2 Provide a pedestrian-friendly street edge at the street level adjacent to surface parking areas and enclosed parking structures. Provide a landscape buffer appropriate for urban conditions at the edges of surface parking areas.
- A.4.3 Locate a parking structure or a surface parking lot behind or to the side of a building, minimizing the visual presence of parking on adjacent public right-of-way.
- A.4.4 Parking structures should incorporate architectural screens, public art, seating, lighting, kiosks, vending booths, and other ground level service shops adjacent to the street and sidewalk.

Design Guidelines for Buildings

- B.1.4 If appropriate to the context, establish a design treatment that includes a differentiated building top.

Design Guidelines for Building Elements

- C.2.1 Clearly define a primary entrance and orient it toward the street.
- C.5.1 Apply materials to provide a sense of scale in proportion to the scale and mass of the building.

Meeting Discussion Summary

Chair Burns noted that several of the Board members may have been confused, thinking this meeting was cancelled along with a special meeting that was cancelled the previous week. Since bylaws have not yet been adopted establishing a quorum for the Board, Chair Burns offered to hold the meeting as scheduled for the applicant or postpone to the next month's meeting. Tom Fitzsimmons, the applicant, chose to hear from the two Board members present.

Chet Hill of The Johnson Hill Land Ethics Studio described the features and characteristics of the site and site context. Chris Allen of Allen Associates (architects) described the designs of each building. Tom Fitzsimmons of Huron Development spoke about the valuable input that had already been received from meeting with the immediate neighbors to the site and provided background on the project history to date.

Chris Allen explained that the site layout and architectural design were greatly influenced by the "Johnson Street Townhomes" in Portland, Oregon and the "Wickliffe Place" development in the Kerrytown neighborhood of Ann Arbor. For reference purposes, the design team refers to the three proposed buildings on the site as the Main Street, Alley, and Fourth Ave buildings. The Main Street building, containing all townhouse-style units, has three stories. The Alley building includes stacked flat-style units and has four stories. Its fourth story is recessed from the lower floors, creating rooftop outdoor space. Below the Alley building and accessed from the alley are 13 parking spaces in an open garage. Below the Main Street building and including the space between the Main Street and Alley buildings are individual two-car garages for a total of 18 vehicles, access from a ramp off of the alley leading to a center aisle. The space between the buildings, over the center aisle between the individual garages, is wood decking with evenly spaced openings to allow for some natural light below. The Fourth Ave building is a four-story duplex with two two-car garages access from North Fourth Avenue. Along the south side of the Main Street and Alley buildings, and the north side of the Fourth Ave building and the surface parking lot, runs a pedestrian walkway. The ability to walk through the current site is a defining feature and the design team felt it was necessary to include a walkway in the proposed development.

The Board complimented the design team on their informative and easy to understand application materials. Then, the Board indicated they agreed with the design team on their interpretation of the site's context and the way they handled the site's massing. The Board noted the layout included a tight street edge but with some privacy for the residents. Overall, the Board felt the design well satisfied the Downtown Design Guidelines.

However, the Board raised three points for the design team to further consider. First, regarding the Alley building penthouses, the building is not tall enough to warrant a complete change for the top level. The change of materials to a metal screen, particularly the "putty" color, read more like mechanical unit screening than penthouses that are part of a residential unit. The Board felt that feature would not be

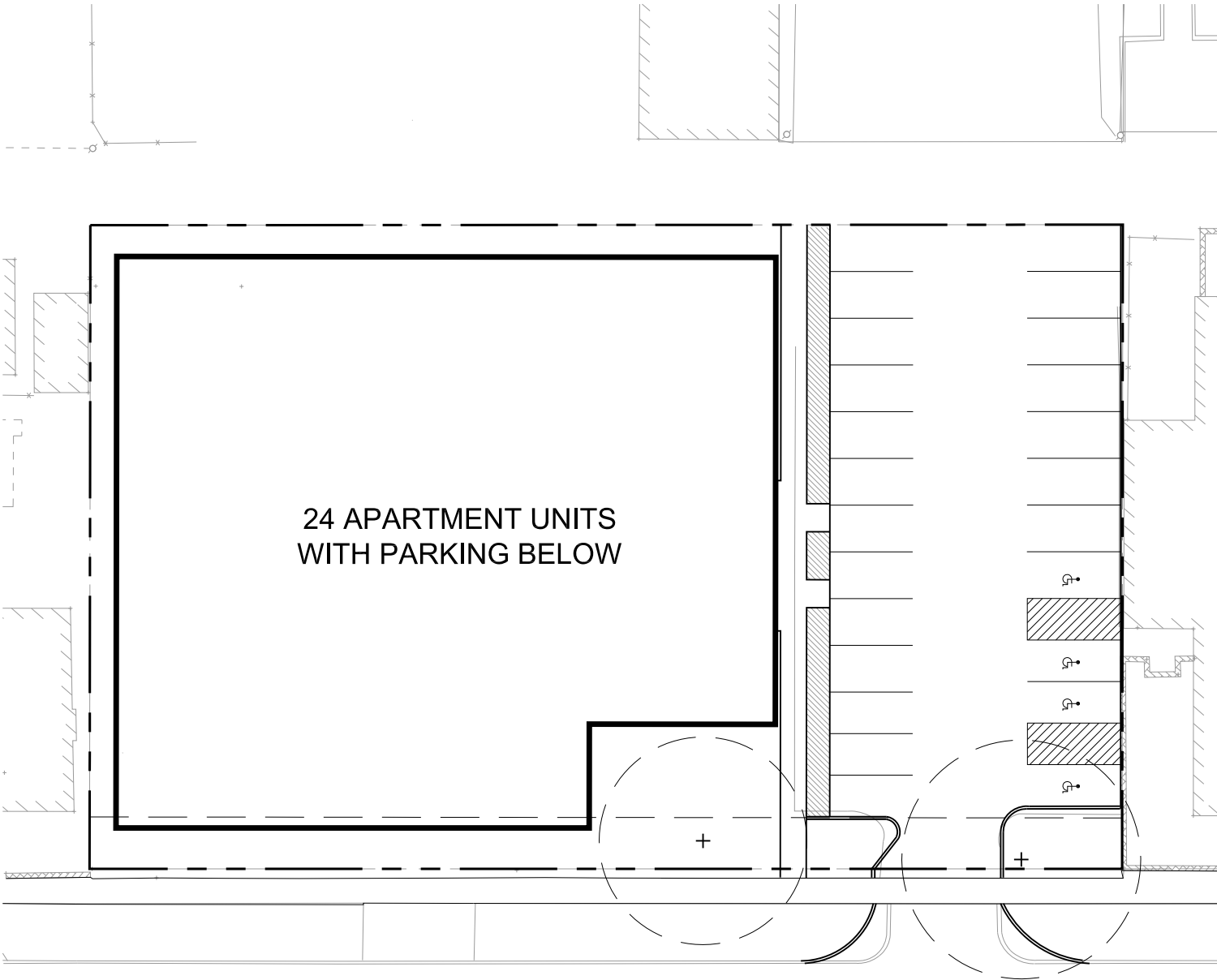
read correctly from the street level and suggested considering using the same materials as the lower portion of the building, changing the color of the metal material, adding more doors and windows to the penthouses, or some combination of those suggestions.

Second, regarding the Fourth Ave building, the two double-wide garage doors dominate the street level façade. The Fourth Ave garage doors were cited as the one glaring deviation from the intent of the design guidelines and the Board felt the doors were no better than a surface parking lot. The garage doors overwhelm the existence of the pedestrian front doors to each unit. The design team explained there was not enough lot width to accommodate a double-loaded parking lot and two double-garage doors at the rear of the building. The design team also noted that if the garage doors were relocated to the rear of the building, the Fourth Avenue street level façade would still not have active uses. The Board felt that a blank wall with landscaping between the building and sidewalk would be an improvement and better achieve the intent of the design guidelines.

Staff suggested that the two double overhead doors facing S. Fourth Avenue could be replaced by two single doors facing S. Fourth Avenue and two single doors facing the parking lot at the rear of the building. This may allow up to 20 feet of the S. Fourth Avenue façade to be used for plantings and windows while still allowing car access for two cars into each unit's garage. The Board members explored this idea and supported the concept to the development team.

Finally, regarding the ends of the Main Street building, and to a lesser extent the Alley building, the Board suggested softening those facades. The Board recommended exploring vines and other plant materials as well as other detailing to add visual interest especially for the properties immediately north of the site.

Also, the Board suggested that, for security purposes, it would be good to provide openings at each end of the open garage at alley grade on the west side of the Alley Building for better visual access into and out of the garage from the north and south.



24 APARTMENT UNITS
WITH PARKING BELOW

ALTERNATE 1

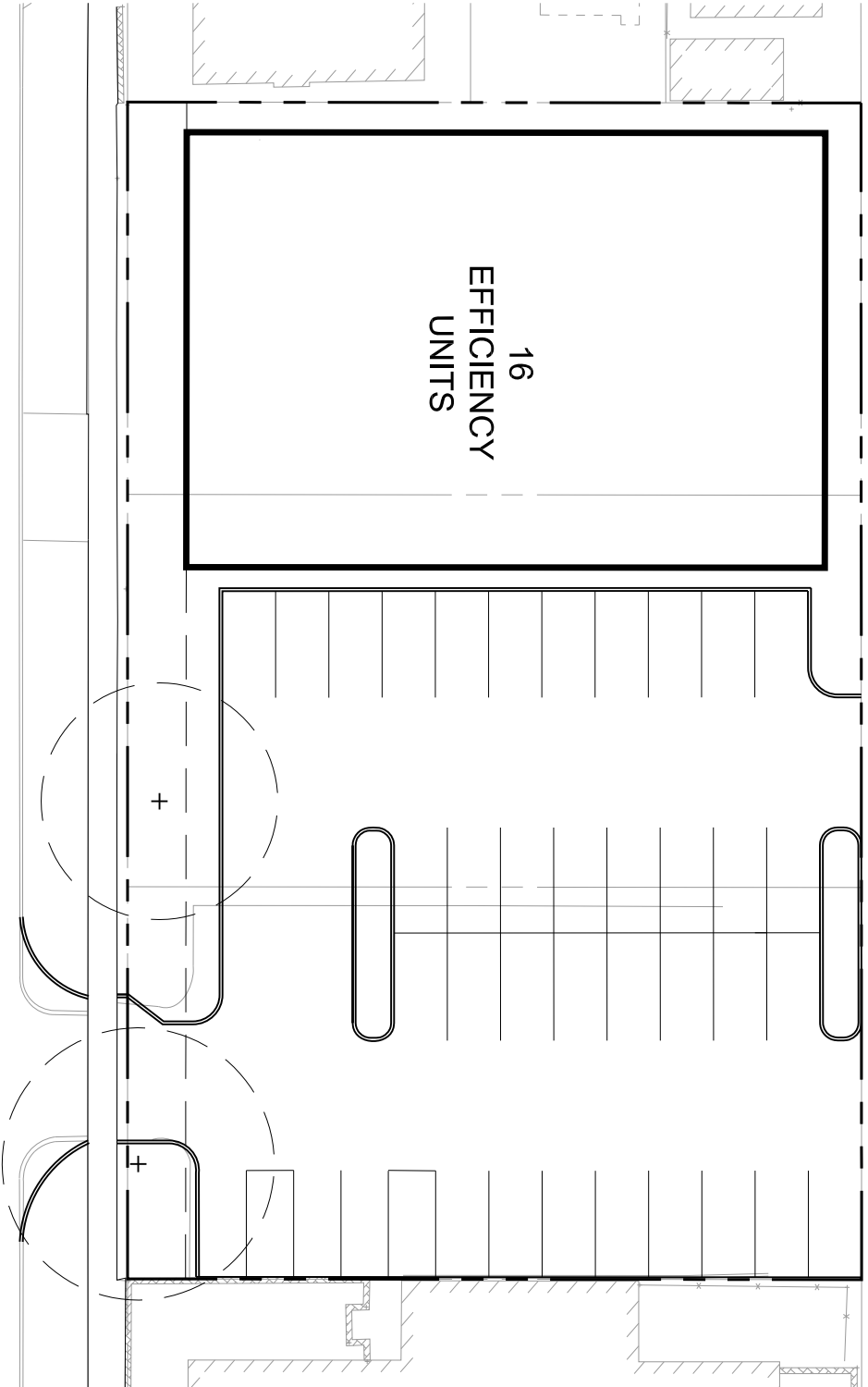
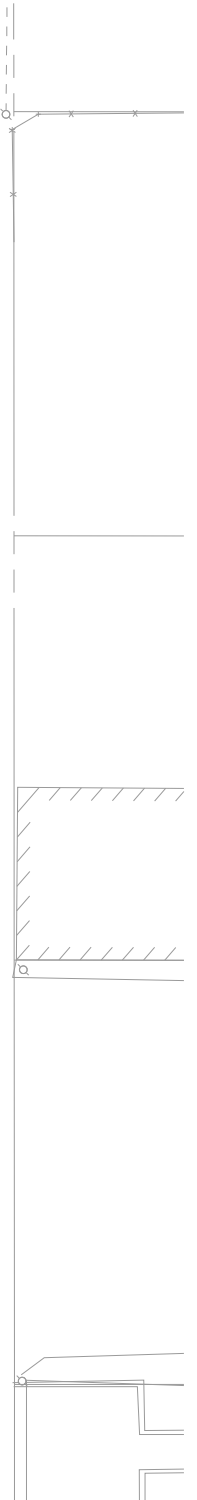
Pros:

- Two saved landmark trees
- Connector walk with bioretention

Cons:

- Limited surface parking (some parking for McKinley located underground)
- Very limited amount of open space
- Traditional style apartment building which does not meet market demand for housing stock
- Large building mass to accommodate program

MAIN STREET
(82.5' ROW)
47' B/B ASPHALT PAVEMENT

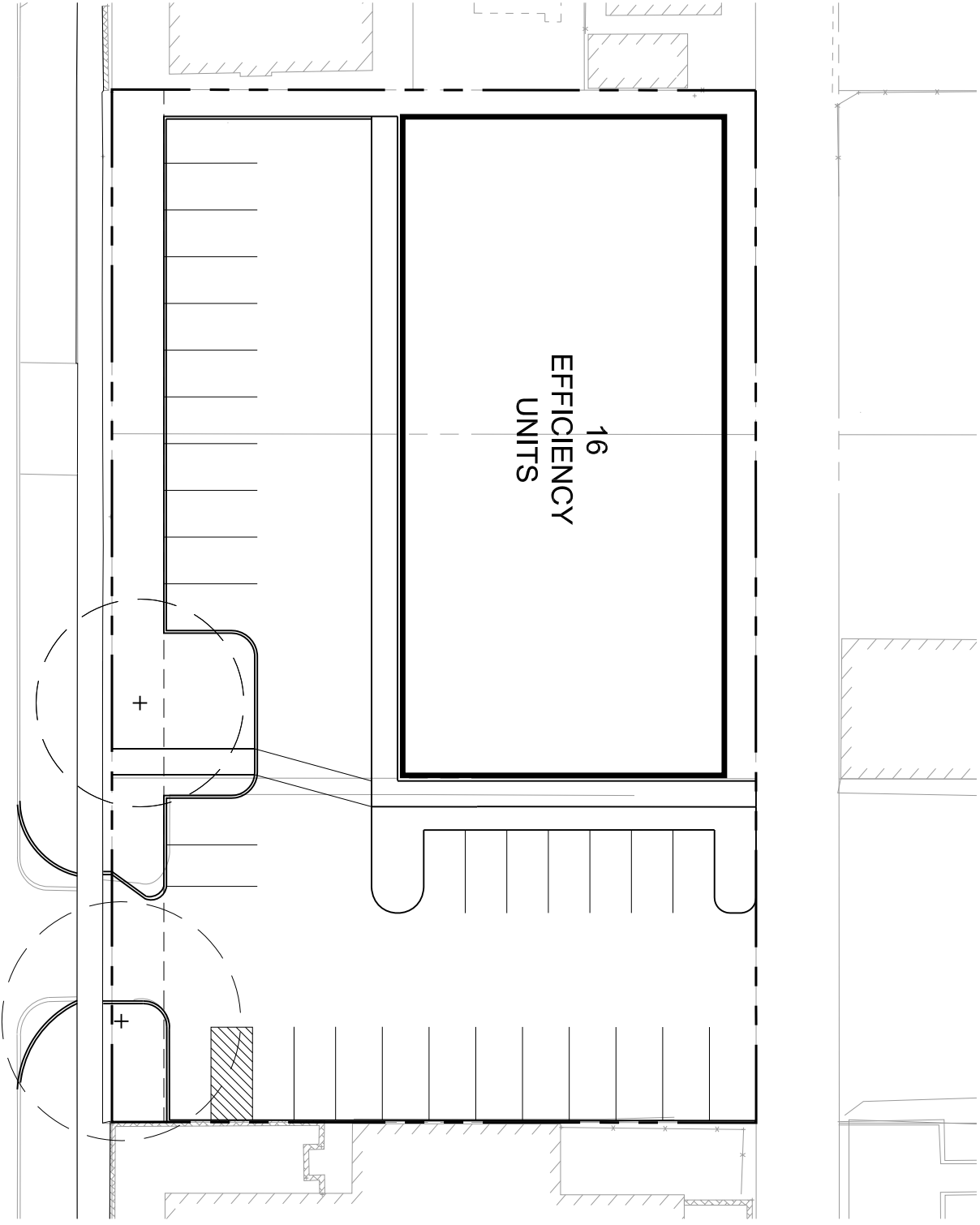


MAIN STREET
(82.5' ROW)
47' B/B ASPHALT PAVEMENT

ALTERNATE 2

- Pros:**
- Two saved landmark trees
 - Surface parking has two interior islands

- Cons:**
- Limited parking (38 spaces for McKinley, 2 spaces for residents)
 - Large amount of parking visible from Main Street
 - Large amount of impervious parking area
 - Limited open space
 - No connector walk
 - No bioretention
 - Dwelling unit type does not meet market demand



ALTERNATE 3

Pros:

- Two saved landmark trees
- Connector walk

Cons:

- Limited parking does not accommodate McKinley's needs
- No parking available for residents
- Underground parking not feasible
- Connector walkway in dripline of landmark tree
- Parking highly visible from Main Street
- Building does not front Main Street
- Dwelling unit type does not meet market demand
- Large amount of impervious parking
- Very limited amount of open space

MAIN STREET

(82.5' ROW)
47' B/B ASPHALT PAVEMENT

414 Main and 401 N. Fourth Avenue DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2013, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Huron Development and Associates LLC, a Michigan limited liability corporation, with principal address at 423 West Liberty Street, Ann Arbor, Michigan, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, described below and site planned 414 Main and 401 N. Fourth Avenue, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as 414 Main and 401 N. Fourth Avenue, and desires site plan and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETOR will install these improvements prior to any permits being issued.

THE PROPRIETOR(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer private storm water management systems, and sidewalks ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the improvements, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice. Every owner of a portion of the property,

including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-7) To install all water mains, storm sewers, and sanitary sewers, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits.

(P-9) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to North Main Street, North Fourth Avenue and the public alley midway between such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along the frontage of those named public rights-of-way when such improvements are determined by the CITY to be necessary.

(P-11) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-12) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-13) Existing landmark tree shown on the 414 Main site plan as a tree to be saved shall be maintained by the PROPRIETOR or condominium association in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy. If the landmark tree is determined by the CITY to be dead, dying or severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy, it shall be replaced by the PROPRIETOR as provided by Chapter 57 of the Ann Arbor City Code.

(P-16) For the benefit of the residents of the PROPRIETOR'S development, to make a park contribution of \$9,920.00 to the CITY Parks and Recreation Services Unit prior to the issuance of certificates of occupancy for improvements the PROPRIETOR's choice of downtown parks and/or plazas.

(P-19) To create an association composed of all owners of 414 Main and 401 N. Fourth Avenue condominium, hereinafter called the "Association", in which membership shall be required by covenants and restrictions recorded as part of the master deed for 414 Main and 401 N. Fourth Avenue. The association(s) shall be responsible for and shall execute the appropriate documents insuring perpetual maintenance and ownership of the landscape materials, exterior lighting, pedestrian walkways, driveways, on-site storm water management system, and all other common elements.

(P-20) To construct, repair and/or adequately maintain on-site storm water management system. If the PROPRIETOR fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR if the PROPRIETOR does not complete the work within the time set forth in the notice.

(P-21) After construction of the private on-site storm water management system, to maintain it until non-developer co-owners elect one or more directors to the Association's board of directors. Thereafter, by provision in the master deed, the Association shall own and maintain the storm water management system. Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the PROPRIETOR or Association, as appropriate, fails to maintain any portion of the system, the CITY may send notice via first class mail to the PROPRIETOR, or Association, at the address listed above, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR or Association if the PROPRIETOR or Association does not complete the work, as appropriate, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the Association for 60 days after notice via first class mail, the CITY may bill each condominium unit for the pro rata share of the total cost, or assess the pro rata share of those costs to each condominium unit as a single tax parcel assessment as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system, as well as the pro rata share of each condominium unit shall be included by the PROPRIETOR in the master deed.

(P-22) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-14) To prepare and submit to the Planning and Development Services Unit one copy of the Master Deed, along with the required review fee of \$3,500.00, prior to issuance of building permits.

(P-27) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, PROPRIETOR shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-28) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The PROPRIETOR is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-29) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-32) Prior to application for and issuance of certificates of occupancy, to disconnect 5 footing drains, which is based upon the uses currently existing on the Property and those currently contemplated by the Site Plan in accordance with the Guidelines for Completion of Footing Drain Disconnections, Table A, and adopted by City Council, August 18, 2003 and revised November 30, 2005 (the "Guidelines"). In the event the actual intensity of uses contemplated by the Site Plan are either increased or decreased, City and PROPRIETOR agree to adjust the number of footing drains to be disconnected in accordance with the Guidelines. These disconnections are to be performed within the High Level Trunkline sewershed, upstream of where the development flows connect to this trunkline (intersection of Ashley Street and Madison Street; City MH ID 71-70680). The PROPRIETOR, however, may be allowed to obtain partial certificates of occupancy for the development prior to the completion of all of the required footing drain disconnects on a prorated basis, at the discretion of the CITY Public Services Area.

(P-35) PROPRIETOR is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of PROPRIETOR has (have) legal authority and capacity to enter into this agreement for PROPRIETOR.

(P-36) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved development agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-37) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-38) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the *414 Main and 401 N. Fourth Avenue site plans*.

(C-2) To use the park contribution described above for improvements to the *PROPRIETOR's choice of downtown parks and/or plazas*.

(C-4) To provide timely and reasonable CITY inspections as may be required during construction.

(C-5) To record this agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

legal description(s) to be inserted here

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

Witnesses:

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

By: _____
John Hieftje, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Steven D. Powers, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

Huron Development and Associates, LLC
423 West Liberty Street
Ann Arbor, Michigan 48103

Witness:

By: _____
Thomas R. Fitzsimmons, Owner

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 20___, before me personally appeared John Hieftje, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 20___, before me personally appeared Thomas Fitzsimmons, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:
Wendy Rampson, Planning Manager
Ann Arbor Planning & Development Services
Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 794-6265