

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 19, 2015

**SUBJECT: 410 First Site Plan for City Council Approval
(408 and 412 North First Street)
File No. SP14-058**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 410 First Site Plan, subject to obtaining an MDEQ floodplain permit and combining the parcels prior to the issuance of any grading or construction permits.

STAFF RECOMMENDATION

Staff recommends that the site plan be **postponed**, because preliminary plan approval has not been granted by the Washtenaw County Water Resource Commissioner and it has not been demonstrated that there is no net loss in flood storage capacity as a result of this project.

LOCATION

The site consists of two parcels on North First Street that are adjacent to the "fish park" public art exhibit at the southeast corner of North First and East Kingsley Streets. The site is in the Downtown Development Authority District, and the Allen Creek floodplain and sub-watershed.

DESCRIPTION OF PROJECT

The petitioner is proposing to demolish two existing single-family homes, combine the lots to create a 19,007 square foot parcel and construct a 47,140 square foot apartment condominium building with 25 two-bedroom units. The estimated construction cost is \$5,000,000.

The five-story building will consist of four stories of residential units over a partially below-grade parking structure under the building. The streetwall is at the third floor, and the fourth and fifth floors are offset 7 feet from the North First Street façade for most of the length of the building (streetwall averaging was used). The offset area contains patios for residents.

The site is located within the Allen Creek floodplain, and the northwest corner of the site is in the floodway. Since the project is within the Allen Creek floodplain, it falls within the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC). A rain garden is proposed in front of the northwest corner of the building. An infiltration trench wraps around the north side and rear of the building and has perforated pipe leading to a new storm sewer that the petitioner will install from the site north to East Kingsley Street.

A 233 foot long, 12" water main is proposed to be installed in North First Street to augment the existing 6" water main, which does not provide enough capacity to service the development.

There are four landmark trees on the site, two of which are in poor condition, and all of which are proposed to be removed. Six mitigation trees will be planted between the front elevation of the building and the sidewalk, and six more trees will be mitigated by a payment of \$350/tree, for a total of \$2,100. Since the site is zoned D2 (Downtown Interface), landscape screening is also provided in the 15 foot front setback between the right of way and the structured parking. Currently in the right of way, there are three street trees; two more will be added.

Access to the site will be provided by the existing southern curb cut, which will also provide access to two parking spaces on 400 N. First St. as part of an existing easement agreement. The northern curb cut will be removed, and metered street parking spaces will be added in this location. The site is in the downtown special parking district, so no vehicular parking is required. Thirty-six spaces are provided under the building. Fourteen Class A bicycle parking spaces are required, and nineteen are provided in a locked bike room, with hoops, inside the parking level.

The petitioners presented the project to the November 19, 2014 Design Review Board meeting. Minutes from that meeting are attached.

The petitioners mailed out postcards to surrounding landowners and occupants within 500 feet in compliance with Citizen Participation Ordinance requirements. As of the date of this report, no inquiries or responses have been received by the petitioners.

SITE HISTORY

The house at 26 (later 408) North First was most likely constructed in 1894 and was occupied by Bernhard and Annie Mast until at least 1920. Bernhard was a laborer. 28 (later 412) North First was first occupied in 1895 by Byron Maulbetsch, a brewer. Other members of the Maulbetsch family owned a saloon at 1 ½ (later 111) Fourth Avenue South. Both homes have cut stone foundations typical of their era, and 412 features decorative shingle work in the front gable and a wrap-around front porch.

The existing parking lot at 408 N. First Street is part of a three-parcel, 65-space parking lot that received site plan approval in 1985.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	City Park	D2 (Downtown Interface District)
EAST	Single and Multi-Family Residential	D2 (Downtown Interface District)
SOUTH	Office	D2 (Downtown Interface District)
WEST	Parking Lot/Office	D2 (Downtown Interface District)

ZONING COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED BY CURRENT ZONING
Base Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	19,007 Sq Ft	19,007 Sq Ft	No minimum
Floor Area in % of Lot Area	16.5%	199%	200% MAX (premiums are not allowed in floodplains)
Building Coverage	8%	53%	80% MAX
Open Space	92%	46%	10% MIN
Character Overlay District	Kerrytown	Kerrytown	Kerrytown
Streetwall Height	2 stories	3 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	Not applicable	5 ft average	5 ft average MIN
Building Height	20 ft	55 ft, 4 stories	60 ft MAX
Building Frontage	Front Yard	Front Yard	Front Yard
North First	16.5 ft	15.4 ft	15 ft MIN
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	Approximately 17 spaces	36 spaces	None
Parking – Bicycles	None	19 Class A spaces	14 Class A MIN

PLANNING BACKGROUND

The *Downtown Plan* is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, providing a viable economy, a “green” and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the *Plan* (page 22) as well as encouraging a diversity of new downtown housing opportunities and expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood, continuing to seek a range of age groups and income levels in the downtown (page 24).

Some of the applicable land use goals and objectives for this site from the *Downtown Plan* include:

- Goal: 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.
- Goal: 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 seek a range of age groups and income levels in the downtown.
- Goal: Preserve and enhance incremental transitions in land use, density, building scale and height in the Interface areas located between downtown's neighborhood edges and Core Areas.
- Goal: Encourage new development to reinforce historic buildings' contribution to downtown's identity and pedestrian orientation.
- Goal: 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.

STAFF COMMENTS

Washtenaw County Water Resource Commissioner – A May 6, 2015 letter spells out a number of requirements from the WCWRC that need to be addressed before a full review can be completed on this site plan.

Systems Planning, Floodplain – Per Chapter 57, Section 5:127(1)(c) encroachments into floodplain areas shall be mitigated to provide no net loss of flood storage capacity. The current plan does not provide a summary of the cut and fill information to verify compliance with this requirement, but does appear to have a net gain of flood storage capacity.

Systems Planning, Engineering – If footing drains are connected to the sanitary sewer system for the existing buildings, they must be disconnected. They may offset the seven footing drains, or equivalent flow, required to be removed from the sanitary sewer system. Also, the city is considering partnering with the developer to continue the proposed extension of the 12" water main south to Miller Avenue.

Downtown Development Authority – The applicants need to minimize disruption to on-street parking spaces during construction.

Parks and Recreation - A park contribution of \$15,500 is requested to provide park improvements to benefit the proposed 25 residential units and maintain existing ratio of parkland/residential unit. The contribution would be used for improvements to West Park, Farmers Market or Sculpture Plaza.

Solid Waste/Recycling – Staff has concerns about the safety of garbage trucks blocking the sidewalk and part of the street while tipping dumpsters within the front driveway.

Planning – A development agreement will be drafted to address the water main construction and parkland contribution.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
05/19/15

Attachments: Design Review Board Minutes
Location Map
Zoning and Parcel Map
Aerial Photo
Site Plan
Landscape Plan
Building Cross-section
Parking Layout Plan
Floor Plans
Elevations

c: Owners: Huron Development Associates, LLC
408 N First St
Ann Arbor, MI 48103

Karl and K.C. Lopata
412 N. First St.
Ann Arbor, MI 48013

Petitioner's Agent: J. Bradley Moore & Associates
4844 Jackson Rd, Suite 150
Ann Arbor, MI 48103

City Attorney
Systems Planning



City of Ann Arbor

Formal Minutes

Design Review Board

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, November 19, 2014

3:00 PM

City Hall, 301 E. Huron Street,
Basement Conference Rooms

A **CALL TO ORDER**

Chair Burns called the meeting to order at 3:05 p.m.

B **ROLL CALL**

Staff Present: Alexis DiLeo

Present 7 - Chet Hill, Richard (Dick) Mitchell, Tamara Burns, Paul Fontaine, William Kinley, Geoffrey M. Perkins, and Shannan Gibb-Randall

C **APPROVAL OF AGENDA**

The agenda was unanimously approved as presented. On a voice vote, the Chair declared the motion carried.

D **INTRODUCTIONS**

Ann Arbor Downtown Street Design Manual. Amber Miller, DDA Planning & Research Specialist, will introduce this project, offering an overview including its format and function as well as provide a status update.

Connie Pulcifer, City of Ann Arbor Systems Planning Unit, Susan Pollay, DDA Executive Director and Oliver Kiley, JJR, introduced the Downtown Street Design Manual, a joint project to develop a common language to address downtown streets from building face to building face. The team discussed the goals of the project, what it will and will not address, how the document is organized and will be used, and its basic organization and contents, as well as past work and next steps.

E **APPROVAL OF MINUTES**

[14-1635](#) August 20, 2014 Design Review Board Meeting Minutes

The minutes were unanimously approved by the Board with

changes. On a voice vote, the Chair declared the motion carried.

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

14-1636

408-412 North First Street Residential Project - Design Review:- A design for a four-story, 25-unit residential building with parking underneath on two platted lots. The building is elevated above the floodplain and has a central courtyard open towards the east. Brick, metal and glass materials are proposed in a modern, industrial style to reflect the existing character of both the Kerrytown neighborhood and industrial uses along the Allen Creek and railroad corridor.

Chet Hill recused himself from discussion given his involvement on the design team.

Project Number DR14-006 (Legistar #14-1636)

The Design Review Board met on November 19, 2014 to review the proposed design for a new development at 408-412 North First Street, presently named "410 First." The following report contains a summary of priority issues the Board would like the developer to consider in finalizing the design proposal and subsequent site plan submittal.

Description of Project

The design team described the proposed project to construct a multiple-family development with up to 25 dwelling units in building elevated above the floodplain on a 19,000-square foot site in the downtown interface and Kerrytown character area. The project design includes a 4-story building with parking underneath, having a central courtyard open towards the east. Brick, metal and glass materials are proposed in a modern, industrial style to reflect the existing character of both the Kerrytown neighborhood and the industrial uses historically along the Allen Creek and railroad corridor.

Summary of Priority Issues

The Design Review Board concluded that the project generally met the intent of the Downtown Design Guidelines. Suggestions to refine the proposed design focused on clarifying proposed elements. Examples of especially applicable guidelines are noted below in parenthesis; the full text of each referenced guideline is provided at the end of the summary. Please note that the Kerrytown Character guidelines also apply.

Site Planning

1. *This corner of downtown, and this block in particular, appears to be in transition. (A.1.)*
2. *More information, and clarity, on the landscape plan is needed to better determine whether the proposed design enhances the pedestrian experience (A.1.2)*
3. *Overall, the proposed project will help this underdeveloped block. It is an inviting and interesting development that will strengthen the vibrancy of this neighborhood within downtown. (A.1.6)*
4. *How solar access is accommodated should be clarified, or should be included (A.2.2)*
5. *Tree species should be appropriate to floodplains (A.2.5)*
6. *The front yard rain garden and bridge to the main entrance are unique and attractive elements contributing to the streetscape of the block.*
7. *The entry is clearly defined and visible, facing the one way traffic on First Street (C.2)*
8. *The rear courtyard may be reconfigured to provide for even more sunlight for users (A.3.1)*

Buildings

1. *The Board strongly encouraged the designers to follow through with the contrasting materials and use of color shown on the application materials.
Using color is a wonderful, and underutilized, way to define smaller masses within a larger project. (B.1.1; B.1.2.c; B.1.4.b)*

Building Elements

1. *Several features, details and elements recommended by the Downtown Design Guidelines for Building Elements have been incorporated into the proposed design. However, the top floor lacks shading for its windows. (C.1.1; C.2; C.3; C.5)*
2. *Additional consideration could, and should, be given to sustainability in building elements. Photo voltaic panels might be included to power*

certain lighting needs. (C.6.1)

Referenced Sections of the City of Ann Arbor Downtown Design Guidelines:

A.1. When considering urban pattern and form, the petitioner should assess the character of the adjacent streetscape, open spaces, and buildings to determine how they function as places and facilities supporting human use.

A.1.2 Design sidewalk level features and facilities to provide enrichment of the pedestrian experience.

A.1.6 Where adjacent properties are underdeveloped and/or the block lacks inviting and interesting characteristics, consider a building, site and streetscape design that helps to create a vibrant pedestrian setting.

A.2.2 Site designs should accommodate solar access and minimize shading of adjacent properties and neighborhoods.

A.2.5 Plant native and non-invasive species, especially those that require low levels of water and are tolerant of urban conditions.

A.2.6 Where location and site size allow, consider use of a rain garden or vegetated roof to retain rainwater and serve as a site amenity, and employ rainwater harvesting methods for use in landscape irrigation systems.

A.3.1. Design an urban open space to maximize activity and usability for a diverse population of abilities.

B.1.1 Design a building to minimize its impact on adjacent lower-scale areas.

B.1.2 When a new building will be larger than surrounding structures, visually divide it into smaller building modules that provide a sense of scale.

Suggested strategies include: ...

B.1.2.c Change wall surface materials, colors or texture.

B.1.4 If appropriate to the context, establish a design treatment that includes a differentiated building top. Suggested strategies include: ...

B.1.4.b Change wall surface materials, colors or textures of the building top.

C.1.1 Use building elements to create a street edge that invites pedestrian activity.

C.2. The location, spacing and general pattern of building entries impact the quality of the pedestrian experience downtown. Building entries should be located to enhance the street level experience and help give a sense of scale. Entries should be clearly defined, accessible, and located to express rhythm and visual interest along a street front. Although traditional building entry designs may be appropriate, creative and contemporary interpretations are also encouraged.

C.3 Window design and placement should help establish a sense of scale and provide visual interest.

C.5 Building materials should reinforce the massing and architectural concepts and enhance the character of the building and its context.

C.6.1 Integrate solar or wind systems into the design of the top of the building.

H PLANNING COMMISSION COMMUNICATIONS - STAFF REPORTS

14-1650 Communications to the Design Review Board

Received and Filed

I COMMUNICATIONS

J PUBLIC COMMENTARY (3 MINUTE MAXIMUM SPEAKING TIME)

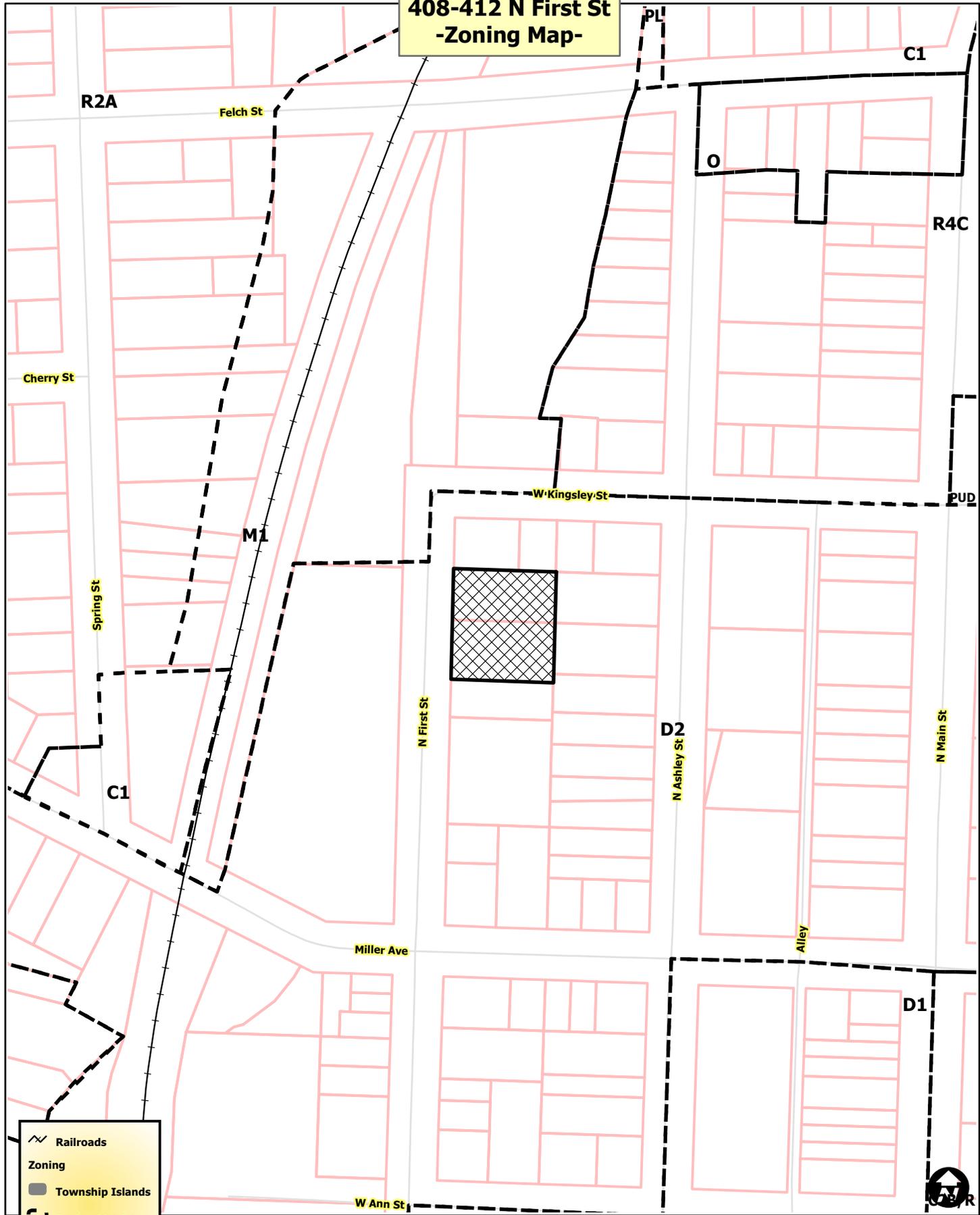
Ethel Potts, 1016 Elder Boulevard – noted she was pleased by the discussion on context and floodplain, but was not satisfied with the information provided. She stated she wanted to support the design but didn't yet know enough about the development.

Ray Detter, Downtown Citizens Advisory Council to the Downtown Development Authority – stated he liked the creation of the stormwater park at the corner of Kingsley and First, and felt this would be an appropriate next step up the street. He said the proposed project was well designed.

K ADJOURNMENT

The meeting was unanimously adjourned at 4:30 p.m.

**408-412 N First St
-Zoning Map-**



Legend

- Railroads
- Zoning**
- Township Islands
- Zoning Districts
- Parcels
- Huron River



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408-412 N First St -Aerial Map-



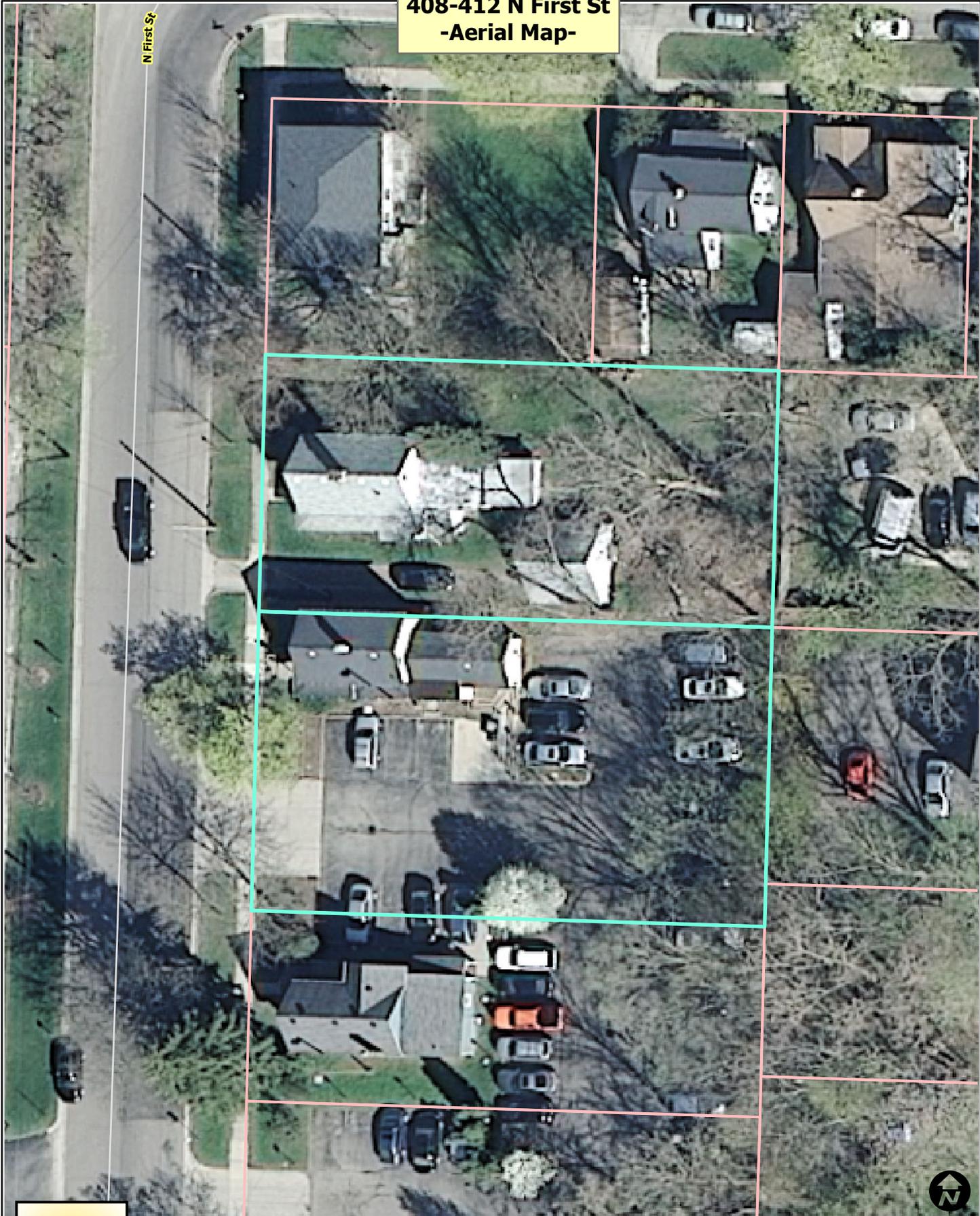
-  Railroads
-  Parcels
-  Huron River



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408-412 N First St -Aerial Map-

N First St



-  Railroads
-  Parcels
-  Huron River

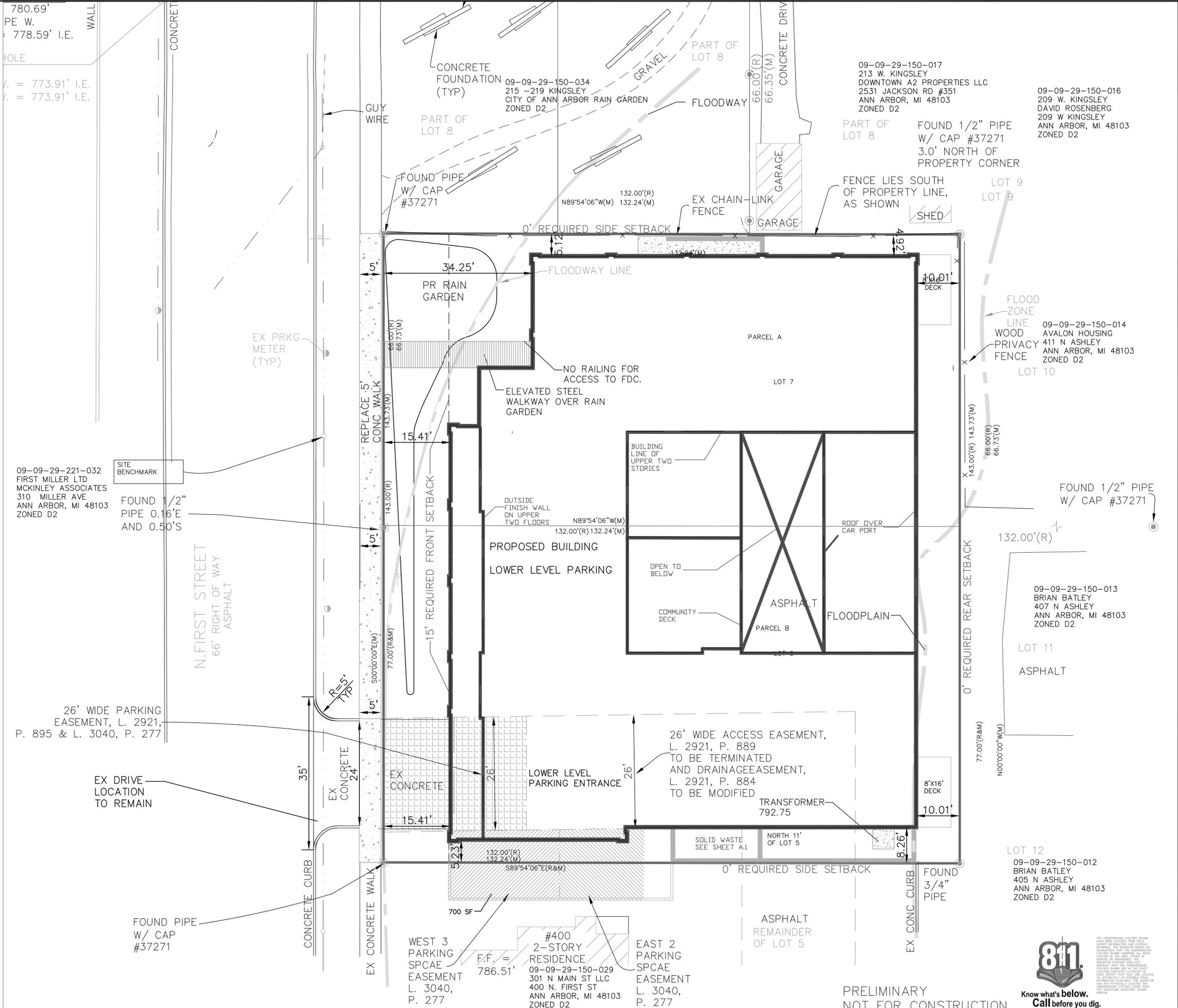


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LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- ⊙ FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊙ GROUND POINT
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- ⊙ GAS METER
- ⊙ ROUND CATCH BASIN
- ⊙ WATER VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ LIGHTPOST/LAMP POST
- ⊙ PARKING METER
- ⊙ SINGLE POST SIGN
- ⊙ TREE
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF BRICK
- EDGE OF GRAVEL
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- PROP WATER MAIN
- PROP STORM LINE
- PROP SANITARY LINE
- PROP MANHOLE

- NOTES:**
- PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 - SEE SHEET A-1.0 FOR MECHANICAL EQUIPMENT LAYOUT.
 - SEE SHEET A-1.0 FOR DETAILED LAYOUT OF BICYCLE PARKING, ELEVATOR ACCESS, VEHICULAR PARKING AND TRASH STORAGE.
 - NO PART OF THE ELEVATED STEEL WALKWAY INCLUDING THE HANDRAILS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.



PERIMETER ENGINEERING LLC
11245 BOYCE ROAD
CHELSEA, MI 48118
734-216-9941

PERIMETER

Notice: The contractor is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer shall be responsible for the work of any persons engaged in the work, or any nearby structures, or of any other persons.

SECTION 29
TOWN 2 NORTH, RANGE 2 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

CLIENT
HURON DEVELOPMENT ASSOCIATES LLC
410 FIRST
SITE PLAN
LAYOUT

DATE
4-20-15
3-31-15
11-24-14
SCALE 1"=10'
DR. K.K. CH. K.K.
SHEET NO. SP-03



Know what's below.
Call before you dig.

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
⊙	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊙	GROUND POINT
⊙	ELECTRIC METER
⊙	UTILITY POLE
⊙	GAS METER
⊙	ROUND CATCH BASIN
⊙	WATER VALVE
⊙	AIR CONDITIONING UNIT
⊙	LIGHTPOST/LAMP POST
⊙	PARKING METER
⊙	SINGLE POST SIGN
⊙	TREE
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	PROP WATER MAIN
---	PROP STORM LINE
---	PROP SANITARY LINE
⊙	PROP MANHOLE

SANITARY MANHOLE
RIM = 781.36'
36" PIPE S. INV. = 773.91' I.E.
36" PIPE E. INV. = 773.91' I.E.

24" SANITARY LINE ABANDONED

09-09-29-221-032
FIRST MILLER LTD
MCKINLEY ASSOCIATES
310 MILLER AVE
ANN ARBOR, MI 48103
ZONED D2

- LANDSCAPING NOTES:**
- THIS PLAN IS FOR APPROXIMATE PLANTING LOCATIONS ONLY.
 - ANY DISCREPANCY WITH THE PLAN AND PLANT LIST THE NUMBER OF SYMBOLS ON THE PLAN SHALL TAKE PRECEDENCE.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
 - ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND OR OVERHEAD UTILITIES.
 - PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING IS TO BE INSTALLED AT THE DRIPLINE OF ALL TREES AND SHRUBS TO BE SAVED AS SHOWN IN THE TREE PROTECTION FENCE DETAIL. SUCH FENCING SHALL BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, DUMPING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA.
 - NO PLANT MATERIAL IS TO BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
 - PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
 - PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
 - ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL.
 - BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
 - ALL DISTURBED UNPAVED AREAS ARE TO BE HYDRO-SEED OR SODDED AS NOTED ON THE PLAN. AREAS OF INDIVIDUAL TREES AND LANDSCAPE BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4" DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
 - ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
 - APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

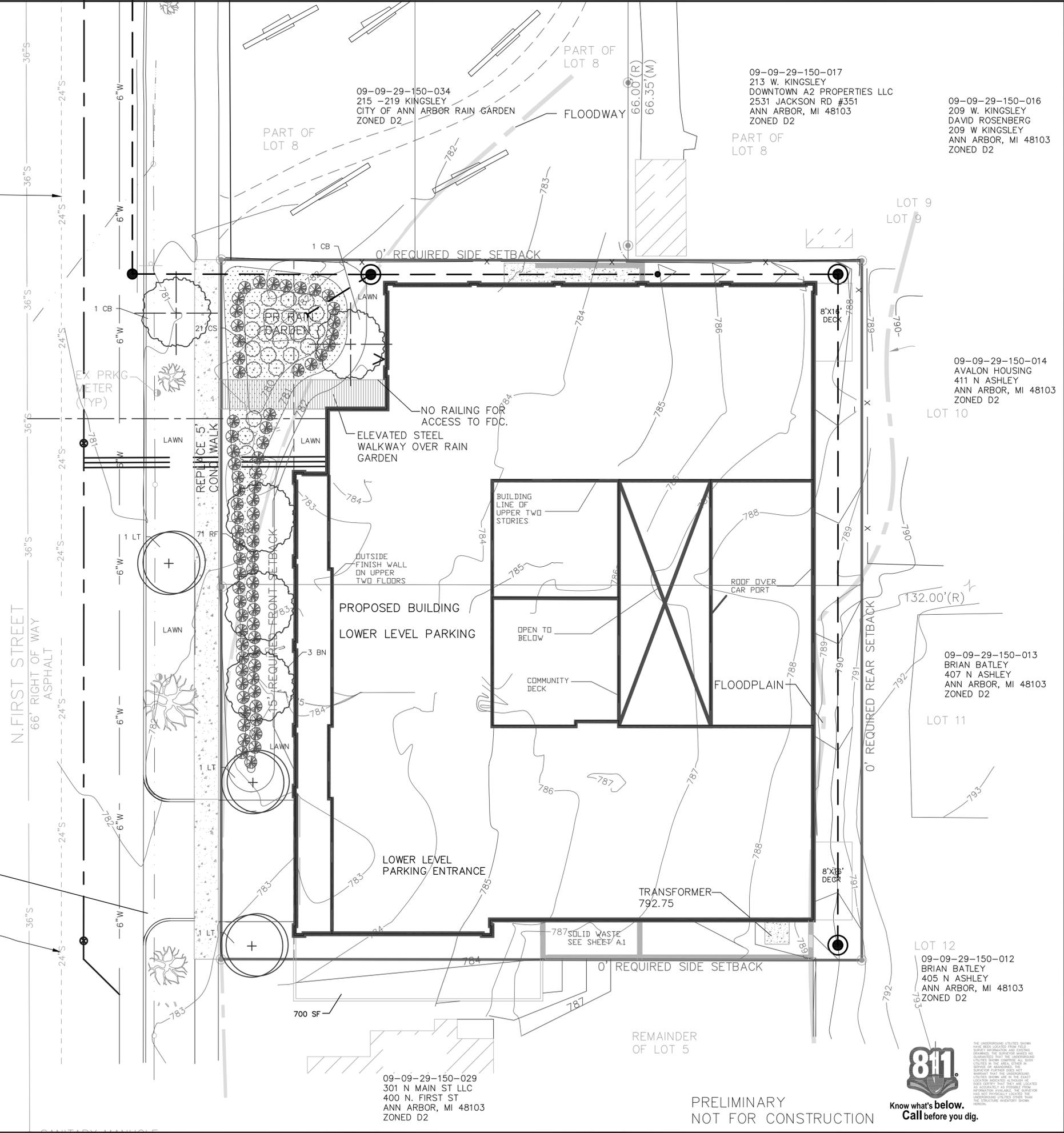
PARK CONTRIBUTION WITH NO ON-SITE AMENITIES:
25 UNITS X .0124 ACRES X \$50,000 PER ACRE = \$15,500.

LANDSCAPE DATA			
Street Trees - 1 Tree Per 30 Linear Feet	143.73 ft		
	REQUIRED	EXISTING	PROPOSED
Trees (10)	4.791	3	2
Landmark Trees - 50% DBH	REQUIRED	SIZE	NO. PROP.
30" Basswood	15"	2.5"	6
28" Elm	14"	2.5"	6

6 - 2.5" LANDMARK TREE REPLACEMENT LOCATIONS HAVE BEEN PROVIDED ON THE SITE. THE REMAINING 6 REPLACEMENT TREES WILL BE PAID FOR AS ALLOWED IN CHAPTER 57 AT THE RATE OF \$350 PER TREE. TOTAL \$2,100.

TREE LIST					
KEY	QTY	SPECIES	SIZE	SPECS	NATIVES
CB	2	Carpinus betulus	2.5" cal	B&B	Native
		European Hornbeam			
LT	3	Liriodendron tulipifera	2.5" cal	B&B	Native
		Tulip Poplar			
BN	3	Betula nigra	2.5" cal	B&B	Native

RAIN GARDEN LIST				
COUNT	CODE	SIZE	COMMON NAME	SCIENTIFIC NAME
71	RF	2 gal	BLACK-EYED SUSAN	Rubeckia f. 'Little Goldstar'
21	CS	3 gal	KELSEYIREDOSIER DOGWOOD	Cornus s. 'Kelseyi'



09-09-29-150-017
213 W. KINGSLEY
DOWNTOWN A2 PROPERTIES LLC
2531 JACKSON RD #351
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-016
209 W. KINGSLEY
DAVID ROSENBERG
209 W KINGSLEY
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-014
AVALON HOUSING
411 N ASHLEY
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-013
BRIAN BATLEY
407 N ASHLEY
ANN ARBOR, MI 48103
ZONED D2

LOT 12
09-09-29-150-012
BRIAN BATLEY
405 N ASHLEY
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-029
301 N MAIN ST LLC
400 N. FIRST ST
ANN ARBOR, MI 48103
ZONED D2

PERIMETER ENGINEERING LLC
11245 BOYCE ROAD
CHELSEA, MI 48118
734-216-9941

PERIMETER

Notice: The safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer shall be responsible for the safety of persons engaged in the work, of any nearby structures, or of any other persons.

SECTION 29
TOWN 2 NORTH, RANGE 2 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

CLIENT
HURON DEVELOPMENT ASSOCIATES LLC
410 FIRST ST
SITE PLAN
LANDSCAPE

4-20-15
12-24-14
DATE 11-24-14
SCALE 1"=10'
DR. K.K. CH. K.K.
P.M.
BOOK
SHEET NO.
SHEET NO.
SP-05

PRELIMINARY
NOT FOR CONSTRUCTION



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND ARE NOT GUARANTEED. THE SURVEYOR MAKES NO WARRANTIES, BUT THE UNDERGROUND UTILITIES IN THE AREA, OTHER THAN THOSE SHOWN, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UNDERGROUND UTILITIES SHOWN AND HAS FOUND NO EVIDENCE OF OTHER UTILITIES. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ALTHOUGH THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND LOCATED UTILITIES SHOWN, THE SURVEYOR HAS NOT CONDUCTED OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.



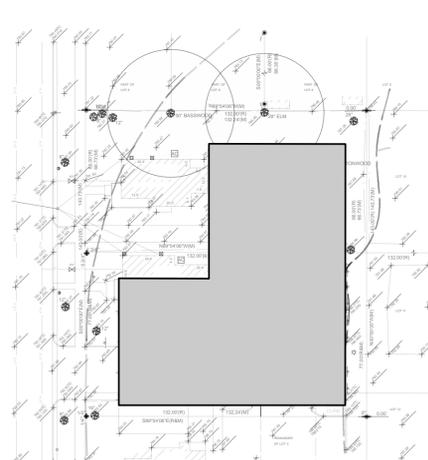
BUILDING CROSS SECTION B-B
Scale: 1/8" = 1'-0" on 24" x 36"

ALTERNATIVE ANALYSIS REPORT: LANDMARK TREES
REQUIRED WHEN NATURAL FEATURES, SUCH AS FLOODPLAINS AND LANDMARK TREES ARE AFFECTED.

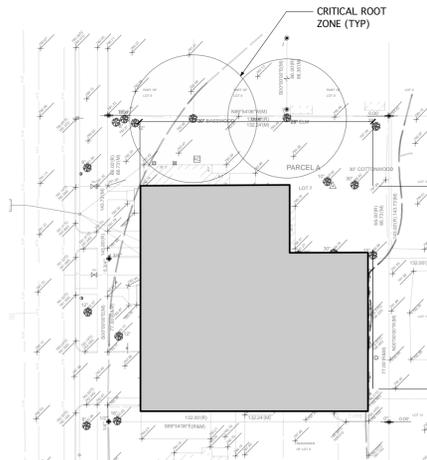
- ALTERNATIVE 1:**
PRO: ONE LANDMARK TREE IS NOT IMPACTED WITHIN ITS CRITICAL ROOT ZONE AND ANOTHER IS ONLY MINIMALLY AFFECTED. STORMWATER INFILTRATION IS NOT WITHIN THE FLOOD PLAIN. BUILDING FOOTPRINT IS OPTIMIZED FOR PARKING LAYOUT.
CON: BUILDING FORMS A CONTINUOUS WALL ALONG THE SOUTH PROPERTY LINE. 2012 MBC ONLY ALLOWS 15% THE WALL TO BE WINDOWS. MANY INTERIOR SPACES WILL NOT HAVE NATURAL LIGHT AND CANNOT BE COUNTED AS BEDROOMS. THE BUILDING CREATES ONLY A VERY SMALL "STREETWALL" ALONG FIRST STREET AND IS NOT IN ACCORDANCE D2 DISTRICT DESIGN GUIDELINES. THE CITY RAINGARDEN HAS ONLY A MINIMAL "EYES ON THE PARK" EFFECT BECAUSE OF THE LARGE SETBACK. SOME PARKING WILL NEED TO BE IN THE FRONT YARD AREA OR PARKING SPACES WOULD BE GREATLY REDUCED.
- ALTERNATIVE 2:**
PRO: TWO LANDMARK TREES ARE NOT IMPACTED WITHIN THEIR CRITICAL ROOT ZONES. CITY RAIN GARDEN IS EXPANDED.
CON: STORMWATER INFILTRATION WOULD NEED TO BE LOCATED WITHIN THE FLOOD PLAIN WHICH IS NOT ALLOWED. BUILDING FORMS A CONTINUOUS WALL ALONG THE SOUTH PROPERTY LINE. 2012 MBC ONLY ALLOWS 15% THE WALL TO BE WINDOWS. MANY INTERIOR SPACES WILL NOT HAVE NATURAL LIGHT AND CANNOT BE COUNTED AS BEDROOMS. THE BUILDING CREATES ONLY A PARTIAL "STREETWALL" ALONG FIRST STREET AND IS NOT IN ACCORDANCE WITH DESIGN GUIDELINES IN THE D2 DISTRICT. THE SMALL RAINGARDEN HAS A REDUCED "EYES ON THE PARK" EFFECT BECAUSE OF THE LARGE SETBACK. BUILDING FOOTPRINT IS NOT OPTIMIZED FOR PARKING LAYOUT AND THE NUMBER OF PARKING SPACES WOULD BE REDUCED.
- ALTERNATIVE 3:**
PRO: STORMWATER INFILTRATION IS NOT WITHIN THE FLOOD PLAIN. BUILDING FOOTPRINT IS OPTIMIZED FOR PARKING LAYOUT. INTERIOR SPACES WILL HAVE NATURAL LIGHT AND CAN BE USED AS BEDROOMS PER ZONING CODE PREMIUM REQUIREMENTS. THE BUILDING CREATES A "STREETWALL" ALONG FIRST STREET AND ANCHORS A CORNER IN ACCORDANCE D2 DISTRICT DESIGN GUIDELINES. THE BUILDING IS SET BACK TO AS TO AFFORD UP TO 45% OF THE WALL AREA TO BE WINDOWS ALONG MOST OF ITS WALLS.
CON: FOUR LANDMARK TREES WILL NEED TO BE REMOVED.
- ALTERNATIVE 3 WAS CHOSEN FOR THE FEWEST CONS AND GREATEST NUMBER OF PRO FEATURES.**

ALTERNATIVE ANALYSIS REPORT: FLOODPLAIN
REQUIRED WHEN NATURAL FEATURES, SUCH AS FLOODPLAINS AND LANDMARK TREES ARE AFFECTED.

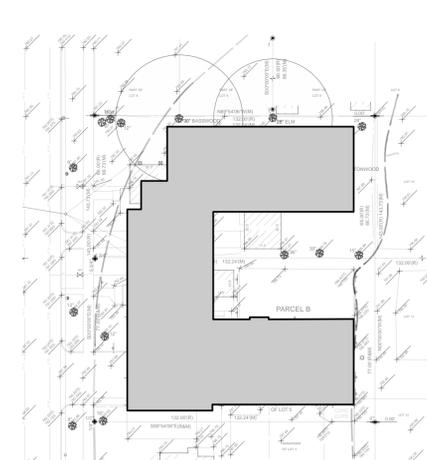
THE BUILDING IS NOT LOCATED WITHIN A FLOODWAY BUT IS LOCATED WITHIN THE ALLAN CREEK FLOOD PLAIN. APPROXIMATELY 1000 CU YARDS OF EARTH WILL BE REMOVED WITHIN THIS FLOODPLAIN. THIS WILL ALLOW FOR APPROXIMATELY 27,000 CUBIC FEET OF FLOOD WATER TO BE STORED ON SITE REDUCING FLOODING DOWNSTREAM.



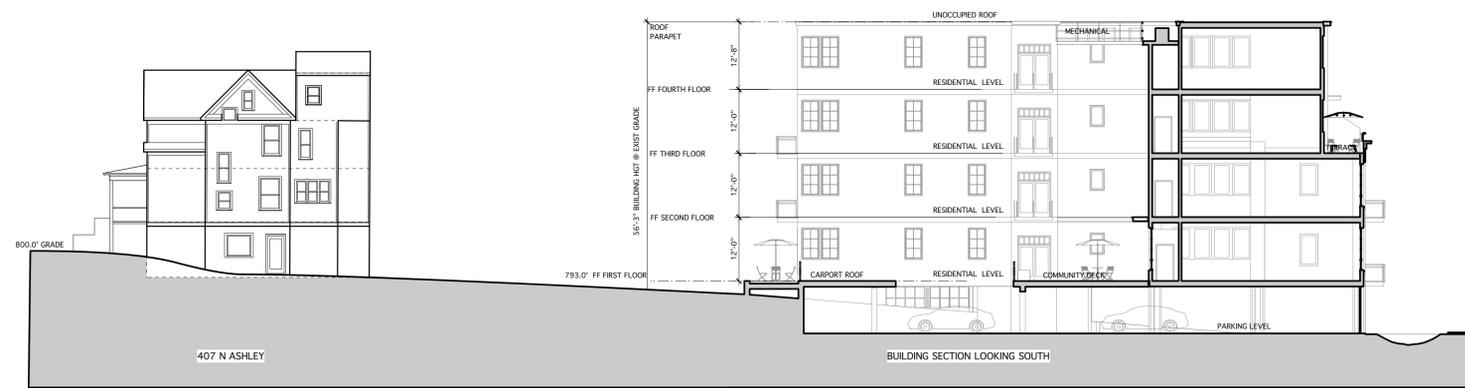
Alternative 1
Scale: 1" = 40'-0" on 24" x 36"



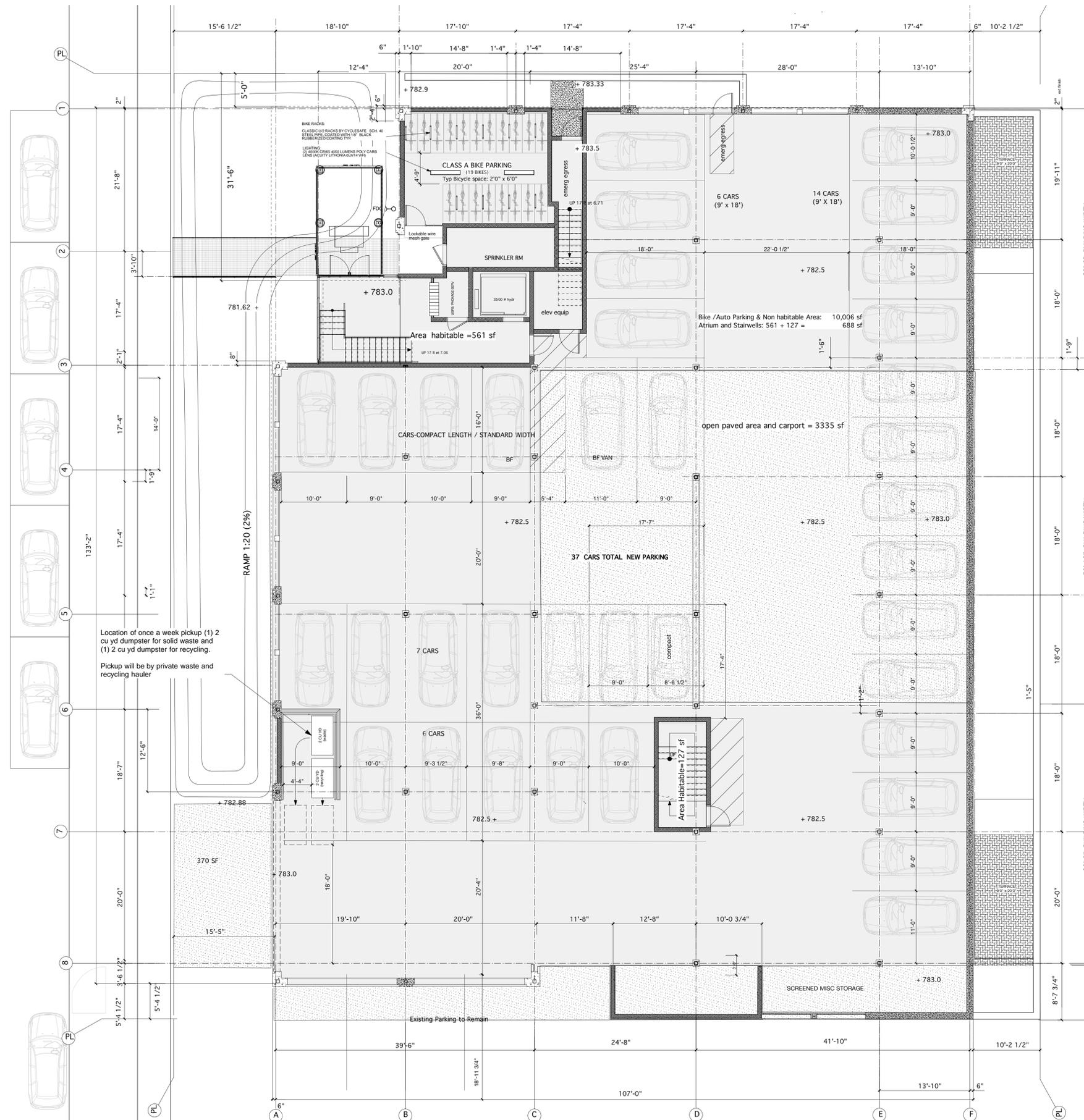
Alternative 2
Scale: 1" = 40'-0" on 24" x 36"



Alternative 3
Scale: 1" = 40'-0" on 24" x 36"



SITE CROSS SECTION A-A
Scale: 1/16" = 1'-0" on 24" x 36"



PARKING LEVEL PLAN
Scale: 1/16" = 1'-0" on 24" x 36"

Location of once a week pickup (1) 2 cu yd dumpster for solid waste and (1) 2 cu yd dumpster for recycling.
Pickup will be by private waste and recycling hauler

SOLID WASTE CALCULATIONS
Average household waste produced per resident in Ann Arbor per year is 1000(+)- lbs/person.*
Waste per household (2 persons/household assumed) = 2 x 1000 lbs. = 2000 lbs./household/yr.
2000 lbs. / 225** = 8.9 cu. yd./year/household.
8.9 cu. yd./year/household x 25 = 222.5 cu yd/
222.5 / 52 weeks = 4.3 cu yd/ week

Use two 4 cu yd dumpsters, one for recycling and one for solid waste

- * City of Ann Arbor Solid waste Study of non student residential waste.
- ** EPA analysis of mixed residential solid waste. lbs converted to cu yard.
- *** Cu yd to gal conversion = 173

BUILDING AREA CALCULATIONS

SITE SIZE:	19007 SF
FL GROSS SF	NET SF
9,525not incl. in FAR figures below)
0. 688	HABITABLE AREA: STAIRWELLS & ATRIUM INCLUDED IN FAR.
1. 9823	8774
2. 10,048	9149
3. 9214	8283 *
4. 7972	7085 *
37,618	33,291 SALEABLE AREA = 88% eff

200% ALLOWABLE FAR = 19,007 SF (LOT AREA) X 2 = 38,014 SF.
37,745 / 19007 = 199% (PROPOSED BUILDING AREA FAR)

* NET SF INCLUDES OPEN STAIR AREAS IN TWO STORY UNITS

- UNENCLOSED AREA NOT IN FAR
- HABITABLE AREA IN FAR
- PARKING AND NON HABITABLE SPACE NOT IN FAR

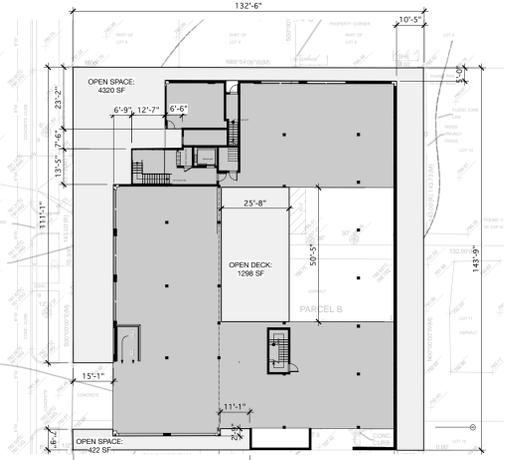
410 North First Street = average grade

Average Finish Grade	Grades
NW to NE	781.2
	783.0
	786.5
	792.4
NE to SE	792.4
	792.4
	792.4
SE to SW	792.4
	788.4
	787.7
	783.5
SW to NW	783.0
	782.8
	781.7
	781.2
Average Grade	787.1

Allowable Maximum ceiling height of garage	8.67	791.68
Ceiling height less than 50% above average grade	4.34	787.3
Zoning Maximum Height 60'	847.09	
Height below allowable zoning	5.34	
Story	Grade	Story Height
Ground Floor Elevation	782.75	10.25
First Floor Elevation	793.00	12.00
Second Floor Elevation	805.00	12.00
Third Floor Elevation	817.00	12.00
Fourth Floor Elevation	829.00	12.75
Roof Parapet Elevation	841.75	

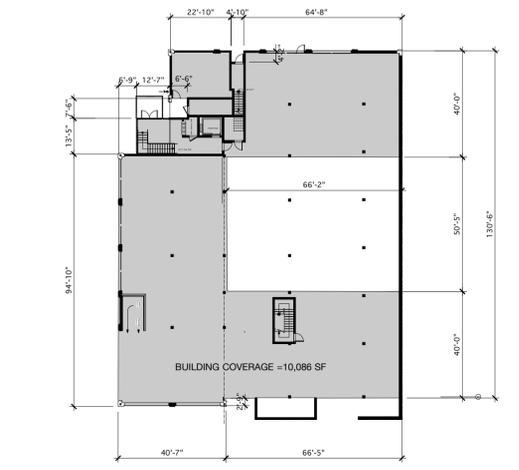
BICYCLE CALCULATIONS:
REQUIRED CLASS A BICYCLE SPACES: 1 SPACE PER 2500 SQUARE FEET OF USEABLE SPACE.

33,291 SQUARE FEET OF USEABLE SPACE / 2500 = 13.3 OR 14 SPACES. 19 SPACES OF ENCLOSED CLASS (A) PARKING IS PROVIDED



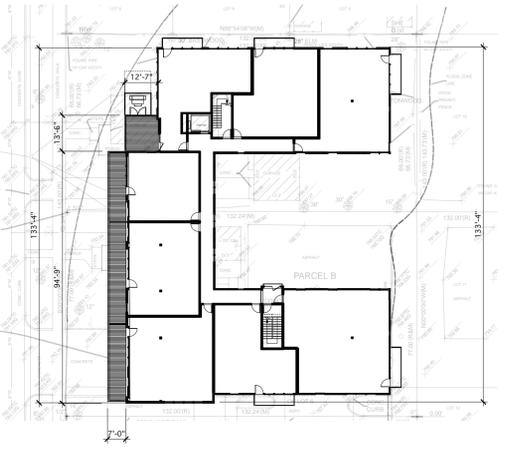
OPEN SPACE CALCULATIONS:
GROUND LEVEL: 4320 + 422 SF = 4742
OPEN TERRACES ALL FLOORS: 1298 + 1504 = 2802
BALCONIES: 1226
8770 / 19007 (LOT AREA) = 46% (10% REQUIRED)
* SEE SHEET A1.2 FOR THESE AREAS

OPEN SPACE
Scale: 1/32" = 1'-0" on 24" x 36"



BUILDING COVERAGE
BUILDING COVERAGE (CH 55 TABLE 5:10-19B)
BUILDING COVERAGE % 10,086/19007 = 53%
MAX COVERAGE = 80%

BUILDING COVERAGE
Scale: 1/32" = 1'-0" on 24" x 36"



AVERAGE STREETWALL SETBACK
AVERAGE SETBACK REQUIRED: 5.0 x 133.3 = 667 SF
SETBACK PROVIDED: 7.0 x 94.8 = 664 SF
12.6 x 13.5 = 170 SF
TOTAL PROVIDED = 834 SF

AVERAGE STREETWALL SETBACK
Scale: 1/32" = 1'-0" on 24" x 36"

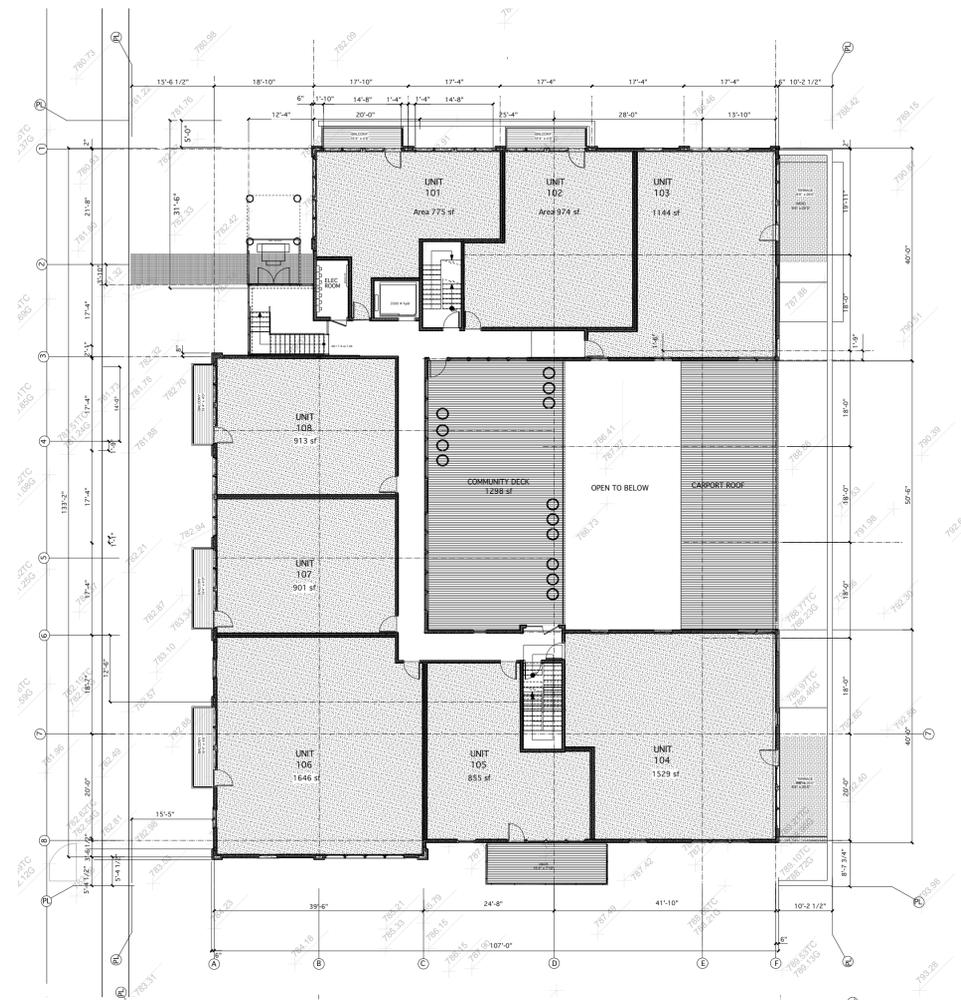
410 FIRST STREET
408 - 412 North First Street Ann Arbor, Michigan 48104

RUETER ASSOCIATES
ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167

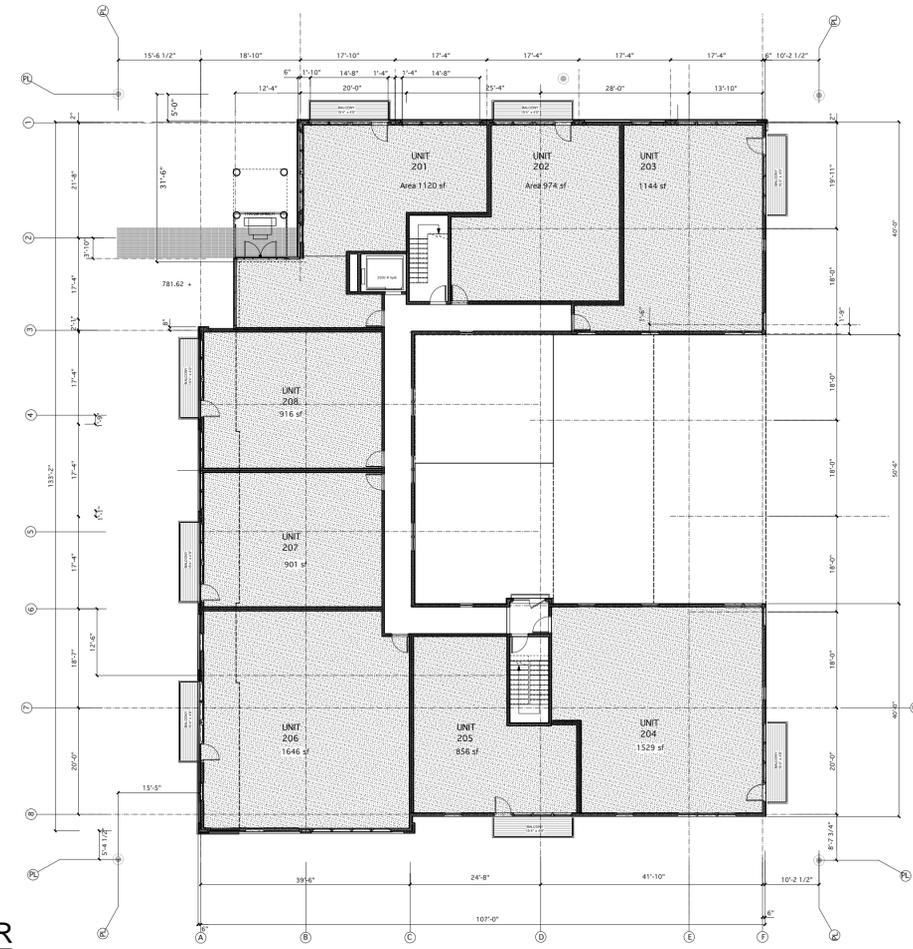
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REVIEW SET: 00.00.15
BID & PERMIT SET:

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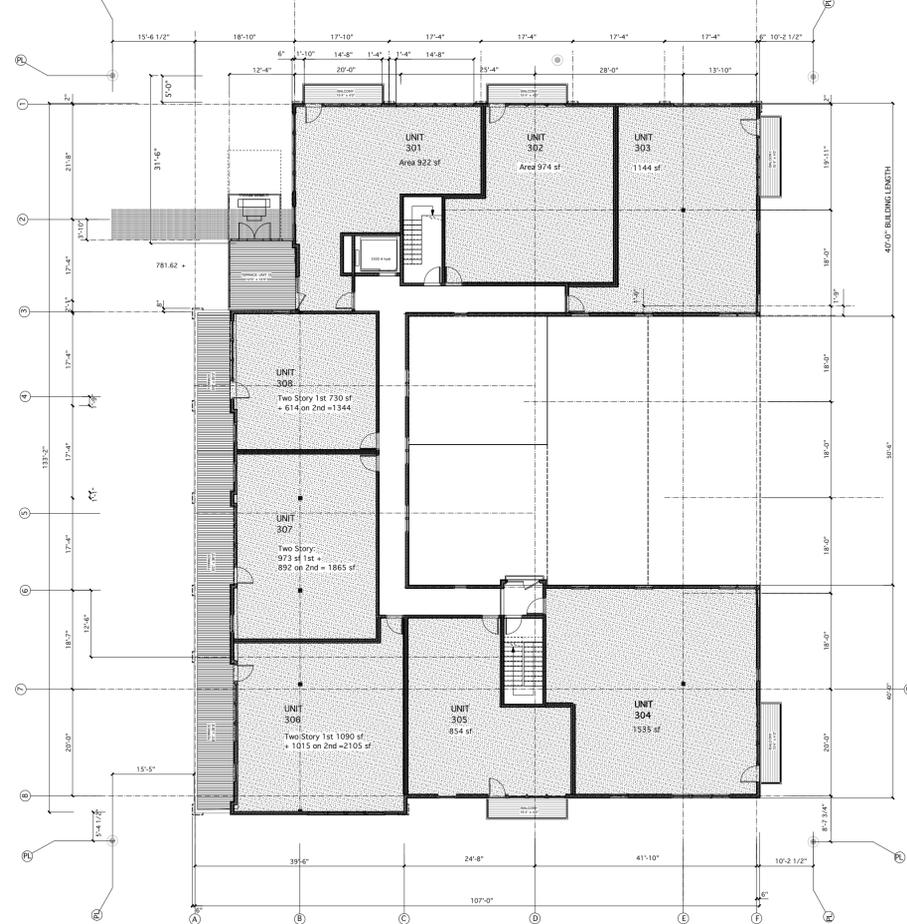
FIRST FLOOR
Scale: 1/16" = 1'-0" on 24" x 36"



SECOND FLOOR
Scale: 1/16" = 1'-0" on 24" x 36"



THIRD FLOOR
Scale: 1/16" = 1'-0" on 24" x 36"



FOURTH FLOOR
Scale: 1/16" = 1'-0" on 24" x 36"



410 FIRST STREET

408 - 412 North First Street Ann Arbor, Michigan 48104

RUETER ASSOCIATES
A R C H I T E C T S
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167

SHEET TITLE:
REVIEW SET: 00.00.15
BID & PERMIT SET: 00.00.15

A
1.2

PRELIMINARY 04 20 15



1 NORTH ELEVATION

Scale: 3/32" = 1'-0" on 24"x 36" sheet

C.5 Materials

The lower three story repeating bays are clad in rain-screen medium dark smooth brick identifying them as structural building elements. The balconies are shop fabricated grey coated steel bolted to the facade after cladding materials are applied.

Above the projecting brick bays and portions of the south and east facades are light colored walls with horizontally seamed steel cladding in a light neutral color. These metal clad bays alternate with a recessed dark colored fiber cement panel system.

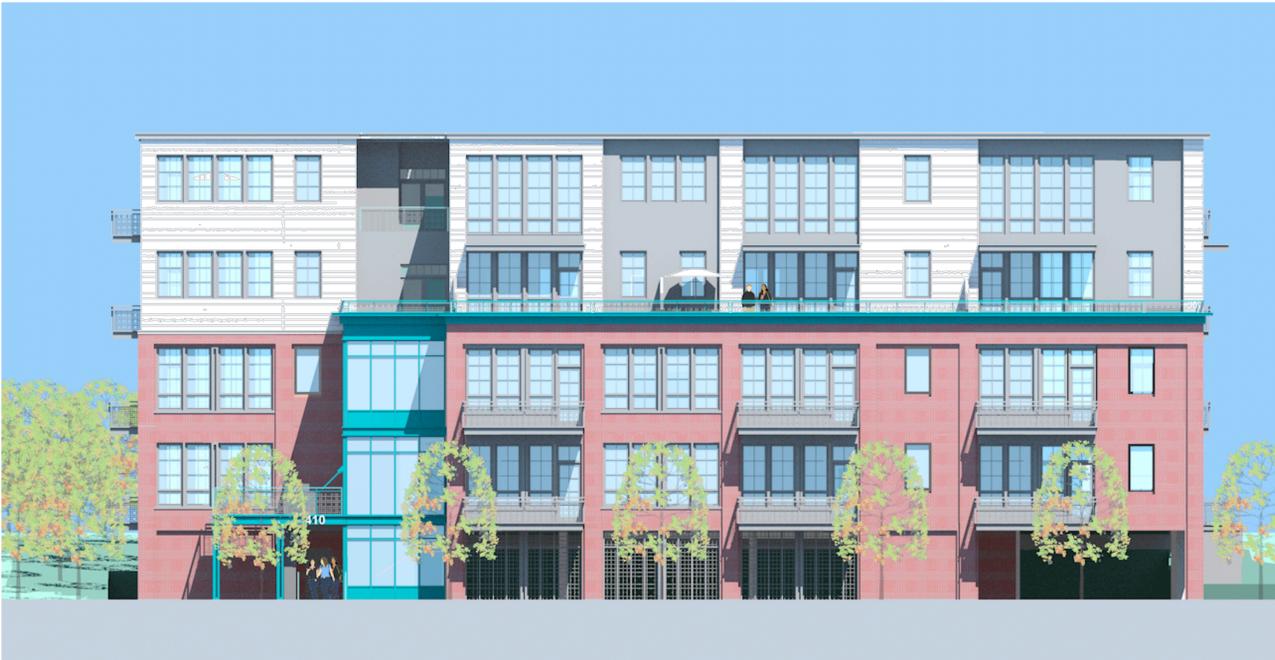


3 EAST ELEVATION

Scale: 3/32" = 1'-0" on 24"x 36" sheet

C.5 Materials: continued

The entry atrium and stair tower is clad in a blue-green color coated aluminum curtain wall system with a matching metal or fiberglass cornice system. Windows are grey aluminum clad wood.



2 WEST ELEVATION

Scale: 3/32" = 1'-0" on 24"x 36" sheet



4 SOUTH ELEVATION

Scale: 3/32" = 1'-0" on 24"x 36" sheet