

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 4, 2016

**SUBJECT: Bryant Community Center- Public Project Review
(3 & 5 West Eden Court) File No. SP16-059**

PROPOSED CITY PLANNING COMMISSION MOTION

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds the Bryant Community Center generally adheres to City private development standards.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion above regarding this public project because it generally complies with local, state and federal laws and regulations to the greatest extent feasible; and would not cause a public or private nuisance or have a detrimental effect on the public health, safety and welfare.

LOCATION

The site is located on the south side of Eden Court, west of Champaign Drive (South Area). This site is in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

Bryant Community Center (BCC) is a neighborhood resource center owned by the Ann Arbor Parks Dept. and provides programs for children, teens and adults run by the Community Action Network. Use of the Center and programs has increased recently and the City of Ann Arbor is requesting expansion of the facility. The existing 2,569-square foot center located on 3 W. Eden Ct. is proposed to be connected to the adjacent 823- sq feet. house located at 5 W. Eden Court by an 823 sq ft addition. The new gross floor area for BCC is 4,215-sq feet. The BCC addition is proposed to be one-story, with the elevations of the proposed addition matching the existing materials and architecture of the existing buildings.

An existing drive off 5 W. Eden Court will be used to access the site and allows for up to 3 stacked parking spaces. An existing curb cut off Champagne Drive leads to a storage shed housing trash receptacles and will continue to be used for trash storage and pick-up. The BCC does not currently have off-street parking spaces and the majority of residents walk, bike or park on the surrounding streets.

Storm water detention is located at the northwest corner of the property exceeding first flush requirements. This rain garden is designed to infiltrate and has an overflow structure leading to the existing storm system located in the street.

No natural features are impacted from this project.

COMPARISON CHART

| | EXISTING | PROPOSED | REQUIRED/PERMITTED |
|---|---|--|-------------------------------------|
| Zoning | PL (Public Land District) | PL | PL |
| Gross Lot Area | 21,307 sq ft | 21,307 sq ft | None |
| Maximum Usable Floor Area in Percentage of Lot Area | 2,569 sq ft (12%) | 4,215 sq ft (19.8%) | None |
| Setback – Front | 20.83 ft – Eden Ct. 2.53 – Champagne Dr. | 20.83 ft – Eden Ct. 2.53 ft – Champagne Dr. | None |
| Setback – Side(s) | 27.79 ft | 27.79 ft | None |
| Setback – Rear | 28.9 ft | 28.9 ft | None |
| Height | 1-story | 1-story | None |
| Parking – Automobile | 1-space | 1 space | 21 spaces MIN* 1 space/200 sq ft |
| Parking – Bicycle | 4 Class C spaces | 4 Class C spaces | Class C – 4 spaces MIN |

*Public Land is exempt from parking requirements

SURROUNDING LAND USES AND ZONING

| LAND USE | | ZONING |
|----------|-------------|---------------------------------------|
| NORTH | Residential | R1C (Single-Family Dwelling District) |
| EAST | Residential | R1C |
| SOUTH | Residential | R1C |
| WEST | Residential | R1C |

PROJECT HISTORY

3 W. Eden Court was rezoned from R1C, Single-Family Dwelling District, to PL, Public Land, in 1978 along with site plan approval. This allowed the Bryant Community Center to expand from 864-sq feet to 2,616-sq feet. 5 W. Eden Court was purchased by the City and rezoned from R1C to PL in 2012 for the future expansion of Bryant Community Center.

A public meeting was held on Thursday, April 25, 2013, at the Bryant Community Center to inform the neighbors of the proposed expansion. Results of this meeting are attached.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends public/semi-public and residential uses for these sites.

The PROS Plan has the following recommendations for the Bryant Community Center:

- Construct more space, including expanding the facility with an addition.
- Reorganize existing space to better meet program demands.
- The site is constrained and there is no room for physical expansion to provide for program growth. The one large activity room in the existing building can only accommodate a single program at a time. The need exists to run multiple programs for separate kids according to age and activities during peak use times.
- Landscape improvements are desired for aesthetics and drainage
- Kitchen and bathroom renovation and/or replacement is desired

These needs were identified in 2010 by the Parks Department, and the BCC purchased the house on the adjacent property to help fill this need two years later.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Storm Water – The project requires control of the first flush storm event for the proposed improvements. However, being a public project, the petitioner has maximized storm water controls on site. Required first flush is 98.8 cubic feet and the petitioner proposes 496.7 cubic feet in a rain garden.

Parks – Funding for this project is coming from \$150,000 from the Parks Maintenance and Capital Improvements Millage and \$300,000 from the Washtenaw County Office of Community and Economic Development. This funding is enabling the addition and the renovations to the existing facility.

In 2014, landscape improvements were made to the 3 W. Eden Court site as mentioned in the PROS Plan from a private donation.

Planning – The City Planning Commission is required to review all public projects before City Council approval if the project costs more than \$250,000 (see attached resolution). The proposed expansion is estimated to cost approximately \$300,000.

A request to combine both 3 & 5 W. Eden Court has been submitted and approved by the City Assessor's Office.

Staff applies the City's private development standards for the review of public projects for the purpose of striving to adhere to these standards as close as practical. This project generally meets the private standards, such as land use, setbacks, storm water detention and height. Staff supports this public project as it will meet the demands of a neighborhood center.

mg/4/29/16

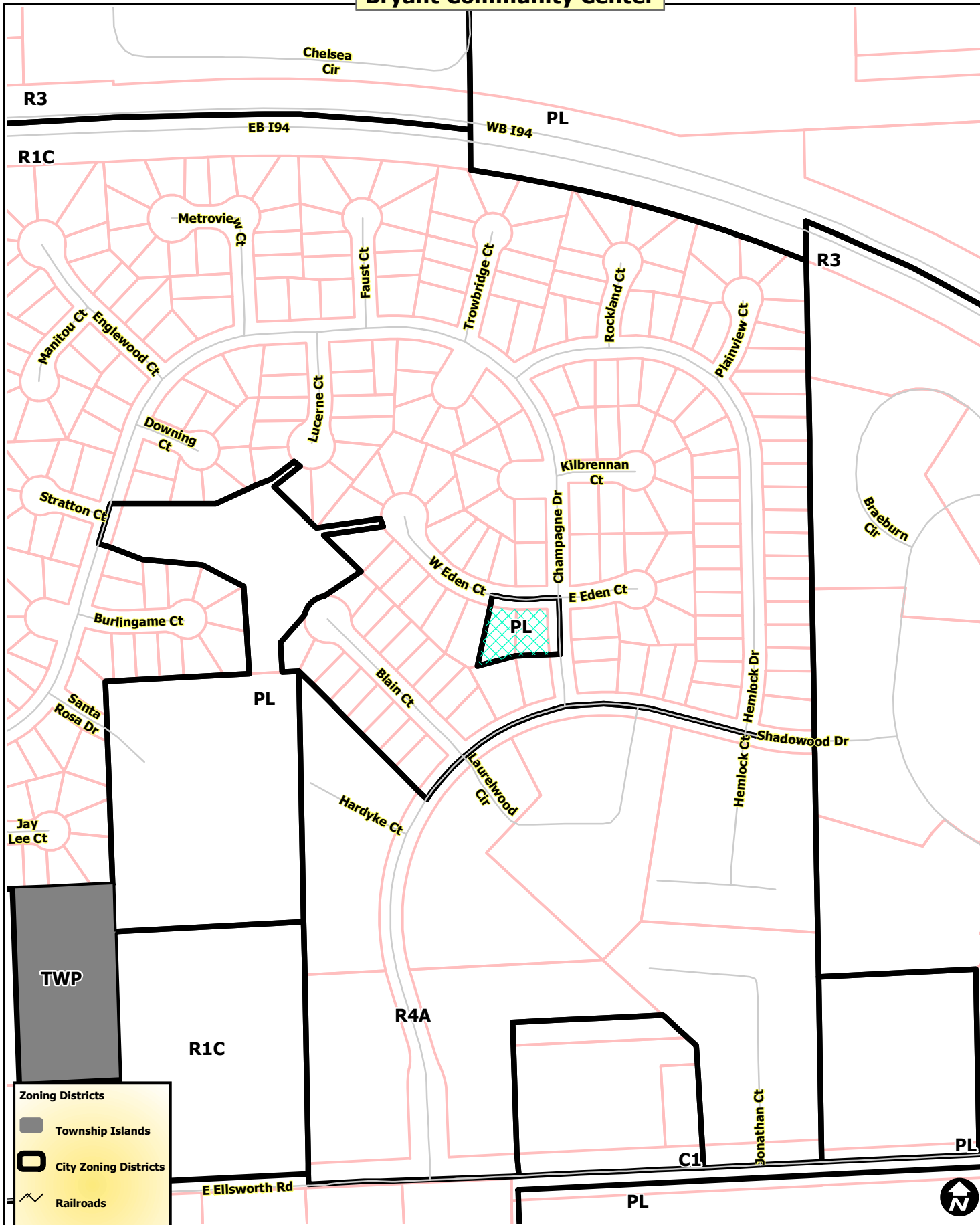
Attachments: Zoning Map
Aerial Map
4/25/13 Neighborhood Notification & Article
Site Plan
Elevations
Public Project Resolution

c: Owner: City of Ann Arbor
100 North Fifth Avenue
Ann Arbor, MI 48107

Petitioner's Agent: Julian J. Wargo Jr., P.E.
Zeimet Wozniak & Associates, Inc.
55800 Grand River Ave., Suite 100
New Hudson, MI 48165

Building
Systems Planning
File No. SP16-059

Bryant Community Center



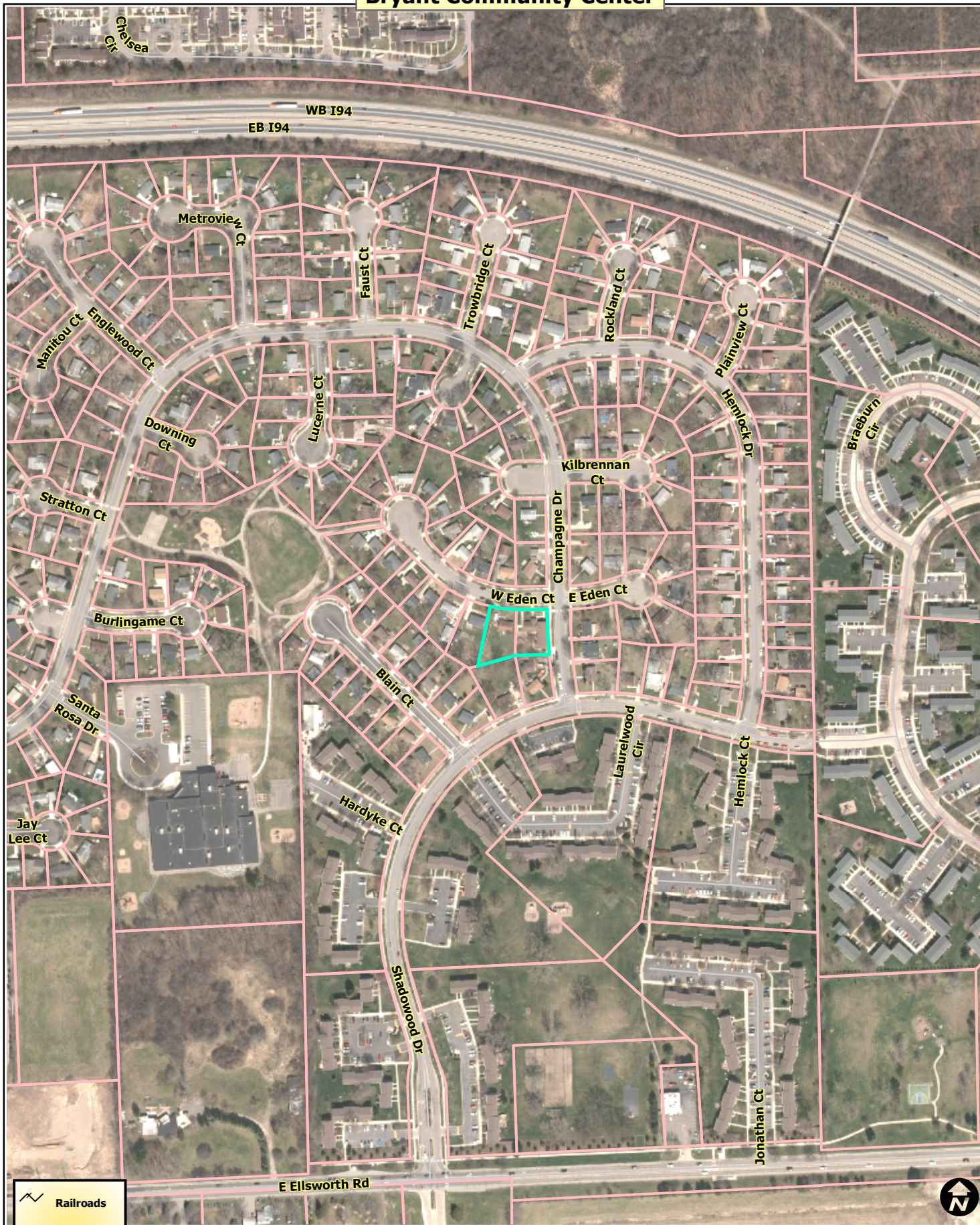
Zoning Districts




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



Map date 4/13/2016
 Any aerial imagery is circa 2015 unless otherwise noted
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Bryant Community Center



-  Railroads
-  Parcels
-  Huron River



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Ann Arbor residents react to Bryant Community Center expansion plans

By AMY BIOLCHINI (/USERS/PROFILE/?UID=78151) County, health and environment reporter

Posted on Fri, Apr 26, 2013 : 5:59 a.m.

- Previous coverage: WITH GALLERY: Ann Arbor's Bryant Community Center looks to expand after two decades (<http://www.annarbor.com/news/bryant-community-center-looks-to-expand-after-two-decades-of-operations-and-explosion-of-activity/>)



The Bryant Community Center at 3 W. Eden Ct. in Ann Arbor. The city purchased the house next door for \$70,000 and is looking to build a connecting building between the two in a long-overdue expansion for the facility.

Melanie Maxwell | AnnArbor.com

Neighborhood residents gathered at Ann Arbor's **Bryant Community Center** Thursday night to see the city's conceptual plans for expanding the facility's building.

(<http://www.annarbor.com/news/bryant-community-center-looks-to-expand-after-two-decades-of-operations-and-explosion-of-activity/>)

After more than two decades of operations, the expansion is long overdue for the community center, said officials from the city's Parks and Recreation department.

The city owns the community center property at 3 W. Eden Court, and in November 2011 purchased a small three-bedroom home next door and about 30 feet away at 5 W. Eden Court for \$70,000. A total of \$82,500 was allocated

(<http://a2gov.legistar.com/LegislationDetail.aspx?ID=969143&GUID=E5D6FF5F-453E-4C9E-9113-7BC3342E6988&Options=ID|Text|&Search=5+W+Eden+Ct>) for the purchase by City Council.

After public meetings the city conducted with neighborhood residents in early 2012 to gauge interest in how they would like to see the center expand, an architect was hired to draft several space plan options.

Thursday night architect **John Mouat** of **Mitchell and Mouat Architects** presented those options - all of which included building a connecting building between the two houses to make one large facility.

As the Bryant Community Center offers a variety of programs and services for children to adults, the space is constantly being turned over from one program to another.

The interior of both buildings would be reconfigured to allow certain programs in high demand operating out of cramped rooms in the community center to be more user-friendly and accessible.

One design garnered a general consensus of support among the 17 residents that attended the informal meeting with park planner **Amy Kuras** and **Jeff Straw**, deputy manager of the city's Parks and Recreation Department. **Julie Grand**, chairwoman of the Ann Arbor Park Advisory Commission, also attended the meeting.

Residents liked the design that moved the main entrance of Bryant Community Center to the new connecting piece of the building to make it a more centralized location.

"Connecting the two buildings was what came out of previous community meetings," Straw said.

Derrick Miller, director of Bryant Community Center, voiced his support for adding a large, covered porch outside of the new main entrance at the proposed connecting building to provide some shelter for clients who wait outside the center before it's open.

"We operate this like a home," Miller said, explaining that a porch could become a neighborhood focal point for residents to gather and talk.

Two central hubs of activity in the center - the kitchen and the emergency food pantry - would be expanded.

The emergency food pantry would be moved from its cramped location in a single room to a larger room adjacent to the multi-purpose room where a computer lab is now. The location would also allow for staff to stock the pantry faster, as it's closer to the side entrance where about 15,000 pounds of food from Food Gatherers is delivered each month.

Administrative offices - located now in a small bedroom - would be moved in to the new connecting building, where a more formal reception area would be built.

In the house at 5 W. Eden Ct., a teen lounge would be constructed in most of the space.

The two back yards - separated now by a fence - will ultimately become one large yard fully enclosed by a fence so that it can only be accessed through the community center building for safety purposes.

Bryant Park resident **Leaner Webster** was among those who attended the meeting Thursday night. Like many of the other residents, Webster was happy to see that the designs put forward by the architect gave programs dedicated spaces to operate out of.

One of the conceptual floor plans for the Bryant Community Center. The existing building is on the right in the light green; the proposed connecting building is in the brown and the three-bedroom house at 5 W. Eden Ct. is in the darker green.

Amy Biolchini | AnnArbor.com

Tags: [Ann Arbor Parks and Recreation \(/tag/Ann Arbor Parks and Recreation/\)](/tag/Ann%20Arbor%20Parks%20and%20Recreation/), [Bryant Community Center \(/tag/Bryant Community Center/\)](/tag/Bryant%20Community%20Center/), [Community Action Network \(/tag/Community Action Network/\)](/tag/Community%20Action%20Network/),



Amy Biolchini covers Washtenaw County, health and environmental issues for AnnArbor.com. Reach her at (734) 623-2552, amybiolchini@annarbor.com (<mailto:amybiolchini@annarbor.com>) or on Twitter (http://twitter.com/amywrites_).

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Parks & Recreation
CITY OF ANN ARBOR

CITY OF ANN ARBOR, MICHIGAN

301 E. Huron St., P.O. Box 8647 • Ann Arbor, Michigan 48107-8647

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PRESS RELEASE

For Immediate Release

CONTACT: Amy Kuras, Parks and Recreation, 734.794.6230 ext. 42590 / akuras@a2gov.org

Public Meeting will Discuss New Opportunities at Bryant Community Center

Meeting will take place Thursday, April 25, 6:30 p.m. at Bryant Community Center

ANN ARBOR, Mich., March 18, 2013 — A public meeting is planned for Thursday, April 25, 6:30 p.m. to discuss future opportunities for Bryant Community Center, 3 W. Eden Court. City of Ann Arbor and Community Action Network staff will discuss concepts to provide additional programming space with the adjacent property that was acquired for the Center.

Public input will help to effectively plan this space for community programs and services. If you have questions, please contact Amy Kuras in parks and recreation services at 734.794.6230, ext. 42590 / akuras@a2gov.org.

Bryant Community Centers, along with the Northside center, have served Ann Arbor for more than 20 years. Collectively known as the Community Outreach Program, services provided include recreational, educational, social and cultural enrichment programs to residents in Ann Arbor of all income levels. Programs funded by the City of Ann Arbor offer activities designed to engage children, teens and adults of all ages. Both facilities are barrier free.

For more information on Ann Arbor parks and recreation, please visit www.a2gov.org/parks.

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Ann Arbor has 114,000 residents, spans 27.7 square miles, and is frequently recognized as a foremost place to live, learn, work, thrive and visit (www.a2gov.org/news). To keep up with City of Ann Arbor information, subscribe for email updates (www.a2gov.org/subscribe), follow us on Twitter (<http://twitter.com/a2parks>) to become a parks fan on Facebook (www.facebook.com/annarbor.parks). The city's mission statement reads: The city of Ann Arbor is committed to providing excellent municipal services that enhance the quality of life for all through the intelligent use of resources while valuing an open environment that fosters fair, sensitive and respectful treatment of all employees and the community we serve.

RESOLUTION REQUIRING THAT
MAJOR CITY IMPROVEMENTS BE REVIEWED
BY CITY DEPARTMENTS AND THE CITY PLANNING COMMISSION

Whereas, Many public improvements undertaken by the City and other governmental units strive to meet private development standards; even though they are not required to meet some of the standards that are required of private developments;

Whereas, It is desirable to have public improvements adhere as close as practical to the same development standards that are required of private developers;

Whereas, The City and other governmental units can set a positive example for the private development community when it constructs new or expanded public facilities;

Whereas, It is recognized that adopted standards do not exist for some projects, such as road re-construction, which makes it impossible to compare public and private projects;

RESOLVED, By City Council that the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to City projects meeting private development regulations prior to recommending that the City Council approve funding for them, and that if the following City improvements cost more than \$250,000 they are to be reviewed by the City Planning Commission prior to Council approval:

- 1) new or reconstructed streets which change the streets geometric configuration or operations;
- 2) new or expanded public buildings which would normally require site plan review; and,
- 3) new or expanded parking lots or structures which would normally require site plan review.

RESOLVED, That in making a recommendation to the City Council the City Administrator shall indicate which private development regulations are not being met and indicate projects which do not have existing comparable private standards;

RESOLVED, That a copy of this resolution be sent to other governmental units that own property in the City with the request that they also obtain City review and comments regarding their proposed major improvements; and,

RESOLVED, That as a policy, City Council may proceed to construct public projects which do not meet all existing private development regulations when budget limitations prevent meeting such requirements.

DB:RAO:dcs

APPROVED
BY COUNCIL

MAR 20 1989

W. NORTHCROSS
CITY CLERK

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