

Date: July 28, 2016

Time: 6:30pm

Location: Briarwood Holliday Inn Express
600 Briarwood Circle, Ann Arbor, MI

Presenters

J Bradley Moore & Associates, Architects, Inc - Brad Moore

Midwest Consulting, LLC - Jim Ahnert

A Mailing list of approximately 200 names was supplied by the City Planning Department. Postcards were mailed to the addressees as require by city ordinance.

Approximately 20 attendees showed up (including Council pPerson Jack Eaton) with about 16 signing attendance sheets (see attendance sheets appended hereto)

Presentation Started at about 6:40pm in order to leave additional travel time.

Mr. Moore started the meeting by explaining that nothing about the proposed plan had changed since the last Planning Commission meeting but that a second Citizens' Participation Meeting and Planning Commission meeting were being held to cure any procedural defects which may or may not have existed to date. He indicated that the current plan had no vehicular connection to Lambeth as that had been removed prior to the Planning Commission voting to recommend approval of the plan last year. He presented drawings of the current plan and ask if anyone had any questions

Q: Where will construction traffic enter and exit the site?

A. All construction traffic will use Ann Arbor -Saline Rd. City vehicles may park on Lambeth during inspection of underground utilities etc.

Q:Will the retention basin really be big enough to solve all the downstream flooding issues?

A: It will be about 3 times what the requirements would be just for the proposed building/development. This will be a tremendous help with downstream flooding problems in the area as it will intercept and detain a substantial quantity of overland stormwater flow from the north that currently traverses the site unimpeded. There may be other issues with city infrastructure downstream that the city will still need to work to solve.

Q: One attendee questioned whether there was enough sanitary sewer capacity to accommodate the project?

A: The city has modeled the sanitary flow and says that there is enough capacity.

Q: The property to the north does not work much with storm water. Are you doing anything about that?

A: We are working with the city to address stormwater issues in the area.

Q: Will the wetland permit be part of the hearing next tuesday at the Planning Commission?

A: It is possible but we cannot confirm that, please check with the planning department.

Q: Really concerned about loss of the existing natural growth screening of the property from the existing residences to the west.

A: During the construction of the retention basin and the new sidewalk connection at the end of Lambeth the development team will meet in the field to make sure that as much of the existing natural vegetation screening, including existing trees, will remain while still permitting construction of the basin & sidewalk and other city requirements.

Q: What about DTE trimming the existing screening vegetation along their over head lines?

A: This is nothing the development team has any control over.

Q: Will there be removal of invasive species such as buckthorn?

A: Yes. We will follow city guideline and requirements in this regard.

Q: How was it determined that 75 units was the right number of units for the site and what size units?

A: A rough calculation of the permitted zoning density and market research on the part of the owner.

Q: Are you going to keep the existing trees?

A: We are trying to preserve as many trees as possible especially the trees that screen the property from the existing surrounding residents. Over sizing the detention pond will require removal of some existing trees, many in ill health, to aid in flooding control that would otherwise not need to be removed.

Q: How deep is the pond?

A: It will not be a "pond" except that it will detain water during very heavy rain events. It will be about 4-5 ft deep during a 100 year storm event. It will be less deep in smaller storm events. It will drain completely in 24 to 48 hours.

Q: what will be the building height?

A: The height of the building will vary over its length as the topography falls from Ann Arbor - Saline Rd down to the detention basin. It will be 3 stories at the low end toward Ann Arbor - Saline Rd and 4 stories at the entrance to the basement garage.

Q: Could the sidewalk connection to Lambeth be widened in the future?

A: Not without an amendment to the approved site plan.

Q: Time line for construction?

A: The city has the right to begin construction of the detention basin separate from any other construction activity on the site. As to the other construction on the site - Construction documents would take 3-4 months in best case. Construction 15-18 months for the total project. Detention basin is constructed early in the process.

Q: what type of trees will be planted along the sides of the property for screening purposes?

A: There will be a mixture of evergreens and deciduous trees as called for on the landscape plan. Plans submitted call for many more trees than would be required by code in order to maximize the effectiveness of the screening.

Q: How tall are the proposed new trees?

A: Conifer 5- 7ft. Deciduous various calipers depending on species but generally between 3" & 4". as this helps insure the survival of the new trees - larger ones have a higher mortality rate of exhibit sever die-back and are much slower to fill-in.

Q: What are the setbacks where the dog-leg is on the SW side of the site?

A: Around 60 to 80 feet. The New building will be at least 30ft away from property at the closest point along the Southerly property line with about 1:1 ratio to proposed building height. There will be a double row of trees planted along the property lines common to existing residences to the SW.

Q: Will the detention pond stay wet?

A: No. It is not a "pond" except in very heavy storm events. It will be planted with grass as a lawn and maintained on a daily basis/weekly basis by the condo association and the City is going to take responsibility for long term maintenance of the hydrologic functionality since it will be a regional detention basin.

Q: When will ground breaking happen?

A: Construction of the building and attendant site improvements like parking and landscaping will depend on the general health of the economy and demand for active adult housing in the city. Right now those things are positive. Construction of the detention basin can occur anytime after approvals but it could start as soon as this fall.

Q: How long will it take to complete?

A: Public utilities are already on-site so the entire process should be about 15months for the exterior with unit interiors to be finished for some months afterward.

Q: How will storm water flow on the site after it is completed and where are gutters going to take water to? Will Storm water flow off the site to the houses on Village Oaks Crt.?

A: There will be a redundant system of catch-basins, underground pipes and surface swales that will direct stormwater to the detention basin. No surface water will be directed off the site.

Q: Where will the electrical supply come to the project?

A: We have not contacted DTE but presume it will come from Ann Arbor-Saline Rd.

Formal Presentation Concluded @ 7:45pm

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PROJECT
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7/26/16

