

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of November 1, 2016

**SUBJECT: South Maple Avalon Apartments Planned Project Site Plan
(1110 and 1132 South Maple Road)
Project No. SP16-094**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the South Maple Avalon Apartments Planned Project Site Plan with Modifications to conflicting land use buffer requirements of Chapter 63 (Landscaping and Screening Ordinance), subject to providing affordable housing for lower income households and minimum of 60% open space.

LOCATION

The site is located on the west side of South Maple Road, between West Liberty Street and Pauline Boulevard (Ward 5).

STAFF RECOMMENDATION

Staff recommends that the planned project site plan, including modifications to the conflicting land use buffer strip width, be **approved** because the contemplated development complies with all applicable state, local and federal laws, ordinances, standards and regulations; the development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare. The planned project modifications provide for affordable housing, increased open space and preservation of natural features over the minimum required. The modifications to Chapter 62 are justified.

DESCRIPTION OF PETITIONS

The petitioner is seeking approval to develop 70 affordable apartments in two, 3-story buildings on a 4.7-acre site to be zoned R4B (Multiple-Family Dwelling). Petitions to annex the site and zone it R4B were also submitted, were recommended for approval by the Planning Commission at its October 18, 2016 meeting and are awaiting City Council action.

The site is made up of two long, narrow parcels spanning between South Maple Road on the east and I-94 on the west. Each of the parcels contains a single-family dwelling and several accessory buildings, all of which will be demolished. The site is covered by trees, brush and vegetation. It does not meet the definition of a natural feature woodland but does have 23 landmark trees. Six of the landmark trees are proposed to be removed. A wetland is located on the western third of the site.

The proposed development is limited to the eastern two-thirds of the site. The proposed buildings are located on the southern half, parallel with the south property line, and a 105-space surface parking lot (of which 42 spaces, or 40%, will be deferred) is located on the north half. A single driveway will provide access to the parking lot.

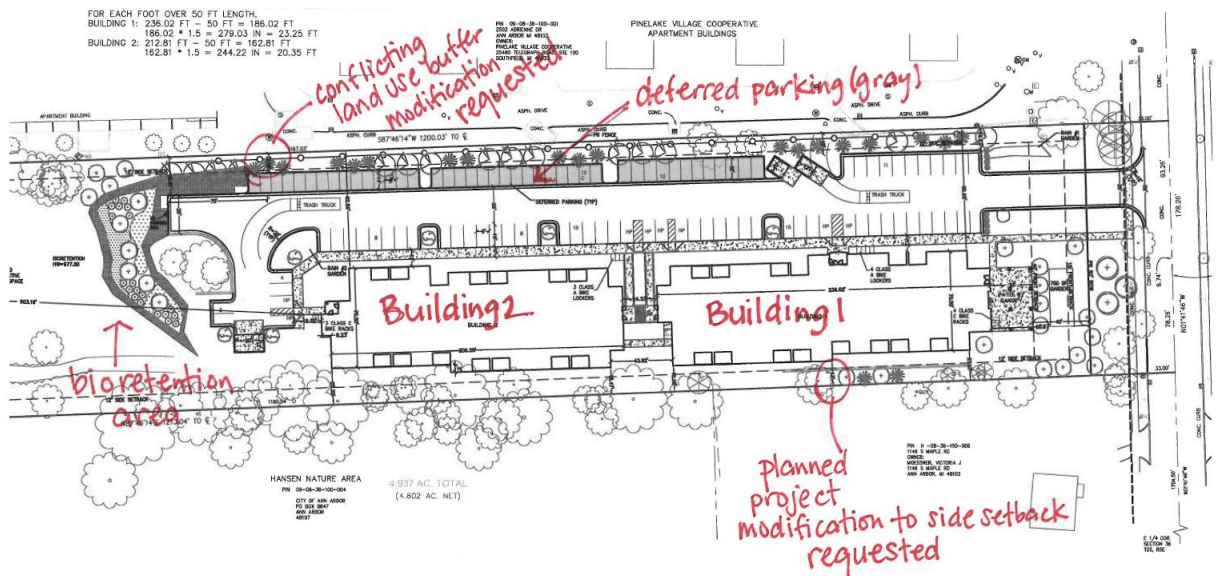
The canopy over the east entrance to Building 1 meets the maximum required front setback of 40 feet in the R4B district. The proposed south side setback is 12 feet, the normal minimum standards for buildings 50 feet in length or less. However, the proposed buildings exceed 50 feet. Planned project modifications are requested to waive the additional side setback requirements.

An alternatives analysis is provided (part of the site plan set, attached) that demonstrates the proposed layout has the least impacts to natural features while still allowing a reasonable development. Two different layouts, both with more and shorter buildings and without planned project or landscape modifications, were considered. Both were rejected for disturbing more landmark trees and for disturbing the wetland area compared to the proposed layout. Twenty-seven replacement trees, providing 66 caliper inches, are proposed to be planted throughout the site to mitigate the six landmark trees removed. No wetlands are impacted by the proposed development.

Storm water management is proposed by a combination of underground storage pipes, rain gardens and a bioretention area west of the parking lot. The system will outlet to the wetland area helping to maintain its ecological function and avoiding any flow to the public storm sewer system as required by the City and Water Resources Commissioner.

A conflicting land use buffer is proposed along the north property line due to the parking lot. Modifications are requested to allow a reduced width for some portions of the buffer. All required plantings and the required fence will be provided; no modifications to those components of the buffer are sought.

Proposed Site Layout (Eastern half):



COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/ PERMITTED	
Zoning	TWP	R4B (Multiple-Family Dwelling)	R4B (Multiple-Family Dwelling)	
Lot Area	4.7 ac (204,367 sq ft)	4.7 ac (204,367 sq ft)	21,780 sq ft MIN	
Density (Lot Area Per Dwelling Unit)	102,184 sq ft per unit (2 dwellings)	2,920 sq ft per unit (70 dwellings)	2,900 sq ft per unit (MIN) (70 dwellings MAX)	
Open Space	Not Applicable	62% (126,708 sq ft)	55% MIN (112,402 sq ft MIN)	
Active Open Space	Not Applicable	1,391 sq per unit	300 sq ft per unit MIN	
Setbacks	Front	30 ft [a]	40 ft	15 ft MIN – 40 ft MAX
	Side (N)	12 ft [a]	86 ft	12 ft plus 23 ft, 4 in = 35 ft, 4 in MIN [b], and 12 ft plus 20 ft, 5 in = 32 ft, 5 in MIN [b]
	Side (S)	20 ft [a]	12 ft [pp]	
	Rear	1000 ft [a]	603 ft	30 ft MIN
Height	20 ft [a]	35 ft	35 ft MAX	
Vehicle Parking	4 [a]	105 spaces (of which 42 deferred)	105 spaces MIN	
Bicycle Parking	Unknown	14 spaces (including 7 Class A and 7 Class C)	14 spaces MIN (7 Class A, 7 Class C)	

[a] Approximate measurement.

[b] An additional 1.5 inches of setback is required for each foot of building length greater than 50 feet. Proposed Building 1 is 236 feet in length, an additional 279 inches or 23 feet 4 inches of setback is required. Proposed Building 2 is 212 feet in length, an additional 244 inches or 20 feet 5 inches is required.

[pp] Planned Project Modifications requested to allow reduced south side setback to the minimum required distance without additional setback due to building length.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Pinelake Village Cooperative (Multiple-Family Residential)	R4B (Multiple-Family Dwelling)
EAST	Park Place Apartments (Multiple-Family Residential)	R4A (Multiple-Family Dwelling)
SOUTH	Single-Family Dwelling, Hansen Park, Grace Bible Church	Township PL (Public Land) R4B
WEST	Interstate Highway	

PLANNING BACKGROUND

The Planning Commission at their October 18, 2016 meeting recommended approval of the South Maple Avalon Apartments annexation and zoning petitions, companion petitions to the proposed planned project site plan. City Council action on the annexation petition is scheduled for November 1, 2016. Following City Council approval of a resolution to annex, the annexation petition will be forwarded to the State Boundary Commission for review. Once passed by the State Boundary Commission, the zoning petition and the planned project site plan petitions will be scheduled for City Council action.

Master Plan Recommendation – The site is located in the West planning area and has a site specific future land use recommendation:

[West Area, Site 18] “This six acre site is located on the west side of South Maple Road, between Pauline Boulevard and Liberty Street. There are four single-family homes fronting on Maple Road, leaving a long, narrow portion at the rear that could potentially be divided and developed. Multiple-family uses exist across Maple Road, and Hansen Park is immediately south of this site. I-94 is the western boundary, while the Pinelake Village Cooperative is to the north.

It is recommended that a high density, single-family subdivision be created. Single-family development at this location will serve to provide diversity in the area and offer additional housing options. A secondary recommendation would be the expansion of the Pinelake Village Cooperative housing development onto this site. Higher density multiple family uses of this nature are appropriate if affordable housing is being provided. This would serve as an additional opportunity to provide affordable housing in the neighborhood. The woodlands on the western portion of the site should be protected and appropriate buffering from I-94 should be included in the site design. The Parks and Recreation Department requests the provision of an access easement through the site to Hansen Park.”

MODIFICATIONS TO CHAPTER 62 LANDSCAPING AND SCREENING ANALYSIS

Flexibility in the application of the landscaping or screening requirements may be allowed if certain conditions are met, per Section 5:608(2) of Chapter 62, which include approval by Planning Commission or City Council and being associated with at least one of seven specific situations (Section 5:608(2)(c)(i) – (vii)). Petitioners must provide a statement of justification identifying which site conditions warrant the requested modification and how the modification meets the intent of the ordinance.

The petitioners have requested flexibility in applying the one component of the three-part conflicting land use buffers (CLUB) (Section 5:603) requirements. The CLUB strip must be at least 15 feet in width. The proposed strip width will vary from 13.9 to 26.9 feet, at some points less than the 15-foot minimum requirement. No flexibility is requested in the tree planting and fence components of the CLUB. These components will be provided as normally required.

As justification, the petitioner states “the site contains landmark trees, wetlands and is adjacent to the Hansen Nature area on the south side. To the north is the Pine Lake Village’s vehicular use area. The landscape modification is being requested along the north property line to minimize impacts to the natural features along the south property line and the wetlands on the west portion of the property.”

The complete application for modifications from Chapter 62 Landscaping and Screening Ordinance is attached.

PLANNED PROJECT STANDARDS AND ANALYSIS

The Planning Commission may recommend, and City Council may approve, modifications to the area, height and placement regulations of the Zoning Ordinance in the form of a planned project site plan, as set forth in Article V, Sections 5:68 to 5:72 of the Zoning Ordinance.

As set forth in Section 5:70 Standards for Approval, planned projects must:

- (1) meet the lot size requirement of their zoning district,
- (2) provide one or more of certain features,
- (3) not create hazardous traffic to adjacent properties,
- (4) be consistent with proper development,
- (5) provide required off-street parking and landscaping and screening,
- (6) met the density or floor area ratio and open space requirements of their zoning district, and
- (7) have only permitted uses of their zoning district.

The petitioner requests a modification to allow a decrease in the south setback requirement of 35 feet, 4 inches in total, due to Building 2 having more than 50 feet in length, to 12 feet, the normal minimum distance required when buildings are not over-length. The normal setback is provided in Section 5:33, the additional setback requirement is set forth in Section 5:62 of the Zoning Ordinance. (Note that the planned project application also includes a request to increase the maximum front setback. The proposed site plan has been revised and the proposed front setback meets the maximum requirement. Although the application has not been updated, the front setback modification has been withdrawn.)

As stated by the applicant in their petition, the request modifications “will allow for a more compact site by reducing the area of disturbance to construct several smaller buildings. The proposed buildings will provide affordable housing, preserve open space and minimize impacts to the natural features including landmark trees and wetlands on the site.”

Staff finds the requested planned project modifications meet the standards for approval provided in Section 5:70, and in particular, the proposed modifications will provide affordable housing for lower income households (Section 5:70(1)(b)(7)), open space in excess of the minimum requirement of the R4B district (Section 5:70(1)(b)(1)), and preservation of natural features that exceeds ordinance requirements (Section 5:70(1)(b)(3)). Any one of these three features is sufficient per Section 5:70(1)(b).

The complete planned project modification petition is attached.

CITIZEN PARTICIPATION

The petitioner held a meeting on July 7, 2016. Over 1,000 invitations were sent and 7 people attended the meeting. The South Maple Avalon Apartments petitions for annexation, zoning and planned project site plan were submitted on August 26, 2016. The petitioner’s citizen participation report is attached.

STAFF COMMENTS

Sanitary Sewer – The local sewer system has sufficient capacity for the proposed development. The trunkline sewer system has constraints during wet weather events, therefore the development will need to comply with the Developer Offset-Mitigation Program.

Natural Resources – Some clarifications to the landscape plan calculations are requested. Also, some proposed species must be substituted for additional variety.

Engineering – Staff has identified items that must be addressed in detail on construction plans, as is typical for site plans. Total improvement charges due upon annexation are \$6,465.05 for storm sewer constructed in 1986 and sidewalk constructed in 1986.

Natural Areas and Parks – Natural Area Preservation and the Parks & Recreation department have expressed interest the western third of the site for parkland. The Parks, Recreation and Open Space (PROS) Plan suggests a contribution of 0.87 acres or \$43,200.00 based on the proposed 70 dwelling units. The petitioner is considering a parkland donation in keeping with the request of the Natural Area Preservation staff and exceeding the PROS Plan recommendation.

Planning – The Planning Commission at its October 18, 2016 meeting recommended approval of annexation and zoning petitions for this site. The annexation petition has been schedule for City Council action on November 21, 2016. It is hoped that the State Boundary Commission will complete their approval of the annexation, and the zoning and site plan petitions can be acted upon by City Council before April 1, 2017. The petitioner wishes to apply on that date for low income housing tax credits.

Staff will work with the petitioner on the necessary corrections to the site plans prior to scheduling the site plan for Council action.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
10/25/16

Attachments: Zoning Map
Aerial Photo
Site Plan (Sheets 1, 2, 4, 9 and 13)
Planned Project Petition
Landscape Modification Petition
Citizen Participation Report

c: Petitioner: Avalon Housing, Inc.
Wendy Carty-Saxon, Director of Real Estate Development
1327 Jones Drive
Ann Arbor, MI 48105

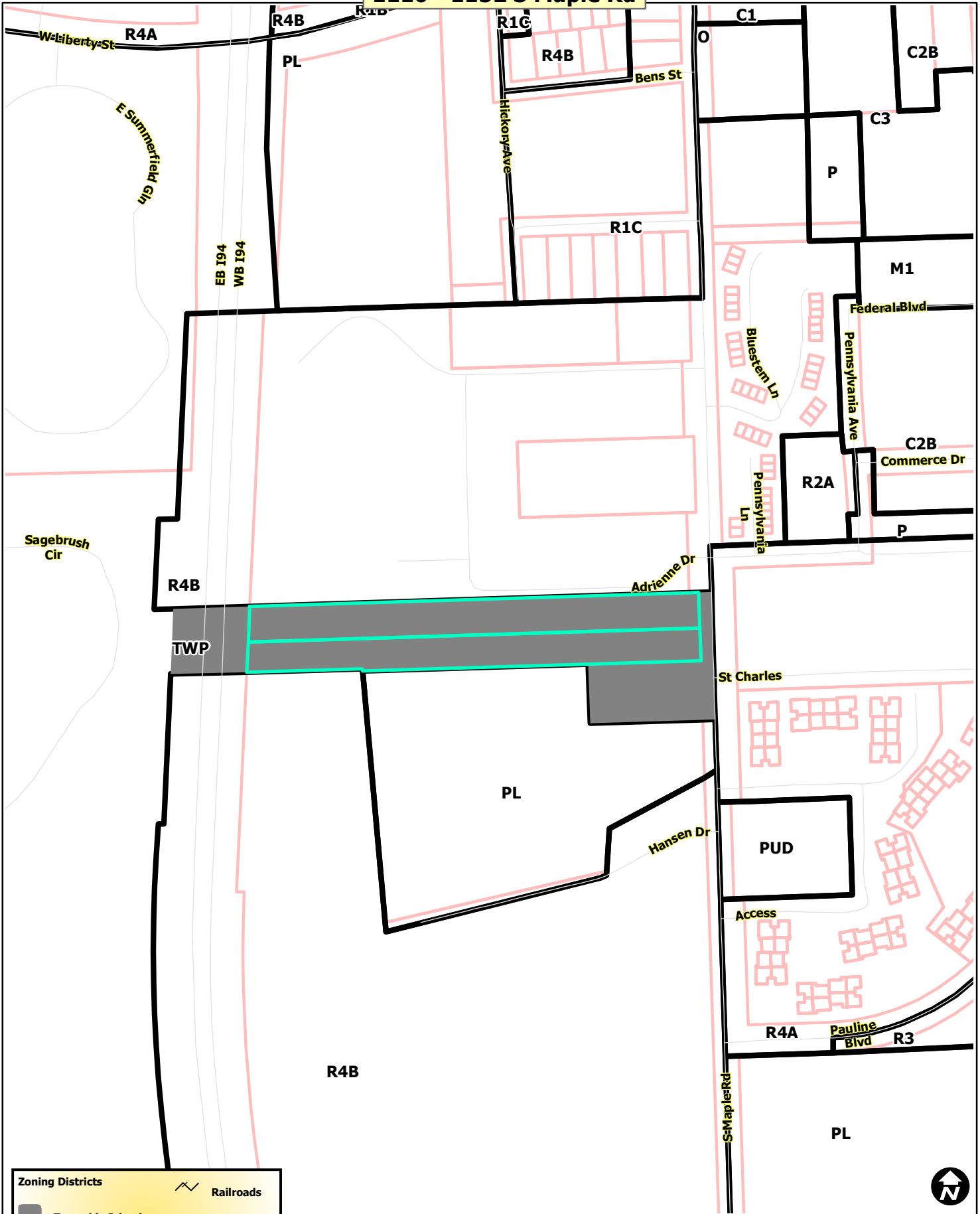
Petitioner's Engineer: Perimeter Engineering, LLC
Kathy Keinath, PE
11245 Boyce Road
Chelsea, MI 48118

Owners: Harry B. Gable, Jr.
1110 South Maple Road
Ann Arbor, MI 48103

Erling Hansen
P.O. Box 2706
Ann Arbor, MI 48106

Parks & Recreation
Systems Planning
Project No. SP16-094

1110 - 1132 S Maple Rd



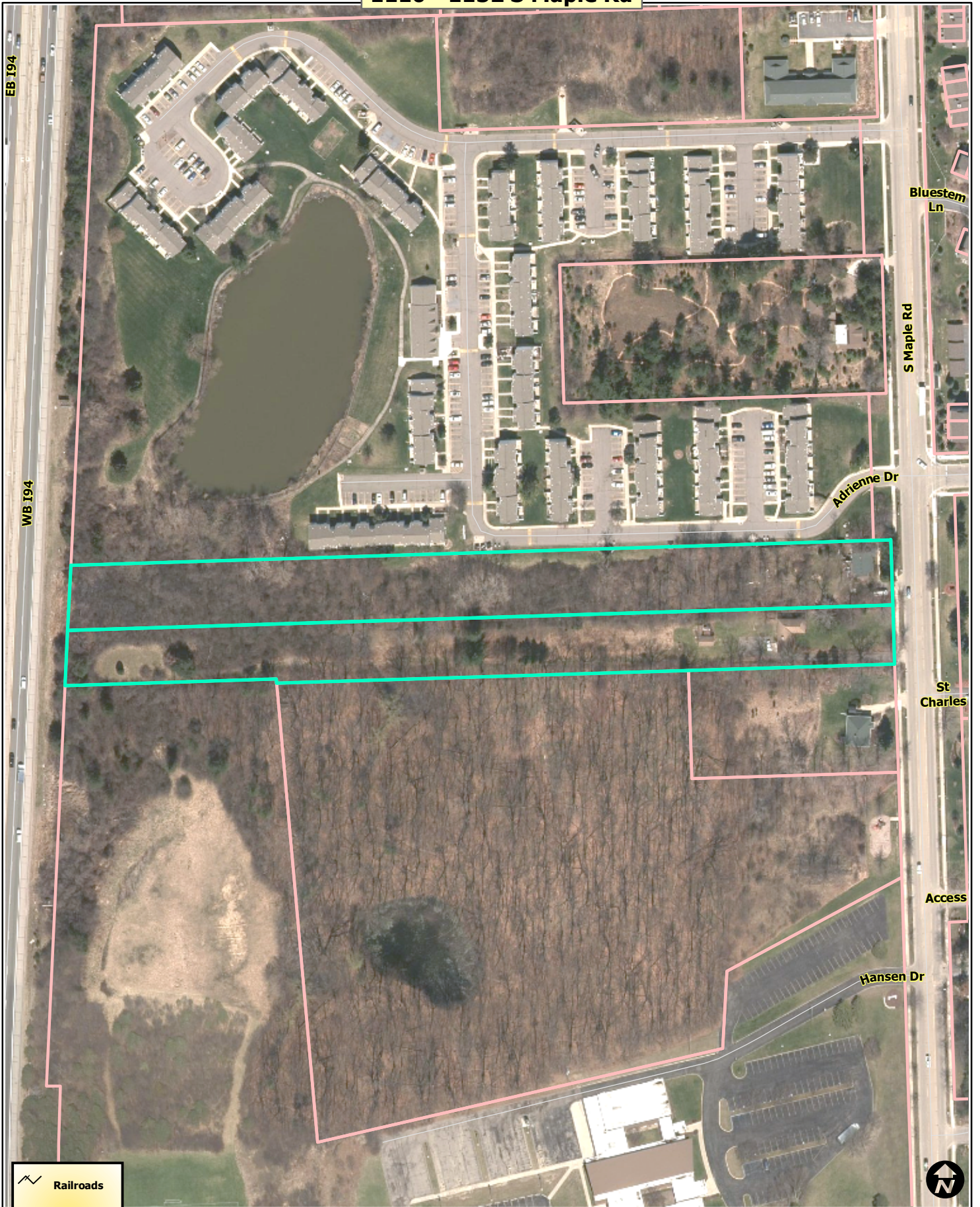
Zoning Districts	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



Map date 10/3/2016
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms



1110 - 1132 S Maple Rd



-  Railroads
-  Parcels
-  Huron River



Map date 10/3/2016
Any aerial imagery is circa 2015
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Terms of use: www.a2gov.org/terms

PERIMETER

SECTION 96
 TOWN 02 SOUTH, RANGE 05 EAST
 WASHTEENAW COUNTY, MI

CLIENT
 AVOLON HOUSING, INC
 SOUTH MAPLE
 SITE PLAN
 COVER SHEET

REVISIONS	DATE	BY	CHK.
SEPTEMBER 29, 2016			
AUGUST 29, 2016			
SCALE	N.T.S.		
DR.	K.K. OR. K.K.		
PAGE 89-01			

SOUTH MAPLE APARTMENTS
ANNEXATION, ZONING AND SITE PLAN
CITY OF ANN ARBOR
WASHTEENAW COUNTY
SP16-094

DEVELOPER:
 AVOLON HOUSING, INC
 HENRY CARTY SAUGH
 11245 BOYCE ROAD
 ANN ARBOR, MI 48106
 PHONE: 734-218-9888

ARCHITECT:
 COMERSTONE DESIGN, INC
 DAVID ESAU, AIA
 310 DEPOT ST., STE. 2
 ANN ARBOR, MI 48104
 734-663-7880

ENGINEER:
 PERIMETER ENGINEERING, LLC
 KATHY KEINATH, PE
 11245 BOYCE ROAD
 CHELSEA, MICHIGAN 48118
 PHONE: 734-218-9841

OWNERS:
 PIN H-06-36-190-007
 GABLE, HARRY B., JR.
 1110 S MAPLE RD
 ANN ARBOR, MI 48103

SURVEYOR:
 AERON LAND CONSULTANTS
 PAUL SCHWAMMER, R.L.S.
 2638 MADRONO
 ANN ARBOR, MI 48103
 PHONE: 734-689-2880



PROJECT SITE

EXISTING LEGAL DESCRIPTIONS

PARCEL 1:
 Beginning at a point in the East line of Section 36, Town 2 South, Range 6 East, said point beginning 1782.76 feet North measured along and then from the East quarter post of said Section 36 to the East line of Section 36, then South 89 degrees 28 minutes 00 seconds West 1170.51 feet to the East line of Section 36, then South 0 degrees 40 minutes West 100 feet; thence North 88 degrees 28 minutes East parallel with the first meridian North by line to the place of beginning, being in the Northeast quarter of Section 36, S10 Township, Washtenaw County, Michigan, excepting and reserving therefrom the South 6.74 feet conveyed to Erling J. Hansen and wife by quitclaim deed dated July 30, 1951 and recorded in Liber 613 of Records, page 285, on December 11, 1952; also excepting and reserving therefrom land conveyed by Warranty Deed to the State Highway Commissioner dated August 5, 1932 and recorded in Liber 609, Page 489 on October 24, 1932, Washtenaw County Records.

PARCEL 2:
 Commencing at the East 1/4 part of section; thence North 1704.5 feet in East line of section for place of beginning; thence South 89 degrees 28 minutes 00 seconds West 1170.51 feet; thence North 02 degrees 51 minutes East 85.00 feet; thence North 89 degrees 28 minutes 00 seconds East 1173.33 feet; thence South in East line of section 85 feet to place of beginning, all part of Northeast 1/4, Section 36, Town 2 South, Range 6 East.

PROPOSED LEGAL DESCRIPTION
 A part of the Northeast 1/4 of Section 36, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan described as: Commencing at the East 1/4 Corner of said Section; thence along the East line of said Section and the Centerline of South Maple Road North 01°41'48" West 1704.50 feet to the POINT OF BEGINNING; thence South 87°48'14" West 1219.04 feet to the East line of Interstate I-94; thence along said East line North 02°29'29" East 173.84 feet; thence North 87°48'14" East 1200.08 feet to the East line of said Section 24 and the Centerline of said Maple Road; thence along said East line and said Centerline South 01°41'48" East 173.26 feet to the POINT OF BEGINNING, containing 4.937 acres of land, more or less.

SITE DATA

EXISTING	PROPOSED
ZONING	UNB
USE	70
RESIDENTIAL UNITS	70
RESIDENTIAL BUILDINGS	2,070 F. 82,281 F.
STORAGE BUILDINGS	454 F. 0 F.
DIST. SQUARE FOOTAGE	2,524 F. 82,281 F.
PROPERTY REGULATIONS	ALLOWED
MIN. ACTIVE OPEN SPACE PER DWELLING UNIT	300 F. 3,301 F.
MAX. BUILDING HEIGHT	35.00 FT. 35.00 FT.
MIN. LOT SIZE	14,000 F. 294,392 F.
MIN. OPEN SPACE	300 F. 17,700 F.
PROPERTY SETBACKS	REQUIRED
OFF STREET PARKING	REQUIRED
PARKING 1.5 PER UNIT	REQUIRED
LOADING SPACES	105
1-8 FT MIN AND 40 FT MAX	RESIDENTIAL UNITS 50% 50%
40 FT TO CANOPY 60 FT TO FACE OF BUILDING IS PROVIDED.	RESIDENTIAL UNITS 50% 50%
NO SIGNAGE PERMITTED AS A PLANNED PROJECT FOR MODIFICATION TO SIDE AND FRONT SETBACKS.	RESIDENTIAL UNITS 50% 50%
LAND USE BUFFER	REQUIRED

SHEET INDEX

89-01	COVER SHEET
89-02	EXISTING CONDITIONS
89-03	EXISTING CONDITIONS
89-04	LAYOUT PLAN
89-05	UTILITIES AND GRADING PLAN
89-06	LANDSCAPE PLAN
89-07	STORM WATER MANAGEMENT
89-08	SOIL EROSION CONTROL PLAN
89-09	NATURAL FEATURES
89-10	PHOTOMETRIC PLAN
89-11	DETAILS
89-12	TREE REMOVAL
A-1	BUILDING ELEVATIONS AND SITE SECTION



COMMUNITY ANALYSIS
 THE PROPOSED PROJECT IS LOCATED ON THE WEST SIDE OF SOUTH MAPLE ROAD BETWEEN LIBERTY ROAD AND PAULINE BOULEVARD. THE SITE CONSISTS OF TWO PARCELS, BOTH CURRENTLY IN SCIO TOWNSHIP AND CONTAINING A SINGLE FAMILY HOME. THE PROPOSED PROJECT INCLUDES ANNEXATION AND ZONING TO R4B FOR MULTI FAMILY RESIDENTIAL WITH TWO BUILDINGS PROVIDING AFFORDABLE HOUSING.

THE PROPERTIES TO THE NORTH AND EAST ARE USED AS MULTI FAMILY RESIDENTIAL. TO THE SOUTH OF THE PROJECT SITE IS CURRENTLY A SINGLE FAMILY RESIDENCE ON ANOTHER TOWNSHIP ISLAND LOT; AND THE HANSEN NATURE AREA (A CITY PARK). A SMALL PART OF THE SOUTH SIDE OF THE MAPLE ROAD PROJECT SITE TOUCHES WEST 80 STREET, WHICH IS PROPOSED FOR MULTI-FAMILY RESIDENTIAL. TO THE WEST IS THE I-94 INTERSTATE.

THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACT ON PUBLIC SCHOOLS SINCE THE UNITS PROPOSED ARE SMALLER, MOSTLY 1-BEDROOM UNITS AND SOME 2-BEDROOM UNITS. AIR AND WATER QUALITY SHOULD NOT BE AFFECTED, AND THE SITE IS NOT PART OF A HISTORIC DISTRICT. THE PROPOSED MULTI-FAMILY USE IS CONSISTENT WITH THE SURROUNDING AREA AND WITH THE MASTER PLAN FOR THIS SITE WITH THE INCLUSION OF AFFORDABLE HOUSING.

STATEMENT OF INTEREST:
 THE OWNER AND DEVELOPER OF THE PARCEL AND BUILDING WILL BE PURCHASED FROM THE CURRENT OWNERS AFTER COMPLETION OF THE SITE PLAN PROCESS AND APPROVAL OF FUNDING.

DEVELOPMENT PROGRAM
 THE PROPOSED DEVELOPMENT WILL BE MULTI-FAMILY RESIDENTIAL WITH 70 UNITS TOTAL, IN TWO BUILDINGS EACH WITH THREE FLOORS. THE UNITS WILL INCLUDE ONE BEDROOM AND TWO BEDROOM APARTMENTS AND ARE PLANNED TO MEET AFFORDABILITY STANDARDS. THE BUILDING DESIGNS, WITH ELEVATOR ACCESS TO UPPER FLOORS, AND COMMON INTERIOR HALLWAYS, ARE INTENDED TO PROVIDE AVOLON WITH OPTIONS AT THEIR NOT CURRENTLY HAVE FOR ACCESSIBILITY AND VISIBILITY AT THEIR EXISTING PROPERTIES. THE DEVELOPMENT HAS BEEN PLANNED TO PROVIDE APPROPRIATE PARKING, WALKWAYS AND TREES, STORM WATER MANAGEMENT, AND OTHER FEATURES. THE SITE IS TO BE DEVELOPED IN ONE PHASE. THE ESTIMATED COST OF CONSTRUCTION IS \$10,000,000.

SOIL EVALUATION
 THE SOILS ON THE SITE ARE MIAMI SERIES PRIMARILY M1B AND C8B. THERE ARE NO WOODLANDS ON THE SITE. THERE ARE TWO WETLAND AREAS LOCATED ON THE WEST SIDE OF THE SITE. THESE AREAS TO REMAIN UNDISTURBED. THE WETLANDS ARE CLASSIFIED AS B1 AND B2. THE WETLAND DELINEATION WAS CONFIRMED BY THE MDES. THERE ARE SEVERAL LANDMARK TREES LOCATED ON THE PROPERTY AND ALONG THE PROPERTY BOUNDARY. THE TREES ARE SHOWN BY THE TREE SURVEY PROVIDED IN THE SITE PLAN. THE NATURAL FEATURES SHEET ALONG THE LANDMARK TREES TO BE REMOVED AND ALSO PROVIDES AN ALTERNATIVE ANALYSIS TO DEMONSTRATE THAT THE PROPOSED DEVELOPMENT MINIMIZES IMPACTS TO THE LANDMARK TREES AND THE WETLANDS.

SOLID WASTE DISPOSAL PLAN
 THE DEVELOPMENT PROPOSES TO PROVIDE TWO DUMPSTERS LOCATED IN THE PARKING AREA. THE LOCATION OF THE DUMPSTERS AND A DETAIL HAVE BEEN INCLUDED IN THE SITE PLAN.

TRAFFIC IMPACT ANALYSIS
 VEHICULAR, PEDESTRIAN AND BICYCLE ROUTES ARE SHOWN ON THE PLANS. NO TRUCK TRAFFIC TO THE SITE IS ANTICIPATED. THE DEVELOPERS HISTORY WITH THIS TYPE OF MULTIFAMILY DEVELOPMENT INDICATES THAT THE TRAFFIC IMPACTS WILL BE MINIMAL. BECAUSE OF THIS, THE SITE HAS BEEN DESIGNED TO DEFER 40% OF THE REQUIRED PARKING SPACES.

SITE TRIP GENERATION

Land Use	ITE Code	Amount	AM Peak Hour				PM Peak Hour			
			In	Out	Total	In	Out	Total		
Apartments	220	70	DU	8	30	38	28	15	43	
Trip Rates taken from ITE Trip Generation manual, 9th Edition										

In accordance with Land Development Regulations, Attachment D, Traffic Impact Analysis, a written traffic analysis is not required as the proposed project will generate less than 50 vehicle trips per peak hour.

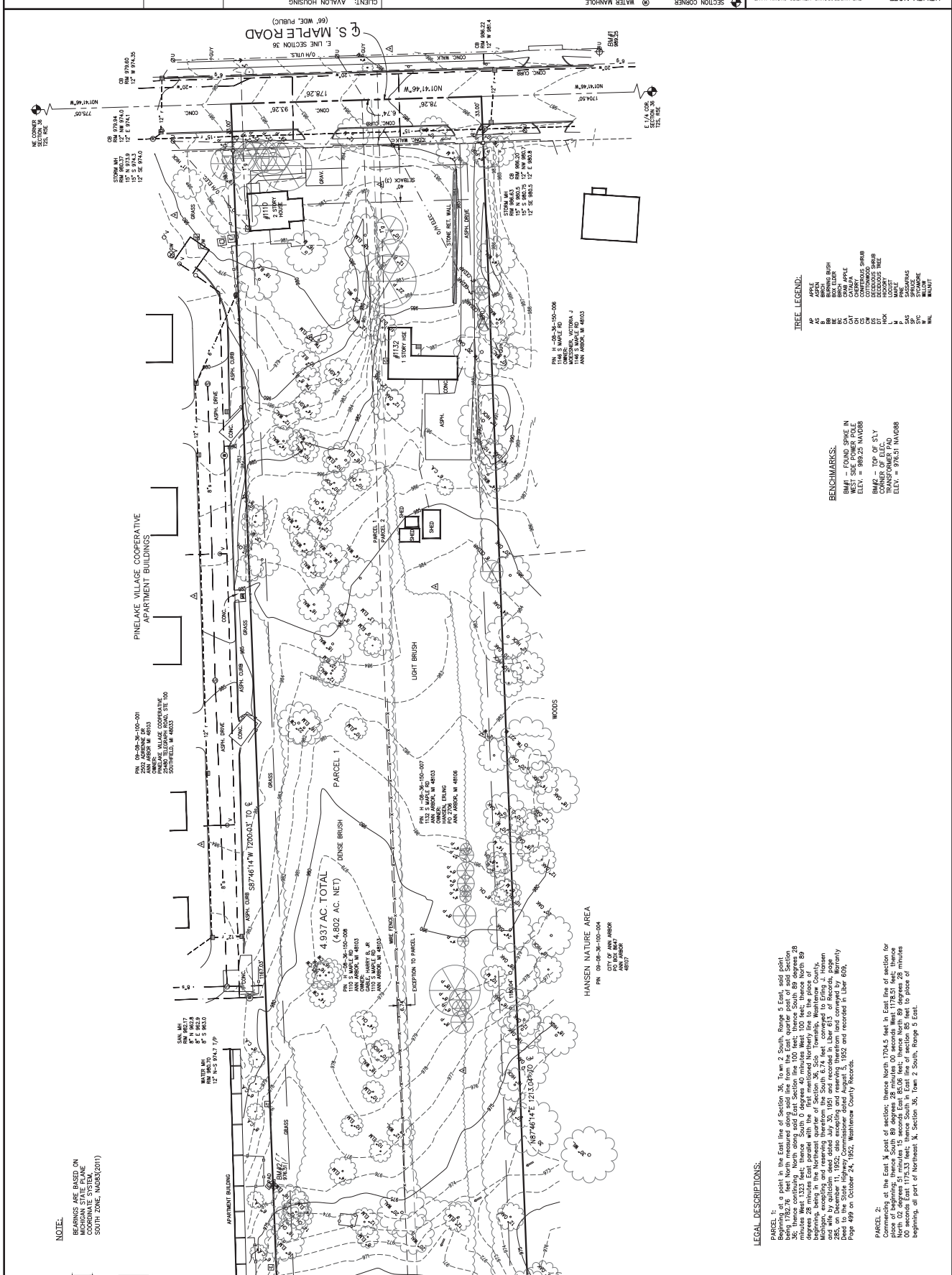
Call before you dig
811
 MI 811
 Michigan One-Call Center
 1-800-4-A-SHovel
 1-800-435-8849
 www.michiganonecall.com

UTILITY NOTES:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. SHOWN FOR INFORMATION ONLY. THE LOCATION OF UTILITIES IS APPROXIMATE. THE USER SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE USER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO OR DESTRUCTION OF UTILITIES.

LEGEND:
 (M) MEASURED DIMENSION
 (R) RECORDED DIMENSION
 (C) CONTROL POINT
 (S) SET POINT
 (P) FOUND IRON PIPE
 (F) FOUND IRON ROD
 (W) FOUND WATER PIPE
 (H) FOUND HYDRANT
 (V) FOUND VALVE
 (M) FOUND MANHOLE
 (G) FOUND GAS MAIN
 (E) FOUND ELECTRIC MAIN
 (S) FOUND STORM MAIN
 (C) FOUND CATCH BASIN
 (B) FOUND BRINE CATCH BASIN
 (S) FOUND SANITARY MANHOLE
 (L) FOUND LIGHT POLE
 (T) FOUND TELEPHONE RISER
 (G) FOUND GAS MAIN RISER

SCALE 1" = 40' FEET
 SHEET NO. 1 OF 2
 JOB NO. 12415
 CLIENT: AVALON HOUSING
 TOPOGRAPHIC SURVEY
 #1110, 1132 S. MAPLE ROAD
 IN THE NE 1/4 OF SECTION 36
 T25S R52E S30T
 WASHTENAW COUNTY, MICHIGAN

DATE: 11-18-2015
 PERMITS: 2736 S. Madison
 Arbor Land Consultants, Inc.
 7390 S. Spring Arbor Rd.
 Spring Arbor, MI 48867
 517.894.2961
 www.arborland.com



NOTICE:
 BEARINGS ARE BASED ON
 MICHIGAN STATE PLANE
 COORDINATE SYSTEM,
 SOUTH ZONE, NAD83(2011)

APARTMENT BUILDING
 PINELAKE VILLAGE COOPERATIVE
 APARTMENT BUILDING
 7236 S. MADISON
 SOUTHRIDGE, MI 48033

4.837 AC. TOTAL
 (4,802 AC. NET)
 PIN 11-08-36-10-008
 112.5 AC. TOTAL
 3,385 AC. NET
 PIN 09-08-36-10-004
 CITY OF ANN ARBOR
 ANN ARBOR, MI 48106

SECTION CORNER
 FOUND IRON PIPE
 FOUND IRON ROD
 FOUND WATER PIPE
 FOUND VALVE
 FOUND MANHOLE
 FOUND GAS MAIN
 FOUND ELECTRIC MAIN
 FOUND STORM MAIN
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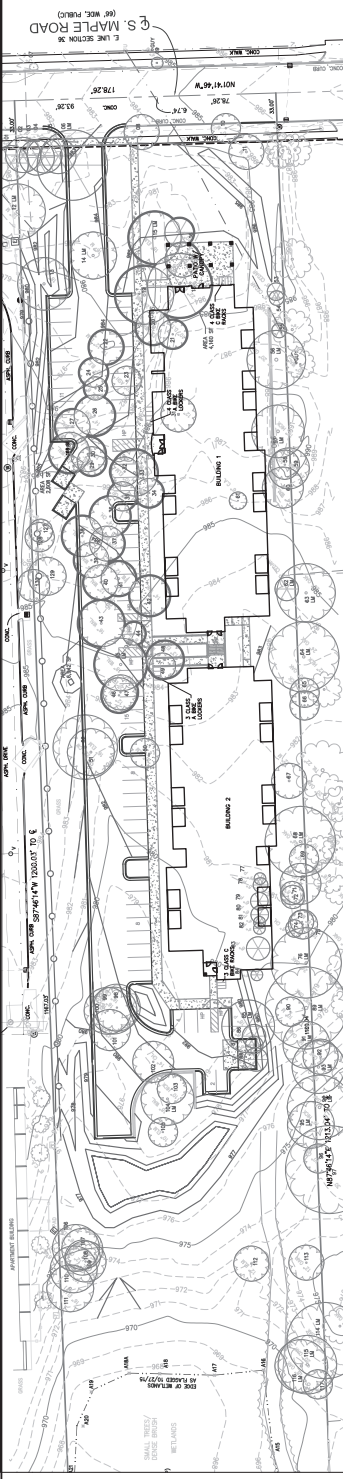
PERIMETER ENGINEERING LLC
 1646 BOYCE ROAD
 CHELSEA, MA 01818
 734-210-9241

PERIMETER

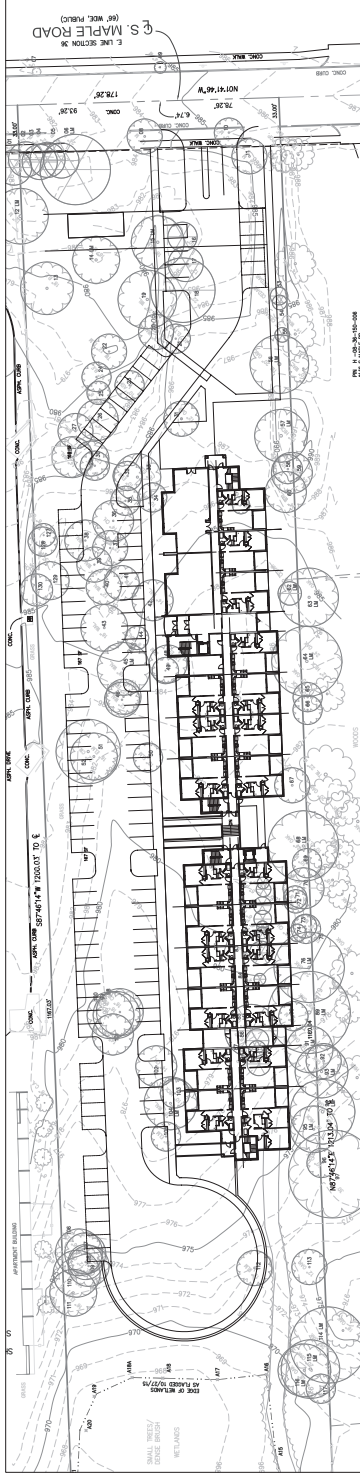
SECTION 36
 TOWN 02 SOUTH, RANGE 05 EAST
 CITY OF ANN ARBOR
 WASHTEWNA COUNTY, MI

AYALON HOUSING, INC.
 SOUTH MAPLE
 SITE PLAN
 NATURAL FEATURES
 REVISIONS

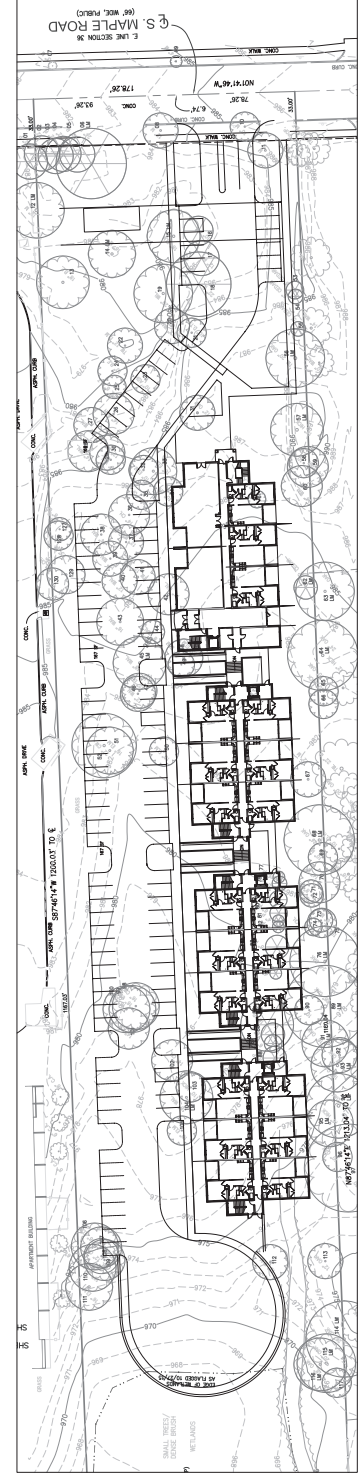
SEPTEMBER 29, 2016
 AUGUST 29, 2016
 SCALE 1"=40'
 DR. K.K. DT. K.K.
 SHEET NO. **SP-09**



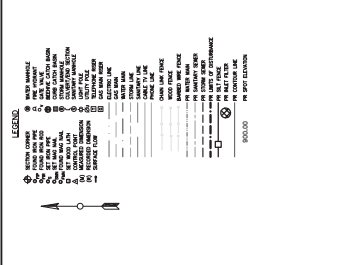
PROPOSED LAYOUT



ALTERNATE LAYOUT 1



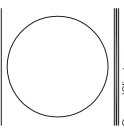
ALTERNATE LAYOUT 2



NATURAL FEATURES MAPS AT VARIANCES LOCATED ON THE SITE. THE VARIANCES ARE NECESSARY TO ALLOW THE PROPOSED LAYOUT TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR'S ZONING ORDINANCES AND TO PROTECT THE ENVIRONMENTAL QUALITY OF THE SITE. THE VARIANCES ARE NECESSARY TO ALLOW THE PROPOSED LAYOUT TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR'S ZONING ORDINANCES AND TO PROTECT THE ENVIRONMENTAL QUALITY OF THE SITE. THE VARIANCES ARE NECESSARY TO ALLOW THE PROPOSED LAYOUT TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR'S ZONING ORDINANCES AND TO PROTECT THE ENVIRONMENTAL QUALITY OF THE SITE. THE VARIANCES ARE NECESSARY TO ALLOW THE PROPOSED LAYOUT TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR'S ZONING ORDINANCES AND TO PROTECT THE ENVIRONMENTAL QUALITY OF THE SITE.

PRELIMINARY
 NOT FOR CONSTRUCTION

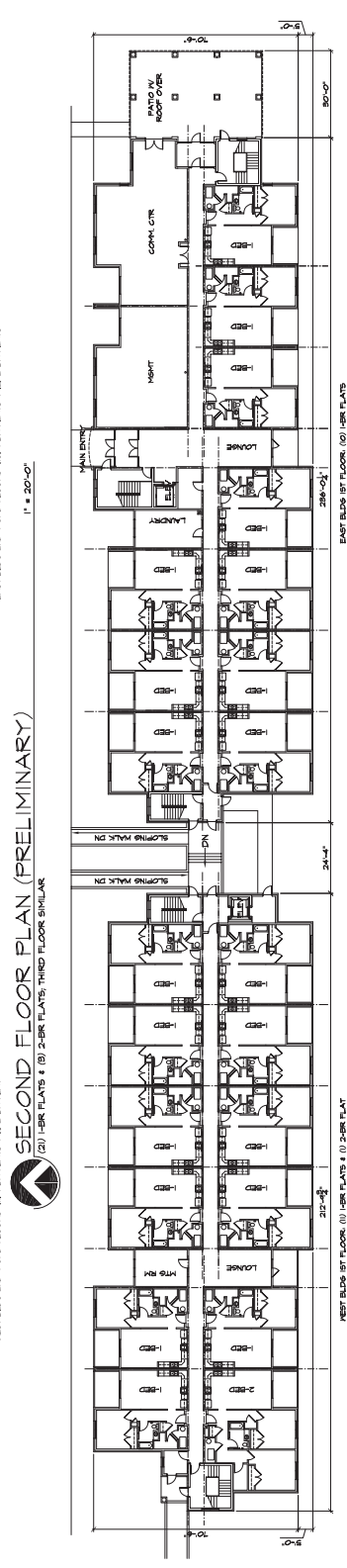
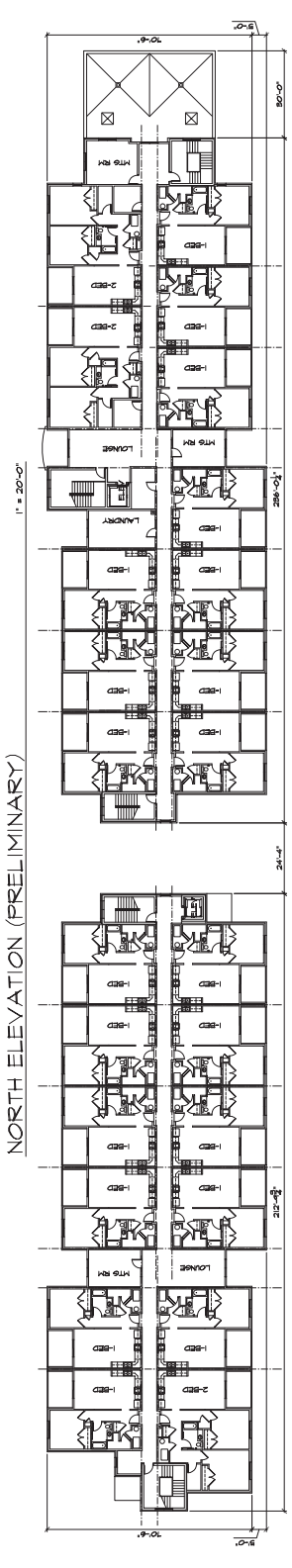
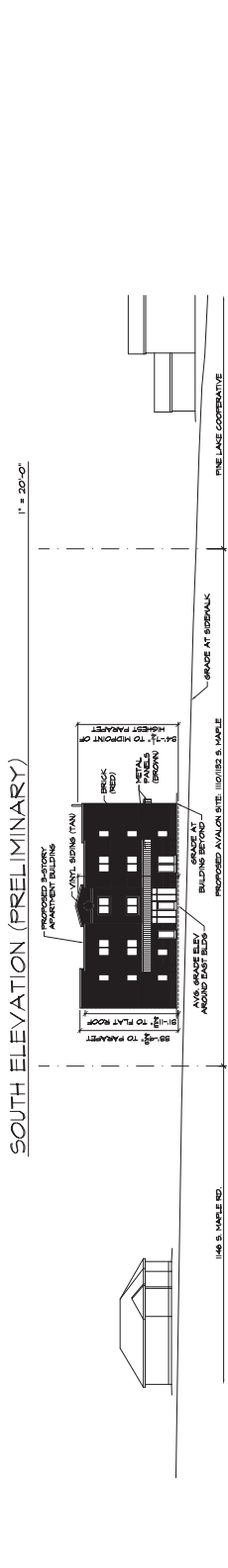
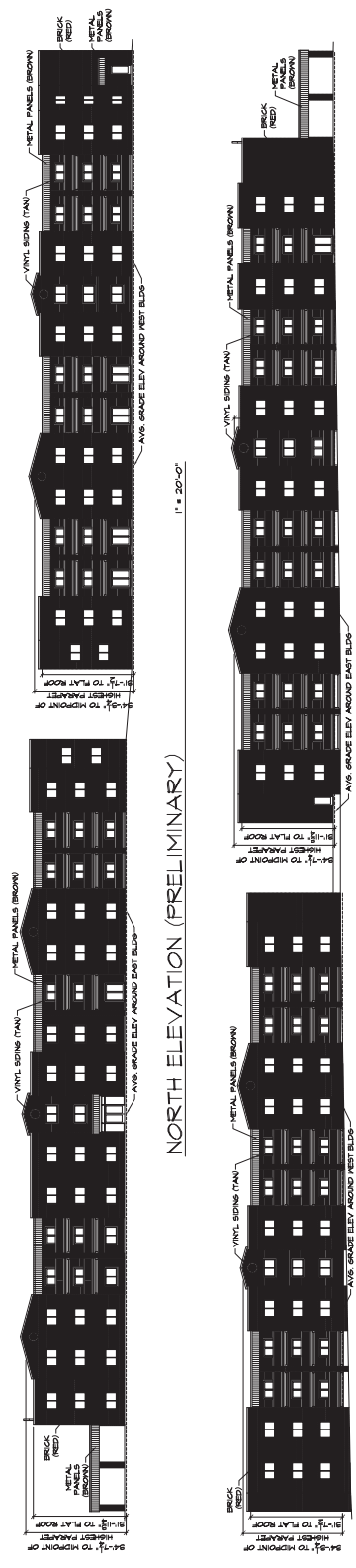




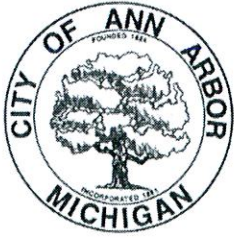
Date:	8/19/16
Drawn:	CJE
Project No.:	201614
Scale:	AS SHOWN

Approves:
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Drawing Title:

Preliminary Building Elevations



NOTE: PLANS AND ELEVATIONS ARE PRELIMINARY FOR SITE PLAN APPROVAL ONLY, NOT FOR CONSTRUCTION.



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR PLANNED PROJECTS

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this planned project request as it relates to the property hereinafter described.

A. Legal Description

(Give or attach legal description and include address of property)

1110 South Maple and 1132 South Maple. See Attached for legal descriptions.

B. Petitioner Information

The petitioner(s) requesting the planned project are:

(List petitioners' name, address, telephone number, and interest in the land, i.e., owner, land contract, option to purchase, etc.)

Avalon Housing 1327 Jones, Ann Arbor, Mi 48105 734-663-5858 Wendy Carty-Saxon

option to purchase

Also interested in the petition are:

(List others with legal or equitable interest)

1110 South Maple: Harry Gable 1110 South Maple, Ann Arbor 48103

1132 South Maple: Erling Hansen PO Box 2706 Ann Arbor MI 48106

C. Modification(s) Request

The applicant requests the following area, height and placement modifications of the following section(s) of the Zoning Ordinance:

The applicant is requesting a modification to the required side and front yard setbacks. Section 5:24 requires a maximum 40 ft front setback and the applicant proposed 62 ft. Section 5:62 requires additional side setbacks for buildings over 50 ft in length.

Please explain how these modifications will help achieve the objectives of the development program and the standards listed in Section D below (add attachment if necessary):

The modifications will allow for a more compact site by reducing the area of disturbance to construct several smaller buildings. The proposed buildings will provide affordable housing, preserve open space and minimize impacts to natural features including landmark trees and wetlands on the site.

D. Standards for Approval

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan. Please explain how and to what extent these standards are met by the proposal:

- 1. The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the following exceptions may apply:
 - a. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. If a planned project for a zero lot line duplex or townhouse development provides affordable housing for lower income households, the minimum gross lot size and width requirements may be reduced. The number of dwelling units permitted shall not exceed the maximum permitted density in the zoning district in which the proposed development is located.
 - b. In any residential zoning district allowing 3 or fewer dwelling units per acre, when 20 percent or more of the total area of a development is set aside for permanent open space preservation, the gross lot size may be reduced below the minimum lot area per dwelling unit and width requirements for the zoning district in which it is located, as provided in this section.

The lots exceed the required minimum lot size. The required minimum is 14,00 sf. The proposed site includes over 200,000 sf.

2. The proposed modifications of zoning requirements must provide one or more of the following:
- a. Usable open space in excess of the minimum requirement for the zoning district. Where no minimum usable open space standard is required by the zoning district, a minimum usable open space standard shall be established by the approval of the planned project.
 - b. Building or parking setback(s) in excess of the minimum requirement for the zoning district. Where no minimum building or parking setback is required by the zoning district, a minimum setback standard shall be established by the approval of the planned project.
 - c. Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.
 - d. Preservation of historical or architectural features.
 - e. Solar orientation or energy conserving design.
 - f. An arrangement of buildings which provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.
 - g. Affordable housing for lower income households.
 - h. A recorded conservation easement or similar binding instrument providing for permanent open space of 20 percent or more of the planned project, in any residential zoning district allowing 3 or fewer dwelling units per acre.

The proposed modifications include affordable housing. The modifications also allow for
 greater open space, natural features buffers and preservation of landmark trees and
 wetlands. Over 40% of the site will remain undisturbed.

3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

Traffic to and from the site will not be hazardous to adjacent property owners. The project
 proposes to defer the maximum parking spaces allowed as historical information from other
 sites owned and managed by the petitioner indicate that a majority of the residents will
 utilize mass transit as opposed to individual vehicles.

4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The requested setback modifications are consistent with adjacent properties. The proposed
 building is consistent with adjacent properties which are residential and multi family residential.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 (Off-Street Parking) and Chapter 62 (Landscape and Screening).

Required parking is provided in accordance with Chapter 59. The project proposes to defer the 40% of the parking spaces. Landscaping will be provided to meet the requirements of Chapter 62 except that a modification is requested for the 15' conflicting land use buffer to allow for a varying width of 13.93' to 26.91' along the north property line.

6. The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

The density, allowable floor area and open space requirements are met.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

The project proposes residential use.

8. In any residential zoning district allowing 3 or fewer dwelling units per acre and where 20 percent or more of the total area is proposed for permanent open space, projects shall meet the following standards:

- a. The minimum gross lot size of the parcel proposed for the planned project shall be 2 acres. The size and shape of the portions of the planned project designated for open space preservation shall be reviewed and approved in conjunction with a planned project site plan, a planned unit development site plan, or a plat, in relation to natural features or characteristics specific to that site.
- b. The area of each residential building lot or limited common area of a condominium development shall be 10,000 square feet or greater, exclusive of the permanent open space. Minimum lot width and setback requirements shall meet or exceed standards of the R1B residential zoning district.
- c. Permanent open space area shall be in, and shall continue to be in, an undeveloped, natural state preserving and conserving natural resources, natural features, scenic or wooded condition, or naturally occurring water surfaces. It may also provide an undeveloped greenway of contiguous or linear open space that includes habitats or corridors for wildlife, or links parks, nature reserves, cultural features or historic sites with each other for passive recreation or for conservation purposes.
- d. Land in permanent open space may be, but is not required to be, dedicated to the use of the public.
- e. Prior to the issuance of any permit, the permanent open space shall be protected by a recorded conservation easement or similar binding instrument containing provisions for ownership and ongoing maintenance of the permanent open space by a responsible party such as, but not limited to, a homeowner's association, an independent agency or trust established for such purposes, or a municipality for open space preservation. Such permanent open space shall constitute 20 percent or more of the total area of a development.

- f. The option of utilizing a conservation easement or plat dedication for open space preservation for not less than 20 percent of the total area may be exercised only one time on a parcel of land.

The project proposes 2,920 sf per dwelling unit.

The Commission or Council may add conditions to the approval of the planned project to achieve conformity to these standards.

E. Supporting Plans

Attach a site plan and building elevations of the property proposed for planned project approval, showing the boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls) and the Land Development Regulations.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 8-24-2016

Signature: [Handwritten Signature]
 Avalon Housing, Inc.
 WENOX COUNTY - SOXON
 Director of Real Estate Dev
 1327 Jones Dr Suite 102
 Ann Arbor MI 48106
 (Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 24th day of August, 2016, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: [Handwritten Signature]
 TARA TARBOX
 (Print name of Notary Public)



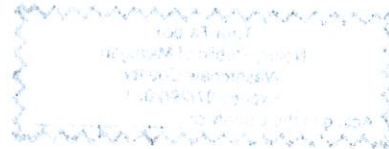
My Commission Expires: 7/29/2021

PARCEL 1:

Beginning at a point in the East line of Section 36, Town 2 South, Range 5 East, said point being 1782.76 feet North measured along said line from the East quarter post of said Section 36; thence continuing North along said East Section line 100 feet; thence South 89 degrees 28 minutes West 1323 feet; thence South 0 degrees 40 minutes West 100 feet; thence North 89 degrees 28 minutes East parallel with the first mentioned Northerly line to the place of beginning, being in the Northeast quarter of Section 36, Scio Township, Washtenaw County, Michigan, excepting and reserving therefrom the South 6.74 feet conveyed to Erling J. Hansen and wife by quitclaim deed dated July 30, 1951 and recorded in Liber 613 of Records, page 285, on December 11, 1952; also excepting and reserving therefrom land conveyed by Warranty Deed to the State Highway Commissioner dated August 5, 1952 and recorded in Liber 609, Page 499 on October 24, 1952, Washtenaw County Records.

PARCEL 2:

Commencing at the East ¼ post of section; thence North 1704.5 feet in East line of section for place of beginning; thence South 89 degrees 28 minutes 00 seconds West 1178.51 feet; thence North 02 degrees 51 minutes 15 seconds East 85.06 feet; thence North 89 degrees 28 minutes 00 seconds East 1175.33 feet; thence South in East line of section 85 feet to place of beginning, all part of Northeast ¼, Section 36, Town 2 South, Range 5 East.





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

See www.a2gov.org/planning for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

A. Project Information

(Give name of site plan project and tax code number of property)

South Maple Apartments - Avalon Housing

1110 South Maple H-08-36-150-008

1132 South Maple H-08-36-150-007

B. Petitioner Information

The petitioner(s) requesting the modifications are:

(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

Avalon Housing, 1327 Jones Drive, Ann Arbor, MI 48105 734-663-5858 Wendy Carty-Saxon

option to purchase

Also interested in the petition are:

(List others with legal or equitable interest)

1110 South Maple: Harry Gable 1110 South Maple Ann Arbor, MI 48103

1132 South Maple: Erling Hansen P.O. Box 2706 Ann Arbor, MI 48106

C. Modification Request

The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways (if necessary, attach additional page):

Section 5:603, Paragraph 1

The petitioner is requesting to be allowed to vary the width of the required 15' conflicting land use buffer.

The proposed buffer will vary from 13.93' to 26.91' in width.

Section _____, Paragraph _____

D. Standards for Approval

Flexibility in the application of the landscape and screening regulations 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 approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

- 1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.

The site contains landmark trees, wetlands and is adjacent to the Hansen Nature area on the south side.


To the north is the Pine Lake Village's vehicular use area. The landscape modification is being requested along the north property line to minimize impacts to the natural features located along the south property line and the wetlands on the west portion of the property.

- 2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

The intent of Chapter 62 to provide screening of the vehicular use are will be achieved by providing a screen fence and all required landscaping in the area between the parking spaces and the north property line. The adjacent property also has access drives located along the north property line. In the area that requires the modification, all parking spaces will be deferred resulting in approximately 27' of buffer between the constructed vehicular use area and the property line.


The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 8-24-2016

Signature: 
Avalon Housing, Inc.
WASHTENAW COUNTY-SAXON
DIRECTOR OF REAL ESTATE DEV.
1327 Jones Dr. SUITE 102
Ann Arbor MI 48105
(Print name and address of petitioner)

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 24th day of AUGUST, 2016, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 
TARA TARBOX
(Print name of Notary Public)



My Commission Expires: 7/29/2021

Citizen Participation Report
South Maple Apartments
1110/1132 S. Maple, Ann Arbor, MI 48103

Submitted by Avalon Housing, Inc.
August 10, 2016

Meeting details

A public meeting was held in conjunction with the proposed site plan, annexation and zoning of 1110/1132 S Maple. The meeting was held on Thursday, July 7, 2016 from 7:00 p.m.- 8:30 p.m. at the Children's Creative Center, located at 1600 Pauline.

Mailing

A postcard notifying neighbors of the meeting was mailed out on June 22, 2016. It was sent to 1019 addresses, as per the list provided by the City of Ann Arbor Planning Department staff. A copy of this notice is included.

Attendance

In addition to the Avalon staff, board and interns at the meeting, there were seven members of the community in attendance. A copy of the sign-in sheet is attached.

Meeting format

Avalon had six different interest areas set up at tables around the room. Interest areas highlighted the following topics: All About Avalon Housing; Green Features; Site Plan and Building Design; Property Operations; Supportive Housing Services and Resident Involvement; and Financing and Timeline. Each table had Avalon staff members to provide information and answer questions. Avalon also assigned staff or interns as note takers at each table. One of the handouts outlined the meeting format, and identified each interest area. Another handout included a summary of development highlights, including proposed number of units, rents, financing, timing, development team and other highlights. Both handouts are attached.

The following handouts were provided at the meeting:

- Welcome to the Citizen Participation Meeting for South Maple Apartments
- South Maple Apartments—Proposed Development Highlights
- Blank Comment Cards
- Sign-in Sheet

Copies of the following were displayed at the meeting with some items also available as handouts

- Preliminary Site Development Plan
- Site Survey, with aerial and zoning maps of site and surrounding area
- Preliminary Building Elevation and Building Plan

- Avalon display board showing current properties
- Map of location of Avalon's Housing Stock
- 2016 Income and Rent comparisons
- Avalon Housing Information Sheet
- Housing as Health Care in Michigan—article about Pauline Apartments
- Enterprise Green Considerations information sheet, including Integrative Design

Summary of Comments/Questions/Concerns and Responses

All About Avalon Housing

Avalon's Community Relations Coordinator, Andrea Wilkerson, described how Avalon Housing was formed and community members were given an overview of our 20 properties, learned of ways to get involved with Avalon through events and volunteer opportunities, and were directed on to the specific area of interest they were hoping to learn more about. Various informational handouts were available at this table for citizens to learn more about Avalon.

Green Features

Avalon's Asset Manager Project Manager, James Scarletta, described some of the green commitments being made for this development under the Enterprise Green Communities Certification.

Q: Concern was expressed about trees that would be removed from the site.

A: There will be some tree replacement. Please see the Table #3 Site Plan, for additional details.

Q: What sort of green features will be included?

A: This development will incorporate many green features, including community gardens, low flow toilets and faucets, energy efficient lighting and energy efficient heating and cooling systems.

Q: How many trees is the City going to make you plant?

A: We are not sure at this point, but we will meet whatever the City requirements are.

Site Plan and Building Design

The project architect for this property, David Esau of Cornerstone Design, along with Avalon's Associate Director, Larry Catrinar, provided information on the concept plan for this property. Concept plans showed a single building with 69 units, 62 1-br and 7 2br; with an on-site community center and management offices.

Q: Will there be a fence between this property and Pine Lake Cooperative? If so, what type? It would be nice to have a solid fence, about six feet high, in order to screen residences at Pine Lake from car headlights and to provide separation between the families and kids at Pine Lake and the parking areas of the new development.

A: Yes, we can put a fence there. We are open to suggestions as to the type. Wood or PVC would be some material options.

Q: How many units?

A: 69.

Representatives of Pine Lake were shown and given a copy of a concept plan for this site as overlaid on an aerial of the site, including the neighboring Pine Lake to provide some scale.

Q: Why are these parcels still considered part of Scio Township

A: The map was shown and the two properties that are part of this application were identified—they are currently in Scio Township, and are being proposed to be annexed into the City of Ann Arbor as part of this application. It was also noted that there is a third parcel, adjacent, that is located in Scio Township, but is not part of this application.

Q: When will construction take place?

A: If we are awarded funding, construction could begin in 2018.

Property Operations

Avalon's Executive Director, Carole McCabe; Property Management Team Leader, Tara Tarbox; and Facilities Manager, Dave Schrottenboer; provided information on Avalon property operations.

Q: Are there any screening criteria that Avalon uses, such as prior convictions, to screen people out of tenancy?

A: We conduct criminal background checks on all applicants, and evaluate each situation on a case-by-case basis

Comment: I am going to miss the trees.

Supportive Housing & Resident Involvement

Avalon's Director of Clinical Services, Aubrey Patino; Community Building and Engagement Lead, Ashley Blake; Former Avalon tenant/former Board member and current Resident Support Specialist, Melvin Parson; and current Avalon Tenant, Linda Rama; provided information on the services Avalon provides at its properties.

Q: Are you part of the development?

A (by Melvin): Yes, I am part of the development in that my lived experience as not only a former tenant (5 years) along with being a former board member and current employee is viewed by Avalon Housing as a valuable tool in promoting "buy-in" from the tenants to actively participate in their tenant community along with ideally raising some people's "Hope Bubble".

Q: What's going on at Maple?

A: Avalon is proposing to develop 69 units of affordable housing at this site.

Q: What other properties are there?

A: Avalon operates 260 units located at 20 properties scattered throughout the City of Ann Arbor. We provide support services to our tenants, and to residents of public housing and private landlords – a total of about 500 households, 650 people, including 150 children. Both individualized and community supports are available to all supportive housing residents on a voluntary basis to help them maintain housing stability, increase self-determination, and build community.

Comment: Glad to hear Avalon is coming.

Q: What is Supportive Housing?

A: Supportive Housing is the combination of affordable housing and support services that help people live more stable and productive lives.

Q: Are there supportive services you should be providing but aren't?

A: Avalon conducts an annual tenant satisfaction survey. The survey results have highlighted a desire for more structured programming and workshops, including around employment. While Avalon currently works to link households with employment services, we are continually working to enhance this as we refine our Empowerment Initiatives. Avalon also has a goal of creating a supported employment program that is as client-centered as possible.

Avalon is also working to formalize volunteer roles. Some areas are under development, but are not fully implemented yet. Avalon is also continually evaluating service needs of our households compared with the services available and has been active in conversations about ways to increase services to our households.

Q: Are tenants good about keeping up their apartments?

A: It varies from tenant to tenant.

Financing and Timeline

Avalon's Director of Real Estate Development, Wendy Carty-Saxon, described the anticipated timing for site plan, zoning and annexation submission and approval; funding submission and approval; and anticipated construction and lease up dates.

Q: Where is the annexation process?

A: The plan is to submit our request by the end of the month. We submit to the city, they send it to Scio Township. City council needs the state to sign off before they can vote. This could take up to 6 months.

Q: How many houses would be demolished for this development?

A: Two. They are located at 1110 and 1132 S. Maple.

Comment: I was pleased to find out that it was Avalon.

Q: Did you talk to the people from Pine Lake Cooperative?

A: Yes. We asked them how we could best provide them with information on our proposed development and were scheduled to attend a Board meeting. They decided they would prefer to have their representatives come to this community meeting. Pine Lake representatives were here tonight.

Q: Will there be a fence between this property and Pine Lake?

A: Yes, we will plan to include a fence between the two properties.

Q: What is your projection for timing of this development?

A: We are hoping to submit for site plan approval by the end of this month. We are anticipating submission for tax credits, our largest projected funder, in April of 2017. We would learn in July 2017 if we are awarded. That would have construction projected for 2018, with lease up in early 2019.

Q: How did the wetland visit go?

A: Our environmental consultant identified two small wetlands on the site that they thought would not be regulated. DEQ came out to review the delineation and determine whether or not they are regulated. We have not yet received the DEQ report back. Our current plans do not call for any buildings or drives being built in the wetland area.

Attachments:

- Postcard notice of meeting
- Sign-in sheet
- Welcome to the Citizen Participation Meeting for South Maple Apartments
- South Maple Apartments—Proposed Development Highlights
- Blank Comment Cards (no cards were completed or returned to us)
- Preliminary Site Development Plan
- Site Survey, with aerial and zoning maps of site and surrounding area
- Preliminary Building Elevation and Building Plan
- Map of location of Avalon's Housing Stock
- 2016 Income and Rent comparisons
- Avalon Housing Information Sheet
- Housing as Health Care in Michigan—article about Pauline Apartments
- Enterprise Green Considerations information sheet, including Integrative Design

NOTICE OF CITIZEN PARTICIPATION MEETING: S. Maple Apartments

Citizen Participation Meeting

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on 07/25/16. A citizen participation meeting will be held to give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then incorporated into a report for the City Planning Commission.

Project Description

The site includes 4.81 acres at 1110/1132 S. Maple. Proposal includes demolition of existing structures and new construction of 69 units (63 1-bedroom and 6 2-bedroom units) in one 3-story building with an elevator and community space. We are seeking annexation, site plan, R4B zoning.

Meeting Logistics

Date: Thursday, July 7, 2016

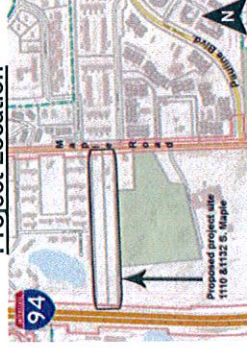
Time: 7:00 pm

Questions or Comments

Questions or comments may be directed *Wendy Carty-Saxon, Director of Real Estate Development* at wcarty-saxon@avalonhousing.org or during business hours at 734-663-5858 ext.211.

Persons with disabilities are encouraged to participate. Accommodations may be arranged by contacting Avalon Housing, Inc. Requests need to be received at least 24 hours in advance of the meeting.

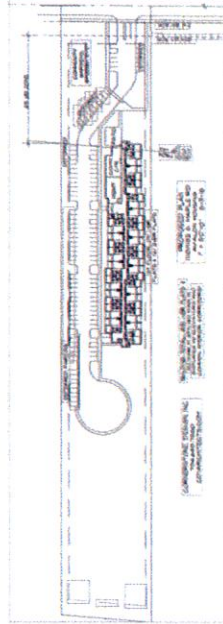
Project Location

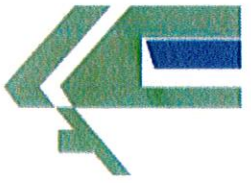


Return Address
Avalon Housing, Inc.
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed S. Maple Apts: Site Plan, Zoning, Annexation
In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for *S. Maple Apts* will be submitted to the City of Ann Arbor's Planning Department. Details about a citizen participation meeting designed for you to learn about this project are described on the opposite side of this card. Visit www.a2gov.org/participation for more information about citizen participation in Ann Arbor.

Place address label here





Avalon Housing

Opening Doors. Ending Homelessness.

Community Meeting Sign In South Maple Apartments - July 7, 2016			
Name	Address	Phone	Email
Sandra Sipkin	1235 S. Maple Rd #302	734-747-8785	SSIPKIN@comcast.net
Harry Gable	1110 S. Maple	734 330-5771	gableharry@yahoo.com
Tony Bryan	2108 ^{APT 208} Baylinda	840 241 8246	
Charles C. Willard	2730 Adrienne Dr	734-686-8418	cwillard1954@gmail.com



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Community Meeting Sign In South Maple Apartments – July 7, 2016			
Name	Address	Phone	Email
Charlotte Turner	2791 Adrienne Drive	734 678-5034	psmall@huntingtonmanagement.com
Paula Small	2680 Adrienne Drive	734-994-9177	psmall@huntingtonmanagement.com
Vesonique Liem	2751 Byington	734 - 769-3472	vliem@sls.com
Erik Hansen	1132 S. Maple Rd A2M	734 249 3768	



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Community Meeting Sign In South Maple Apartments – July 7, 2016			
Name	Address	Phone	Email
LARRY CATRINAR	Avalon Housing	734 663-5858 X219	LCATRINAR@AVALONHOUSING.ORG
Carole McCah	Avalon Housing	734 663-5858 x214	cmccah@avalonhousing.org
Brett Jones	Avalon Housing	734-325-3559	bjones@avalonhousing.org
TARA TORBOX	Avalon Housing	734-663-5858 x.217	ttorbox@avalonhousing.org
Andrea Wilkerson	Avalon Housing	2789538446	awilkerson@avalonhousing.org
David Esau	2011 Brampton Ct.	734-929-0668	desau@cdiarchitects.com
Wendy Carey-Spicer	Avalon Housing	734 663 5858	wcarey@avalonhousing.org
Trevor Verrier	117 E. Davis	586-817-6742	tverrier@avalonhousing.org
Essence Gray	Avalon Housing	734 663 5858 EXT 503	esgray@avalonhousing.org



Avalon Housing

Opening Doors. Ending Homelessness.

Community Meeting Sign In South Maple Apartments - July 7, 2016			
Name	Address	Phone	Email
Michael Appel	1127 Clair Creek 48103	734 260 0331	appel.michael@gmail.com
JAMES SCARLETTA	2658 PAULINE, #2=48103	734-678-9564	JSCARLETTA@GMAIL.COM
DANE SCHROEDER	230 Adams St C 48118	734-323-5297	dschrotenboer@a.valonhousing.org
Linda Rama	201 W William #4 48104	734 741 0643	rama.l@washington.org
Ashley Blake	1992 Pauline Blvd #10	734-945-1672	ashur-blake@gmail.com
Arlene Patisno	1327 Jones Dr 12 48105	734 355 4426	apatisno@valonhousing.org



Welcome to the Citizen Participation Meeting for South Maple Apartments!

July 7, 2016

Please visit the following interest areas this evening to learn more about Avalon and this proposed development:

All About Avalon Housing

Learn about Avalon's history, who we are today, our existing properties located throughout Ann Arbor and how you can participate to help us make a difference in our community.

Green Features

We are pleased to share information with you about the green features that will be included in our South Maple Apartment community. Products used in our construction, from Energy Star roofing materials to water conserving fixtures, are selected using strict specifications so that all of our South Maple apartment homes will be Energy Star Certified. South Maple Apartments will also include gardens managed by the Avalon Housing Edible Avalon program that will provide access to fresh, local foods for those who will call South Maple Apartments their home.

Site plan and building design

We are excited to show you concept and site plan drawings for South Maple Apartments and demonstrate how we plan to provide 69 apartment homes with interior and exterior community space. Please stop by and meet a principal from Cornerstone Design, Inc., our architect, who can answer your design and site plan questions.

Property Operations

Avalon currently owns and manages 260 units throughout Ann Arbor using our Enhanced Property Management model that includes 24 hour on-call property management, maintenance and services staff. Come and learn how we will apply our expertise to South Maple Apartments with dedicated on-site staffing. We also have information available regarding the anticipated affordable rents that will be offered at South Maple Apartments to help meet the need for affordable workforce and permanent supportive housing in Ann Arbor.

Supportive Housing Services and Resident Involvement

Avalon has developed our nationally recognized Supportive Housing Services program over our 24 year history and we look forward to applying our experience, knowledge and efforts to helping individuals succeed and build community at South Maple Apartments. Learn about our Supportive Housing Services, Community Building Activities and Edible Avalon.

Financing and Timeline

South Maple Apartments is expected to be financed with the use of private equity raised through the use of Low Income Housing Tax Credits, FHLB funds, County HOME funds and a conventional mortgage loan. Questions regarding funding timelines and our anticipated construction timeline can be discussed with Avalon staff.



South Maple Apartments—Proposed Development Highlights

July 7, 2016

Development Team

Sponsor/Owner/Developer: Avalon Housing, Inc.
Architect: Cornerstone Design, Inc.
Civil Engineer: Perimeter Engineering
Property Manager: Avalon Housing, Inc.
Supportive Services Provider: Avalon Housing, Inc.

Apartments

69 total apartments in a three-story building with proposed R4B zoning

62 One-bedroom apartments

7 Two-bedroom apartments

All visitable flats with no-step entry. At least four apartments to be barrier free.

Fully Accessible Community Center; computer and internet access; on-site laundry and garden.

Rents

43 units Workforce Housing apartments with affordable rents below area fair market rents

One-bedroom: \$664/month (*area fair market rent is \$851*)

Two-bedroom: \$797/month (*area fair market rent is \$1019*)

26 Permanent Supportive Housing apartments subsidized with project-based rental assistance.

Tenant rent to be 30% of their income.

Permanent Financing

Private Equity through Low Income Housing Tax Credits

FHLB Affordable Housing Program Funds

Washtenaw County HOME funds

Conventional Note and Mortgage

Timing

July 2016 Site Plan submission

2016/2017 Funding submissions

2018 Construction

2019 Lease up

Highlights

- On-Site Enhanced Property Management
- Enterprise Green Communities Certification
- All apartments to be Energy Star Certified
- Energy Star roofing and appliances
- Water Conserving features throughout
- Access to fresh local foods through on-site Edible Avalon gardens

*As this development proposal continues through the site plan and funding processes, there may be changes to what is currently anticipated.

Comments and Ideas: Community Meeting July 7, 2016

Your comments and ideas regarding the development of South Maple Apartments are important to us. Please write your comments or ideas in the space below, or contact Wendy Carty-Saxon at: Avalon Housing, Inc., 1327 Jones Dr., Suite 102, Ann Arbor, MI 48105. Phone: 734-663-5858. Email: wcarty-saxon@avalonhousing.org

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310 Chapel St., Ste. 2
Ann Arbor, MI 48106
734.663.1528 Fax 734.663.1190



Owner/Client:
**Avalon
Housing**

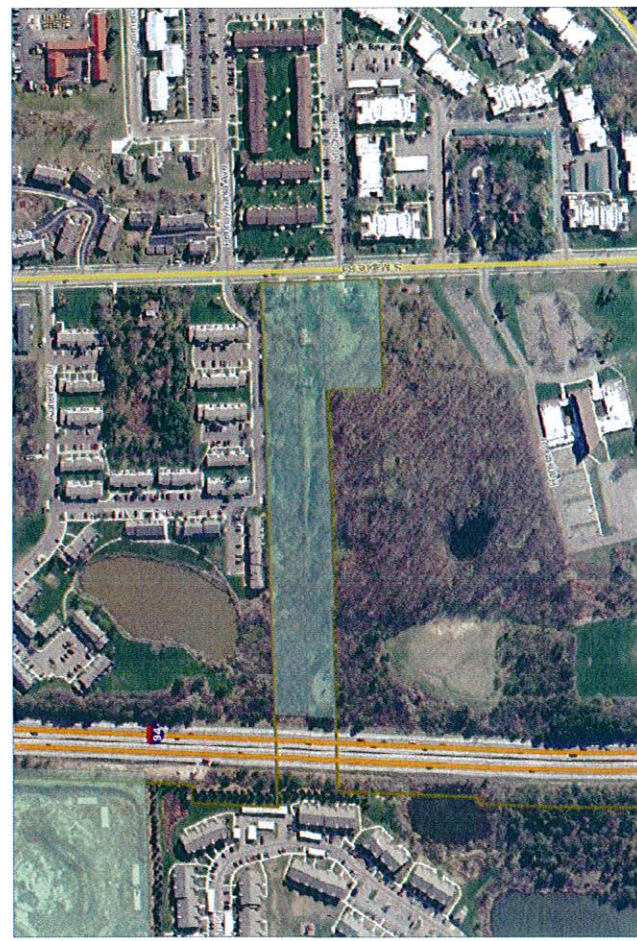
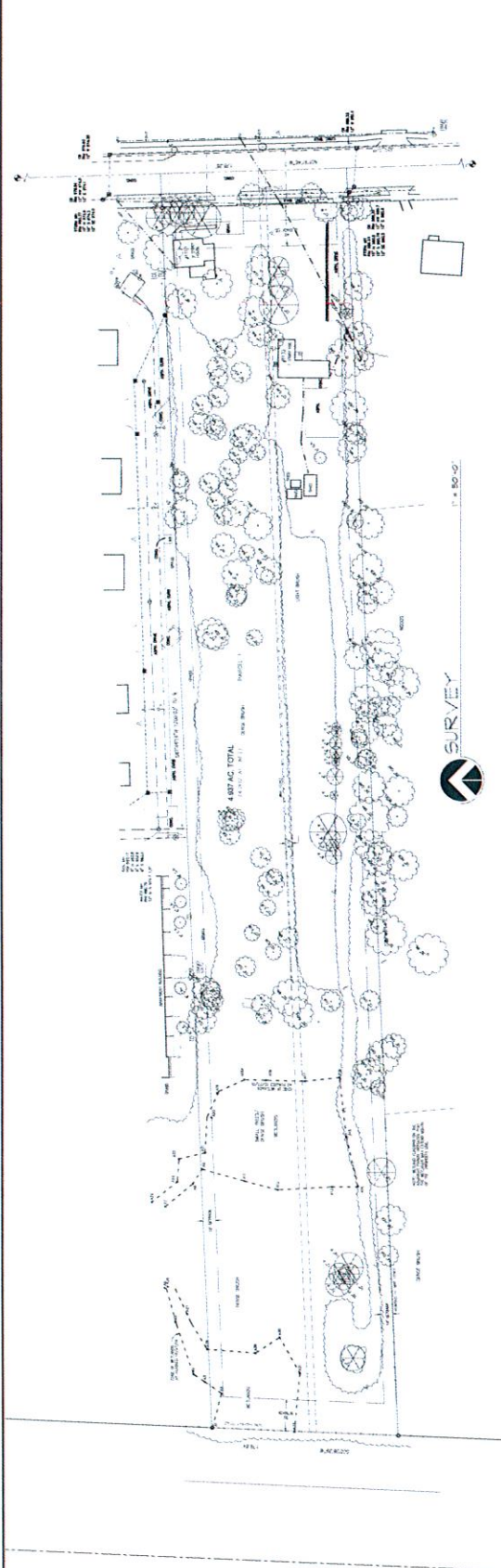
1327 Jones Ct., Suite 102
Ann Arbor, MI 48106
734.663.3685

Project:
**S. Maple
Apartment
Development**

1110/1132 S. Maple Rd.
Ann Arbor, MI
Residential

Date: 7/1/16
Drawn: DJE
Project No.: 201614
Scale: AS SHOWN
Approved:
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Drawing Title:

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Aerial





Owner/Client:

Avalon
Housing

1327 Jones Dr., Suite 102
Ann Arbor, MI 48109
ph 734.663.5858

Project:

S. Maple
Apartment
Development

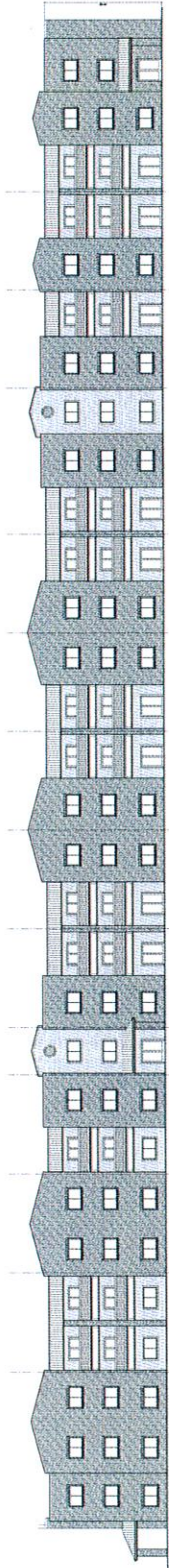
11101132 S. Maple Rd.
Ann Arbor, MI
Revisions:

Date: 7/7/16
Drawn: DJE
Project No.: 201614
Scale: AS SHOWN
Approved: AS SHOWN
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Drawing Title:

Building
Preliminary
Plans

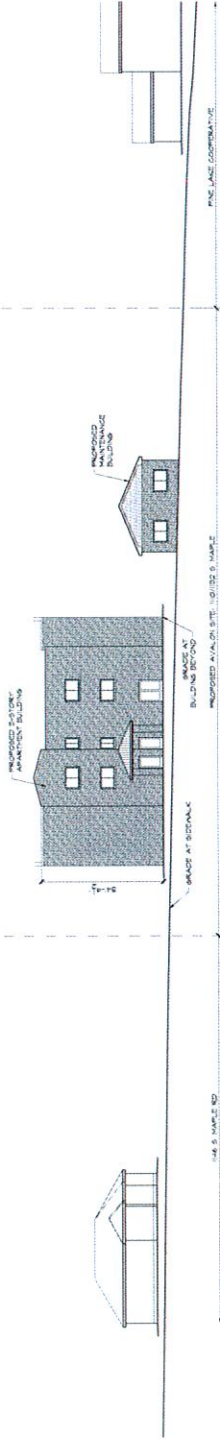
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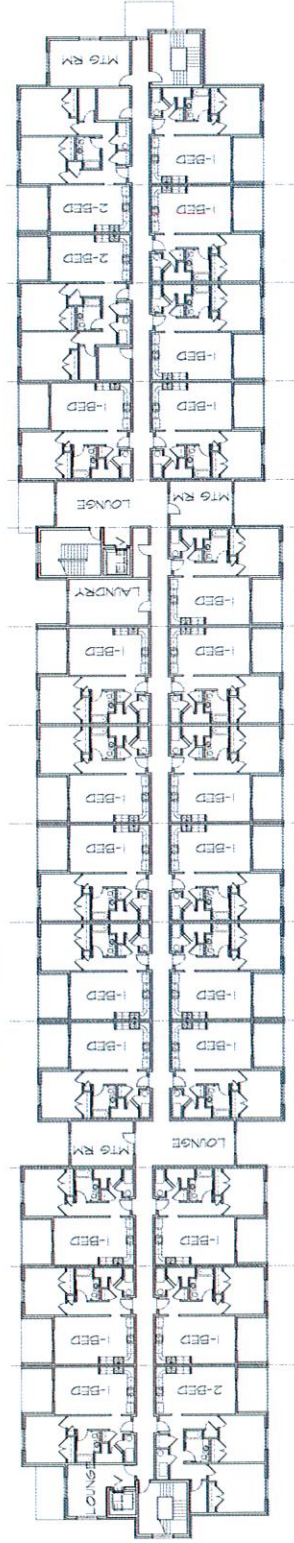
NORTH ELEVATION (PRELIMINARY)

1/8" = 1'-0"



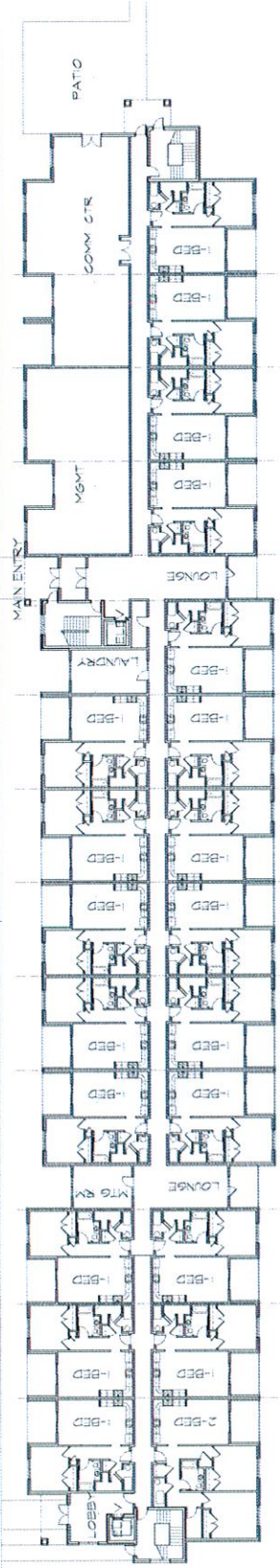
EAST ELEVATION (PRELIMINARY)

1/8" = 1'-0"



SECOND FLOOR PLAN (PRELIMINARY)

1/8" = 1'-0"



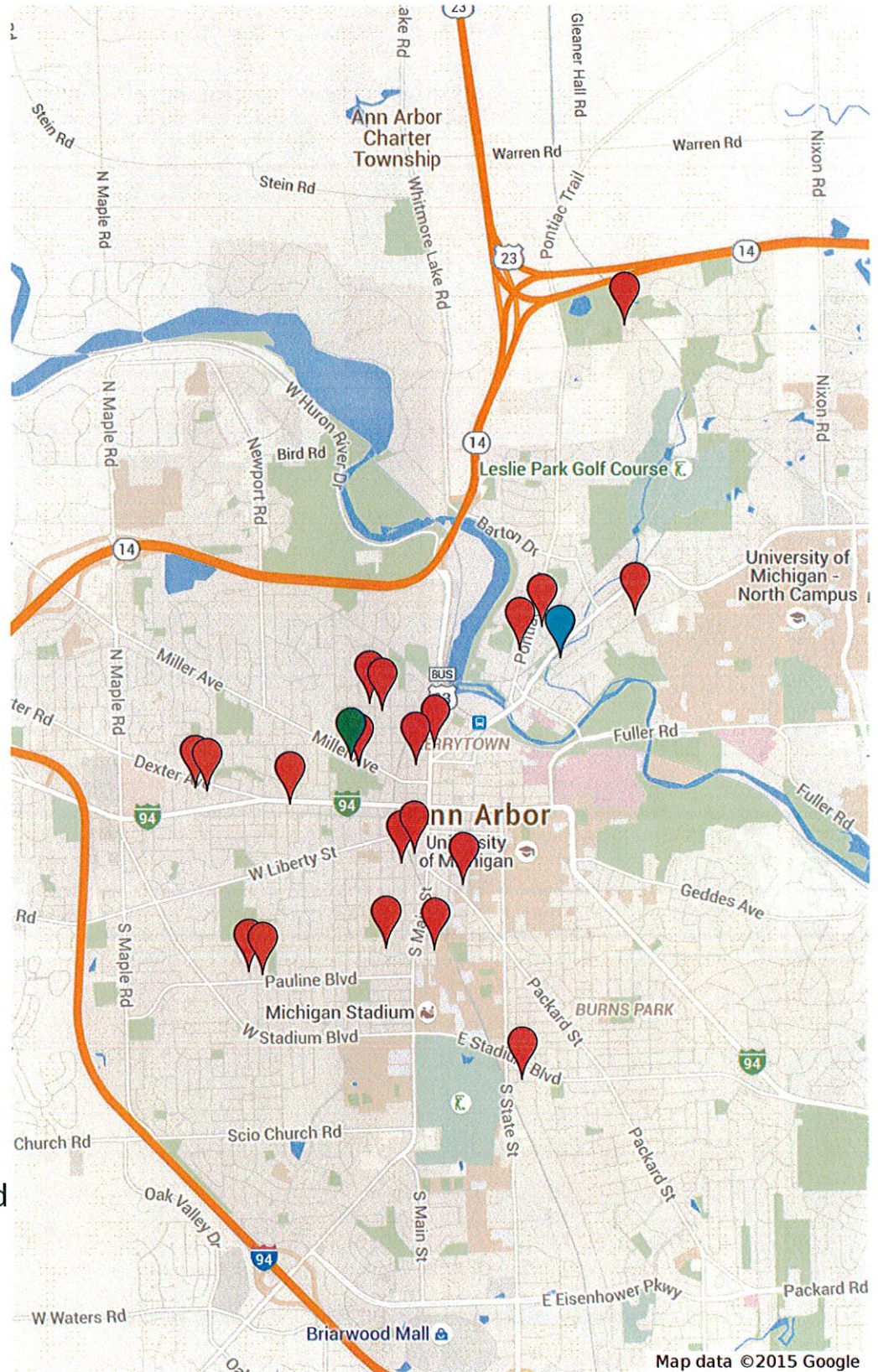
FIRST FLOOR PLAN (PRELIMINARY)

1/8" = 1'-0"

Avalon's Housing Stock

Untitled layer

- 📍 1327 Jones Dr.
- 📍 1675/77 Broadway St
- 📍 Pear St. Apartments
- 📍 Carrot Way Apartments
- 📍 1305 - 1311 Pontiac Trail
- 📍 701 Miller Ave.
- 📍 Miller Manor
- 📍 532 N Main St.
- 📍 610 W Summit St.
- 📍 517 W Summit St.
- 📍 426 S 1st St.
- 📍 Arbordale Apartments
- 📍 Pauline Apartments
- 📍 819 3rd St.
- 📍 211 E Davis Ave.
- 📍 Stimson Apartments
- 📍 518/520/522 S. Division St.
- 📍 201 W William St.
- 📍 411 N Ashley St.
- 📍 1217 W Huron St.
- 📍 125/127 Allen Dr.
- 📍 115/119 N. Glendale Dr.



Avalon's housing stock includes 260 units at 20 locations (red). Also included on the map are Avalon's main offices on Jones Dr. (blue) and Miller Manor, where Avalon staff provide 24/7 services coverage (green).

Map data ©2015 Google

Washtenaw County Fair Market Rents and Income Limits (2016)
 (as published by the U.S. Department of Housing and Urban Development)

HUD calculated annual income and affordable monthly rent levels in Washtenaw County (2016)

	1-person household		4-person household	
	Annual Income	Affordable Rent	Annual Income	Affordable Rent
Area Median Income (AMI)	\$62,000	\$1,550	\$84,300	\$2,108
Low Income (80% AMI) *	\$46,000	\$1,150	\$65,700	\$1,643
Very Low Income (50% AMI) *	\$31,000	\$775	\$44,250	\$1,106
Extremely Low Income (30% AMI)	\$18,600	\$465	\$26,550	\$664
15% of AMI	\$9,300	\$233	\$12,645	\$316

Annual income and affordable monthly rent levels for Avalon Housing target population

	Annual Income	Affordable Rent
\$10.00/hour work	\$20,800	\$520
Michigan Minimum Wage (\$8.15/hour)	\$16,952	\$424
SSI (base Disability benefits)	\$8,796	\$220

Avalon monthly rents compared to Fair Market Rents (2016)

Apartment size	Fair Market Rents	Avalon Base Rents***
SRO	\$577	\$287
Efficiency	\$769	\$322
1-bedroom	\$851	** \$288 - \$361
2-bedroom	\$1,019	** \$365 - \$626
3-bedroom	\$1,396	\$626

* 80% and 50% AMI capped at national median income per HUD.
 ** Lowest 1- and 2-bedroom rents and all 3-bedroom rents do not include utilities.
 *** Avalon Base Rents are the rent amounts that a tenant with no other subsidies will pay





What is Avalon Housing?

Avalon Housing is a nonprofit housing developer, property manager, and service provider created in 1992 as a long-term solution to homelessness. We provide **Supportive Housing** for people who are homeless, and who have behavioral and physical health challenges, including mental illness and substance use disorders.

Supportive Housing is the combination of affordable housing and support services that help people live more stable and productive lives. Today Avalon owns and operates 260 apartments at 20 sites throughout Ann Arbor. We provide support services to our tenants, and to residents of public housing and private landlords throughout the County – serving a total of about 500 households/650 people, including 150 children.

Who do we serve?

Avalon serves the lowest income residents of our community – people with incomes at or below 30% of the area median income. More than half of our clients live on less than \$800/month. Most have experienced long-term poverty and trauma. We serve individuals, families with children, youth and seniors - prioritizing those who need both affordable housing and support to move beyond homelessness. We screen-in households that are screened-out by other landlords.

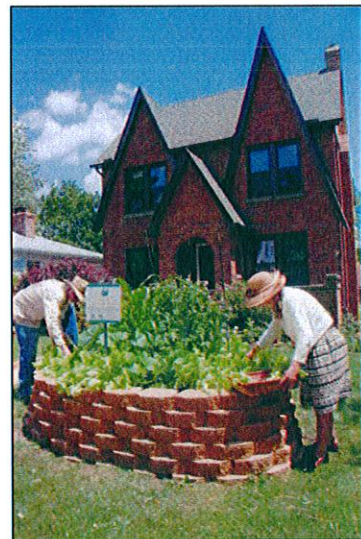
The Housing:

Avalon properties are financed with a complex mix of non-traditional sources, including Low Income Housing Tax Credits, grant programs and rent subsidies in order to reduce debt and guarantee **permanent affordability**.

As a nonprofit, mission-driven landlord, Avalon's Property Management and Maintenance Teams work to support tenants by building positive relationships and creating eviction prevention plans for at-risk tenants. Examples of this **Enhanced Property Management** model include weekly unit inspections, payment plans, community meetings, and close coordination with support services.

The Services:

All Supportive Housing residents are eligible to receive a wide variety of creative one-on-one supports and to participate in our community programs. We work with tenants in their home, in community centers, and throughout the community. Services are individualized, flexible and vary in intensity as needed.



Individualized Supports help tenants address behaviors and challenges that may lead to eviction and a return to homelessness. Including:

- Case Management: assessment, goal setting, and action plans
- 24/7 on-call crisis response
- Assistance with basic needs and with maintaining a safe and healthy household
- Advocacy and support with health care, substance abuse and mental health systems
- Medication management and transportation to critical appointments
- Support and advocacy around parenting and child welfare issues

Youth and Community Programs that provide resources, help build community and support at-risk and vulnerable youth, including:

- On-site Community Resource Centers
- Employment and Education support
- After-School and Summer Youth Programs
- Edible Avalon Community Gardens
- Food Pantries
- Resident Leadership Programs
- Recovery groups, parenting support, financial management, neighborhood safety, yoga classes, health fairs and more!



Our Guiding Principles

1. Housing First and Harm Reduction

We believe housing is a basic human right. Without safe, decent affordable housing, it is extremely difficult to maintain stability and live productively in our community. If you are faced with managing a disability, it's even harder. We offer housing to anyone in need, with no pre-conditions or requirements and then provide the supports they need to keep it. All services are voluntary. This is a harm reduction model that strives to keep people safe while on their individual path to recovery.

2. Property Management and Services working together makes the difference

At Avalon, the “landlords” and the “social workers” have the same goal – preventing eviction. These two teams engage in regular communication and coordination about how best to assist high-risk tenants. Together they craft eviction prevention plans, creative engagement strategies, and look for ways to accommodate our tenants' special needs.

3. Build Trust, Peer Support and Community

More than 20 years of experience has taught us that building community is one of the most important parts of our work. Our tenants have experienced long term poverty, homelessness, disability, trauma and family violence – all of which can lead to despair and distrust. Being part of a healthy and productive community reduces isolation and stigma, and fosters a sense of hope and a belief that things can change. We are committed to tenant leadership and peer support as one of the most important paths to self-determination.

Housing as Healthcare in Michigan

Providing permanent supportive housing for the most high-risk residents



Pauline Apartments

Already the owner and manager of 20 affordable housing communities in the State of Michigan, Avalon Housing, Inc. continues to grow—more than doubling its staff over the past year alone.

But the overall impact of the organization cannot be quantified in these terms alone, as it uses Permanent Supportive Housing (PSH) to ensure a brighter long-term future for its residents.

“PSH is basically the combination of housing that is permanently affordable and the support services that help people live more stable and productive lives,” says Carol McCabe, Executive Director. “The housing and services are linked, and that is the essence



Avalon Housing, Inc.

Executive Director :: Carol McCabe | Location :: Ann Arbor, Michigan



PSH IS ONE OF THE MOST INNOVATIVE AND SUCCESSFUL SOLUTIONS TO HOMELESSNESS, BUT THERE IS NO DEDICATED FUNDING STREAM FOR IT.

Carole McCabe



of how it works. Both are necessary for families who want to move beyond homelessness.”

Avalon Housing’s efforts are part of a growing national PSH movement, but securing funding for its development efforts and supportive services remains a big challenge.

FROM SHELTER TO CASE STUDY

Although Avalon Housing now has a large portfolio as a property manager, the nonprofit started out as part of an emergency shelter. After seeing repeat clients who could secure but not maintain affordable housing, its team pivoted to embrace PSH practices.

“Our work to become a developer and property manager came out of knowing that we wanted to screen-in people who were basically being screened-out everywhere else,” McCabe says. “That included a lot of folks with behavioral health issues, whether that’s related to mental illness or substance-use disorders. There are a lot of challenges around managing those behaviors, but we find that our tenants are much more vulnerable than they are predatory.”

Roughly 55 percent of Avalon Housing’s tenants have a monthly income of \$800 or less, and most have been chronically homeless. Beyond behavioral issues related to addiction and/or mental illness, many of these individuals suffer from long-term physical ailments.

In fact, Avalon Housing is taking part in a national study on the potential effectiveness of PHS for residents who frequently need intense medical services.

“The decisions we make as a property manager and the services we offer are really key to managing and helping those high-risk tenants,” McCabe says. “They are also the highest cost folks, and we are constantly trying to demonstrate the cost efficiency of serving people in permanent supportive housing rather than just paying larger amounts to ‘warehouse’ people

in institutional settings like hospitals or jails.”

Avalon’s PSH model offers housing to anyone in need, with no preconditions or requirements, and then provides the supports residents need to keep it. This overall approach differs starkly from the traditional affordable housing model, which required residents to achieve a certain degree of stability before they receive access to permanent housing.

“PSH is grounded in a ‘housing first’ philosophy,” McCabe says. “You are not waiting for people to get themselves together or overcome their clinical issues before earning the right to housing. It is our belief that housing is a basic human right, and the housing first model allows people to address other health challenges more easily. Helping people stay in their housing is our primary goal, and then our support services step in to help people achieve other goals around employment, healthcare and other issues.”

THE SEARCH FOR FUNDING

Because the organization offers both housing and social services, its team must procure funding for two separate purposes—which can present some unique challenges.

“PSH is one of the most innovative and successful solutions to homelessness, but there is no dedicated funding stream for it,” McCabe says.

For the housing side of the equation, Avalon Housing typically uses Low Income Housing Tax Credits, vouchers, Department of Housing and Urban Development subsidies and other common funding sources for affordable housing on both the federal and state levels. The social services are a bit harder to fund, however.

“We are trying to increase our capacity for using Medicaid funding for the social services side of our operation,” McCabe says. “In fact, across the country, supportive housing facilities are trying to secure more Medicaid funding be-

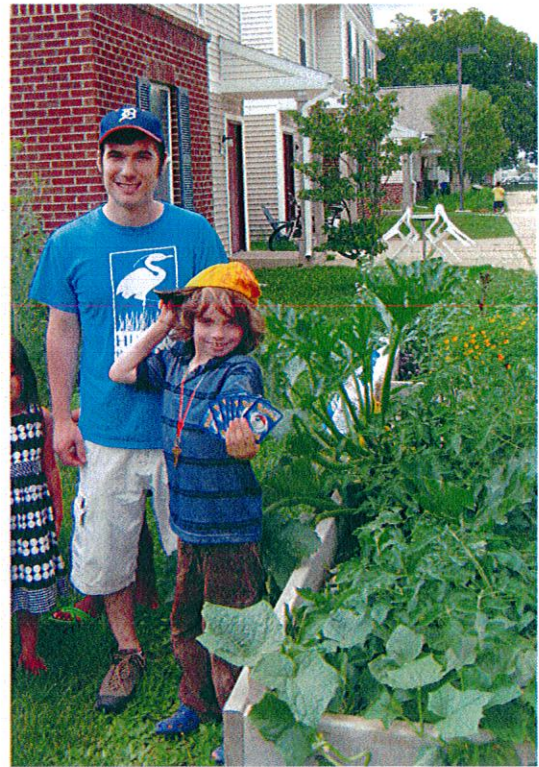


cause it is really behavioral health services we are providing. It varies state by state, so we are part of a statewide effort to try and improve or broaden the Medicaid funding for supportive housing. I think people are finally realizing that supportive housing is one of the key determinants of behavior, and that in fact housing is healthcare."

According to McCabe, that realization includes a broader recognition of PSH across the country, thanks largely to newly emerging data based on two decades of research that demonstrates the model's potential for reducing costs.

For the team at Avalon Housing, the benefits of PSH can be explained in both compassionate and practical terms. McCabe is hopeful that this will help the organization and the broader movement continue to grow.

"PSH is definitely the best long-term solution to homelessness, and everybody across the country is able to benefit from the cost savings that come from it," she says. 📍



Youth participating in Edible Avalon Organic Gardening Program at Carrot Way Apartments.

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 kperlin@khppc.com

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Water Conservation

