

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 5, 2009

**SUBJECT: Nursing Facility Addition (Riverview of Ann Arbor) Site Plan
355 Huron View Boulevard (File No. SP09-006)**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Nursing Facility Addition (Riverview of Ann Arbor) Site Plan and Development Agreement, subject to Zoning Board of Appeals approval of necessary variances.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve an alternative method to storm water detention by donating land to the City that is equal in value and as beneficial as the required volume not provided onsite.

STAFF RECOMMENDATION

Staff recommends that the petition be **postponed** to allow additional time to review and comment on the proposed alternative method of storm water detention.

LOCATION

This site is located on the south side of Huron View Boulevard, west of North Main Street near the M-14 ramps (West Area, Huron River Watershed).

DESCRIPTION OF PETITION

The 3.3-acre site is in the O (Office) zoning district and contains a two-story, 26,030-square foot skilled nursing facility that can care for 71 persons. The existing development includes a narrow looped driveway to access the main entrance and a separate 19-space parking lot. Several of the existing parking spaces are partially in the public right-of-way and all are within the required front open space. No storm water management is currently provided for the existing development.

The site contains several natural features – much of the surface area is a steep slope facing the Huron River (although there are some areas of man-made steep slopes created when the existing building was constructed), it is covered by woodlands and contains several landmark trees. Overall, the undeveloped portions of the site have the highest concern protection priority as identified in the Guidelines for the Protection and Mitigation of Natural Features, Attachment A of the Land Development Regulations.

The petitioner proposes to remove the eastern wing of the existing building, construct a new, larger wing as well as completely renovate the remaining portions of the existing building. The proposed addition will increase the building by 10,215 square feet, but will continue to

accommodate 71 persons. The proposal also includes widening the looped entrance drive to better handle emergency and safety vehicles, providing three barrier-free parking spaces near the main entrance and reconstructing the parking lot to serve 26 vehicles entirely located behind the front setback line. On-street parking is available for overflow parking. Storm water management is proposed by a new detention basin within the driveway loop and oversized pipes along the east side of the building. Several trees greater than eight inches in diameter within the woodland area will be removed to accommodate the new parking lot and retaining walls surrounding the new building wing. To mitigate for the woodland tree removal, 15 trees with a total of 41 caliper inches will be planted throughout the site. No other impacts to natural features are proposed.

Storm Water Management – Chapter 63 regulates storm water management. Sites outside of the Downtown Development Authority district that contain existing impervious surfaces are offered two alternative methods for providing on-site storm water management when the maximum amount of storm water volume has been provided and additional volume is not feasible due to site constraints such as existing buildings, loss of required parking or protection of natural features. Meeting other criteria is also required. One of the alternative methods allowed is a donation of \$2.50 per square foot of undetained surface to the City storm water fund, the other alternative method allowed is donation of land equal in value to \$2.50 per square foot of undetained surface.

A second detention pond was proposed south of the new parking lot, but this pond would have caused the removal of a large woodland area and would have impacted the natural steep slopes. At staff's recommendation, the petitioner has eliminated the second detention pond located south of the new parking lot from the plan because of its impact to existing natural features and is requesting use of an alternative method for some of the storm water management required.

Staff is currently working with the petitioner to provide first flush and bankfull volume control for the entire site and 100-year storm volume for as much as possible. Nevertheless, it appears that 10,000 to 20,000 square feet of the 36,000 square feet of total impervious surface may be unfeasible to detain given the site constraints. This would correspond to a cash or land donation between \$25,000 and \$50,000 in value. The petitioner proposes to donate approximately 1.1 acres of the site to the City for expansion of Bluffs Nature Area, including the area where the second detention pond was originally planned. An appraisal of the land is pending and is expected to be at least \$100,000 based on recent appraisals of other, similar parcels.

Parkland Donation – The petitioner proposes to donate approximately 1.1 acres of the site to the City for expansion of Bluffs Nature Area. Part of the proposed donation is alternative storm water management and the rest is at the request of the Natural Areas Preservation Unit. Bluffs Nature Area has a significant amount of frontage along North Main Street but access for pedestrians, bicyclists, and vehicles is extremely difficult. The proposed parkland donation will allow adequate access for a variety of park users, including Natural Areas Preservation technicians and volunteers. The proposed parkland area also has highest natural features protection concern. Donation of the area will help to ensure permanent protection of the natural features and strengthen the ecology of the Bluffs Nature Area.

Alternatives Analysis – Because natural features impacts are proposed, an alternatives analysis is required to be provided. The petitioner considered three alternatives in addition to the proposed development, which are attached. All three alternatives included demolition of the

entire existing building and construction of a new building with an H or X-shape. In all three scenarios the impacts to natural features were greater. The proposed development results in the least impact to natural features while allowing reasonable use of the land.

Variiances – Based on its street frontage, the subject site is permitted a maximum of two curb cuts, but currently has three. The proposed redevelopment of the site is an opportunity to eliminate one of the curb cuts and bring the site into conformance with Code. A variance is necessary to keep the three curb cuts as shown on the proposed plan.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Office	O
SOUTH	Bluffs Nature Area Park	R4A (Multiple-Family Dwelling District [rezoning to PL --- Public Land District is pending])
WEST	Office	O

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		O (Office District)	O	O
Gross Lot Area		142,877 sq ft	142,877 sq ft (or 94,961 sq ft if 1.1 acre parkland donation)	6,000 sq ft MIN
Floor Area Ratio		18% (26,030 sq ft)	25% (36,245 sq ft) *	40% MAX
Rooms/Beds		47 rooms/71 beds	54 rooms/71 beds	Not applicable
Setbacks	Front	27 ft	27 ft	25 ft MIN
	Side	70 ft (to east side)	73 ft (to east side)	0 ft MIN
	Rear	46 ft	15 ft	0 ft MIN
Height		26 ft / 2 stories	26 ft / 2 stories	40 ft / 3 stories MAX
Vehicle Parking		19 spaces	29 spaces	1 space/6 beds (12 sps) MIN
Bicycle Parking		0 spaces	2 Class B spaces	1 space/60 beds MIN

* FAR is calculated before parkland donations are subtracted from gross lot area. Assuming a 1.1 acre (47,916 square feet) parkland donation, the remaining gross lot area would be approximately 94,961 square feet and the "after" FAR calculation would be 38%.

HISTORY

The existing nursing facility was constructed in the early 1960s. It has remained relatively unchanged since that time.

PLANNING BACKGROUND

This site is located in the West Area. The West Area Plan (adopted 1995) identified the site as Site 10 and offers a specific land use recommendation: expansion of the existing senior care facility or research/office uses with more adequate parking are recommended, commercial and residential uses are considered inappropriate and inconsistent with the surrounding land uses. The specific recommendation acknowledges the presence of woodlands, wetlands, steep slopes and a ravine, but also recommends that access through the site by an extension of Huron View Boulevard to the south be considered for secondary access from North Main Street. (The recommendation assumed that the 23 acres of land immediately to the south, identified as Site 11, would be developed with two nodes of residential uses north and south of the then-proposed park. A 16-acre site abutting the south, Site 12, was also anticipated to be developed with some residential uses as well as preserved natural features areas. Neither recommendation was fulfilled as written, both Sites 11 and 12 are now the 39-acre Bluffs Nature Area.)

The 2006-2011 Parks and Recreation Open Space Plan recommends additional acquisitions in the West Area focused on areas that would provide more distinct entries to natural areas, including Bluffs Nature Area (page G23).

STORM WATER MANAGEMENT ALTERNATIVE METHOD ANALYSIS

Per Chapter 63, Section 5:654(3), the six criteria that must be met to allow an alternative method for storm water management, with staff comment, are:

a) **Control first flush storm event on site.**

Comments have been provided to the petitioner regarding connecting the front and rear drainage areas so first flush storm volumes are directed to the detention basin for best water quality control.

b) **Determination that on-site storm water management has been provided to maximum extent feasible and additional volume is not feasible due to site constraints such as existing buildings, loss of required parking or protection of natural features.**

Determination is pending, although it appears obvious that 100-year storm water management cannot be provided without prohibitive expense or impact to existing natural features given the existing building placement, topography and natural features.

c) **The alternative method is consistent with the intent of Chapter 63 and the goals of the Rules of the Washtenaw County Water Resources Commissioner** (formerly known as the Washtenaw County Drain Commissioner).

The intent of Chapter 63 and the goals of the Rules could be met if control of storm water quality and as much storm water quantity control is provided. The site drains directly to the Huron River via a storm water main in Huron View Boulevard that outlets to a drainage course on the east side of North Main Street. The Huron River does not have the same flooding concerns as its tributary creeks. The additional storm water volume from the undetained area will not have any perceptible impact on the river (unlike undetained impervious surfaces draining into Allen Creek or Malletts Creek).

- d) **The alternative method is specifically approved on a site plan in a separate motion by the approving body.**

A separate motion has been provided for City Planning Commission and City Council use.

- e) **The alternative method provides an equal or greater amount of resources in the form of money or land or both that is as least as beneficial as the volume of on-site storm water detention that is not being provided.**

Preliminary indications are that a significantly greater amount of resources in the form of land will be provided that is more beneficial as the undetained volume of storm water.

- f) **The alternative method is provided through one of the following: donate money to the City's storm water fund, or donate land to the City within the same watershed.**

The petitioner is proposing to donate a portion of its own site, which is one of the acceptable alternative methods and is within the same watershed.

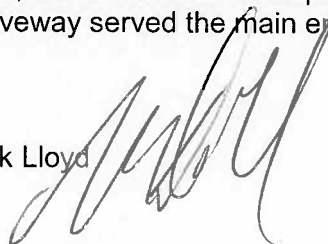
SERVICE UNIT COMMENTS

Land Development – Corrections must be made by the petitioner to some of the natural features disturbance and mitigation calculations for accurate information on the plans, but none of these will impact the proposed design or layout of the site or landscape plan. A 15-foot conflicting land use buffer must be provided between the south parking lot and the proposed parkland area (since the existing vegetation will be then off-site and can no longer be considered an on-site conflicting land use buffer). Control of first flush storm volume must be provided to meet the criteria to approve an alternative method for storm water management. Whether the maximum amount of storm water management feasible has been provided is still under review, although staff does acknowledge that management of the 100-year volume for the site without impact to natural features or great expense is unfeasible. Further clarification is needed on some of the alternative method storm water volume and value calculations.

Planning – If the Planning Commission is comfortable with the notion of recommending approval of the proposed petition with the condition that staff coordinate plan revisions to provide first flush storm water control and the maximum feasible amount of the remaining impervious surface, staff would recommend approval of the proposed petition. Aside from the storm water management plan, the petition complies with all applicable ordinances and standards, the development limits the disturbance of natural features to the minimum necessary, and it does not cause a nuisance nor have a detrimental effect on public health, safety or welfare. The proposed building setbacks and height, off-street parking, landscaping, etc. are not anticipated to change no matter the final determination of the on-site storm water management system. As the petitioner stated, a total of 1.1 acres of parkland will be donated, which also will not be affected by any changes to the storm water management system.

Staff supports the petitioner's request for a variance because, given the existing building placement and the topography of the site, there will be fewer impacts to protected natural features than if a two-way, dead-end driveway served the main entrance of the building.

Prepared by Alexis DiLeo
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/4/30/08



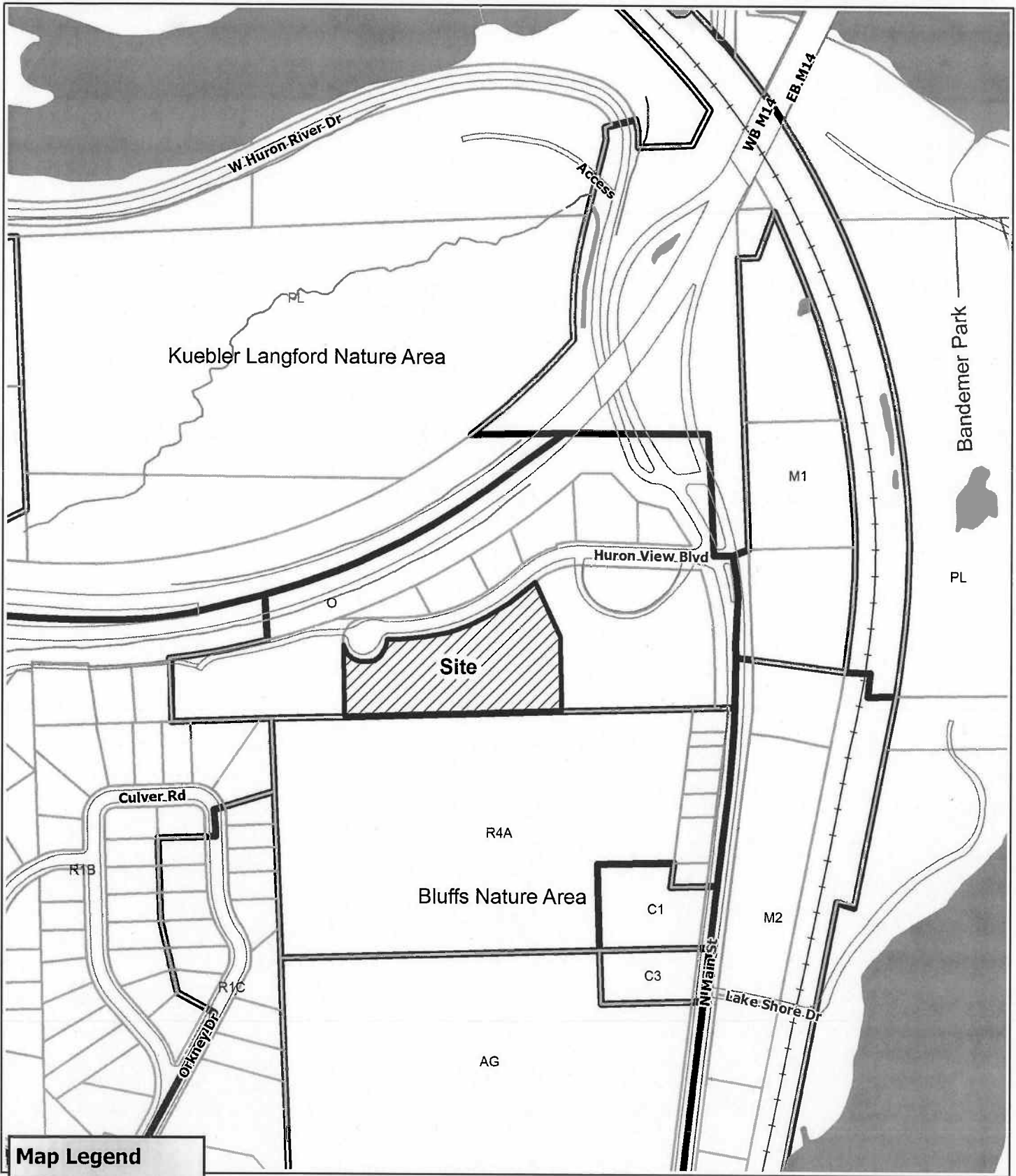
Attachments: Parcel/Zoning Map
Aerial Photo
4/27/09 Draft Development Agreement
Site Plan
Elevations
Alternatives Analysis

c: Owner: Riverview Acquisition Company, LLC
4000 Town Center, Suite 380
Southfield, MI 48075

Petitioner: Roy Baker
NSA Architects Engineers Planners
23761 Research Drive
Farmington Hills, MI 48335

Systems Planning
File No. SP09-006

Zoning Map: Riverview Nursing Facility (355 Huronview Blvd)



Map Legend

- Parcels
- Edge Of Pavement
- Railroads
- City Hydro Poly

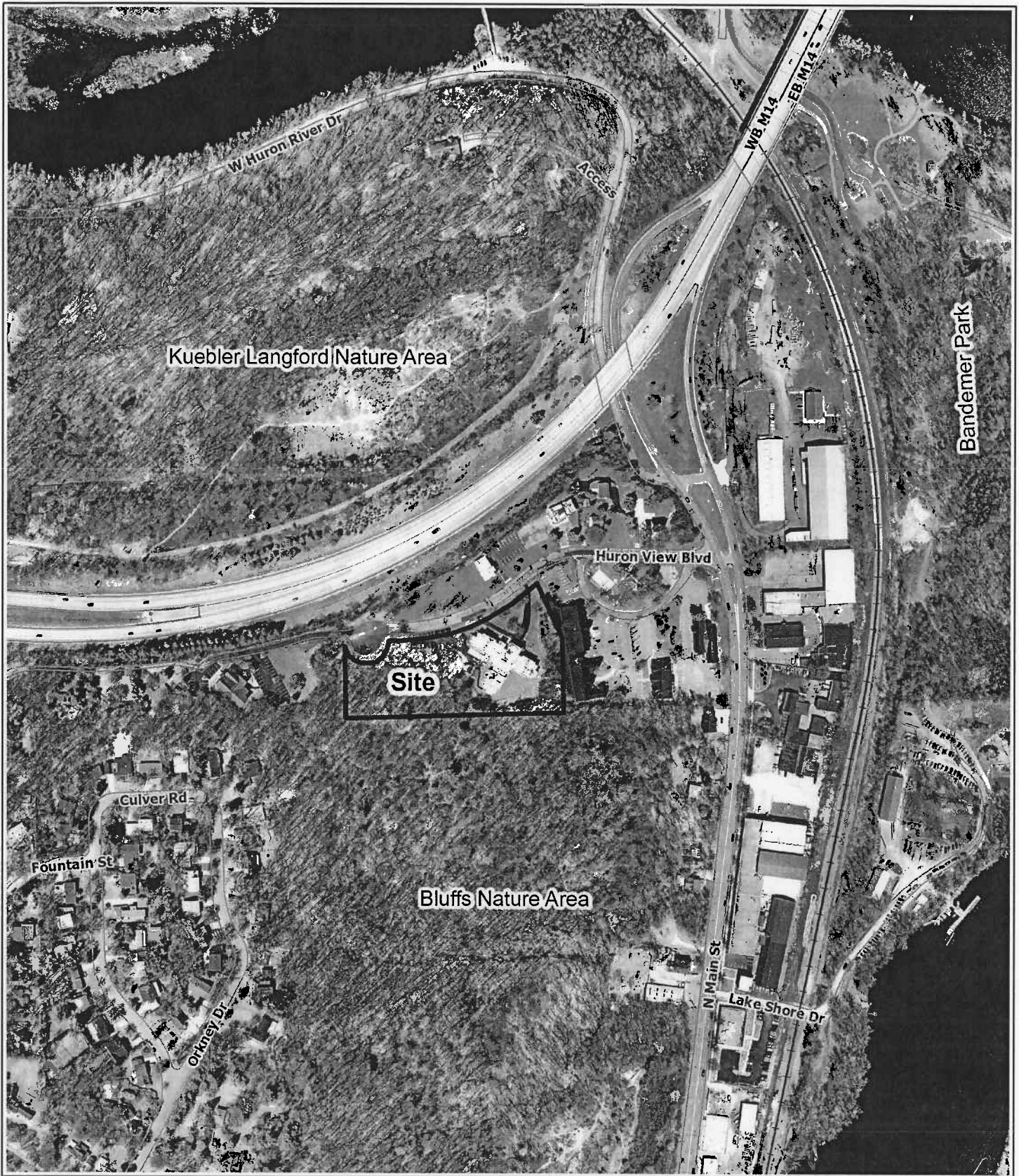


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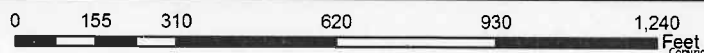
This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

2006 Aerial Photo: Riverview Nursing Facility (355 Huronview Blvd)



Map Legend

- Edge Of Pavement
- + Railroads



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Riverview of Ann Arbor DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this leave blank day of leave blank, 20 , by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 100 North Fifth Avenue, Ann Arbor, Michigan 48107, hereinafter called the CITY; and fill in name of Proprietor, a fill in name of entity, with principal address at fill in complete mailing address w/zip code, (Add second, third owner/developer as appropriate, along with necessary entity and address information), hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, described below and site planned as *Riverview of Ann Arbor*, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as *Riverview of Ann Arbor*, and desires *site plan approval* and development agreement approval thereof, and

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

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

THE PROPRIETOR(S) HEREBY AGREE(S):

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

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the improvements, the CITY may send notice via first class mail to the

PROPRIETOR at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice.

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

(P-4) Prior to the issuance of building, to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement.

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

(P-9) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to *Huron View Boulevard* such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along *Huron View Boulevard* frontage when such improvements are determined by the CITY to be necessary.

(P-10) To convey to the CITY, prior to the issuance of any permits and subject to acceptance by the Ann Arbor City Council, *water main easements as described on the site plan*.

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

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

(P-13) Existing *woodland and landmark trees* shown on the site plan as trees to be saved shall be maintained by the PROPRIETOR in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy. Existing *woodland or landmark trees* that are determined by the CITY to be dead,

dying or severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy shall be replaced by the PROPRIETOR as provided by Chapter 57 of the Ann Arbor City Code.

(P-15) To convey to the CITY, within 90 days from the date of this agreement listed above, subject to acceptance by the Ann Arbor City Council, land of approximately 1.1 acres for a public park as shown on an approved site plan. The PROPRIETOR shall record the deed and its conveyance to the CITY as public parkland.

(P-17) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

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

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

(P-33) Prior to application for and issuance of certificates of occupancy, to disconnect _____ footing drains from the sanitary sewer system in accordance with the *Guidelines for Completion of Footing Drain Disconnections, City of Ann Arbor - Development Offset-Mitigation Program* (November 2005 edition, as amended). The PROPRIETOR, however, may be allowed to obtain partial certificates of occupancy for the development prior to the completion of all of the required footing drain disconnects on a prorated basis, at the discretion of the CITY Public Services Area. CITY agrees to provide PROPRIETOR with a certificate of completion upon PROPRIETOR'S submittal of approved and final closed-out permits to the CITY Public Services Area.

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

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

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

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

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the *Riverview of Ann Arbor site plan*.

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

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

GENERAL TERMS

Both the PROPRIETOR and the CITY agree as follows:

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

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

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

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

legal description(s) to be inserted here

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

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

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

Witnesses:

CITY OF ANN ARBOR, MICHIGAN
100 North Fifth Avenue
Ann Arbor, Michigan 48107

By: _____
John Hieftje, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Roger W. Fraser, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

Witness:

By: _____
Name, Title

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 2005, before me personally appeared John Hieftje, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

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

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed.

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

DRAFTED BY AND AFTER RECORDING RETURN TO:
Ann Arbor Planning & Development Services
Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 994-2800

RIVERVIEW OF ANN ARBOR - PROPOSED SITE PLAN

PHYSICALLY HDC: 8' WIDE X 20' LONG W/ ACCESS AISLE
 PHYSICALLY HDC: 3 SPACES PROVIDED
 PARKING: REQUIRED - 12 (1 CAR FOR EVERY 6 BEDS) +
 2 (1 BICYCLE FOR EVERY 60 BEDS)
 PARKING PROVIDED - 29 OFF SITE
 ON STREET PARKING PROVIDED - 9

VARIANCES:

A VARIANCE OF CHAPTER 47, SECTION 4:20(2) OF THE CITY CODE SHALL BE REQUIRED FROM THE ZONING BOARD OF APPEALS FOR THE THREE (3) DRIVEWAY OPENINGS AND ONE-WAY DRIVES EXCEEDING 20 FEET MAXIMUM WIDTH AT THE RIGHT-OF-WAY LINE.

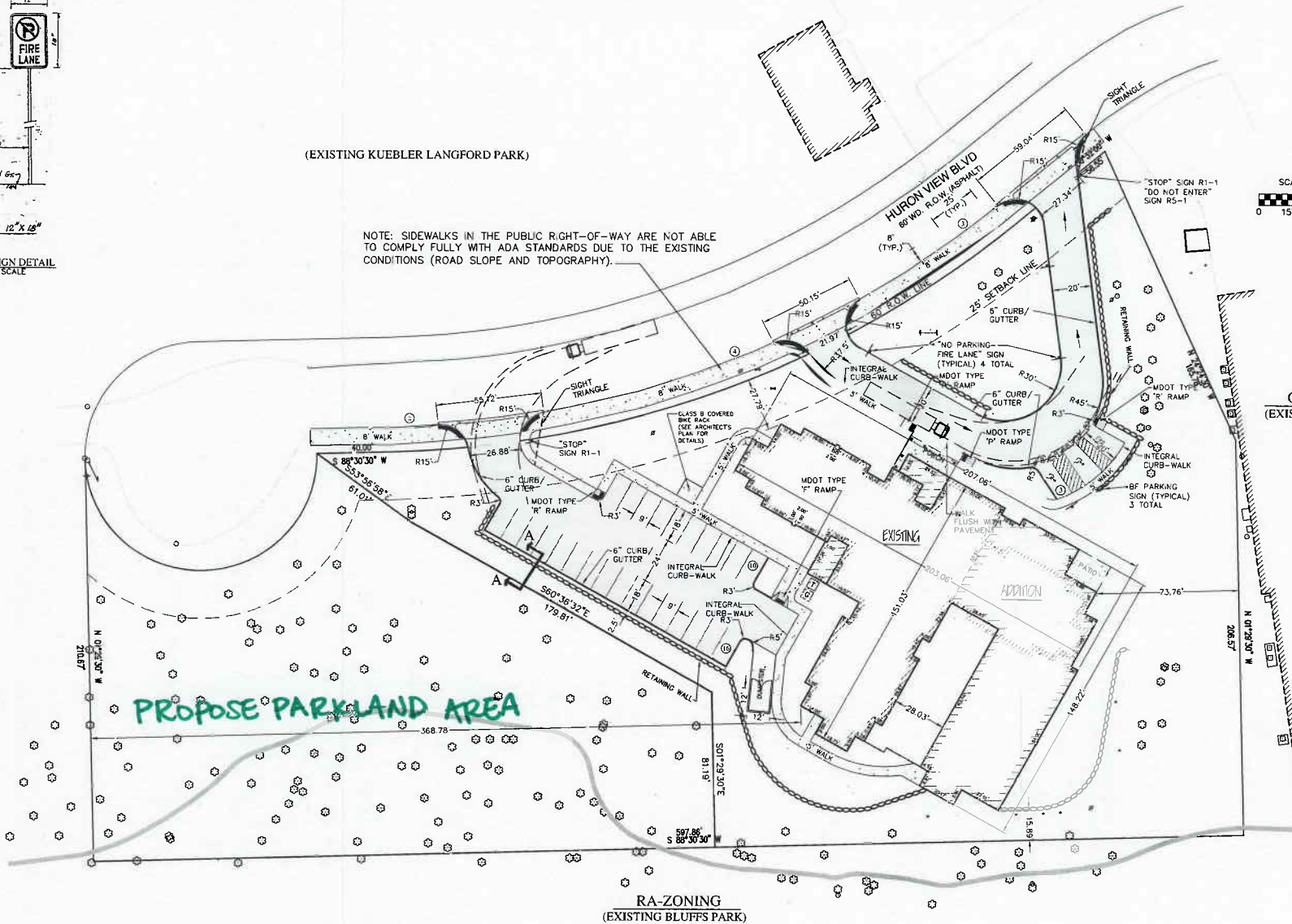


372 12' x 18'

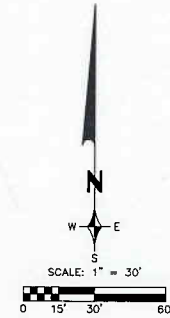
LANE SIGN DETAIL
 NOT TO SCALE

(EXISTING KUEBLER LANGFORD PARK)

NOTE: SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY ARE NOT ABLE TO COMPLY FULLY WITH ADA STANDARDS DUE TO THE EXISTING CONDITIONS (ROAD SLOPE AND TOPOGRAPHY).



RA-ZONING
 (EXISTING BLUFFS PARK)



Z EIMET W OZNIAK
 ASSOCIATES
 Civil Engineers & Land Surveyors
 40024 GRAND RIVER AVE, SUITE 100
 NORTON, MICHIGAN 48753
 P: (248) 442-1191 F: (248) 442-1124 www.zeiwo.com

Client:
**RIVERVIEW
 ACQUISITION
 COMPANY, LLC**
 ANN ARBOR MICHIGAN

Project Title:
**RIVERVIEW OF
 ANN ARBOR**

Date:
 2.24.09
 3.2.09
 4.22.09

Issued for:
 S.P. REVIEW
 SITE PLAN SUBMISSION
 SITE PLAN SUBMISSION

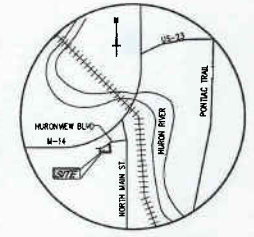
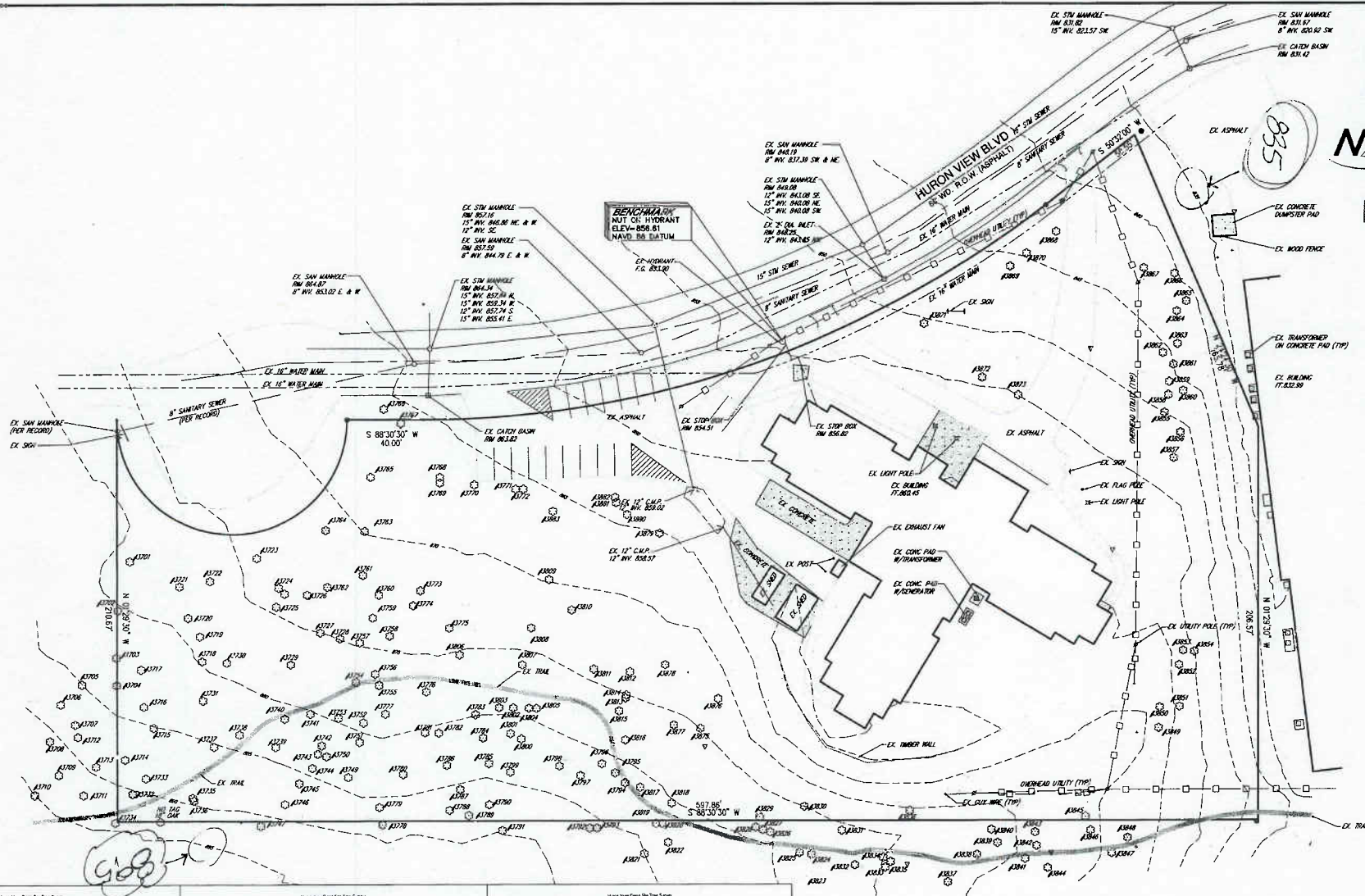
O-ZONING
 (EXISTING OFFICES)

Drawn: **DAB** Designed: **JJW**
 Checked: **-** Approved: **-**
 CAD Drawing File:
 Copyright © 2007
 Norton/Samsom Associates
 Project Number: **208064.00**

Sheet Title:
**SITE ANALYSIS &
 LAYOUT**

Sheet Number: **SD.1**

RIVERVIEW OF ANN ARBOR - EXISTING CONDITIONS



LEGEND

- EX GRADE
- EX INSET CONTOUR
- EX CONTOUR
- EX WATER MAIN
- EX SANITARY SEWER
- EX OVERHEAD
- EX GAS
- EX UNDERGROUND
- EX FENCE
- EX PAVER ROAD
- EX Q. OF DITCH
- EX ISLAND
- HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE
- METAL LIGHT POLE
- TOP OF GERM
- TIE OF GERM
- PIPE TAG
- TOP OF CURB
- GUTTER
- TOP OF ASPHALT
- TOP OF WALK
- TOP OF WALL
- FOUND IRON ROD
- SET IRON ROD
- FOUND IRON PIPE
- ASPHALT
- CONCRETE
- TREE TAG NUMBER

Huron View Contour Data Tree Survey

Tag No.	Common Name	Scientific Name	Species	DBH	Height	Condition	Notes
A1700
A1701
A1702
A1703
A1704
A1705
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A1800

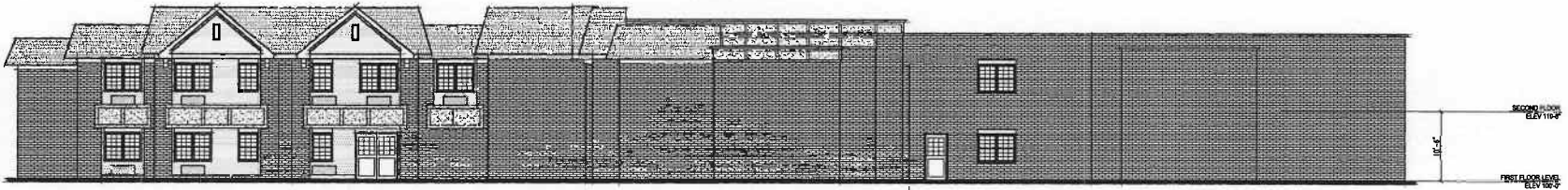
TOPO NOTES:

- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

Mic PHON
Mic CIVIL 2359 RICH GRAD FAX:
Mic CIVIL 1418 BEND PHON FAX:
Eng
Proj
Shw
Cln
Dat
8-
Sca
Var



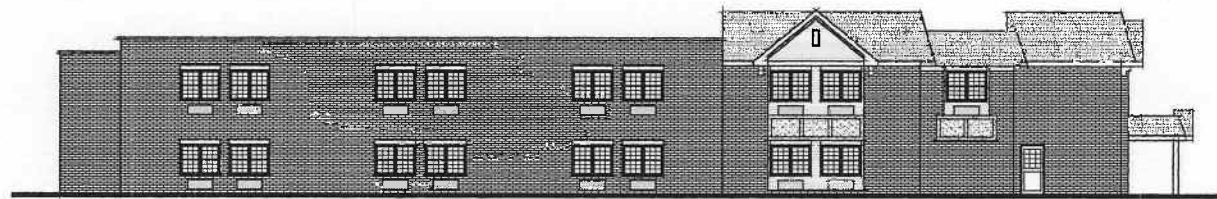
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



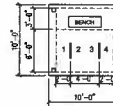
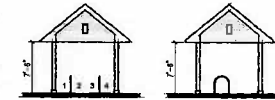
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION - EXISTING RENOVATED
SCALE: 1/8" = 1'-0"



EAST ELEVATION - ADDITION
SCALE: 1/8" = 1'-0"



BIKE RACK PLAN-ELEVATIONS
SCALE: 1/8" = 1'-0"

Client:
**RIVERVIEW
ACQUISITION
COMPANY, LLC**
ANN ARBOR MICHIGAN

Project Title:
**RIVERVIEW OF
ANN ARBOR**

Date: 2-24-09 Issued for:
3-2-09 PLANNING REVIEW
4-22-09 SITE PLAN SUBMISSION
SITE PLAN SUBMISSION

Drawn:	ND/AA	Designed:	RB
Checked:		Approved:	
CAD Drawing File:	208015A7		
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Project Number:	208064.00		

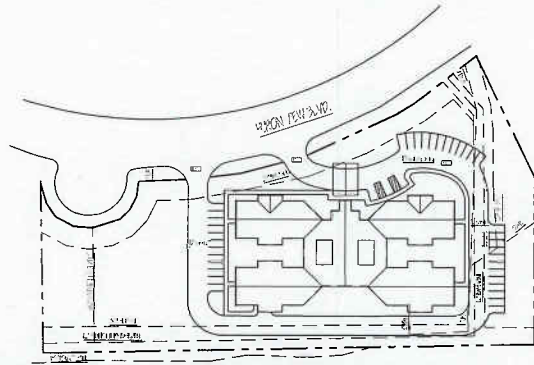
Sheet Title:
**EXTERIOR
ELEVATIONS**

Sheet Number: **A7**

RIVERVIEW OF ANN ARBOR - ALTERNATIVE ANALYSIS

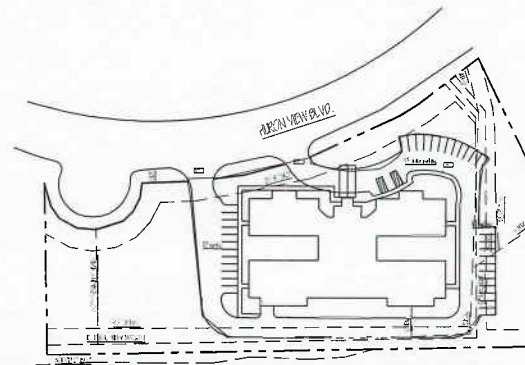
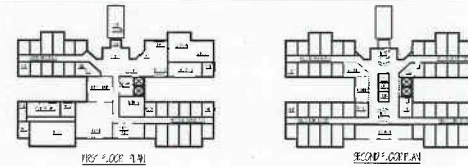
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ALTERNATE DESIGN - SCHEME A



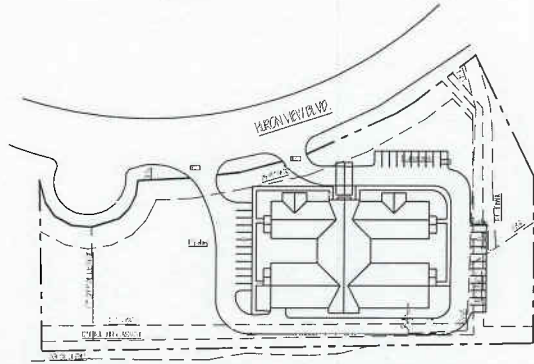
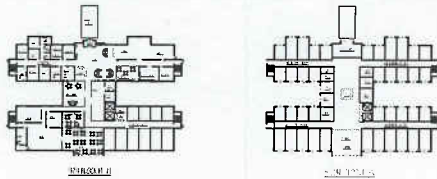
o An "H" Style footprint creates the most efficient levels of service from the Nurse Station to the patient's rooms but also creating a highest site impact - 60%.

ALTERNATE DESIGN - SCHEME B



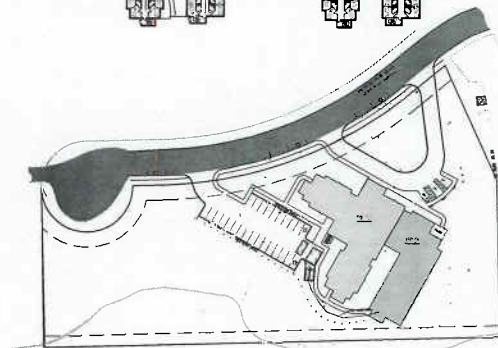
o Using the "H" footprint and eliminating the 45 degree angles helps reduce building footprint compared to scheme-A, however site is still impacted - 52% and the amount of private rooms is below 50% of total rooms.

ALTERNATE DESIGN - SCHEME C



o Compressing the "A" footprint to minimize site impact to 48% significantly reduces the amount of private beds to 29 from the target of 37.

PROPOSED DESIGN - SCHEME D



o By renovating the 2 wings and removing the 3rd wing (and replacing w/ a private wing), We are able to minimize site impact to only 25% and gain the # of private and semiprivate beds (37 private and 34 semiprivate beds).

Client:
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COMPANY, LLC**
ANN ARBOR MICHIGAN

Project Title:
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ANN ARBOR**

Date: 2-24-09
3-3-09
4-22-09
Issued for:
PLANNING REVIEW
SITE PLAN SUBMISSION
SITE PLAN SUBMISSION

Drawn: ND/AA
Checked: —
CAD Drawing File: 208015A3
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Sheet Title:
ALTERNATE DESIGNS

Sheet Number: **A3**