

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 3, 2014

**SUBJECT: Rudolf Steiner High School Building Addition Special Exception Use and Site Plan for City Council Approval
(2230 Pontiac Trail)
File Nos. SEU14-005 and SP14-021**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and therefore, approves the Rudolf Steiner High School Special Exception Use for the construction of a gymnasium and classroom addition to the existing private high school use, with a maximum enrollment of 120 students.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rudolf Steiner High School Building Addition Site Plan.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic or the neighborhood.

Staff recommends **approval** of the site plan because will comply with all applicable, local, state, and federal ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the east side of Pontiac Trail, north of Brookside Drive, and is in the Huron River and Traver Creek watersheds (Northeast Area).

DESCRIPTION OF PETITION

The petitioner seeks to construct a single-story, 29.5 foot tall, 19,780 square foot addition to the existing classroom building for this private high school. The new addition will consist of a 9,990 square foot gymnasium and 9,790 square feet of classroom and storage space. The estimated cost of construction is \$2.5 million.

Per Chapter 55 (Zoning Ordinance), Section 5:10.2, private schools are permitted as a special exception use in the R1D zoning district (Single Family Dwelling District). The proposed addition is intended to accommodate existing enrollment and staff. No additional enrollment beyond the previously approved 120 students is proposed.

The existing Quonset hut on the east side of the site will be removed to provide space for the addition. The petitioner also proposes to remove a 48 inch White Oak tree immediately east of the proposed addition. A total of 12 mitigation trees must be provided. Additionally, a total of 17 new trees will be planted as part of the project. The existing woodland at the southeast corner of the site will not be impacted by the proposed addition.

Vehicular access will continue to be provided from a loop driveway off of Pontiac Trail. In response to a request from the City's Fire Marshal, the high school will provide a 12 foot wide stone pathway to Tibbits Court on the southeast side of the site to accommodate emergency vehicles. A gate will be added to prevent drive-through traffic.

Vehicular parking will be increased by 31 spaces to accommodate special events and discourage parking in nearby neighborhoods. Additional bicycle parking will be provided near the north entry to the new addition. A total of 32 Class C bicycle parking spaces are proposed.

Stormwater runoff from the parking lot will be directed to a bio-retention area via bio-swales, then released to a sediment filter basin prior to infiltrate or discharge to the underground pipe network. The volume of the existing detention pond on the west side of the site will be increased by replacement of the standpipe.

The petitioner hosted a citizen participation meeting on March 13, 2014 in advance of submitting a site plan. Five individuals attended. A summary of the meeting is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Park	TWP (Township)
EAST	Park	PL (Public Land)
SOUTH	Single Family Residential	R1D (Single Family)
WEST	Single Family Residential	R1C (Single Family)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1D (Single Family District)	R1D	R1D
Gross Lot Area	272,647 sq/ft 6.26 acres	272,647 sq/ft 6.26 acres	5,000 sq ft MIN
Height	18 feet (church spire)	29.5 feet (1)	30 feet MAX
Setback – Front	158 ft – Pontiac Trail	158 ft – Pontiac Tr.	25 ft MIN
Setback – Side(s)	62 ft – north 64 ft – south	62 ft – north 48 ft – south	3 ft MIN
Setback – Rear	318 ft	262 ft	20 ft MIN
Parking – Automobile	37 spaces (main campus)	68 spaces (main campus)	47 spaces MIN (5 spaces per classroom)
Parking – Bicycles	28 spaces – Class C	32 spaces – Class C	30 spaces MIN – Class C

HISTORY

Rudolf Steiner High School began occupying the site in 2002. The original special exception use and site plan were approved on October 1, 2001 for a private school with enrollment of 120 students. Prior to the high school use, the property was used as small manufacturing shop with 2 single family homes. The shop was extensively remodeled as part of the adaptive use project for the high school.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends single family uses for this site. The Non-Motorized Plan recommends bike lanes in Pontiac Trail at this location. A sidewalk exists along the Pontiac Trail frontage. Non-motorized access also is proposed from Tibbits Street on the south side of the site.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner’s response in regular type, staff’s comments in *italic type*):

- (a) The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. In applying this standard, the Planning Commission shall consider whether the proposed use:**

- 1. Will be consistent with the general objectives of the City Master Plan;**

The proposed project is consistent with the Master Plan’s objectives for Sustainable Framework (energy-conserving design, use of renewable energy to reduce GHG emissions,

lower community energy demand and respect community context). The project also supports mass transit objectives of the City's Transportation Plan and the A2 Flood Mitigation objectives through Best Management Practices for onsite stormwater treatment and natural vegetation planting for runoff control.

2. Will be designed, constructed, operated, and maintained in a manner that is compatible with the existing and planned character of the general vicinity;

The proposed use will continue to be a benefit to the residential and natural surroundings. The conversion of an existing factory building in 2002 to a private high school has already had a positive impact on the beauty and residential character of the neighborhood. The planned operation and maintenance of the buildings and grounds will be a continuing asset to the neighborhood, as a park-like setting used by the School's neighbors

The proposed improvements are 48 feet from the nearest residential neighbor to the south.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity;

The proposed 1 story addition will be consistent with the general character of the neighborhood, blend with the architecture of the existing building, and comply with all City zoning requirements for area, height and placement regulations.

The zoning ordinance allows private schools as a special exception use in this district. The proposed addition is consistent with the current use.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general;

The proposed use will not be detrimental to existing uses. The school's property has contributed to the increase of economic value to neighborhood real estate, and the site's well maintained natural features and open areas are a well-used resource for neighbors and adds to their "peaceful enjoyment".

Neighbors have been contacted by the petitioner to discuss the proposal.

5. Will not have a detrimental effect on the natural environment.

The proposed use will not be detrimental to the natural environment. The original and proposed sitework includes Best Management Practices for storm water control and onsite absorption. The existing and planned onsite vegetation is of native species varieties that blend into and support the City's well managed eco-system of the adjacent Black Pond Woods. The School's earth science teachers, student garden club, and site maintenance personnel work to keep the site in harmony with its natural environment.

- (b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor**

unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

1. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

The site layout relative to vehicular ingress and egress from Pontiac Trail will not be changed and has worked effectively and safely since the school's initial occupancy in 2002. The proposed use will not increase student enrollment or vehicular trips during the day and evening activities will be staged to not generate an increase in the volume of vehicles entering or leaving the site. There are no proposed impacts to public services or facilities.

2. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections;

The existing relationship of entry and exit points will be maintained and have functioned effectively and safely since the school's initial occupancy in 2002.

3. Vehicular turning movements in relationship to traffic flow routes;

There are no proposed changes or impacts to vehicular turning movements in relationship to traffic flow routes.

4. The intensity and character of traffic and parking conditions on the site, and in the general area;

The addition of 31 new parking spaces will supplement the existing onsite parking lot and accommodate the anticipated activities that may be generated by the proposed use, without impacting the neighboring streets. The enrollment of the school will remain essentially the same, and will have no impact on traffic or parking conditions.

Staff agrees with the petitioner that sufficient parking will exist on site after construction.

5. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

There will be no detrimental impact to the social and economic welfare of the community from the proposed use. Sanitary flow offset mitigation has been calculated to benefit the City's goals for the FDD program. The school is seen as a valuable community resource and continues to be a venue for public service and community educational gatherings.

(c) The standards of density and required open spaces for the proposed use shall be at least equal to those required by Chapter 55 in the zoning district in which the proposed use is to be located, unless a variance is granted.

No variance is required.

Required usable open space for the zoning district(s) in which the project is located must be met.

All standards 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.

Uses remain the same. Improvements are upgrades to the existing facility and provide for additional needed space.

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

DEPARTMENT COMMENTS

Project Management – If footing drains for the existing building are connected to the sanitary sewer system, disconnection will be required in accordance with current city specifications. Footing drains removed from any existing buildings may offset required mitigation..

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
5/29/14

Attachments: Citizen Participation Report
Zoning/Parcel Maps
Aerial Photo
Site Plan

c: Petitioner: Craig Stockard
BRIVAR Construction Co.
7258 Kensington Rd.
Brighton, MI 48116

Owner: Rudolf Steiner High School
2230 Pontiac Trail
Ann Arbor, MI, 48105

Systems Planning
File No. SP14-021

Public Meeting Report

Public meeting was held as part of the process of applying for a building permit from the City of Ann Arbor.

Date: Thursday, March 13, 2014

Location: Rudolf Steiner High School, 2230 Pontiac Trail, Ann Arbor, MI 48105

Time: 7:00 pm

Materials:

Invitation letter – sent on February 24, 2013 to 432 neighbors

Attached: List of neighbors invited

Attached: Letter sent to neighbors

Meeting materials: Provided at the March 13 meeting

Attached: Agenda for the Meeting

Attached: Two drawings of the proposed projects, one a floor plan

Neighbors invited – 432 – see attached list

Neighbors attending – 5 – see attached sign in list

Minutes of meeting are attached with summary of comments, concerns and input.

Response to concerns raised is attached



**RUDOLF
STEINER
SCHOOL**
OF ANN ARBOR

steinerschool.org

LOWER SCHOOL

2775 Newport Road
Ann Arbor, MI 48103
info@steinerschool.org
ph 734.995.4141
f 734.995.4383

HIGH SCHOOL

2230 Pontiac Trail
Ann Arbor, MI 48105
hs@steinerschool.org
ph 734.669.9394
f 734.669.9396

February 23, 2014

Dear Neighbors,

This letter is being sent to you as one of the neighbors within 500 feet of the Rudolf Steiner High School on 2230 Pontiac Trail. We are reaching out to you to let you know that our school is considering adding onto our building to meet the needs of our students. We are at full capacity with almost 120 students and have no intention of increasing enrollment. The additional space will be dedicated for much needed classroom space and athletics, and additional parking spaces to ensure that we have ample on-campus parking for our students and faculty.

To better inform you of our plans we are inviting you to an upcoming public meeting at the school. This public meeting will be an opportunity to learn more about our plans, and provide your feedback and input. We care very much about our relationship with our neighbors and want to ensure that you have an opportunity to provide your feedback, which we will then use to shape modifications to our plans.

Your input will also be shared with the City of Ann Arbor in our permit application process. We are currently preparing our petition to the City of Ann Arbor planning commission for this permit application. This petition will include a written description of our proposal and a conceptual sketch, both of which will be shared with you at our public meeting. We anticipate submitting our petition on March 24, 2014. The Planning Commission will then review our request and we will keep you informed of our progress. We expect the City approval process to be complete by May 20, 2014.

This March 13 public meeting is your opportunity to discuss the application with the school and express any concerns, issues, or problems you may have with the proposed project.

- Meeting Logistics:

Thursday, March 13, 2014

7 – 8:30 pm

Rudolf Steiner High School – 2230 Pontiac Trail, Ann Arbor

If inclement weather forces us to reschedule the meeting we will hold it at the same time and place on Friday, March 14, 2014.

Please see the map enclosed with this letter, parking is identified on the map

- Contact Information:

If you have any concerns, or would like to ask any questions before the meeting

Siân Owen-Cruise, High School Coordinator, Rudolf Steiner High School

734-669-9394, sowen-cruise@steinerschool.org

- Persons with disabilities are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting Siân Owen-Cruise at 734-669-9394. Requests need to be received at least 24 hours in advance of the meeting.

We look forward to seeing you at the meeting on March 13.

Sincerely,

Siân Owen-Cruise
RSSAA High School Coordinator

Sandra Greenstone
RSSAA Administrator PreK-12



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**Rudolf Steiner High School of Ann Arbor
Public Meeting Agenda
7:00 – 8:30 pm, March 13, 2014**

- 7:00 pm Welcome and Introductions
Siân Owen-Cruise and school representatives
- 7:15 pm Overview of the proposed building project
Purpose of the proposed project
Review of architectural drawings
Potential impact on neighbors
- 7:45 pm Clarifying questions
- 8:00 pm Public Feedback opportunity
- 8:30 pm Closing

Light refreshments will be served

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Participant Name	Residential Address	Phone Number	Email Address
DAM A Krivolj	2757 Arrowwood Trail	724-327-0786	dak-heart@hotmail.com
Danielle Hoover	2070 Tibbits Ct	_____	danielle.hoover @comcast.net
James Daniel	2769 Arrowwood Tr	734-764-1539	dapdaniel@hotmail.com
Wm Friedrichs	4975 Hillen	663 8523	
Tim Treischl	12 Tibbits Ct.	737-994-0831	treischl57@gmail.com

Thursday, March 13, 2014

Public Meeting at Rudolf Steiner School of Ann Arbor High School
Regarding High School Expansion Project

432 letters mailed to residents within 500' of location
5 neighbors attended

Meeting commenced at 7:12 pm

Project Goals:

- To meet needs of our current student body - 120 students in Grades 9-12
- Not to grow the campus
- To provide a gym for our athletic program – large enough to accommodate our community and our opponent's community
- To expand our classroom space
- 1 regular size classroom for up to 32 students
- Some smaller classrooms for 5-10 students

Details of Expansion:

- The expansion is into the back area
- Will lose 1 large tree
- No change in dirt road
- 20 additional parking spaces
- For events and day-to-day use
- Robert Black is our architect – same person who worked on our current facility
- Colors and profiles will be similar to what we have now
- Two-level roof - classroom roof are will be lower than gym roof
- Groundwater management system is already in place from previous construction
- We continue to work with the City on approved tree species and grounds

Drawings Distributed:

- Detailed drawings were distributed to attendees showing the proposed exterior image and site plan.

Answers to Questions Posed:

- All buildings and property at the High School are part of City of Ann Arbor

- A theatre is not part of our plan because we need a large theatre approximately 3 times per year. 80-90% of our theatre needs are met with what we currently have.
- The expansion of classrooms and a gym are most important.
- Basketball games usually begin at 4:00 pm and finish by 9:30 pm.
- Our dances end at 11:00 pm at the latest – but it was noted that these events are happening already on our campus.

Public Concern and Feedback:

- Concern about light from gym in evening
- Construction timing – between 4 and 4.5 months with enclosed construction taking 2-3 months of that time
- Construction will be the most impact on neighborhood
- Construction would happen during regular construction hours
- Expect that Robert Black and construction would accommodate solar
- Mix of block and pre-engineered, partial plate walls, insulated block
- Past concerns with cars driving up the curb on Tibbits Road – it was noted that this has not been a problem in last couple of years
- Sidewalk in Tibbits Court has collapsed – it has settled, not because of parking
- We are currently 3 parking places short from optimal
- Water drainage from parking lot – there will be a height differential in parking lot and water will drain down to front and into the retention pond

Other Comments and Questions:

- Will begin construction when funds are available – could be this summer
- Earliest use of new facility would be next season
- The Steiner School appreciates the dog walkers in our area for keeping an eye on property for us on weekends
- Consider using LED lights for parking lot

RSSAA To Do List:

- Fix curb mentioned by the Tibbits Court during construction.

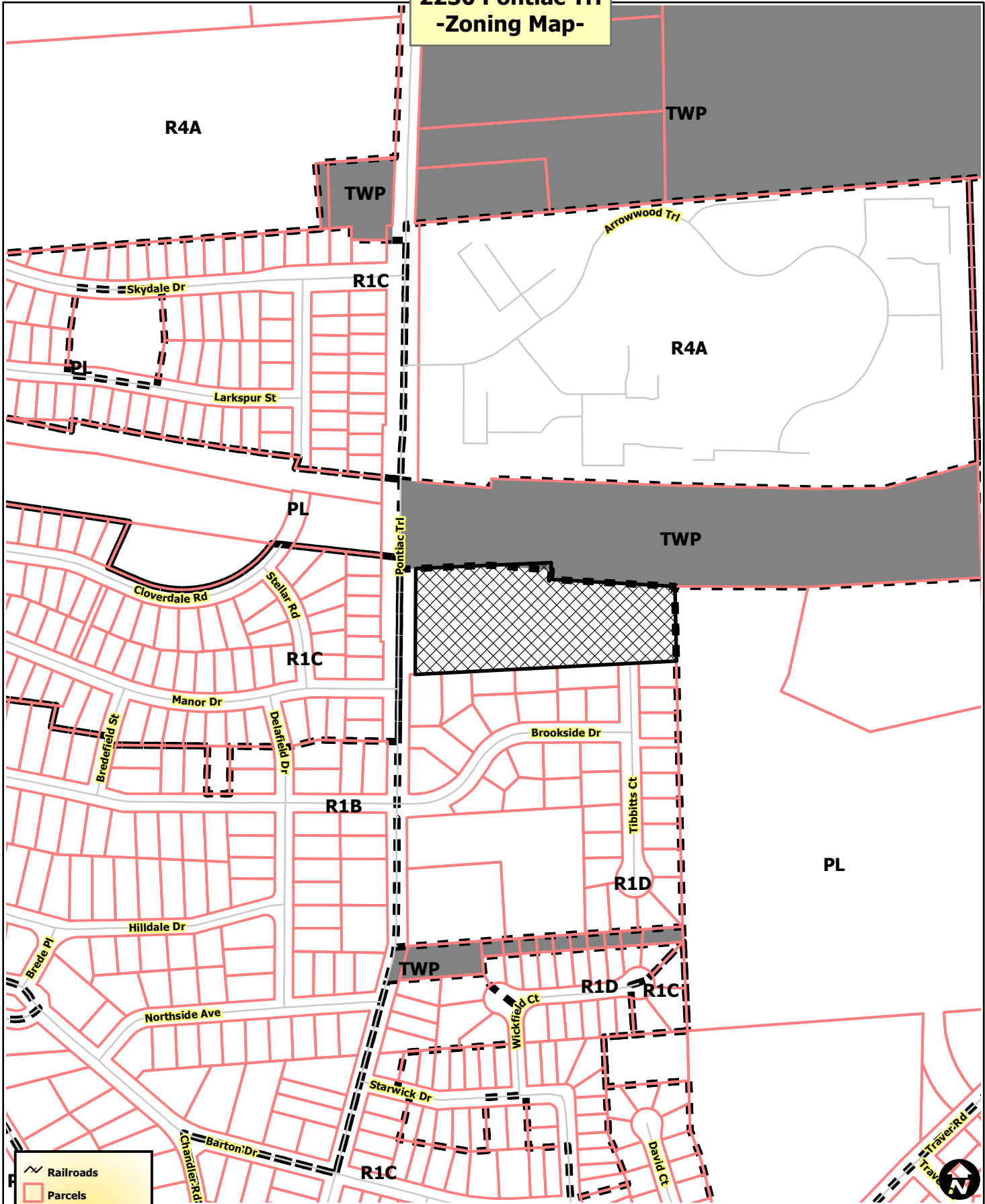
Response to Concerns raised at

Public Meeting at Rudolf Steiner School of Ann Arbor High School
Regarding High School Expansion Project

Public Concern and Feedback:

- Concern about light from gym in evening – we will work with the architect to ensure that this is not a problem for neighbors to the south (only direction that there is line of sight between homes and the school building)
- Encouragement from the neighbors to ensure that we incorporate green techniques (potential solar, active and passive and LED lighting) – we do plan to do this as much as is cost efficient as it is consistent with the construction we have already carried out on the property
- Sidewalk in Tibbits Court has collapsed – RSSAA will ensure that this is remediated as part of the construction

2230 Pontiac Trl -Zoning Map-



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



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**2230 Pontiac Trl
-Aerial Map-**



-  Railroads
-  Parcels
-  Huron River



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2230 Pontiac Trl -Aerial Map-



-  Railroads
-  Parcels
-  Huron River

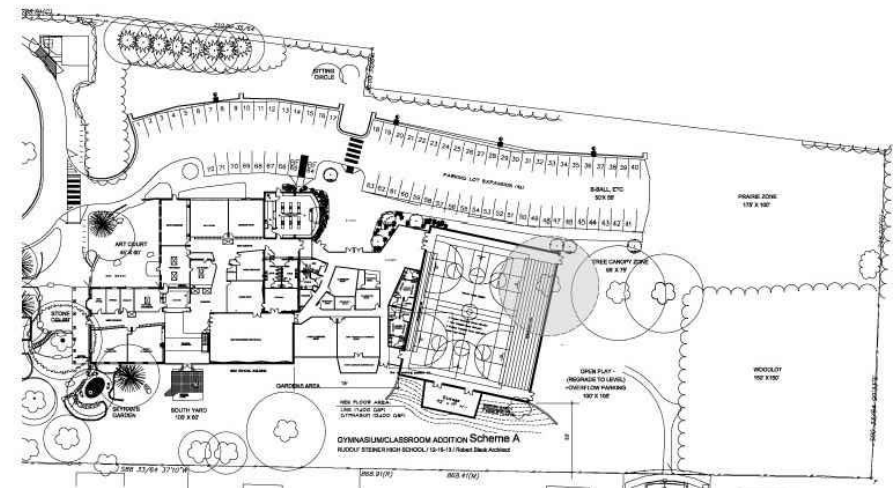


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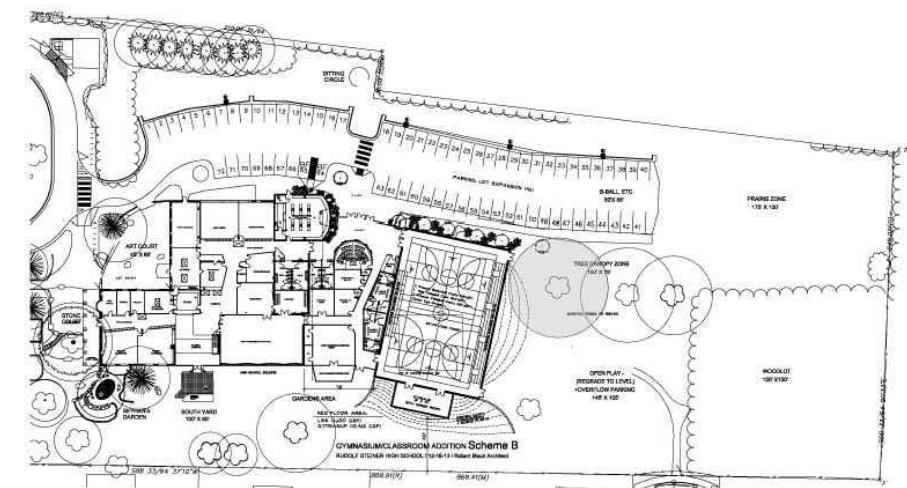


Alternative Analysis

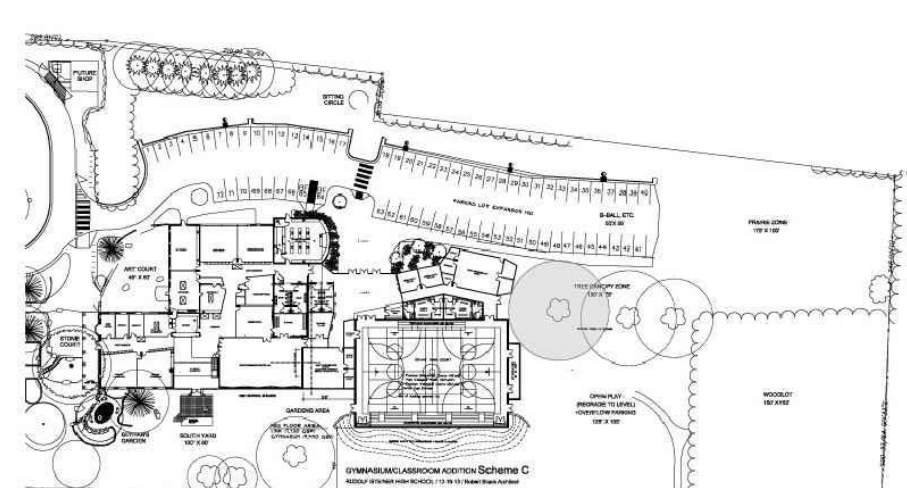
Rudolf Steiner High School Expansion: **ALTERNATIVES ANALYSIS FOR REMOVAL OF 48" WHITE OAK TREE** 27 March 2014 Robert Black/Architect
To balance the space expansion needs of the school with its priority commitment to preserve and enhance the natural systems of its site, we explored several alternatives described below. The final plan selected, Scheme D, was judged best for its balance of the school's program needs and for the best relationship to neighboring residences to the south. Also, the tree's health evaluation score of 15, calculated by CDF, did not warrant its preservation.



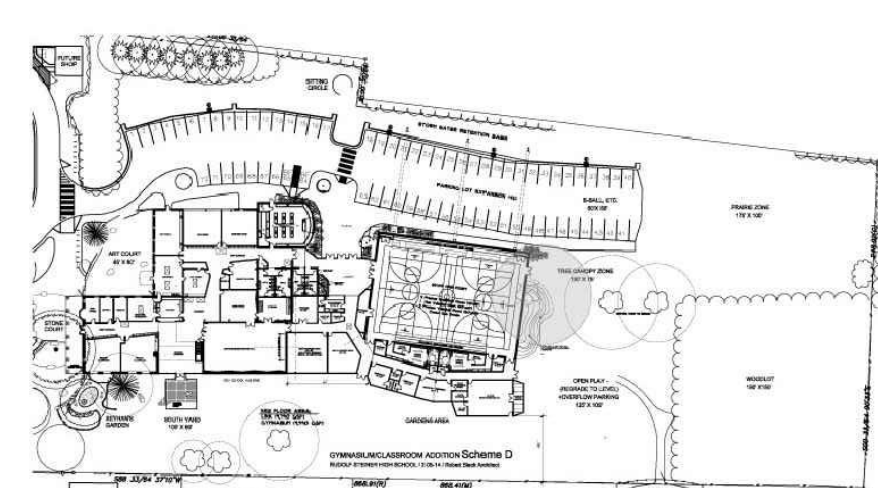
Scheme A: Tree removed, but Link space utilization not optimal and large mass of gymnasium too close to south neighbors.



Scheme B: Tree preserved, but Link space too small and large mass of gymnasium is in poor site soils and is too close to south neighbors.



Scheme C: Tree preserved, and Link space use is OK, but rooms face north. Large mass of gymnasium much too close to south neighbors.



Scheme D: Tree removed, Link spaces are in daylight and low mass faces south neighbors. Large gym mass hidden and on good soils.

Natural Features Statement and Impact

Woodlands

The woodlands on site in the southeast corner and surrounding the adjacent Steiner property to the east and west are primarily oak-hickory and are part of the Black Woods Pond Natural Area. The school has been stewarding the area for over ten years by removing invasive plant species and ecological prescription burns to encourage and enhance the health of the systems. The new building will have no impacts on the woodlands.

Wetlands

No regulated wetlands are on the site other than the human-created detention facility and bioswales created in the first phase. Rainwater runoff from the parking lot and building roof will be directed into expanded bioswales to the north of the parking lot.

Landmark Trees

One (1) 48" White oak (*Quercus alba*) will be impacted by the new building. This White Oak is distressed from an apparent lightning strike a few years back. The timber from the tree will be utilized in design features and elements integrated into the architecture.

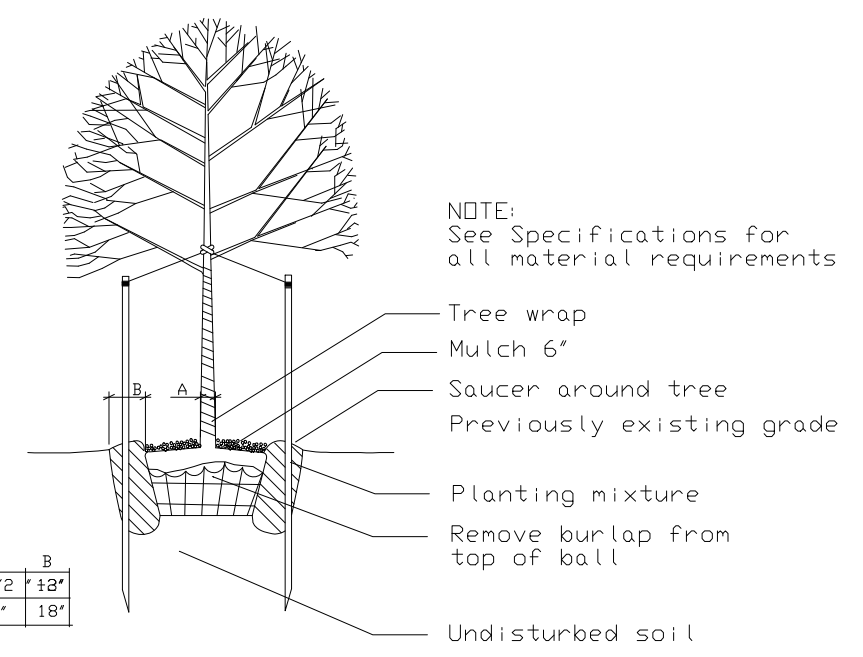
The three remaining Landmark Trees in the immediate area will have a very limited impact.

One (1) 30" Sugar Maple (*Acer saccharum*)

One (1) 36" White Oak (*Quercus alba*)

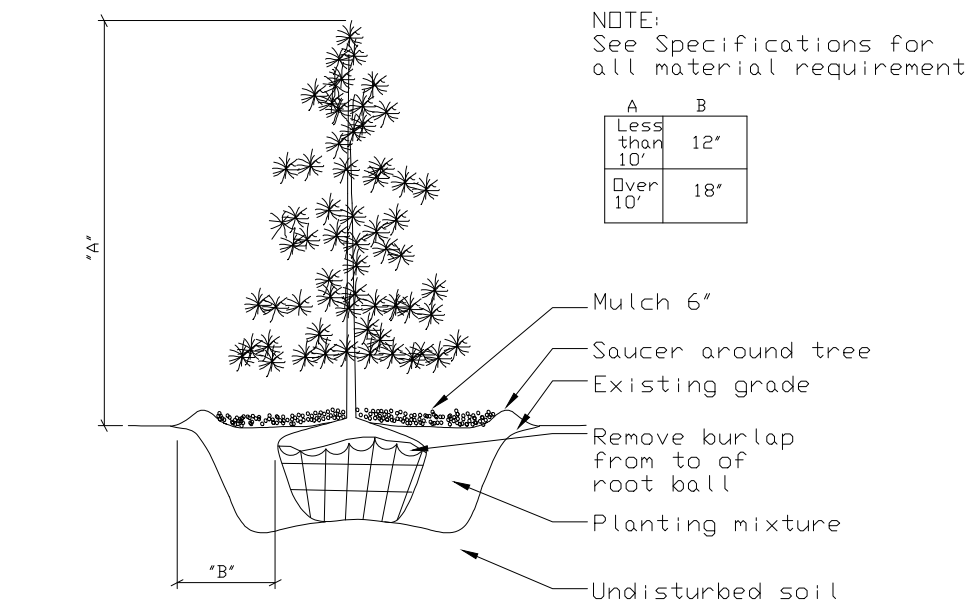
One (1) 30" White Oak (*Quercus alba*)

All necessary protective measures will be made before and during construction to prevent damage or impact to the trees.



1 Deciduous Tree Planting: B&B

N.T.S.



2 Evergreen Tree Planting: B&B

N.T.S.

Sym.	Qty.	Botanical	Common	Size
Large Deciduous Trees				
WO	3	<i>Quercus alba</i>	White Oak	2" Cal.
SWO	4	<i>Quercus bicolor</i>	Swamp White Oak	2" Cal.
RO	1	<i>Quercus rubra</i>	Red Oak	2" Cal.
Large Evergreen Shrubs				
WC	9	<i>Thuja occidentalis</i>	White Cedar	6' Height

Native Seed Rate Matrix

DB- Detention Basin - Bottom Seed Matrix

Grasses - 3 lbs/acre
Native Forbs - 6 lbs/acre
Permanent Seed Rate: 10lbs/Acre
Flowering Annuals 6lbs/acre
Seed Oats 32 lbs/acre

Detention Basin Species

<i>Aster azureus</i>	Sky-Blue Aster
<i>Asclepias tuberosa</i>	Butterflyweed
<i>Liatris spicata</i>	Purple Blazing Star
<i>Monarda fistulosa</i>	Bergamont
<i>Parthenium integrifolium</i>	Wild Quinine
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Solidago rigida</i>	Stiff Goldenrod
<i>Veronicastrum virginicum</i>	Culver's Root
<i>Andropogon scoparius</i>	Little Bluestem
<i>Panicum virgatum</i>	Red Switch Grass
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Vernonia gigantea</i>	Tall Ironweed
<i>Sorghastrum nutans</i>	Indian Grass

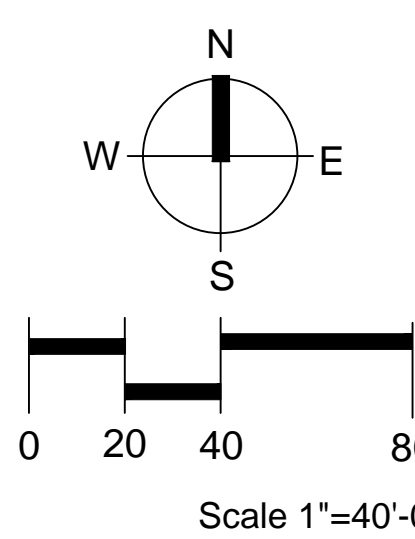
Planting Notes

- All plants shall be native and common to this region unless otherwise noted. Proposed substitutions must be approved by the Steiner representative Landscape Architect, and the City of Ann Arbor.
- All plants shall comply with recommendations and requirements of ANSI Z60.1 American Standards for Nursery Stock, and state and federal laws.
- Landscape Contractor shall verify all utility locations prior to layout and installation of plants.
- Layout of planting beds shall be by Landscape Contractor and reviewed with Landscape Architect in the field prior to planting. Staking locations of trees and shrubs shall be by Landscape Contractor and reviewed with the Landscape Architect in the field prior to planting by the end of the following growing season by the Owner.
- All compacted soils from construction activity shall be scarified to a depth of 12" prior to spreading native topsoil.
- Planting Mix: A Ratio of Loose Certified Finished Compost to Topsoil by Volume: 1:3
- Maintenance for provisional acceptance shall begin immediately after each plant is installed and after the first two weeks of irrigation. Plants shall be watered, mulched, weeded, pruned, sprayed, fertilized, cultivated and otherwise maintained and protected. Settled plants shall be reset to proper grade and position, planting saucer restored and dead material removed. Defective work shall be corrected as soon as possible after it becomes apparent and as weather and season permit.
- All plants shall be maintained in accordance to AAN Standards current version and guaranteed for not less than two (2) full years from the time of provisional acceptance.
- At the end of this period, any plant that is missing, dead, not true to name or size as specified, or not in satisfactory growth, as determined by the Engineer, shall be replaced.
- All diseased, damaged or dead materials shall be replaced in accordance with Chapter 62 of the City's Ordinance by the end of the following planting season, as a continuing obligation for the duration of the site plan.
- Snow shall not be pushed on to interior landscape island.
- Applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer with no phosphorus.



Landscape Architect:
Conservation Design Forum
185 South York Street
Evanston, Illinois 60126
630.559.2000 Phone
630.559.2030 Fax
www.cdfinc.com

Client:
Rudolf Steiner High School
2775 Newport Road
Ann Arbor, MI 48103
734.995.4141 Phone



Rudolf Steiner High School
Planting, Seeding,
and Permanent Site Stabilization

Issue/Revision

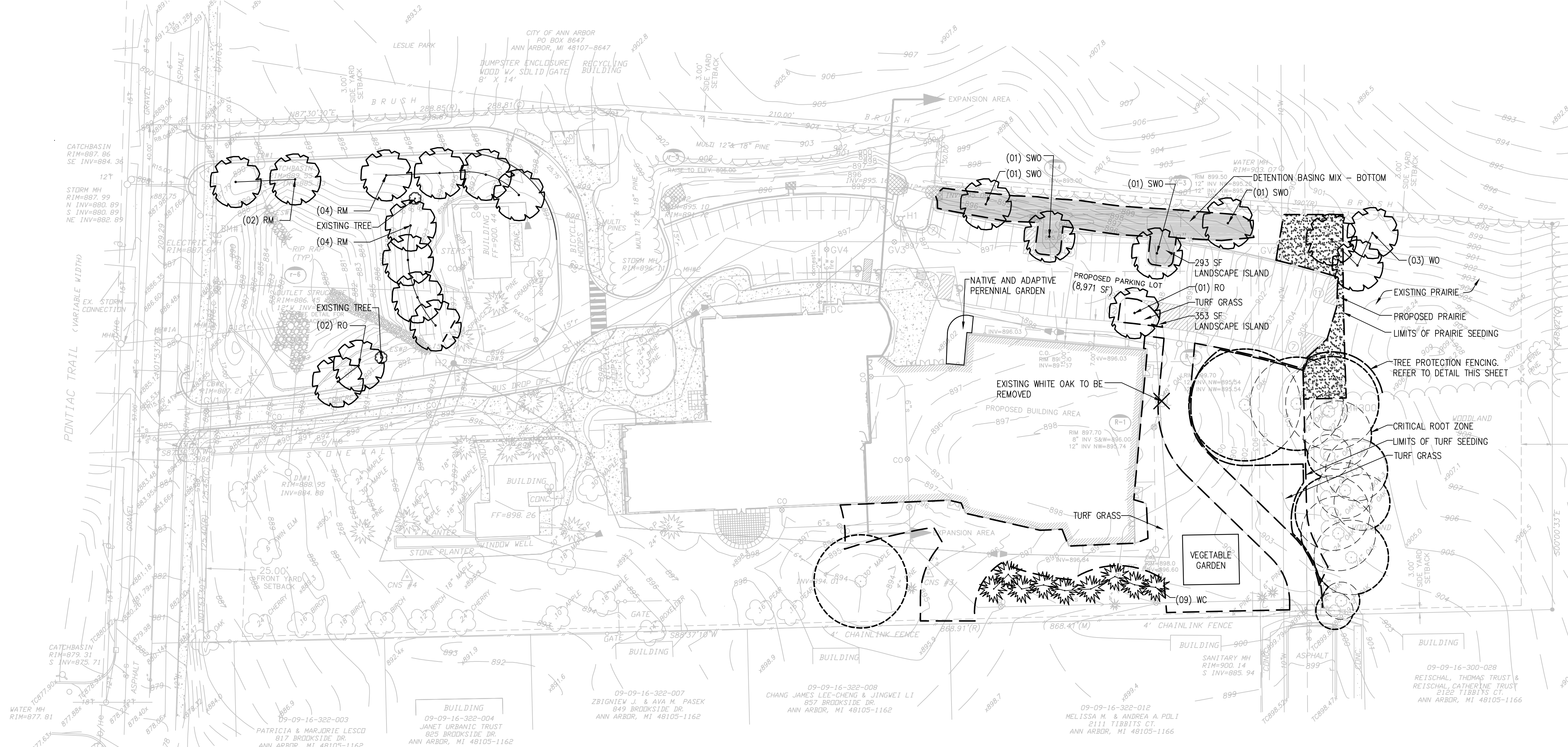
03-21-2014	Preliminary Site Plan Submittal
03-31-2014	Site Plan Submittal
04-29-2014	Site Plan Submittal
05-14-2014	Site Plan Submittal
05-28-2014	Site Plan Submittal

Status

Drawn by: AF
Chkd by: PJ

Date: 05/14/2014
Job No.: 14010.00

L-01



Street Tree Escrow

Street tree escrow not applicable per correspondence with City Planning, 27 March 2014

Vehicular Use Area / Landscape Island Ratio

Required Ratio (Per Chapter 62, 5.602, (2)) - Minimum of 1:20

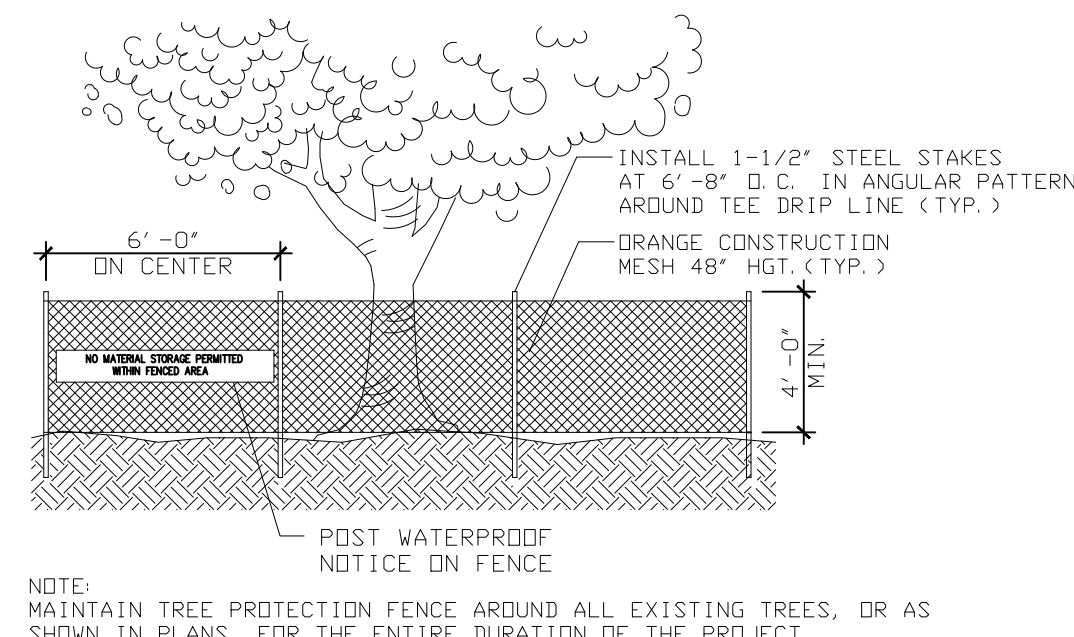
Proposed Area of Vehicular Use: 8,971 SF

Proposed Area of Landscape Island: 646 SF

646 SF: 8,971 SF > 1:20

Landmark Tree Impact

Tree Health/Condition Factors - PER KERRY GRAY				
In evaluating landmark or woodland trees, to determine the necessity for mitigation if proposed for removal or disturbance, the following chart may be used for each tree. Evaluate each tree for each condition or factor listed on the left; enter the number in the space on the right. Use a descending value from the best (3) to the worst (1). Total the six ratios to score the tree condition.				
Tree ID: (number, etc.)	Genus	Species	DBH in inches	
Values: (Best) 3 (Worst) 1	
CONCERNING FACTOR	CONDITION	SEVERITY	RANK	
Trunk	sound & solid	sections of bark missing	extensive decay & hollow	2.5
Growth Rate	> 6-inch twig elongation	< 2-inch twig elongation	> 2-inch twig elongation	3
Structure	sound	one major or several minor limbs dead	two or more major limbs dead	3
Insect & Diseases	no pests present	one pest present	two or more pests present	3
Crown Development	full & balanced	full, but unbalanced	unbalanced & lacking a full crown	3
Life Expectancy	> 30 years	15-30 years	< 5 years	2.5
Comments			total	15+
* A score of 15 points equals 50 percent health condition. Any landmark or woodland tree with a score of 14 or higher which is proposed to be removed, or any landmark tree where disturbance is proposed within ten feet of the trunk, requires mitigation in accordance with Chapter 62, Subdivision and Land Use Control, Section 5.127(8). Respond by City of Ann Arbor Building Department, Land Development, 12/20/03.				
Notes: City staff evaluated the tree on 05.23.2014. It is in fair condition with some minor deadwood. The canopy was leafing out well this spring and was full but unbalanced.				

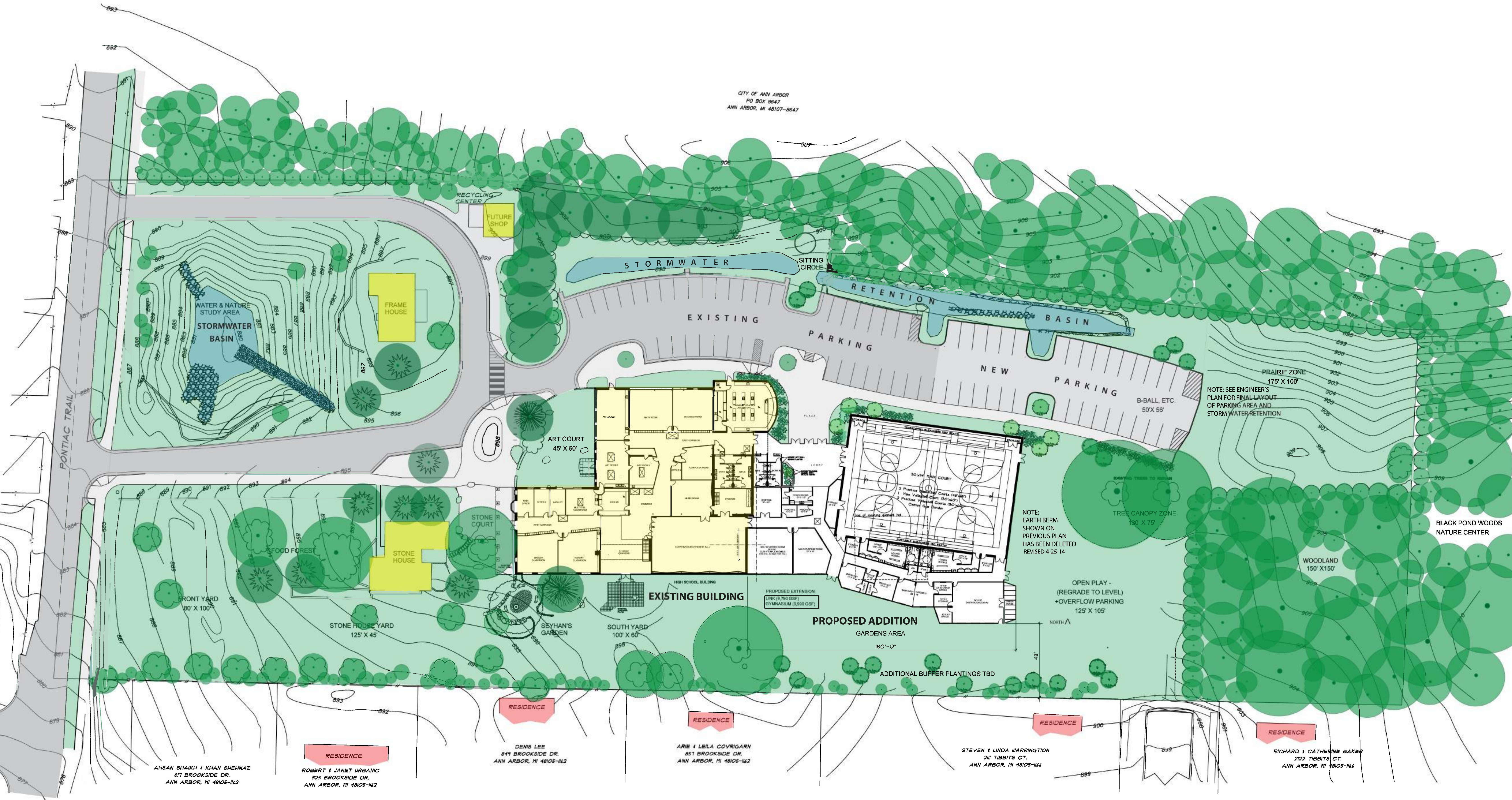


NOTE: MAINTAIN TREE PROTECTION FENCE AROUND ALL EXISTING TREES, OR AS SHOWN IN PLANS, FOR THE ENTIRE DURATION OF THE PROJECT.

2 TREE PROTECTION FENCE

N.T.S.

CITY OF ANN ARBOR
PO BOX 8647
ANN ARBOR, MI 48107-8647

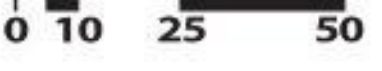


NOTE: SEE ENGINEER'S PLAN FOR FINAL LAYOUT OF PARKING AREA AND STORM WATER RETENTION

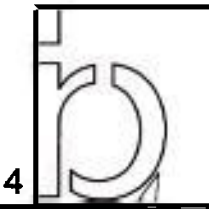
NOTE: EARTH BERM SHOWN ON PREVIOUS PLAN HAS BEEN DELETED REVISED 4-25-14

SITE PLAN FOR PROPOSED EXTENSION OF THE RUDOLF STEINER HIGH SCHOOL - 2230 Pontiac Trail, Ann Arbor, MI

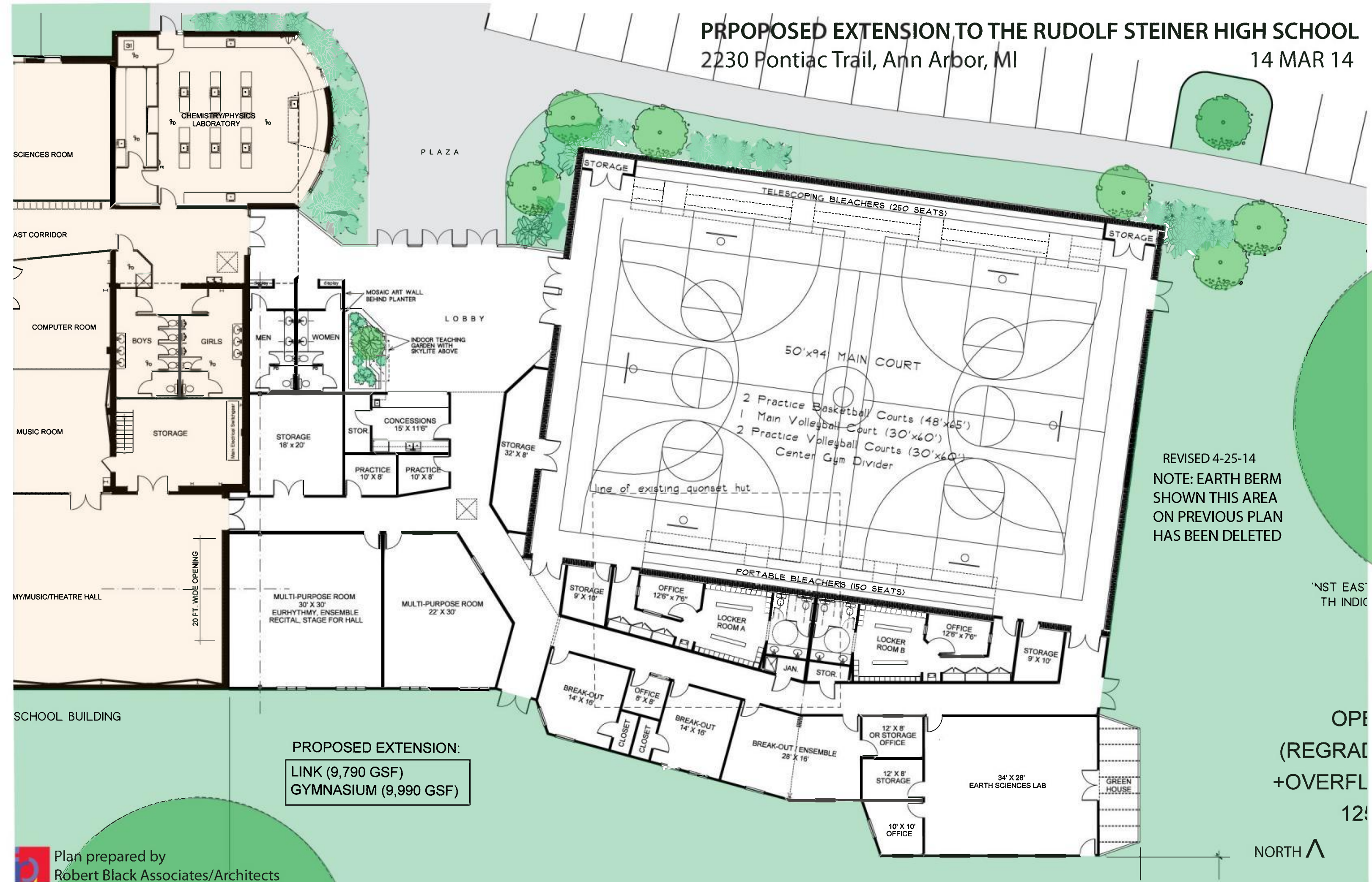
Collaborative Development Team: Sandra Greenstone/Administrator - Victor Leabu/Buildings & Grounds - Livingston Engineers/Site Engineering - CDF-Ann Arbor/Landscape Architects - BRIVAR Construction/Contractor - Robert Black Associates/Architect



08 MARCH 2014



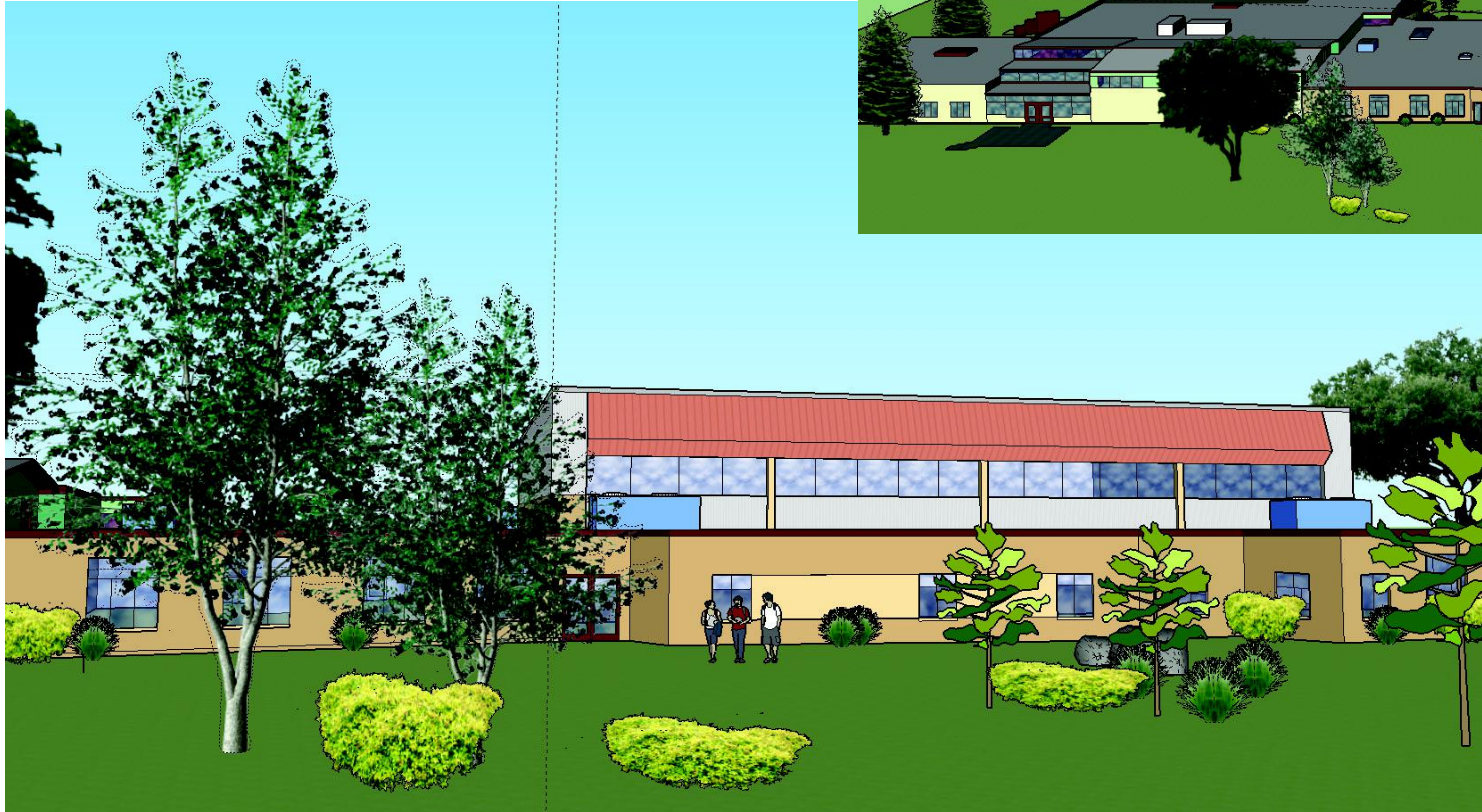
PROPOSED EXTENSION TO THE RUDOLF STEINER HIGH SCHOOL
 2230 Pontiac Trail, Ann Arbor, MI
 14 MAR 14



REVISED 4-25-14
 NOTE: EARTH BERM SHOWN THIS AREA ON PREVIOUS PLAN HAS BEEN DELETED

PROPOSED EXTENSION:
 LINK (9,790 GSF)
 GYMNASIUM (9,990 GSF)

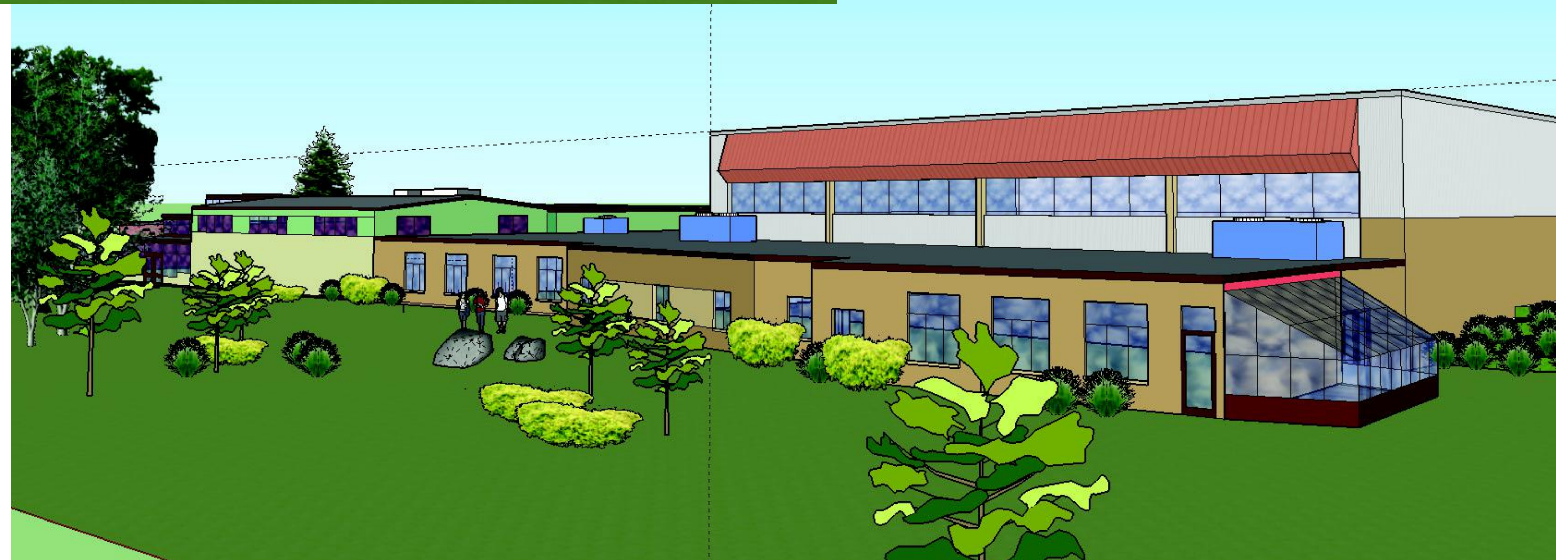




GROUND LEVEL VIEW FROM SOUTHWEST



BIRDSEYE VIEW FROM SOUTH
EXISTING HIGH SCHOOL BUILDING (L), PROPOSED EXTENSION (R)



GROUNDLEVEL VIEW FROM SOUTHEAST

**PRELIMINARY EXTERIOR IMAGES
FOR PROPOSED EXTENSION OF
THE RUDOLF STEINER HIGH SCHOOL
2230 PONTIAC TRAIL, ANN ARBOR, MI**

COLLABORATIVE DEVELOPMENT TEAM:
Sandra Greenstone/Administrator, Victor Leabu/Building & Grounds
Site Engineer: Livingston Engineering, Landscape Architect: CDF/Ann Arbor
Construction Manager: BRIVAR Construction, Architect: Robert Black Associates