

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 15, 2011

**SUBJECT: Packard Square Site Plan (2502-2568 Packard Road)
File No. SP11-011**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Packard Square Site Plan and Development Agreement subject to obtaining variances for the number of curb cuts, curb radii dimensions, and drive approach width from the Zoning Board of Appeals.

STAFF RECOMMENDATION

Staff recommends that the proposal be **approved** because it complies with all the applicable local, state and federal laws, ordinances, standards and regulations; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare, subject to obtaining necessary variances from the Zoning board of Appeals.

LOCATION

The site is located at 2502-2568 Packard Road, the site of the former Georgetown Mall (Malletts Creek Watershed).

DESCRIPTION OF PETITION

General Information – The petitioner proposes to construct mixed-use project containing 230 apartment units and 23,790 square feet of retail space in a single building. The project includes a 144-space parking garage underneath the apartment building, as well as 310 surface parking spaces, for a total of 454 parking spaces on site. A total of 44 carports are proposed along the two main drives from Packard Road to the rear of the site. The carports are shown on the west side of the site and are intended to be used by residents of Packard Square.

The total proposed floor area of the project is 358,636 square feet, which includes the portion of the parking garage above grade. This represents a 126% percent floor area ratio (150% maximum is allowed by the C1B zoning district). The proposed height is 48-feet based on average grade (50-feet maximum).

The apartment portion will include 5,766 square feet of indoor recreational amenities and services as well as an outdoor pool and courtyard. Retail uses will primarily consist of smaller stores that will be visible from Packard Road. Access to the stores will be primarily from either the north or south access drive from Packard. Customers will be able to park in a small courtyard parking area between the main store fronts, or in parking areas along the north or south service drives. Non-motorized and transit users will have improved access to the stores since the retail uses will be much closer to Packard, and multiple sidewalks and bicycle parking spaces will be provided.

Access – Vehicular access to the site is provided by two existing curb cuts on Packard Road, as well as an existing curb cut on Page Avenue. Chapter 47 (Streets) allows only two access drives based on the total right-of-way frontage of the site. The petitioner is proposing to keep the three existing access drives. Additionally, the petitioner is proposing to widen the proposed access drives on Packard to accommodate right and left turn egress lanes. Lastly, the curb cut radii on Packard Road are proposed to be larger than code allows to accommodate the movement of delivery trucks. Project Management staff supports these variance requests.

Public sidewalks exist on Packard Road and Page Avenue. Interior sidewalks will be provided connecting the project to the public sidewalks.

Parking – A total of 454 vehicular parking spaces are proposed on site. Chapter 59 (Off-street Parking) requires one parking space for each residential unit (230 spaces) for multiple family dwellings located in any nonresidential district. Chapter 59 also requires 77 to 90 parking spaces for the retail use.

A total of 54 bicycle parking spaces will be provided, including 46 Class A spaces for the residential units, which will be provided in a room in the parking garage. A total of 8 spaces are proposed for the retail uses, including 4 Class B spaces and 4 Class C spaces. The petitioner is proposing two delivery locations for the retail uses. One of these delivery areas, or loading zones, will be on the north side of the complex and the other will be on the south side.

Traffic Impact – A trip generation analysis was provided by Metro Transportation Group, Inc. The analysis determined that the proposed project is likely to generate 175 trips (60 inbound; 115 outbound) during the weekday AM peak hour and 294 trips (168 inbound; 126 outbound) during the weekday PM hour. The intersection at Packard Road and King George Boulevard currently operates at a Level of Service (LOS) B. The intersection of Packard Road and Pine Valley Boulevard currently operates at a LOS A. With the addition of the project traffic, the study intersections are anticipated to experience slight increases in delay. Due to the close proximity of existing traffic signals, an additional traffic signal is not recommended at the intersection of King George Boulevard and Packard Street. The analysis concludes that the project is expected to have a minimal impact on the surrounding roadway network. City staff concurs with these findings and no mitigation is requested.

Landscaping – A total of 32 trees are proposed to be removed as a result of this development project; a total of 182 trees and 746 shrubs will be provided in the form of landmark tree replacement, conflicting land use buffer requirements, street trees, right-of-way buffer, and interior landscaping. The petitioner has provided 15-foot wide, landscaped conflicting land use buffers along portions of the site that abut residentially zoned land on the south and west sides of the site. The petitioner is proposing a “landscaped area” near the Page Avenue entrance which is proposed to include a small play structure, a sidewalk, landscaping, and a public access easement.

Natural Features – Four landmark trees at the west end of the site are proposed to be removed as a result of the need to adjust the grades. Those trees include a 17” Cottonwood (twin stem), 16” Honey Locust, 18” American Elm (triple stem), and a 16” Honey Locust. No other regulated

natural feature is proposed to be disturbed. Staff reviewed the alternative analysis and finds the impact to be acceptable with the planting of 17 native species trees of 3-inch caliper.

Storm Water Detention – Storm water will be collected from rooftops and parking lots and drain to detention pipes underneath the parking lot at the rear (west) side of the site. The detention facility will drain into storm sewers in Page Avenue. Staff asked the petitioner to consider a green roof that handles some storm water, but the petitioner declined to provide this feature because of its construction cost.

Sanitary Sewer – The petitioner has agreed to disconnect the required number of footing drains from the sanitary sewer system prior to the issuance of a certificate of occupancy.

Brownfield – Known soil contamination exists on the site as the result of a dry cleaning operation. The chemical, tetrachloroethylene, is contained by clay soils. The contamination has not formed a plume. The petitioner is proposing a Brownfield plan that consists of removal of the contaminated soils and necessary dewatering to a level that exceeds state requirements. A proposed Brownfield plan is being reviewed concurrently with this site plan petition.

Building Height – Since the site is on a slope, height varies depending on the location of measurement. The height of the building from the sidewalk to the top of the parapet at the southwest corner of the building (highest point) is 60 feet or 5 stories. The height of the building to the roofline at the northeast corner (lowest point) is 42 feet, or 3 stories. The height of the building based on the average grade is 48 feet.

Building Materials – The petitioner proposes a combination of fiber cement panels, brick veneer, cast stone and cap stone as primary façade materials. The petitioner provided color renderings of the building elevations

Citizen Participation – The petitioner held a citizen participation meeting on January 10, 2011 at the Malletts Creek Branch Library. The petitioner mailed 949 notices to nearby residents, and 85 individuals signed the sign-in sheets. A summary of the meeting is attached.

Development Agreement – A draft development agreement (attached) has been completed. It will be finalized prior to City Council approval.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIREMENTS
Zoning		C1B (Business Service)	C1B (Business Service)	C1B
Gross Lot Area		283,931 sq/ft (6.52 acres)	283,931 sq/ft (6.52 acres)	3,000 sq/ft MIN
Floor Area Ratio In % of Lot Area		29.3% (83,319 sq/ft)	126% (358,636 sq/ft)	150% MAX (425,896 sq/ft)
Setbacks	Front	Packard: 202' Page: 133'	Packard: 22.5' Page: 145'	10' MIN 25' MAX (MAX applies to at least 1 ROW)
	Side	North: 46 ft South: 58 ft	North: 61 ft South: 80 ft	North: 0 ft MIN South: 42' MIN (abuts residential)
Building Height		25 ft	48 ft	50 ft MAX
Parking – Automobiles		320 spaces	454 spaces	Residential: 230 spaces MIN (1 space per dwelling unit) Retail: 77 spaces MIN; 90 MAX
Parking - Bicycles		NONE	46 spaces – Class A 4 spaces – Class B 4 spaces – Class C	46 spaces – Residential MIN (50% Class A; 50% Class C) 8 spaces – Retail MIN (50% Class B; 50% Class C)

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	C1 (Local Business District)
EAST	Multiple-Family Residential	R4A (Multiple-Family Dwelling District)
SOUTH	Single-Family Residential	R1C (Single-Family Dwelling District)
WEST	Multiple-Family Residential	R4A (Multiple-Family Dwelling District)

HISTORY

The site currently is a vacant retail center that was constructed in the 1960's. On October 15, 2007, City Council approved a site plan for a 103,200-square foot retail center, which was never built. The site has been vacant for approximately two years. Since the site was vacated, City staff has been working with the petitioner to ensure the property is adequately secured.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends commercial uses for this site. A portion of this plan is devoted to design guidelines (Community Oriented Design) for “Mixed Use Centers”. This section recommends mixing land uses to, “encourage pedestrian activity, reduce vehicular trips, reduce imperviousness by sharing parking spaces, encourage a wider variety of housing options, provide services closer to places of work and use land and infrastructure more efficiently”. The site is zoned C1B, which allows for a mixture of land uses.

The Non-motorized Plan recommends bicycle lanes along this segment of Packard Road. The Ann Arbor Transportation Authority (AATA) serves the site from Packard Road. Nearby City parks include Esch, Stone School, Buhr, and Doyle.

DEPARTMENT COMMENTS

Planning – Staff recommends approval of the project, because it is consistent with master plan recommendations and the C1B zoning. The proposed project promotes elements of sustainable land use practices, such as creating new housing units along a major transportation corridor, providing a mixture of land uses that encourage pedestrian access, remediating soil contamination, and using land and infrastructure efficiently. The requested variances from curb cut requirements have been reviewed and found to be consistent with the safe access into and out of the site.

The proposed parking of 454 spaces exceeds the requirement by 134 spaces. Since the apartments are proposed to consist of 1, 2 and 3 bedroom units, the petitioner has indicated that more than one parking space will be necessary per unit. Staff concurs, noting that the parking requirement for the residential portion of this development is closer to the R4B requirement of 1.5 spaces/unit (435 total spaces required) than the C1B requirement of 1 space/unit (320 total spaces required). This project, while mixed use, is primarily residential, and similar multiple-family projects throughout the city have experienced parking shortages, especially when parking spaces are assigned. The retail spaces will not likely be used at night which is when demand for residential spaces is at its peak. The ability to share spaces will help accommodate overflow conditions. Staff has informed the petitioner that assigning parking spaces to residents of the community will create a high demand for unassigned spaces.

Public Services – Staff supports the request for variances for the three curb cuts, the curb radii, and the proposed drive approach dimensions. The City is in the process of modeling the impacts to sanitary sewer capacity. If it is determined that the project will create downstream sanitary capacity issues, the petitioner will be responsible for providing mitigation. Any mitigation requirements will be incorporated into the development agreement prior to City Council consideration.

Parks – The landscaped area, play area, and interior courtyard will provide welcome amenities for residents. Playground structures need to be located on flat ground. The petitioner has agreed to pay a contribution of \$50,000 in lieu of providing a dedication of parkland for future residents, which is acceptable to staff. The proposed project is consistent with the 2011-2015 Parks & Recreation Open Space Plan.

Fire - Hydrant coverage and site access is adequate.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
rmg/3/10/11

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Structured Parking Plan
Landscaping Plan
Elevations
Citizen Participation Report by Petitioner
3/15/11 Draft Development Agreement

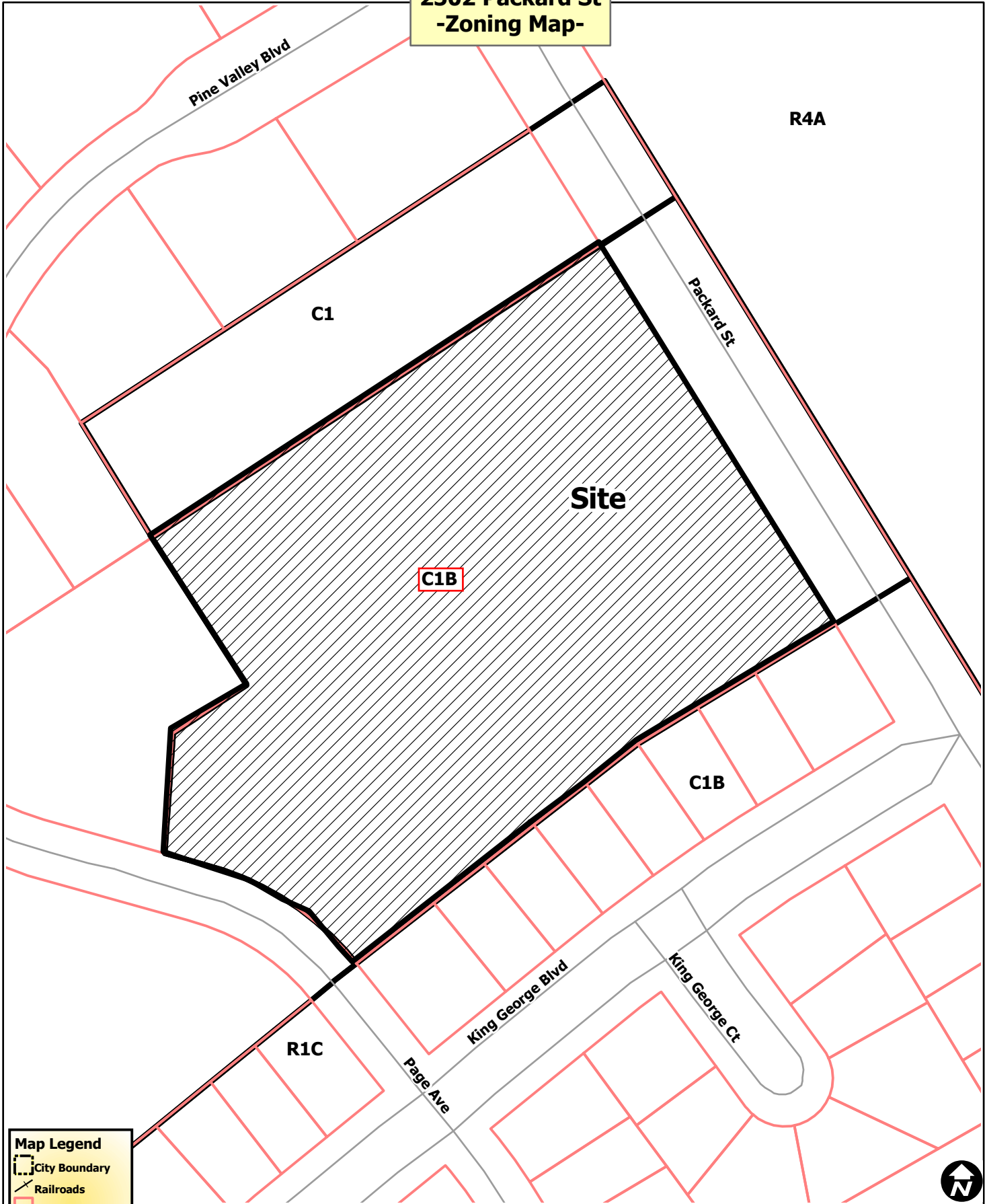
c: Property Owner: Harbor Georgetown, LLC
1900 S. Telegraph Rd., #200
Bloomfield Hills, MI 48102

Petitioner: Harbor Georgetown, LLC
1900 S. Telegraph Rd., #200
Bloomfield Hills, MI 48302

Engineer: Nowak & Fraus
46777 Woodward Ave.
Pontiac, MI 48342

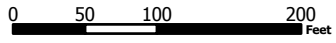
City Attorney – Kevin McDonald
Parks & Recreation – Amy Kuras
Project Management – Pat Cawley
Systems Planning – Cresson Slotten
File No. SP11-011

**2502 Packard St
-Zoning Map-**



Map Legend

- City Boundary
- Railroads
- Parcel Property
- Zoning**
- Township
- City of Ann Arbor



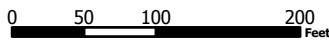
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2502 Packard St -Aerial Map-

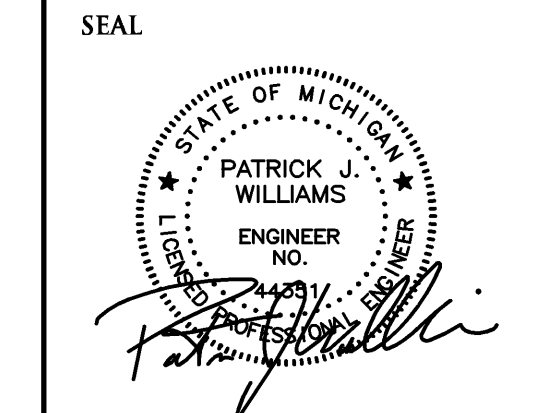


Map Legend

- City Boundary
- Railroads
- Parcel Property



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Map Created: 1/31/2011



PROJECT
Packard Square

CLIENT
Packard Square LLC 1900
Telegraph Road
Bloomfield Hills,
MI 48302
Phone: (248) 332-4444
Contact: Craig Schubiner

PROJECT LOCATION
Part of the 1/4 of
Section 4
T. 3 South, R. 6 East
City of Ann Arbor,
Washtenaw County,
Michigan

SHEET
General Site Plan
and Site Data



Know what's below
Call before you dig.

DATE	ISSUED / REVISED
01-21-11	Site Plan Submission
02-16-11	Site Plan Submission
02-28-11	Contractor Review
03-08-11	Site Plan Submission

DRAWN BY:
A. Wiseman

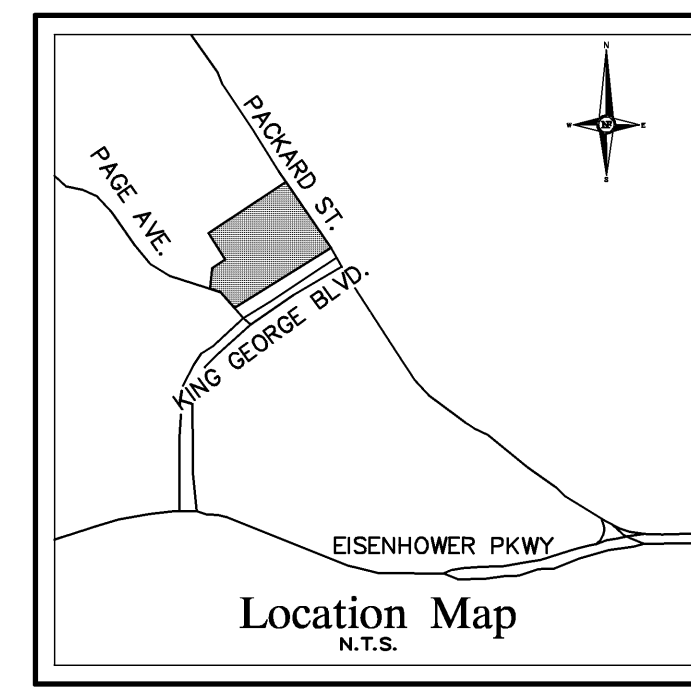
DESIGNED BY:
A. Wiseman

APPROVED BY:
P. Williams

DATE:
12-03-10

SCALE:
1" = 40'

NFE JOB NO. **D601** SHEET NO. **C3**

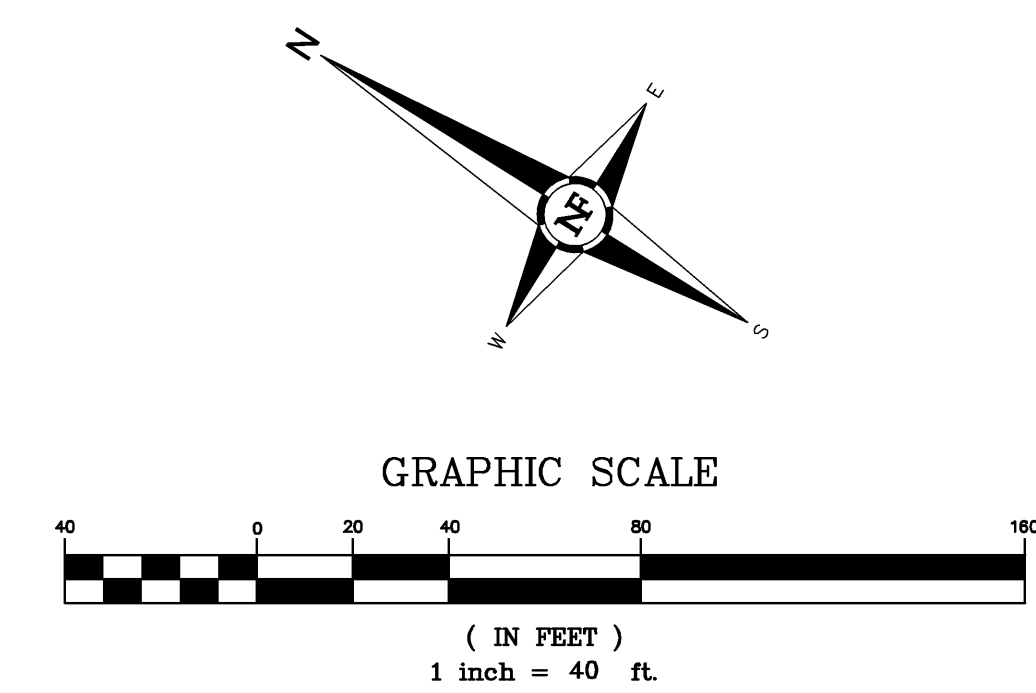
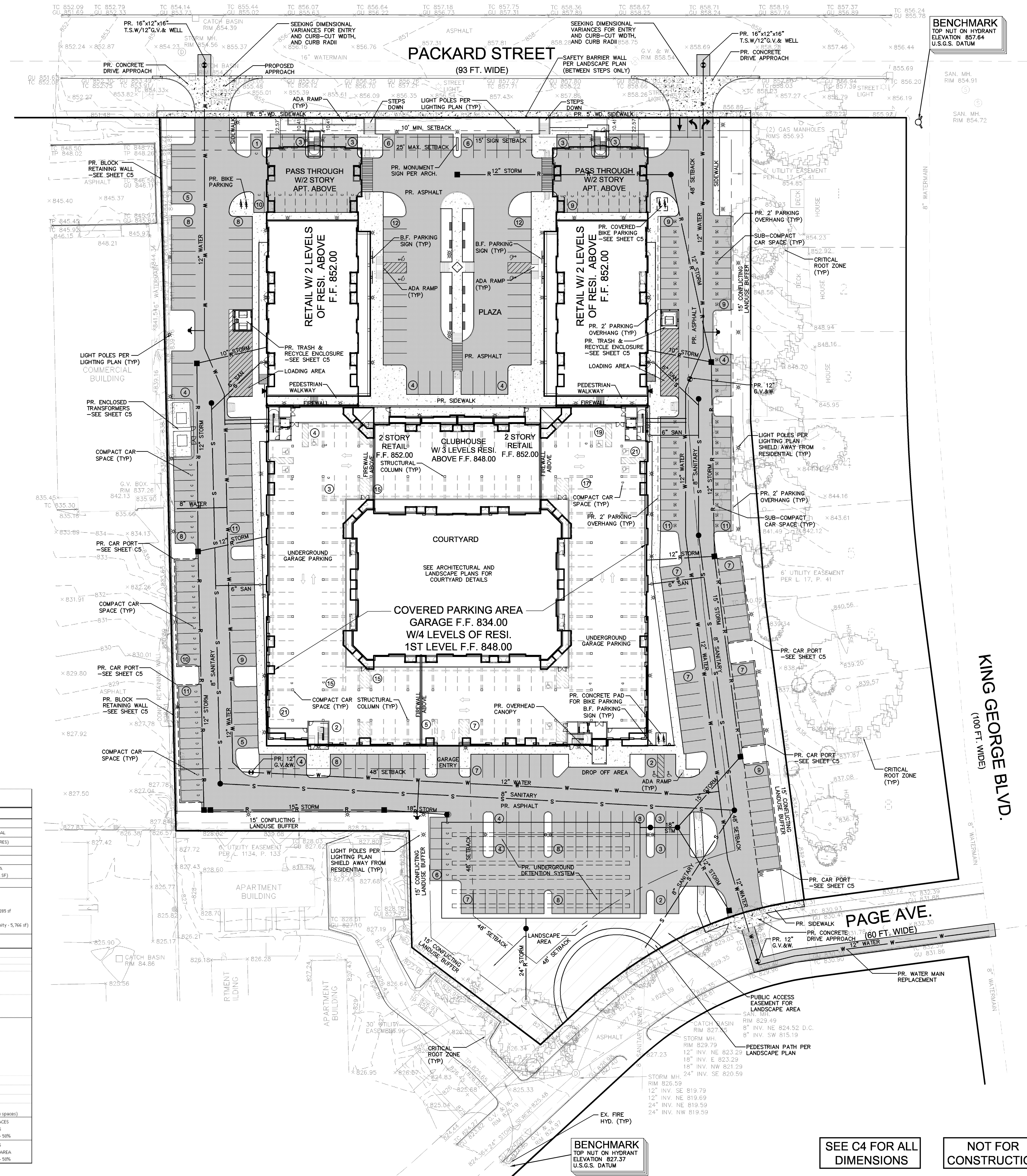


LEGEND

CLEAN-OUT	MANHOLE	EXISTING SANITARY SEWER
HYDRANT	GATE VALVE	EXISTING WATER MAIN
INLET	RYCB	EXISTING STORM SEWER
		EXISTING BURIED CABLES
		EXISTING GAS MAIN
UTILITY POLE	GLY POLE	EXISTING OVERHEAD LINES
EXISTING LIGHT POLE	EXISTING SIGN	
C.O.	MANHOLE	PR. SANITARY SEWER
HYDRANT	GATE VALVE	PROPOSED WATER MAIN
INLET	RYCB	PROPOSED STORM SEWER
COMPACT TO 95% MAX. DENSITY		PR. SAND BACKFILL
TC 600.00		UTILITY CROSSING
GU 600.00		PR. TOP OF CURB ELEVATION
TW 600.00		PROPOSED GUTTER ELEVATION
TP 600.00		PR. TOP OF WALK ELEVATION
FG 600.00		PR. TOP OF PAVEMENT ELEV.
600		PROPOSED FINISH GRADE
		PROPOSED CONTOUR
		PROPOSED SWALE
		PR. DRAINAGE DIRECTION
		PROPOSED INLET FILTER
		DRAINAGE AREA LIMITS
		PROPOSED SILT FENCE
		LIMITS OF SOIL DISRUPTION

LEGAL DESCRIPTION

OUTLOT A, SMOKLER HUTZEL SUBDIVISION, OF PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 4 AND PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 17 OF PLATS, PAGES 41, 42 AND 43, WASHTENAW COUNTY RECORDS.



NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS DATED JANUARY 1, 1993, AND INCLUDE ALL UPDATES ISSUED AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

IF THE CONSTRUCTION TO BE INSPECTED BY PUBLIC SERVICES DOES NOT COMMENCE WITH ONE YEAR OF THE DATE OF THE PUBLIC SERVICES INSPECTION REQUEST APPROVAL, THIS APPROVAL WILL EXPIRE AND THE CONSTRUCTION PLANS SHALL BE SUBJECT TO RE-REVIEW AND PAYMENT OF ALL APPLICABLE PLAN REVIEW FEES WILL BE REQUIRED.

THE PUBLIC SERVICES TECHNICIAN'S COPY OF THE STAMPED, APPROVED PLANS SHALL GOVERN CONSTRUCTION.

THE PUBLIC SERVICES TECHNICIAN HAS THE RIGHT TO HALT CONSTRUCTION ACTIVITIES AND REQUIRE THAT ITEMS THAT DO NOT MEET CITY STANDARDS BY REDONE/ REPLACED/ RECONSTRUCTED.

MISS-DIG MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION @ (800) 482-7171.

ALL PERMITS AND APPROVED PLANS ARE TO BE ON-SITE AT ALL TIMES.

THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.

PER CHAPTER 49, SECTION 4.58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME," PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE. ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING DETAILS.

THE PETITIONER SHALL CONFIRM THAT THERE ARE NO ENCROACHMENTS INTO THE RIGHT-OF-WAY, EITHER ABOVE OR BELOW GRADE. SHOULD ENCROACHMENTS BE PROPOSED, THE PETITIONER MUST SUBMIT DETAILED CONSTRUCTION PLANS FOR REVIEW AND APPROVAL BY THE CITY, AND ENTER INTO A LICENSING AGREEMENT. NO ENCROACHMENTS ANTICIPATED FOR THIS DEVELOPMENT.

SIDEWALKS SHALL BE "CARRIED-THROUGH" AT DRIVE APPROACHES.

SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. DETAILED PLANS SHALL BE SUBMITTED TO THE PROJECT MANAGEMENT SERVICES UNIT FOR REVIEW AND APPROVAL AT THE CONSTRUCTION PLAN STAGE.

GRADING ISSUES WILL NEED TO BE WORKED OUT AT SITE PLAN STAGE IN ORDER TO OBTAIN GRADING PLAN APPROVAL.

THE DEVELOPER SHALL CONTRACT A PRIVATE SOLID WASTE COMPANY FOR TRASH REMOVAL ON THIS PROJECT.

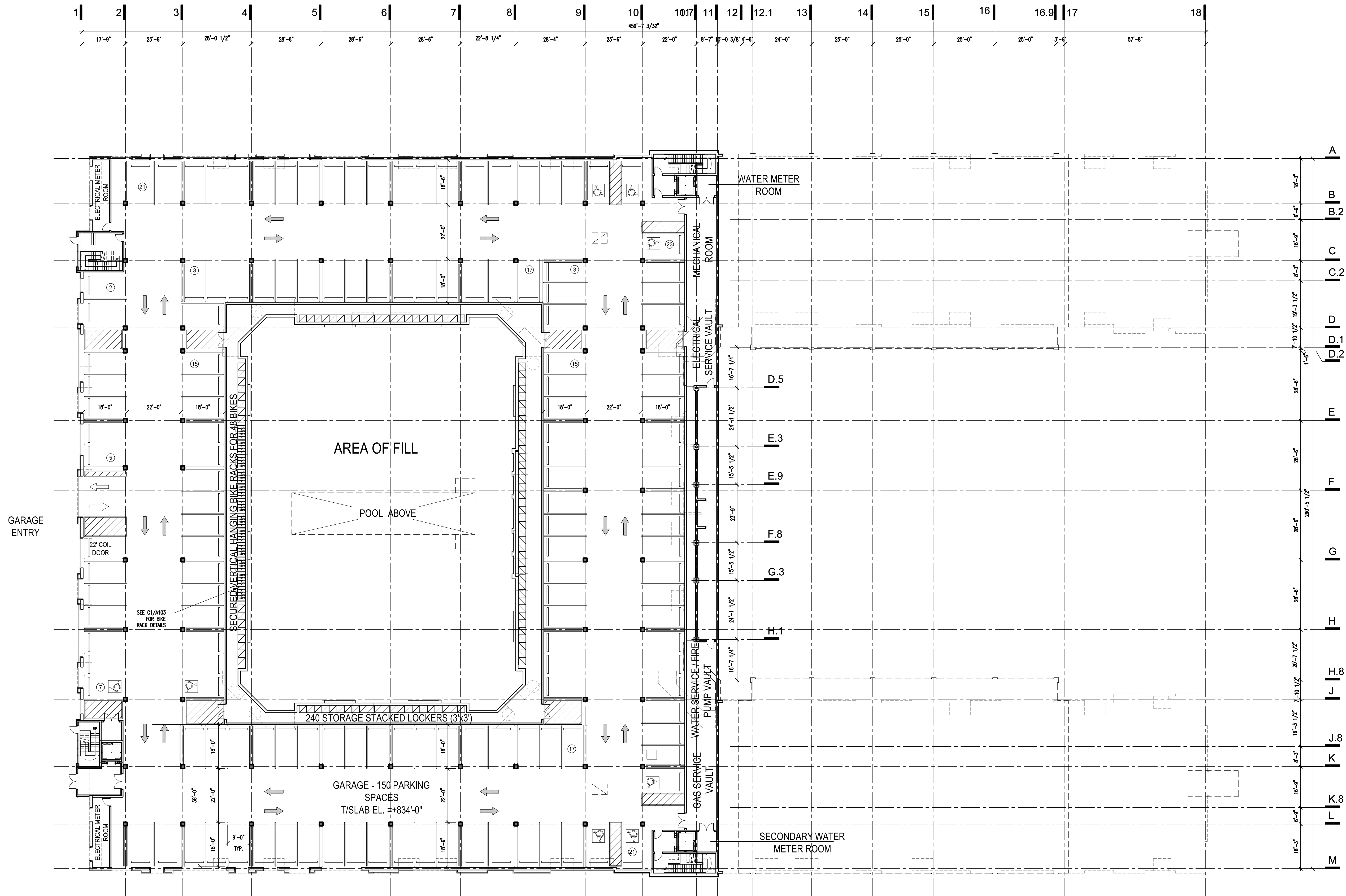
ANN ARBOR ORDINANCE REQUIREMENTS

	EXISTING	REQUIRED / PERMITTED	PROPOSED
I ZONING	C1B	C1B	C1B
II BUILDING TYPE	RETAIL / OFFICE	RETAIL / OFFICE / RESIDENTIAL	RETAIL / RESIDENTIAL
III GROSS LOT AREA	263,931 SQF (6.52 ACRES)	3,000 SQF (0.07 ACRES)	283,931 SQF (6.52 ACRES)
IV IMPERVIOUS AREA	263,147 SQF		263,028
V USEABLE OPEN SPACE	43,851 SQF		26,693 SQF
VI MAX UFA	29.3% OF LOT AREA (63,313 SF / 283,931 SF)	150% OF LOT AREA (283,931 SF X 1.5)	120% OF LOT AREA (356,696 SF / 283,931 SF)
VII LOT WIDTH	45'	20'	45'
VIII BUILDING AREA	83,319 SQF	425,877 SQF	Covered Parking - 48,285 of Retail - 23,956 of Residential - 286,493 of (Amnesty - 5,766 SF)
IX HEIGHT	25' 2 STORY	50' 4 STORY	40' 4 STORY
X MIN SETBACKS	FRONT (EAST) SIDE (NORTH) REAR (WEST)	10' / 25' 0' 46.30'	22.57' 71.5' 65.5'
	SIDE (SOUTH)	58.60'	79'
		Residential: - 11 ft / min = 288 - No maximum	Residential: - 34 ft spaces
XI PARKING - VEHICULAR	308	Retail: - Minimum - 1 / 310 sq ft = 77 spaces - Minimum - 1 / 265 sq ft = 90 spaces Total: - Minimum - 307	Retail: - 98 spaces Total: - 854 spaces
		COVERED	144
		GRADE	310
		COMPACT SPACES	107
		ACCESSIBLE SPACES	13 SPACES
			9 SPACES / 401-500 SPACES (Includes 2 minimum van spaces)
XII PARKING - BICYCLE	N/A	RESIDENTIAL - 46 SPACES 1 SPACE / 5 UNITS TYPE A - 50% / TYPE C - 50%	RESIDENTIAL - 46 SPACES 1 SPACE / 5 UNITS TYPE A - 50% / TYPE C - 50%
		RETAIL - 8 SPACES 1 SPACE / 3,000 SF OF AREA TYPE B - 50% / TYPE C - 50%	RETAIL - 8 SPACES 1 SPACE / 3,000 SF OF AREA TYPE B - 50% / TYPE C - 50%

SEE C4 FOR ALL DIMENSIONS

NOT FOR CONSTRUCTION

BENCHMARK
TOP NUT ON HYDRANT
ELEVATION 827.37
U.S.G.S. DATUM



GENERAL NOTES
 PARKING:
 150 RESIDENTIAL PARKING SPACES INCLUDING
 (7) ACCESSIBLE SPACES

NUMBER	ISSUED FOR	DATE
04	SITE PLAN SUBMITTAL	03:08:2011
03	SITE PLAN SUBMITTAL	02:16:2011
02	SITE PLAN SUBMITTAL	01:21:2011
01	SCHEMATIC DESIGN	01:10:2011

BUILT FORM
 ARCHITECTURE 311 N. Aberdeen St. 200 C
 Chicago, IL 60607

DEVELOPER
The Harbor Companies
 1900 South Telegraph Road
 Bloomfield Hills, Michigan

CIVIL ENGINEER / LANDSCAPE ARCHITECT
Nowak & Fraus Engineers
 45777 Woodward Avenue
 Pontiac, Michigan

STRUCTURAL ENGINEER
KRW Consulting Group, LLC
 1881 Commerce Drive Suite 109
 Elk Grove Village, Illinois 60007-0131

MECHANICAL - ELECTRICAL - PLUMBING ENGINEER
Advance Consulting Group Int'l
 300 W. Adams Street Suite 420
 Chicago, Illinois 60606

PROJECT
Packard Square
 Ann Arbor, Michigan

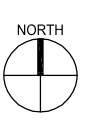
SHEET TITLE
**Basement Floor Plan
 Residential Parking**

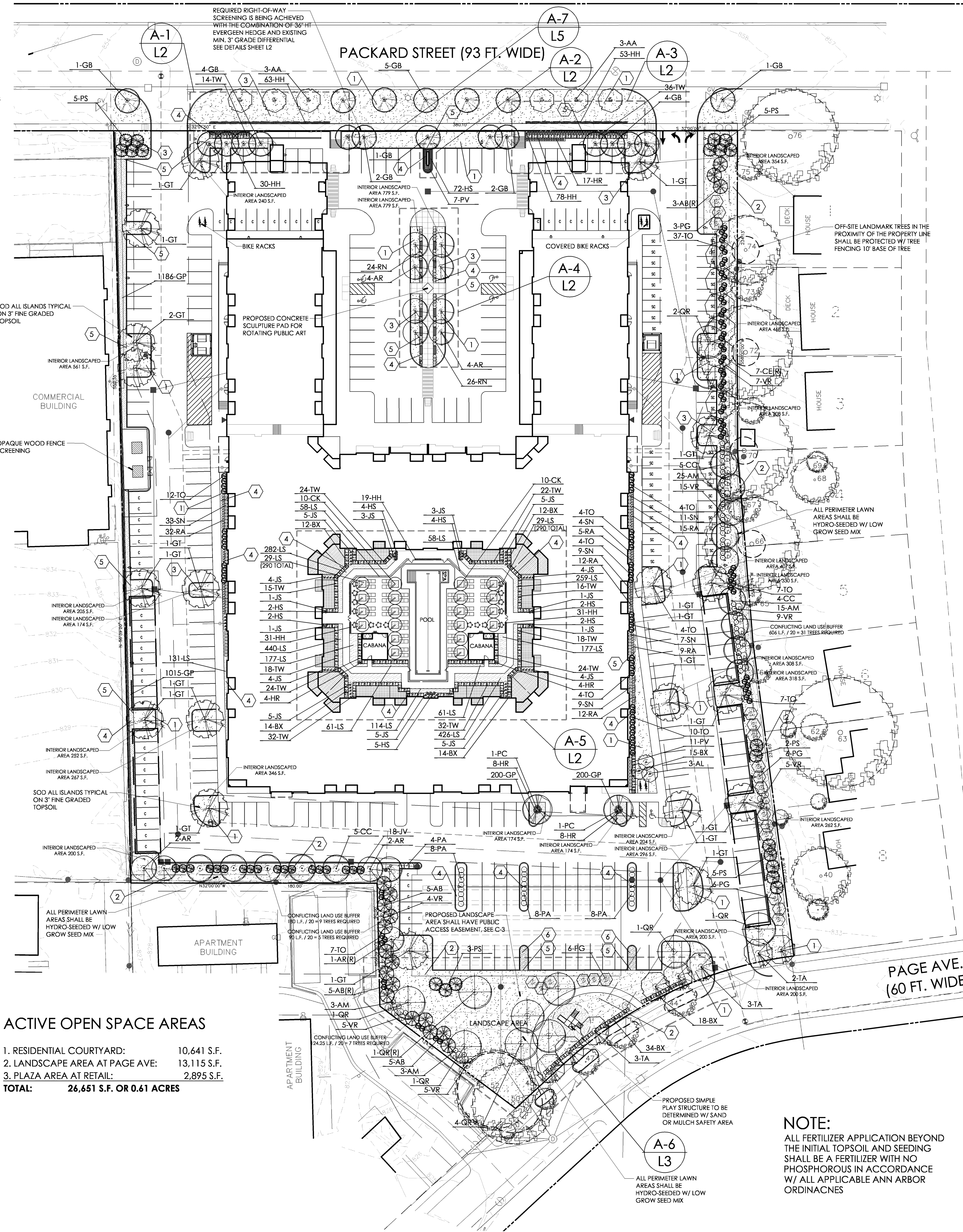
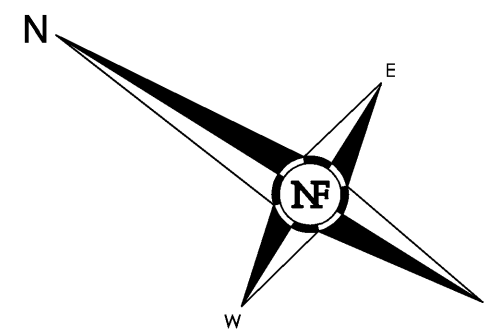
PROJECT NO.
 10-146

DATE
 11.24.2010

A201

G9 Basement Parking Plan
 SCALE: 1/250
 NOTES:
 150 RESIDENTIAL PARKING SPACES
 INCLUDING (7) ACCESSIBLE SPACES





LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 283,932.89 S.F. OR 6.52 ACRES

1. VEHICLE USE AREA

A. R.O.W. SCREENING
 10' WD. BUFFER: 1 TREE PER 30 L.F. OR FRACTION THEREOF, PLUS HEDGE (30' HT.)
 PACKARD ST: 456 L.F. / 30 = 22.8 OR 23 TREES REQUIRED
 TREES PROVIDED: 23 TREES
 SHRUBS PROVIDED: 50 SHRUBS, PLUS EXISTING BERM
 PAGE AVE: 237 L.F. / 30 = 7.9 OR 8 TREES REQUIRED
 TREES PROVIDED: 8
 SHRUBS PROVIDED: 52

B. INTERIOR LANDSCAPE

VEHICLE USE AREA (115,511 S.F.)
 1 S.F. PER 15 S.F. OF VEHICLE USE AREA
 115,511 / 15 = 7,701 S.F. LANDSCAPE AREA REQUIRED
 AREA PROVIDED: 7,706 S.F.
 TREES REQUIRED: 1 TREE PER 250 S.F. REQUIRED
 7,701 / 250 = 30.8 OR 31 TREES REQUIRED
 TREES PROVIDED: 31 TREES

2. CONFLICTING LAND USE BUFFER

1 TREE PER 20 L.F. OF LENGTH
 600 L.F. / 20 = 30 TREES REQUIRED
 TREES PROVIDED: 31 TREES
 SHRUBS PROVIDED: 127 SHRUBS
 180 L.F. / 20 = 9 TREES REQUIRED
 TREES PROVIDED: 9 TREES
 SHRUBS PROVIDED: 18 SHRUBS
 90 L.F. / 20 = 5 TREES REQUIRED
 TREES PROVIDED: 5 TREES
 SHRUBS PROVIDED: 11 SHRUBS
 124.25 L.F. / 20 = 7 TREES REQUIRED
 TREES PROVIDED: 7 TREES
 SHRUBS PROVIDED: 22 SHRUBS

3. STREET TREE ESCROW REGULATIONS

REQUIRED PER LAND DEVELOPMENT REGULATIONS - ATTACHMENT C
 LENGTH OF FRONTAGE: 456 L.F. (ALONG PACKARD)
 456 L.F. X \$1.30 PER LINEAR FOOT OF FRONTAGE = \$592.80
 NOTE: THE STREET TREE ESCROW MUST BE PAID IN FULL PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE MADE PAYABLE TO: THE CITY OF ANN ARBOR AND MAILED OR DELIVERED IN PERSON TO FORESTRY FIELD OPERATIONS
 451 STONE SCHOOL ROAD
 ANN ARBOR, MI 48108
 CANOPY LOSS FEE FOR 12" HONEY LOCUST IN PAGE AVE
 \$186 PER CALIPER INCH X 12" = \$2,232.00
 NOTE: THE FEES FOR THE REMOVAL OF THE RIGHT-OF-WAY TREE ALONG PAGE MUST BE PAID IN FULL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CHECKS ARE MADE PAYABLE TO THE CITY OF ANN ARBOR AND MAILED OR DELIVERED TO THE SAME ADDRESS AS ABOVE.

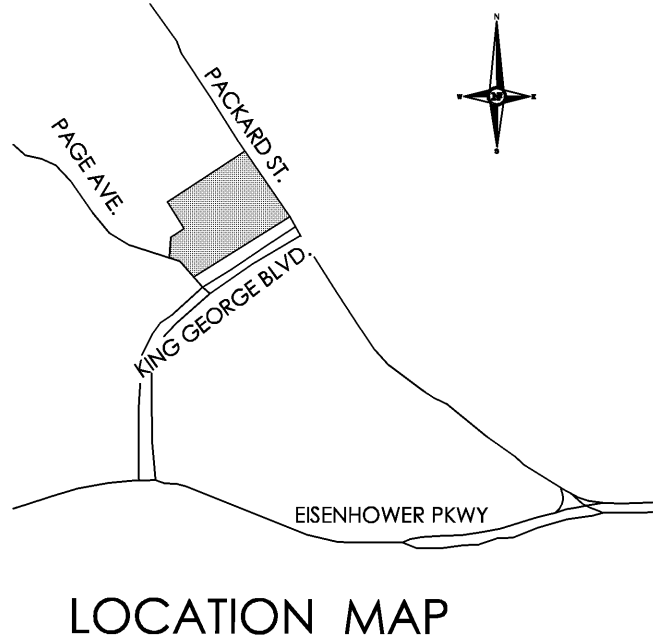
4. LANDMARK TREE MITIGATION

TOTAL INCHES OF LANDMARK TREE REPLACEMENT: 49.5
 TOTAL INCHES OF MITIGATION PROPOSED: 17 TREES AT 3" CALIPER = 51" OF REPLACEMENT
 51" OF REPLACEMENT PROPOSED

* TREES DESIGNATED ON PLAN WITH (R) REPRESENT LANDMARK REPLACEMENTS

PLANT LIST

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AB	18	Abies balsamea Balsam Fir	8-10' HT	8' OC	B&B	FULL TO GROUND
AR	13	Acer rubrum 'Bowhall' Bowhall Red Maple	3" CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
AA	6	Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" CAL	SEE PLAN	B&B	SINGLE STEM
AL	3	Amelanchier laevis Allegheny Serviceberry	12' HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
CE	7	Cercis canadensis Eastern Redbud	2.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
CC	14	Carpinus caroliniana American Hornbeam	2.5' CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
CK	20	Cornus kousa 'Prophet' Prophet Dogwood	2" CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
GB	20	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	3" CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
GT	19	Gleditsia triacanthos 'Street Keeper' Street Keeper Honey Locust	3" CAL	SEE PLAN	B&B	FULL BRANCHED HEAD
PG	21	Picea glauca White Spruce	8-10' HT	8' OC	B&B	FULL TO GROUND
PS	20	Pinus strobus White Pine	8-10' HT	8' OC	B&B	FULL TO GROUND
PC	2	Pyrus calleryana 'Cleveland Select' Cleveland Select Pear	3" CAL	VARIABLES	B&B	FULL HEAD
QR	11	Quercus rubra Red Oak	3" CAL	VARIABLES	B&B	FULL HEAD
TA	8	Tilia americana 'Boulevard' Boulevard Linden	3" CAL	VARIABLES	B&B	FULL HEAD
	182	TOTAL NEW TREES PROPOSED				
SHRUBS						
AM	46	Aronia melanocarpa Black Chokeberry	30" HT	3' OC	B&B	
BX	119	Buxus x 'Winter Gem' Winter Gem Boxwood	24-30" HT	30" OC	B&B	
JS	51	Juniperus scopulorum 'Grey Gleam' Grey Gleam Juniper	6-7' HT	30" OC	B&B	MAINTAIN AS 5' HT HEDGE
JV	18	Juniperus virginiana White Cedar	6-7' HT	5' OC	B&B	
RA	85	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 GAL	24" OC	CONT	
RN	50	Rosa x 'Nearly Wild' Nearly Wild Rose	5 GAL	30" OC	CONT	
TW	275	Taxus x m. 'Wardii' Ward's Yew	30" HT	3' OC	B&B	MAINTAIN AS HEDGE
TO	100	Thuja occidentalis 'Techny' Mission Arborvitae	5-7' HT	30" OC	B&B	
VR	50	Viburnum x rhytidophyllum 'Allegheny' Allegheny Viburnum	36" HT	VARIABLES	B&B	
	794	TOTAL NEW SHRUBS PROPOSED				
GROUNDCOVERS/PERENNIALS						
GP	2,601	Gaultheria procumbens Wintergreen	#1 POT	12" OC	CONT	
HH	305	Heimericallis 'Happy Returns' Happy Returns Daylily	2 GAL	12" OC	CONT	
HS	93	Heimericallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	18" OC	CONT	
HR	41	Hosta 'Royal Standard' Royal Standard Plantain Lily	2 GAL	24" OC	CONT	
LS	2,824	Liriope spicata Creeping Lily-turf	#1 POT	12" OC	CONT	
PV	18	Panicum virgatum 'Northwind' Northwind Switch Grass	3 GAL	30" OC	CONT	
PA	28	Pennisetum alopecuroides Fountain Grass	3 GAL	30" OC	CONT	
SN	73	Sorghastrum nutans 'Sioux Blue' Indian Grass	3 GAL	36" OC	CONT	



NOTE:

ALL DISEASED, DAMAGED OR DEAD PLANT MATERIAL SHALL BE REPLACED IN ACCORDANCE W/CHAPTER 62 OF THE CITY OF ANN ARBOR CODE, BY THE END OF THE FOLLOWING PLANTING SEASON. ALL PLANTINGS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF ANN ARBOR. ALL PROPOSED TREE PLANTINGS SHALL BE MINIMUM 15' APART

GROUNDCOVER KEY

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 TYPICAL LOW-GROW SEED LAWN AREAS, SOWN ON 3" TOPSOIL
- 3 3-4" DIA SPADE CUT EDGE W/ 4" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 1/8" X 4" METAL EDGING, TYPICAL
- 6 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER

ACTIVE OPEN SPACE AREAS

- 1. RESIDENTIAL COURTYARD: 10,641 S.F.
- 2. LANDSCAPE AREA AT PAGE AVE: 13,115 S.F.
- 3. PLAZA AREA AT RETAIL: 2,895 S.F.
- TOTAL: 26,651 S.F. OR 0.61 ACRES**

NOTE:
 ALL FERTILIZER APPLICATION BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHOROUS IN ACCORDANCE W/ ALL APPLICABLE ANN ARBOR ORDINANCES



NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

SEAL



PROJECT

Packard Square

CLIENT

Packard Square LLC
 1900 Telegraph Road
 Bloomfield Hills,
 MI 48302
 Phone: (248) 332-4444
 Contact: Craig Schubiner

PROJECT LOCATION

Part of the 1/4 of
 Section 4
 T. 3 South, R. 6 East
 City of Ann Arbor,
 Washtenaw County,
 Michigan

SHEET

Landscape Plan



REVISIONS

01-21-11	SITE PLAN SUBMISSION
02-16-11	SITE PLAN SUBMISSION
02-28-11	CONTRACTOR REVIEW
03-08-11	SITE PLAN SUBMISSION

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

01-21-11

SCALE:

1" = 40'

NFE JOB NO.

D601

SHEET NO.

L1



West Elevation - Residential



South Elevation / North Elevation (Mirrored)- Residential / Retail

Packard Square, LLC
Ann Arbor, Michigan

PACKARD SQUARE
ANN ARBOR, MICHIGAN

BUILT FORM, LLC
Chicago, Illinois



Packard Square, LLC
Ann Arbor, Michigan

PACKARD SQUARE
ANN ARBOR, MICHIGAN

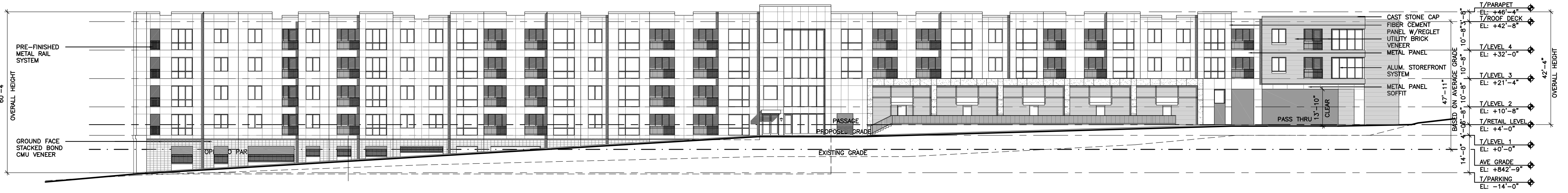
BUILT FORM, LLC
Chicago, Illinois



B9 North Elevation
SCALE:1/250



D7 West Elevation
SCALE:1/250



F9 South Elevation
SCALE:1/250



H7 East Elevation
SCALE:1/250

NUMBER	ISSUED FOR	DATE
04	SITE PLAN SUBMITTAL	03/08/2011
03	SITE PLAN SUBMITTAL	02/16/2011
02	SITE PLAN SUBMITTAL	01/21/2011
01	SCHEMATIC DESIGN	01/10/2011

BUILT FORM
ARCHITECTURE 311 N. Aberdeen St. 200 C
Chicago, IL 60607

DEVELOPER
The Harbor Companies
1900 South Telegraph Road
Bloomfield Hills, Michigan

CIVIL ENGINEER / LANDSCAPE ARCHITECT
Nowak & Fraus Engineers
45777 Woodward Avenue
Pontiac, Michigan

STRUCTURAL ENGINEER
KRW Consulting Group, LLC
1881 Commerce Drive Suite 109
Elk Grove Village, Illinois 60007-0131

MECHANICAL - ELECTRICAL - PLUMBING ENGINEER
Advance Consulting Group Int'l
300 W. Adams Street Suite 420
Chicago, Illinois 60606

PROJECT
Packard Square
Ann Arbor, Michigan

SHEET TITLE
Building Elevations

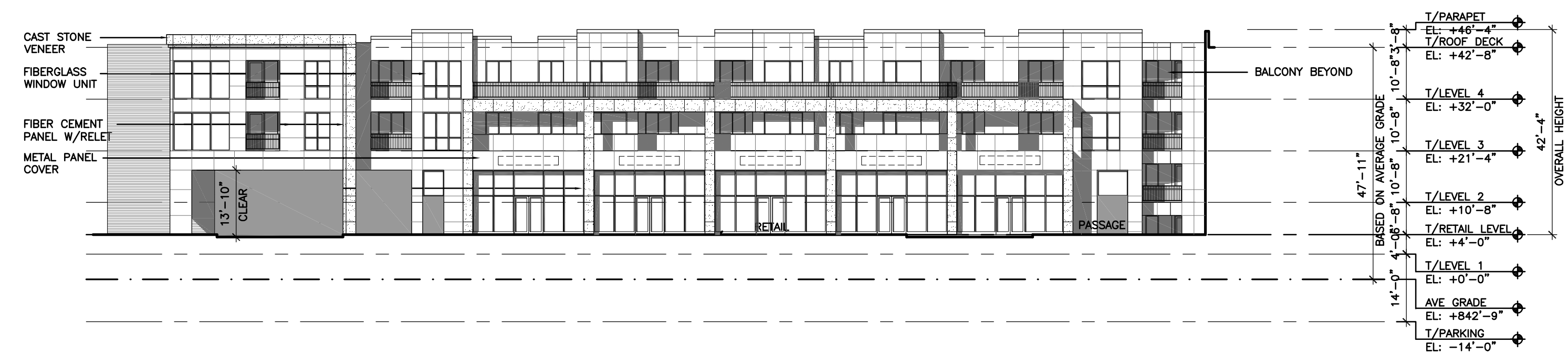
PROJECT NO.
10-146

DATE
01.10.2011

A301



B6 South Entry Courtyard Elevation
SCALE:1:250



D6 North Entry Courtyard Elevation
SCALE:1:250



F9 South Courtyard Elevation
SCALE:1:250



F5 West Courtyard Elevation
SCALE:1:250



H9 North Courtyard Elevation
SCALE:1:250



H5 East Courtyard Elevation
SCALE:1:250

NUMBER	ISSUED FOR	DATE
04	SITE PLAN SUBMITTAL	03/08/2011
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300 W. Adams Street Suite 420
Chicago, Illinois 60606

PROJECT
Packard Square
Ann Arbor, Michigan

SHEET TITLE
Building Elevations

PROJECT NO.
10-146

DATE
01.10.2011

A302

Citizen Participation Report – Proposed new site plan and brownfield

Project: Packard Square mixed use redevelopment - fka Georgetown Mall

Project Location: 2502-2568 Packard Street, Ann Arbor

Citizen Meeting Location: Malletts Creek Branch Library
3090 E. Eisenhower, Ann Arbor

Citizen Meeting Date/Time: Monday, January 10, 2011, 5:00-6:30pm

Citizen Meeting Notices: 949 notices were mailed 12/27/2010 per database supplied
by the City of Ann Arbor

Summary: It is estimated that over 100 people attended the meeting, and 85 people signed the sign-in sheets. Craig Schubiner of Harbor Georgetown LLC presented the history of the site, prior site plan submittals and concept drawings, and then presented the new site plan, renderings, and elevation plans in a slide show presentation. Anne Jamieson of AKT Peerless presented a summary of the process for a Brownfield application, and why this site might qualify as a Brownfield.

The following comments, concerns and questions were raised during the meeting with these responses:

1. A comment was raised about the aesthetics of the coloring of the front façade and awnings.
Response: The Packard Square project was designed by Elkus Manfredi Architects and Built Form Architects, two nationally-recognized firms with lots of experience.
2. A comment was raised about the grade differential along Packard, and whether fill will need to be brought into the site.
Response: There will still be some elevation drop from Packard, but we have tried to make it more gradual and will be bringing the development closer to the road. Due to the parking garage which will be mostly below grade, soil from that location could be moved as the site will be balanced internally; however, some fill might be necessary in some locations.
3. Are those balconies shown on the rendering?
Response: Yes
4. Ann Arbor site planning process – are you aware of the state of Ann Arbor City politics and how that might affect your site plan?
Response: It has been a pleasure to work with the City’s Planning staff and other departments, and we have always found everyone to be professional and responsive.
5. How many apartment units will there be?
Response: 230 units.

6. What will be the amenities in the courtyard and square / plaza area?
Response: We have tried to create a welcoming, pedestrian oriented environment, with wide sidewalks, benches, and landscaping.
7. Is the contamination plume stable?
Response: Yes, all data suggests that the contamination area is not moving.
8. What about noise and dust during demolition and construction?
Response: We will try to minimize those issues as much as possible, but, there will be some construction noise.
9. If HUD is involved with this project, will there be low-income housing?
Response: No low-income housing component is anticipated, as the invitation letter from HUD was premised on a Section 221(d)(4) loan guarantee.
10. Are there prior reports regarding the extent of asbestos?
Response: The asbestos study has been initiated but there is no data yet. Any asbestos will be handled in the appropriate manner by a special contractor. Also, any budgetary information for asbestos abatement will be available to the public as part of the potential Brownfield budget.
11. Will there be an entrance on Page Street?
Response: Yes, there will be a drive entrance and pedestrian sidewalk from Page, approximately in the same location as currently.
12. How will the proposed project affect traffic?
Response: There was a recent traffic study, which indicated no significant increase in traffic, and they recommended no new signals and no changes to area roads. This is because where previously there was approximately 85,000 sf of office and retail, now there will be only 21,000 sf of retail, plus the residential. Residential uses tend to have less dramatic traffic “spikes” than office and retail uses. Packard is a major road artery, so, any new project would experience traffic on Packard like any other business located on Packard.
13. What percentage of the apartments are aimed at students?
Response: The project does not necessarily target students. We expect a mix of young professionals, empty-nesters, like the area has now.
14. Where is the storm retention pond?
Response: Storm water will be retained underground, below the rear parking area, next to the park.
15. If the project is 4 stories, that seems high, will it block our views to the west?
Response: Since trees and evergreens will be planted in the 15’ landscape buffer on the east side, the new development will not be very noticeable. Since

the project is set back approximately 85 feet from the property line, the sight lines above the trees should still be open.

16. What about storm drainage along the east boundary with the residential homes?
Response: All of the paved areas will direct storm water into the storm system.
17. For 230 units, the trash collection may create a lot of noise.
Response: The dumpsters will be screened with enclosures, and trash will be collected as necessary. The on-site maintenance staff will coordinate trash removal. The apartment building will have internal chutes and likely an internal compactor.
18. Does a “TIF” mean that the developer could get reimbursed for some of its costs if the tax values go up?
Response: Yes, the concept of a TIF project is that dollars are only reimbursed for eligible items to the extent the new taxable value exceeds the current taxable value.
19. When will trash be picked up?
Response: That may be under the control of the trash removal contractor, but we can look into whether we can have input on the time to collect trash.
20. Where is the loading area for retailers?
Response: There are two loading areas at the north and south drives (shown on plan).
21. What other projects like this have you completed?
Response: We haven’t done much multifamily, but we have completed many other projects involving single family homes, retail centers, office buildings.
22. Is there a website for the project?
Response: Not yet, but it is being constructed now. WWW.packard-square.com will be the website for this project, but in the meantime people can send comments to: info@harborcos.com.
23. Who are the architects and engineers?
Response: Elkus and Manfredi, from Boston; Built Form Architects from Chicago; Nowak & Fraus from Pontiac, Michigan.
24. Will there be food & grocery?
Response: We anticipate a small neighborhood grocery with prepared foods, fruits and vegetables, and many daily items, but it won’t be a large grocery store with a large footprint.

25. I have seen a few other plans for this project in the past... what are the chances that it will actually get built?
Response: We are very excited about the project. We have received an invitation for a financing guarantee from HUD, which is very rare in this economic climate. The project as proposed also meets the City's new Area, Height and Placement (AHP) ordinance, so, we won't need any variances or a PUD, so, we are optimistic that it will get built.
26. Can you bring back Anthony's Pizza?
Response: We will try to talk to them.
27. What will be the effect on surrounding property values?
Response: It is likely that it will increase values and will be very positive for the area in many respects.
28. How private will the park be? (concern about security)
Response: With more people, the site will be safer. There will be more eyes to keep watch on activity which will discourage unwanted behavior.
29. Who will manage the new project?
Response: That hasn't been determined yet, but it will be professionally managed.
30. How can we be assured the project will be maintained?
Response: A new project is always easier to maintain than an old one, and there will be a development agreement with the City.
31. Are there outstanding taxes due?
Response: The back taxes are being paid down gradually. All taxes will be paid no later than closing on construction financing.
32. Will taxes go up for surrounding properties?
Response: We think the project will be positive for the area. Taxes will depend on an individual property owner's situation. There are also certain mechanisms under State law that prevent property taxes from going up suddenly.
33. Why is there a sign for Sale and Lease at the property if you are going to redevelop it like this?
Response: The sign helps retailers and brokers find us, and it also provides the phone number for security purposes, etc.
34. Are there any green components to the project, like solar, geothermal, safe materials, etc.?
Response: The project as designed has many green features, and it is likely that the project could qualify for LEED Silver (due to in-fill location, pedestrian-friendly, storm management, etc.)

35. What is the contingency plan if the site plan is not approved?
Response: We don't have one.
36. What is the new density of the proposed project?
Response: The project is less dense than allowed by the new AHP ordinance amendments.
37. What will prevent pass-through traffic from Page to Packard?
Response: Since the site has been closed for a while now, those people that used to cut through have probably formed new habits; and, there is more parking along each side with the proposed plan, which will discourage this.