

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 6, 2012

**SUBJECT: AAA Ann Arbor Branch Site Plan and Rezoning
(1100 and 1200 South Main Street)
Project No. SP11-036 and Z11-014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1100 South Main Street), subject to the combination of parcels prior to issuance of building permits.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Rezoning (1200 South Main Street) to P Parking District.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1200 South Main Street), subject to approval of the P zoning designation by City Council.

STAFF RECOMMENDATION

Staff recommends that the site plan petitions for both 1100 and 1200 South Main Streets be **approved** because, if the rezoning petition is approved, the contemplated development would comply with all applicable state, local and federal law, 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; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

Staff recommends that the rezoning petition be **approved** because sufficient justification has been presented to deviate from the future land use recommendation in the Master Plan: Land Use Element for the site and vicinity, is compatible with the surrounding area, and supports land use requirements for the adjacent site plan development.

STAFF REPORT

This petition was rescheduled from the February 23, 2012 meeting, which was adjourned until March 6, 2012. Staff recommended the petitions be postponed to allow additional time for the petitioner to consider staff comments as well as staff to review revised plans. The proposed site plan has since been slightly modified, and staff has completed their review.

Additional and Revised Information – The petitioner is now requesting to construct a one-story new branch office up to 7,673-square feet in two phases. Phase 1 will be 5,443 square feet (as described in the 2/23/12 staff report) and Phase 2 will add 2,230 square feet to the south side of the building, for a total of 7,673 square feet (noted as shown for illustrative purposes only in 2/23/12 staff report).

Between 23 and 31 parking spaces are required to support the total building size, and the petitioner is proposing to construct the full amount of required parking for the total building size in Phase 1, as well as a few extra. Including the 21 parking spaces proposed on the 1100 South Main site and the 14 parking spaces proposed in the satellite lot on the 1200 South Main site, the 35 proposed parking spaces are four more than the maximum required for the proposed total building size.

The proposed Phase 1 floor area ratio (FAR) remains 16% and the total building has an FAR of 22%. With the Phase 2 addition, the Potter Avenue front setback for 1100 South Main will decrease from 126 feet to 88 feet. The Phase 2 addition will be set slightly farther back from South Main Street than the Phase 1 portion of the building.

Two bicycle lockers have been added to the proposed site plan for the 1200 South Main parking lot.

Service Unit Comments – All outstanding comments and unresolved issues from other service units have been confirmed or satisfactorily addressed.

Planning Comments – As a general rule, staff does not support rezoning any land to P Parking District, nor does staff support surface parking as a principal land use. In almost every case, staff feels that parking lots do not further the land use goals of the city's Master Plan. Parking should only be an accessory use and parking lots should be situated so they are not the most prominent feature on the site.

However, in this particular case for the AAA Ann Arbor Branch, all but four spaces in the 1200 South Main Street parking lot would supply required parking for the full building. It is somewhat unusual for two entire blocks, adjacent but not contiguous land, to be owned by the same property owner to even make the proposed situation possible. The proposed area for rezoning matches the boundaries of the parking lot and its required landscape buffers, rather than the entire site. Overall, the rezoning petition has been reduced to almost the minimum necessary to support the whole development. It will also result in less prominent parking on these two blocks than currently existing and, while not ideal, an overall improvement for this corridor and the neighborhood. For these specific reasons, staff supports the AAA Ann Arbor Branch rezoning petition.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson

Attachment: February 23, 2012 Planning Staff Report

c: Petitioner/Owner: Automobile Club of Michigan
1 Auto Club Drive
Dearborn, Michigan 48126
Attn: Tony Smith

Petitioner's Agents: NSA Architects, Engineers, Planners
23761 Research Drive
Farmington Hills, Michigan 48835

Systems Planning
Project No. SP11-036 and Z11-014

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 23, 2012

**SUBJECT: AAA Ann Arbor Branch Site Plan and Rezoning
(1100 and 1200 South Main Street)
Project No. SP11-036 and Z11-014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1100 South Main Street), subject to the combination of parcels prior to issuance of building permits.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Rezoning (1200 South Main Street) to P Parking District.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan for Planning Commission Approval (1200 South Main Street), subject to approval of the P zoning designation by City Council.

STAFF RECOMMENDATION

Staff recommends that the petitions be **postponed** to allow the petitioner additional time to respond to a Planning staff request to evaluate future addition and parking needs (see Staff Comments section).

LOCATION

The two sites included in this petition are located on the west side of South Main Street between Keech and Berkley Avenues (the entirety of the 1100 and 1200 block faces along South Main Street), and are in the Central planning area and the Allen Creek watershed.

DESCRIPTION OF PETITION

Existing Conditions – The subject site encompasses four parcels totaling 1.5 acres that face the 1100 and 1200 blocks of South Main Street. All four parcels are zoned O Office District. The 1200 South Main portion of the site currently contains a one-story AAA branch office building with a full walk-out basement and 36 parking spaces. Four curb cuts (one on Berkley Avenue,

two on South Main Street and one on Potter Avenue) provide access to the 1200 South Main site.

The 1100 South Main site currently contains a surface parking lot with approximately 72 parking spaces and two curb cuts (one to Potter Avenue and one to Keech Avenue). As parking is the principal use of 1100 South Main, this site is considered a nonconforming use in the O district, although it was previously considered a conforming use as part of a site plan approval in 1975 (see History section, below).

Site Plan (1100 South Main) – The petitioner is requesting to construct a one-story (no basement) 5,443-square foot new AAA branch office building at the northeast corner of the 1100 South Main site and 21 parking spaces to the south and west of the proposed building. Two curb cuts, one to Keech Avenue and one to Potter Avenue, will continue to provide access to the site, and the boundary of the proposed parking area will extend as far, or farther, than the boundary of the current parking area to the adjacent residential properties. A 15-foot conflicting land use buffer consisting of existing vegetation and 7 additional trees is proposed along the west property line, widened and the existing fence repaired where necessary to conform to current buffer standards. Two bicycle storage hoops, provided parking for four bicycles, are proposed near the front door of the new office building.

Storm water management for 1100 South Main is proposed using a bioswale on the southern side of the site and underground chambers beneath the parking area. A potential building addition of 2,230-square feet is shown on the south side of the proposed office building (shown only for demonstration purposes and would require separate site plan approval to construct). With the potential addition, between 23 and 31 parking spaces would be required for the total floor area.

The 1100 South Main site contains six landmark trees, two of which are proposed to be removed and mitigated. The landmark trees to be removed are located in the South Main front open space near Keech Avenue. The removal will enable a barrier free path to be constructed between the public sidewalk and the main entrance of the proposed building. Two alternative layouts were considered in determining that the proposed site plan was the minimum disturbance necessary to achieve a reasonable use of the land. One alternative flip-flopped the layout of 1100 South Main, which did not save either tree and would cause the removal of three more landmark trees. Another alternative involved renovating the existing branch office without any changes to the layouts of 1100 or 1200 South Main. Renovating the existing branch would not require site plan approval and would not impact any landmark trees, but does not meet the petitioner's business needs.

Rezoning and Site Plan (1200 South Main) – The existing building at 1200 South Main and parking areas would be demolished and removed upon completion of the new building at 1100 South Main, and a 14-space parking lot is proposed to be constructed on the north half of the parcel. The petitioner has requested that the northern 123 feet of the site (approximately half of the parcel) be rezoned from O Office District to P Parking District to allow the parking lot as a principal use of the site. No land division is proposed and the southern 141 feet of the site will remain zoned O.

The proposed parking lot would have one curb cut to Potter Avenue, and the existing curb cuts on South Main Street and Berkley Avenue would be closed. Right-of-way screening is proposed on the north, east and south sides of the parking lot and a conflicting land use buffer is proposed on the west side adjacent to the abutting residential properties. The southern half

of the 1200 South Main site, currently used for parking, would become a turf area. A bioswale located in the middle of the parcel is proposed to meet the storm water management requirements.

The 21 proposed parking spaces on the 1100 South Main site are within the range required (between 16 and 22) for the proposed 5,443-square foot building. However, the petitioner contends, based on the findings of their parking study (attached), that a total of 35 off-street parking spaces are necessary to support the proposed AAA Ann Arbor Branch Office. As a result, the petitioner is proposing a 14-space parking lot to be constructed on the 1200 South Main site to address the anticipated parking demand. With the additional, separate parking lot, the AAA Ann Arbor Branch Office will have a total of 35 off-street parking spaces.

CITIZEN PARTICIPATION

The petitioner held a meeting for interested citizens on Thursday, December 1, 2011, two weeks prior to submitting the petition. Invitations were sent to the 600 residents and property owners within 1,000 feet of the site, as well as all subscribers to the GovDelivery planning update service. Six people attended the meeting. The attendees asked questions about construction activity, proposed lighting and the use of the new parking lot and lawn area proposed at 1200 South Main, among others. The full report provided by the petitioner is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office (currently vacant)	O Office
EAST	Football Stadium	PL Public Land
SOUTH	Office	O Office
WEST	Single-Family Residential	R1D Single-Family Residential

COMPARISON CHART – 1100 SOUTH MAIN SITE

		EXISTING	PROPOSED	REQUIRED/ PERMITTED
Zoning		O Office	O Office	O Office
Gross Lot Area		34,412 sq ft	34,412 sq ft	6,000 sq ft MIN
Floor Area as % Lot Area Ratio		0% (vacant)	16% (5,443 sq ft)	75% MAX
Setbacks	Front-S. Main	Vacant (15 ft to parking)	15 ft	15 ft MIN, 40 ft MAX
	Front-Keech	Vacant (5 ft to parking aisle)	15 ft	15 ft MIN, 40 ft MAX
	Front-Potter	Vacant (5 ft to parking aisle)	126 ft	15 ft MIN, 40 ft MAX
	Rear (west)	Vacant (15 ft to parking)	41 ft	30 ft MIN (abutting R)
Height		Vacant	18 ft (26 ft tower element)	55 ft / 4 stories MAX
Vehicle Parking		72 spaces	21 spaces	16 MIN, 22 MAX
Bicycle Parking		None	2 Class A spaces (in building) 4 Class C spaces	1 Class A spaces MIN 3 Class C spaces MIN

COMPARISON CHART – 1200 SOUTH MAIN SITE

		EXISTING	PROPOSED	REQUIRED/ PERMITTED	REQUIRED/ PERMITTED
Zoning		O (Office)	P Parking and O Office	P (Parking)	O (Office)
Gross Lot Area		33,106 sq ft	33,106 sq ft	None	6,000 sq ft MIN
Floor Area as % Lot Area Ratio		36% (12,000 sq ft)	0% (vacant)	None	75% MAX
Setbacks	Front-S. Main	16 ft	0 ft (15 ft to parking)	10 ft MIN	40 ft MIN
	Front-Potter	32 ft	0 ft (10 ft to parking)	10 ft MIN	40 ft MIN
	Front-Berkley	150 ft	0 ft (160 ft to parking)	10 ft MIN	0 ft MIN
	Rear (west)	18 ft	0 ft (15 ft to parking)	15 ft MIN (abutting R)	30 ft MIN (abutting R)
Height		Approx. 18 ft (1 story)	0 ft/0 stories	30 ft MAX	55 ft / 4 stories MAX
Vehicle Parking		36 spaces	14 spaces	None	None
Bicycle Parking		None	2 Class C spaces	2 Class C spaces MIN	None

HISTORY

The current building and parking at 1200 South Main were built in the 1950's for the Automobile Club of Michigan and have been continuously occupied by this organization ever since. In 1975, the organization sought additional parking on the 1100 South Main site. Employees of the branch office routinely parked on nearby residential streets, which was annoying to residents, and the Automobile Club felt these problems would get worse as it began offering an increasing range of services. City Council approved a site plan in 1975 for the parking lot at 1100 South Main, and several variances were granted by the Zoning Board of Appeals to allow some existing nonconformities at the 1200 South Main site to remain. At the time, the parking lot expansion was considered an accessory use of the branch office because it was within 500 feet of the principal use and zoned the same as the principal use site, and there was no maximum limit for off-street parking.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends commercial and office uses for the proposed sites. It should be noted that parking as a principal use is not a land use category in the Land Use Element. However, regarding parking as an accessory use, the Land Use Element suggests for both retail centers and employment centers that surface parking should be placed at the rear of buildings and should not be a dominant element along public streets (see pages 31 and 33).

REZONING ANALYSIS

The petitioner requests to rezone portions of the site at 1200 South Main from O Office District to P Parking District to permit parking as a principal use of the land. Changes to the text or map of Chapter 55 (Zoning) can be made pursuant to Section 5:107 and 5:108. The following justification is offered by the petitioner (staff comments in italics):

1. The extent to which the rezoning is necessary:

The rezoning is necessary in order to allow the construction of a new AAA Branch facility on the adjacent north parcel where AAA parking is currently located. The south parcel would then only be parking after the existing building is removed.

Parking as a principal use is not permitted in the O Office District, only in the P Parking District. Required parking, between 16 and 22 spaces, can be provided on a separate parcel within 500 feet of the principal building if zoned P or zoned for the same uses as allowed in the principal use site (Chapter 59, Section 5:167). Staff has determined that because the 14-space parking lot proposed at 1200 South Main is not required parking, the rezoning is necessary to allow parking as a principal use. Regarding whether additional parking beyond 22 spaces is necessary for the proposed use, the petitioner has provided a technical memorandum indicating that 35 spaces will satisfy the parking demand for the future AAA branch office.

2. The rezoning will affect the public welfare and property rights of persons located in the vicinity in the following ways:

The requested rezoning will allow the proposed project to move forward, and the overall parking count for the two AAA-owned parcels would be reduced from 95 spaces [to 35]. The result would be more green space and almost half the impervious surface.

3. The rezoning will be advantageous to the City in the following ways:

This project will create a much “greener” building and property due to less impervious surfaces, less parking, new storm water detention, a LEED facility, and a fully handicapped accessible facility.

4. This particular location will meet the convenience and service requirements of potential users and occupants in the following ways:

The existing facility is not fully handicapped accessible (no elevator to lower level), and the building interior is oversized and does not meet the requirements for the proper functioning of AAA members and visitors.

The proposed site for rezoning is adjacent to, but not contiguous with, the other properties owned by the petitioner. The parking lot will be within 500 feet of the proposed branch office. It will also provide significantly less parking on the 1200 South Main site than currently available.

5. Any changed or changing conditions in any particular area, or in the City in general which may have bearing on the proposed rezoning are:

Existing parking around the existing building is accessed from Main St., and this condition appears to [be] becoming less desirable. This proposed project would limit the site access to the adjacent side streets.

City codes now limit the maximum amount of surface parking that can be provided for office uses. City codes now also require surface parking to be located adjacent to or behind buildings, instead of between buildings and the public street. These regulations seek to limit the surface area covered by impervious surface solely for one function (parking) as well as promote pedestrian-friendly development and streetscapes. Rezoning to enable more parking lots, particularly those located along a major thoroughfare, is not consistent with the intents of those recent code amendments and the planning goals behind them.

6. Other circumstances and factors which will further justify the requested rezoning are:

All of the parking required for a properly functioning AAA Branch will not fit entirely on the north parcel along with the proposed new building. Therefore stand alone parking on the south parcel is necessary.

Although the proposed rezoning does not help to achieve the retail center and employment center parking goals outlined in the Master Plan Future Land Use Element, it would result in an overall improvement in the streetscape of these two blocks of South Main Street. The 14-space parking lot at 1200 South Main and the 21 accessory parking spaces at 1100 South Main are, combined, less than half of the total number of existing parking spaces on these two blocks currently. The 14-space parking lot at 1200 South Main would be better screened from the public streets than the existing accessory parking lot for the current AAA branch office. The proposed rezoning and proposed redevelopment of these two blocks would not be drastically different than the present use of the land.

SERVICE UNIT COMMENTS

Forestry and Natural Resources – Confirmation that the proposed site plan has been corrected regarding landmark tree and bioswale planting information is pending.

Planning – Staff reviewed the parking study provided for the existing building and concluded that the existing situation does not necessarily support parking in excess of the minimum for the proposed building. The study noted that peak periods were related to a special meeting, which is not the typical situation, and walk-in bill payment, which is an activity that will likely diminish in the future as more customers use on-line bill payment. However, the satellite parking lot would be necessary if a future addition was constructed on the proposed building, as anticipated by the petitioner. As a result, staff has requested that the petitioner consider including the future addition as Phase 2 of the building site plan to better reflect future off-site parking needs. The petitioner has indicated that additional time is necessary to consider this option.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson

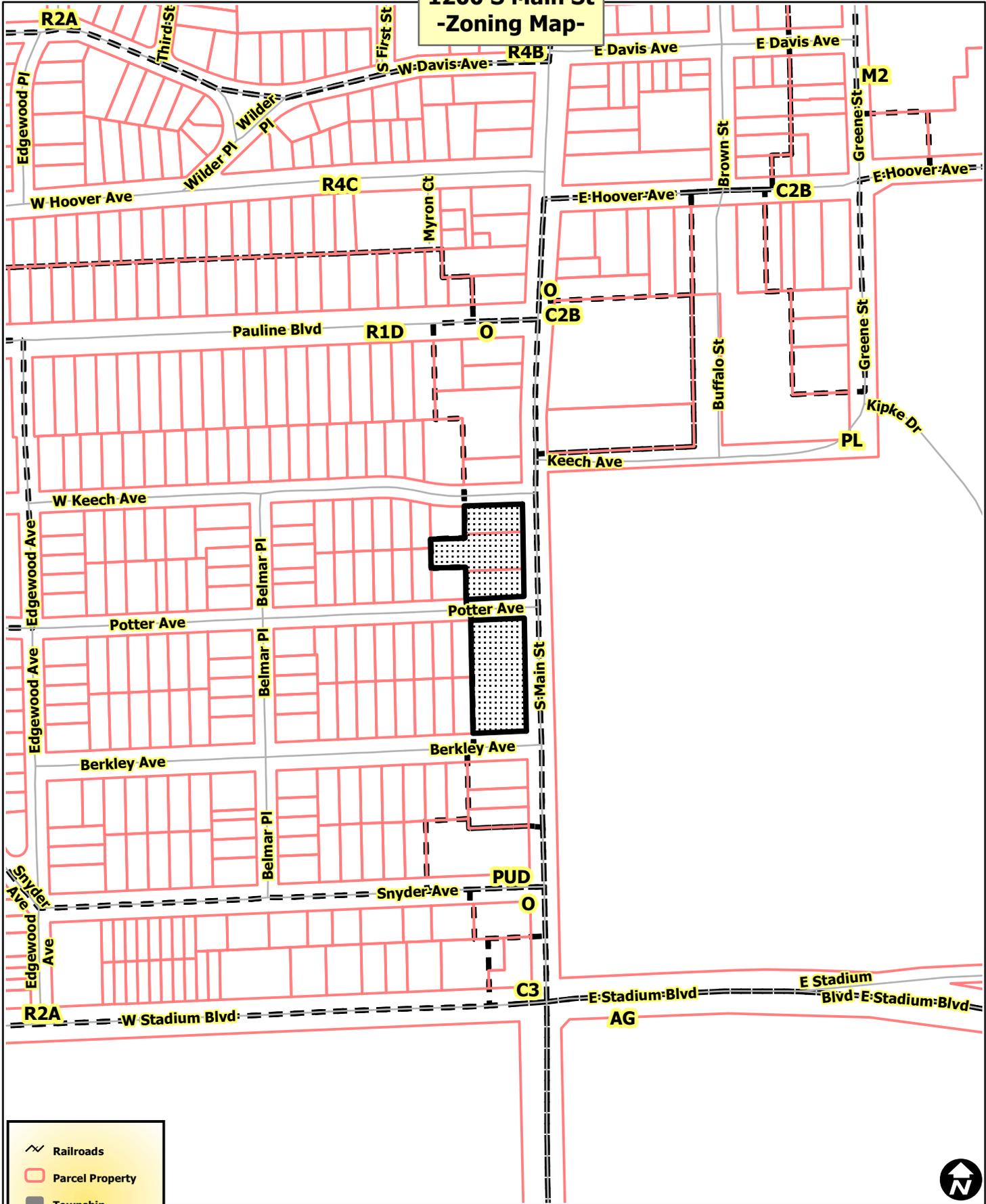
Attachments: Parcel and Zoning Map
Aerial Photo
AAA Facility Parking Evaluation Technical Memorandum
Citizen Participation Report
Site Plan
Elevations

c: Petitioner/Owner: Automobile Club of Michigan
1 Auto Club Drive
Dearborn, Michigan 48126
Attn: Tony Smith

Petitioner's Agents: NSA Architects, Engineers, Planners
23761 Research Drive
Farmington Hills, Michigan 48835

Systems Planning
Project No. SP11-036 and Z11-014

1200 S Main St -Zoning Map-



-  Railroads
-  Parcel Property
-  Township
-  City of Ann Arbor
-  Huron River



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 Map Created: 2/14/2012

1200 S Main St -Aerial Map-



 Railroads
 Parcel Property



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 Map Created: 2/14/2012



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TECHNICAL MEMORANDUM

TO: Roy G. Baker, AIA, NCARB
NSA Architects, Engineers, Planners

FROM: Michael J. Labadie, PE
Timothy J. Likens

DATE: November 29, 2011

SUBJECT: AAA Facility Parking Evaluation
City of Ann Arbor, Michigan

VIA EMAIL

Introduction

This memorandum presents the results of a parking evaluation for the AAA Facility located on the west side of Main Street at Potter Avenue in Ann Arbor, Michigan. The existing AAA building is 5,960 square feet (SF) plus a 3,360 SF basement area and is located on the southwest corner of Main Street and Potter Avenue. Parking for the existing building is primarily provided on-site to the south of Potter Avenue, with additional parking located on the paved parcel to the north of the AAA building across Potter Avenue.

AAA is proposing to redevelop the existing facility and adjacent parking area to have a new 5,300 SF building on the parcel to the north of Potter Avenue. All parking is planned to be facilitated on-site to the north of Potter Avenue, with the parcel to the south of Potter Avenue planned for demolition. The current and future facility business hours are 8:30 AM to 6:00 PM, Monday through Friday.

The purpose of this parking evaluation is to identify the peak parking demand for the site during business hours for the AAA facility. As the services provided by the new AAA building are planned to be the same as those currently provided, it is assumed for the purposes of this study that the future parking demands will be equal to the currently observed demands.

Data Collection

Wilcox collected parking occupancy and turnover data for three (3) weekdays in October, 2011. Wilcox understands (from information provided by AAA) that this facility typically experiences peak customer demands during the first week of the month, due to walk-in bill payments. Therefore, parking data were collected on Wednesday, October 5th and Thursday, October 6th, 2011. Parking data were collected for a third day on Wednesday, October 12th, 2011.

Specifically, license plate identifiers were recorded by parking space in 15 minute intervals between 8:15 AM and 6:00 PM. These data indicate not only the total number of spaces occupied during each 15 minute interval, but also vehicle parking duration and turnover of spaces. The parking data are attached to this memorandum and organized by day and by parking lot. *Note: The colors shown on the attached data sheets are used only to visually identify vehicles and turnover and do not represent any specific coding, except where vehicles unrelated to AAA are highlighted in red.*



Observations

Wilcox counted the number of existing parking spaces for both lots north and south of Potter Avenue. The “south” parking lot adjacent to the existing building currently has 35 functional (not blocked or occupied by other materials) parking spaces and the “north” parking lot has 56 functional parking spaces.

Wilcox staff noted particular instances where drivers parked in the AAA north lot for non-AAA business, such as trips to adjacent homes or businesses. As these vehicles are improperly using the mostly vacant AAA lot, they were not considered in the parking demand calculations. Two vehicles were also identified as cable utility vehicles, but as parking may be required to service AAA utilities, these vehicles were included in the site parking demand calculations.

On Wednesday, October 6th, 2011 a local traffic safety group meeting was hosted at the AAA facility during the AM hours. As this activity was hosted by AAA, these vehicles were included in the site parking demand calculations.

In addition to the specific license plate identifiers noted for the occupancy of each parking space, Wilcox staff noted 10 to 15 vehicles per day in the south parking lot which were parked for less than 15 minutes, and are not shown on the attached sheet. This high-turnover activity requires one (1) parking space in addition to the demands shown on the attached data sheets.

AAA Parking Demand

The parking occupancy data shown on the attached data sheets indicate the following with respect to parking demand for the AAA Facility:

1. The peak parking demand for the site is 30 vehicles, plus one additional high-turnover space, for a total of 31 parked vehicles.
2. The peak parking demand occurred on Wednesday, October 6th, 2011 at 11:15 AM and included employees, customers, and attendees of the hosted traffic safety group meeting.
3. Between 14 and 18 parking spaces were occupied for multiple hours without turnover, which is attributed to employee vehicles.
4. The parking demand was observed to be significantly higher during the first week of data collection than on October 12th, 2011 which corresponds with the AAA report of typical walk-in business trends.
5. Of the non-employee and traffic safety group meeting parking demand, 67% are parked for less than 15 minutes and 20% are parked for less than 30 minutes.

The Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI) identify that a parking facility will be perceived as full when the parking demand is 85% to 95% of the actual capacity. Therefore, standard parking engineering practice includes an adjustment of supply over actual demand of 10% to 15% referred to as “effective supply.” Therefore, a parking supply of **35 spaces** would be adequate to service the parking demands for the future AAA Facility.

Any questions related to this memorandum, study, analyses, and results should be addressed to Wilcox Professional Services, LLC.

AAA Ann Arbor- LICENSE PLATE / PARKING OCCUPANCY STUDY

Wilcox Professional Services, LLC

Date: 10/5 - 10/6; 10/12, 2011

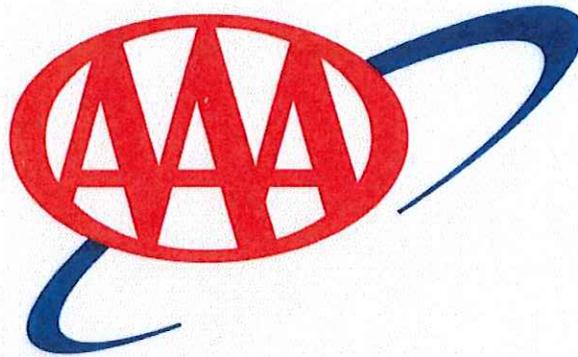
Analysis: TJL

Parking Area:	TOTAL AAA FACILITY										Start Time:	8:15 AM	End Time:	6:00 PM																														
Time:	8:15	8:30	8:45	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	3:15	3:30	3:45	4:00	4:15	4:30	4:45	5:00	5:15	5:30	5:45	6:00				
5-Oct-11																																												
SOUTH 5	2	7	9	15	14	14	15	16	15	15	13	15	15	15	15	15	12	13	12	13	17	15	18	16	13	15	16	16	14	17	14	17	18	18	18	13	14	13	11	8				
NORTH 5	1	3	3	3	3	4	4	4	4	4	4	4	4	4	4	3	4	3	3	4	1	4	2	3	4	4	5	5	6	7	5	4	4	3	3	3	4	3	3	3	3			
TOTAL 5	3	10	12	18	17	18	19	20	19	19	17	19	19	19	19	18	16	16	15	17	18	19	20	19	17	19	21	21	20	24	19	21	22	21	21	16	18	16	14	11				
6-Oct-11																																												
SOUTH 6	4	10	15	16	22	22	21	21	19	19	21	21	25	20	19	15	16	16	16	17	15	14	15	14	14	11	15	13	13	12	13	14	13	13	13	12	12	11	9	6				
NORTH 6	0	1	3	4	4	5	5	6	7	7	8	7	5	5	4	4	4	4	4	3	2	2	1	0	0	1	1	1	1	1	0	0	1	0	0	0	0	0	0	0	0			
TOTAL 6	4	11	18	20	26	27	26	27	26	26	29	28	30	25	23	19	20	20	20	20	17	16	16	14	14	12	16	14	14	13	13	14	14	13	13	12	12	11	9	6				
12-Oct-11																																												
SOUTH 12	5	8	10	11	11	11	11	13	12	13	14	13	13	13	13	13	13	12	12	11	11	11	13	10	13	16	14	13	12	10	12	11	11	12	17	13	12	12	10	8				
NORTH 12	1	2	3	5	3	4	4	3	3	3	4	3	3	1	2	2	2	3	3	3	3	1	1	2	4	4	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2			
TOTAL 12	6	10	13	16	14	15	15	16	15	16	18	16	16	14	15	15	15	15	15	14	14	12	14	12	17	20	17	16	15	13	15	14	14	15	20	16	15	15	12	10				

		15	30	45	60+	TOTAL
5-Oct-11	S	34	12	5	1	52
	N	5	2	1	1	9
6-Oct-11	S	27	8	1	1	37
	N	2	1	0	2	5
12-Oct-11	S	22	5	2	5	34
	N	7	1	0	0	8
TOTAL		97	29	9	10	145
		67%	20%	6%	7%	100%

Final Citizen Participation Report for:

The Auto Club Group New AAA Ann Arbor Branch



Prepared by:

NSA Architects, Engineers, Planners

December 15, 2011

Citizen Notification Meeting General Information

Date of Meeting: Thursday, December 1, 2011, 7:00pm

Location of Meeting: AAA Ann Arbor Branch Office
1200 S. Main Street, Ann Arbor, MI 48104

Written Material Provided: (refer to attached notification postcard information)

Number of Citizens sent notices by mail: 596

Number of Citizens attending: 6

Sign-in sheets: (see attached)

Summary of comments, concerns, etc.: (refer to attached Meeting Report)

Return Address:

NSA Architects, Engineers, Planners
23761 Research Drive
Farmington Hills, MI 48335

Petition for Site Plan Review

In accordance with the City of Ann Arbor’s Citizen Participation Ordinance (CPO), you are hereby given notice that a petition for Site Plan Review from The Auto Club Group (AAA) will be submitted to the City of Ann Arbor’s Planning Department. The proposed redevelopment project will involve the demolition of the existing AAA Branch building currently located at 1200 S. Main St, Ann Arbor, MI 48104, and the construction of a new AAA Branch building on the adjacent north parcel where additional AAA parking is currently located.



Citizen Participation Meeting

The purpose of this notice and the City of Ann Arbor’s Citizen Participation Ordinance (CPO) is to promote effective citizen participation in the project development process, to mitigate potential impacts (whether real or perceived), and to facilitate ongoing communication between the petitioner and citizenry. Written information about citizen participation is being mailed to all property owners, addresses and registered neighborhood groups within 1,000 feet of the proposed petition site, as well as the Planning and Development Services Unit. A Citizen Participation Meeting will be held, and individuals receiving notices will be able to discuss the application with the petitioner and express any concerns, issues or problems regarding this project they may have. A summary of this information will be submitted by the petitioner to the City Planning Department as a part of the petition for Site Plan Review, and may further be taken into account by the petitioner in the final development of the project.

Meeting Logistics

Date: Thursday December 1, 2011
 Time: 7:00pm
 Location: AAA Ann Arbor Branch
 1200 S. Main St
 Ann Arbor, MI 48104



Anticipated City Review and Approval Schedule

- | | |
|--|------------------|
| • Citizen Participation Meeting | Thurs 12/1/11 |
| • Submittal of petition to Ann Arbor Planning Department | Tuesday 12/27/11 |
| • Ann Arbor Planning Commission/Council Meetings | Feb. – May 2012 |

In order for AAA to best prepare for the meeting, attendees are requested to RSVP by 5:00pm Tuesday, November 29th, to the contact person below.

Contact Information

Questions may be referred to Chris Arnold (NSA Architects, Engineers, Planners) during regular business hours at (248) 477-2309 or email at carnold@nsa-ae.com.

Special Accommodations

Persons with disabilities are encouraged to participate in public meetings. Accommodations, including sign language interpreter, may be arranged by contacting Chris Arnold at (248) 477-2309. Requests need to be received at least 72 hours in advance of meeting.

NAME: Kathleen & Richard
TAYLOR

PHONE NO: 734-971-8433

ADDRESS: 403 W. Keech

EMAIL: KTAYLOR270@
AOL.COM

NAME: George Feldman

PHONE NO:

ADDRESS: 301 W Keech

EMAIL: George.feldman@
provide.net

NAME: Robert Fry

PHONE NO: 734-663-1805

ADDRESS: 301 Paler

EMAIL:

NAME: Joan Fry

PHONE NO: 734-663-1805

ADDRESS:

EMAIL:

NAME: J B Hood

PHONE NO: 734 930 1500

ADDRESS: 1304 EDGEWOOD AVE

EMAIL: JBMAARCH@HOTMAIL.COM

NAME:

PHONE NO:

ADDRESS:

EMAIL:

NAME:

PHONE NO:

ADDRESS:

EMAIL:

NAME:

PHONE NO:

ADDRESS:

EMAIL:

This Report is a Record of the Meeting Held:

Date: 12-1-2011 Time: 7:05pm – 7:35pm Location: AAA, Ann Arbor S. Main Street Branch

Presentation/AAA Participants:

<u>Name:</u>	<u>Representing:</u>	<u>Phone:</u>	<u>Email:</u>
Sandra Acquaro	AAA		sacquaro@aaamichigan.com
Margaret St. Andre	AAA	313-336-2965	mastandre@aaamichigan.com
Tony Smith	AAA	313-336-0854	tsmith@aaamichigan.com
Mickey Maniaci	AAA	734-973-7280	mlmaniaci@aaamichigan.com
Nancy Cain	AAA		ncain@aaamichigan.com
John Ecclestone	Grubb & Ellis	248-357-6567	john.ecclestone@grubb-ellis.com
Ken Scott	Grubb & Ellis	248-350-9500	ken.scott@grubb-ellis.com
Paul Oliver	Oliver Hatcher Const.	248-374-1100	poliver@oliverhatcher.com
Chris Arnold	NSA	248-477-2444	carnold@nsa-ae.com
Karl Onopa	NSA	248-477-2444	konopa@nsa-ae.com

Citizen Participants/Attendees:

<u>Name:</u>	<u>Address:</u>	<u>Phone:</u>	<u>Email:</u>
Kathleen Taylor	403 West Keech	734-971-8433	ktaylor270@aol.com
Richard Taylor	403 West Keech	734-971-8433	ktaylor270@aol.com
George Feldman	301 West Keech		georgefeldman@provide.net
Rolland Frey	301 Potter	734-663-1805	
Joan Frey	301 Potter	734-663-1805	
J B Moore	1304 Edgewood Ave.	734-930-1500	jbmaarch@hotmail.com

MEETING MINUTES

Project Presentation:

1. Sandra Acquaro (AAA Regional Director) opened the meeting and welcomed the group. This branch serves over 100,000 members and has been part of this neighborhood for quite a while. AAA welcomes the opportunity to share their proposed project concepts and get feedback from the community. Sandra introduced Chris Arnold from NSA Architects and Engineers to present the proposed project.
2. Chris Arnold described the site plan approval process and the citizen participation meeting as part of this process.
 - a) Part of the city ordinance, but glad for the opportunity to discuss the project with citizens interested in the project

copy:

- b) Opportunity to describe the project, take comments/concerns and use this information in ongoing development of the project for site plan approval.
 - c) A report of the meeting will be prepared and submitted to the city as part of the site plan approval process
3. Project particulars:
- a) Existing property currently provides 95 parking spaces
 - b) Proposed project to provide 36 paved parking spaces with (10) landbanked spaces intended for occasional overflow parking.
 - c) Doubles the amount of green space, reduces the amount of paved surface by 50%
 - d) Design allows the existing branch to remain in operation while the new building is constructed.
 - e) Main entry oriented to South Main Street
 - f) Proposed project improves handicapped access
 - g) New building is single story, no basement
 - h) New building footprint will be smaller than existing facility
 - i) Parking will be located adjacent to new building with small car overflow parking at existing lot west of proposed building, employee parking located on a portion of the south lot.
 - j) Landscaping scheme is still in design but will be upgraded on both lots (Citizen Participant George Feldman noted that he would like the existing Spruce trees bordering his property to remain and would welcome more trees if possible)
 - k) New project is 'green' and is intended to meet the USGBC's LEED 'Certified' level. Strategies under consideration are energy efficiency, water use efficiency, community connectivity, use of local and/or recycled materials, stormwater management, and indoor environmental quality, for example.
 - l) The project images presented are 'branding images' which show conceptual elevations from South Main Street. The main building height is approximately 18 feet in height, with taller tower at the entry. Proposed structure is generally lower in height than the existing facility.
 - m) More information regarding the site plan review process:
 - Project will be submitted to the planning commission before 12-27-11
 - There are 2 city council meetings
 - If project progresses through the review process, the review should be completed sometime in April or May with construction starting in the summer of 2012. New building should take approximately 9 months to complete, then the south lot demolition and regrading should take an additional 2 months (approximately).

Formal presentation was concluded and questions were invited:

Citizen Discussion:

1. George Feldman: How long will the noisy part of the construction last?
Paul Oliver from OHC responded: The noisiest portion of construction would likely be the equipment 'back-up' warning for the larger equipment used in site work and concrete. This work would be intermittent over the course of construction but would probably total to about 8 weeks for the north lot and for most of the south lot work after the operations moved to the new facility. Construction hours are planned to be from 7am to 3:30pm Monday through Friday.
2. Richard Taylor: Will the 'green' space be let for football parking?
John Ecclestone from Grubb-Ellis responded: The football game day parking will most likely continue. The extent of the landscaping has yet to be developed.
Chris Arnold (NSA) added: There will be landscaping as required by the city and we are looking into the possibility of locating seating area(s) near the South Main Street sidewalk. We are looking at using a gentle slope to transition from the north end at Potter to the south end at Berkely.
3. Richard Taylor: Will the south lot be developed in the future?
Tony Smith from AAA responded: The south lot will be 'buildable' but there is no current plan to do so.

4. Richard Taylor: What is the current zoning for the south lot?
Chris Arnold responded: It is currently zoned 'O' (office).
5. George Feldman: What kind of lighting is going to be used? Will it be on all night?
Chris Arnold responded: We need to develop a photometric study as part of the site plan submittal. The lighting will be provided per city requirements and also possibly according to LEED credit requirements providing greater lighting shielding/controls. The intent is to reduce as much light trespass as possible.
6. Richard Taylor: Is there an entrance on the north side of the building at West Keech?
Chris Arnold responded: No entrance but an exit door anticipated at that wall.
7. Richard Taylor: What is the setback at West Keech?
Chris Arnold responded: The setback is 15'-0" from the property line – about 20'-25' from the street.
8. Richard Taylor: Will Utilities have to be moved?
Chris Arnold responded: Probably yes. Extent is unknown as we are still in design. Stormwater detention will be underground, unlike the current system that goes directly to the storm drainage.
9. George Feldman: Will citizens get notice of city meetings?
Chris Arnold responded: Information should be available on the city website. Owner will not be forwarding emails or postcards.
10. Richard Taylor: Is there a purpose for the tower?
Chris Arnold responded: The main purpose besides marking the building entrance is to function as a 'branding element' that the owner has been developing for their new buildings.

Chris Arnold offered to field additional citizen questions as they have them – contact information is on the postcard.

Mickey Maniaci closed the meeting with a few comments: The current facility does not meet their current needs and the branch is looking forward to updating their facility. AAA has been glad to part of this community since the 1950's and is looking forward to continue on the relationship with the community. Thank you for this opportunity to share this goal with the neighborhood.

Should any question arise after review of this report, please contact NSA.

Prepared By:
NSA Architects, Engineers, Planners



Christopher C. Arnold, AIA
Vice President

BENCHMARKS

MASTER BM
ANN ARBOR CONTROL STATION 0018
ELEV. 922.06 (NAVD88)

BM 200
ARROW ON HYDRANT AT THE NORTHEAST CORNER OF SOUTH MAIN STREET AND E. KEECH AVE.
ELEV. 886.56

BM 201
ARROW ON HYDRANT AT THE NORTHWEST CORNER OF SOUTH MAIN STREET AND BERKLEY AVE.
ELEV. 882.07

SITE DATA TABLE

SITE AREA (NET AND GROSS):
NORTH PARCEL = 0.79 ACRES
SOUTH PARCEL = 0.76 ACRES
TOTAL COMBINED = 1.55 ACRES

ZONING:
NORTH PARCEL - ZONED 'O' OFFICE
SOUTH PARCEL - ZONED 'O' OFFICE (REZONING REQUEST FOR 'P' PARKING)

NORTH PARCEL (ZONED 'O' OFFICE):
SETBACKS: REQUIRED PROVIDED
FRONT YARD 15 FEET MIN. 15.79 FEET
SIDE YARD 15 FEET MAX. 15.17 FEET
REAR YARD 30 FEET MIN. 41.89 FEET

SOUTH PARCEL (ZONED 'P' PARKING):
SETBACKS: REQUIRED PROVIDED
FRONT YARD 10 FEET MIN. 15.22 FEET
SIDE YARD 10 FEET MIN. 10.00 FEET
SIDE YARD (RESIDENTIAL) 15 FEET MIN. 15.25 FEET

PARKING CALCULATIONS:
PARKING SPACES REQUIRED BY ORDINANCE:
1 SPACE PER 250 SQ.FT. MAX., 1 SPACE PER 333 SQ.FT. MIN.

PROPOSED BUILDING:
TOTAL FLOOR AREA = 5,443 SQ.FT.
PARKING REQUIRED = 5,443/250 = 22 SPACES
= 5,443/333 = 16 SPACES

PROPOSED BUILDING AND FUTURE ADDITION:
TOTAL FLOOR AREA = 7,673 SQ.FT.
PARKING REQUIRED = 7,673/250 = 31 SPACES
= 7,673/333 = 23 SPACES

PARKING PROVIDED:
NORTH PARCEL = 21 SPACES
SOUTH PARCEL = 14 SPACES
TOTAL PARKING PROVIDED = 35 SPACES

COMPACT CAR PARKING SPACES:
A MAXIMUM OF 30% OF SPACES MAY BE INSTALLED AS COMPACT CAR SPACES.
30% OF THE TOTAL 35 SPACES = 10 SPACES MAX.
COMPACT CAR PARKING PROVIDED = 6 SPACES

BICYCLE STORAGE:
1 SPACE IS REQUIRED PER 3000 SQ.FT. OF BUILDING AREA
30% OF REQUIRED SPACES TO BE 'TYPE A'
70% OF REQUIRED SPACES TO BE 'TYPE C'

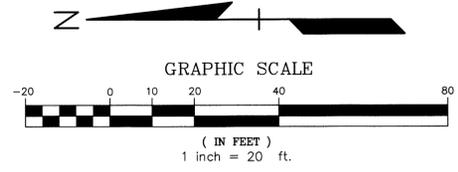
BICYCLE SPACES REQUIRED = 7,670/3000 = 3 SPACES
TYPE A SPACE = 1 REQUIRED
TYPE C SPACES = 2 PROVIDED

BICYCLE SPACES PROVIDED = 6 SPACES
TYPE A SPACE = 2 PROVIDED (WITHIN BUILDING)
TYPE C SPACES = 4 PROVIDED
(BIKE RACK PROVIDED ADJACENT TO MAIN PARKING LOT)

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEET P-6.1 FOR ON-SITE PAVING DETAILS.
- REFER TO SHEET P-6.3 FOR ON-SITE SIDEWALK RAMP DETAILS.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ANN ARBOR CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

PARKING STUDY NOTE:
PER THE TRAFFIC GENERATION STUDY PERFORMED BY WILCOX PROFESSIONAL SERVICES, LLC, INC. IN NOVEMBER 2011, THIS DEVELOPMENT WILL GENERATE LESS THAN 50 PEAK HOUR VEHICLE TRIPS. THEREFORE THE SITE PLAN REQUIREMENT FOR A TRAFFIC STUDY REPORT HAS BEEN WAIVED.



LEGAL DESCRIPTION
LAND IN PART OF THE NW 1/4 OF SECTION 32, T.2S., R.6E., CITY OF ANN ARBOR, WASHTEENAW COUNTY, MICHIGAN BEING LOTS 98 THRU 102 AND LOTS 103 THRU 105, OAK CREST SUBDIVISION RECORDED IN LIBER 6 PAGE 8 WCR.

PUBLIC SIDEWALK NOTE:
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."

PROJECT MODIFICATION REQUESTS:
PARKING SPACE VARIANCE: PROVIDE 35 SPACES IN LIEU OF MAXIMUM ALLOWED 31 SPACES.

REZONE LOTS 101, 102 AND PART OF LOT 100 FROM "O - OFFICE" TO "P-PARKING". REMAINDER OF LOT 100, 99 AND 98 TO REMAIN "O" ZONING

SIGN LEGEND:

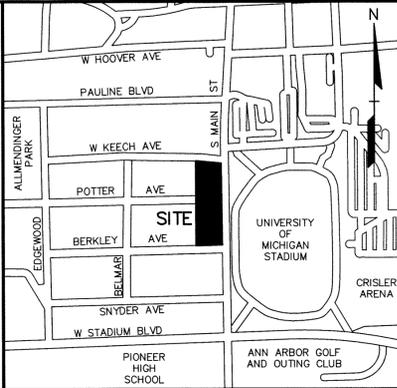
- 'NO PARKING FIRE LANE' SIGN 1
- 'STOP' SIGN 2
- 'BARRIER FREE PARKING' SIGN 3
- 'COMPACT CAR PARKING' SIGN 4

REFER TO SHEET P-6.1 FOR SIGN DETAILS

CURB DROP AND RAMP LEGEND:

- CURB DROP AND RAMP 'TYPE D' 1
- CURB DROP AND RAMP 'TYPE P' 2
- CURB DROP AND RAMP 'TYPE R' 3

REFER TO SHEET P-6.3 FOR RAMP DETAILS, PER M.D.O.T. DETAIL R-28-G



LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
● IRON SET	○ MONUMENT FOUND	○ RECORDED
● NAIL FOUND	○ MONUMENT SET	○ MEASURED
● NAIL & CAP SET		○ CALCULATED

EXISTING

- OH-ELEC-W-C- ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV- TELEPHONE U.S. CABLE, FIBER, & MANHOLE
- UG-PHONE- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-ELEC-ELEC- GAS MAIN, VALVE & GAS LINE MARKER
- S-SANITARY- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- S-SANITARY- SANITARY SEWER, CLEANOUT & MANHOLE
- S-SANITARY- STORM SEWER, CLEANOUT & MANHOLE
- S-SANITARY- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/SHUTOFF VALVE BOX, SERVICE SHUTOFF MANHOLE, TRANSFORMER, IRRIGATION CONTROL VALVE, UNDERGROUND STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

PROPOSED

- CONC. CONCRETE
- ASPH. ASPHALT
- WETLAND

REFERENCE DRAWINGS

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- NOT APPLICABLE
- DTE ENERGY OUTSIDE SALES PRODUCT MAP #157-278, DATED 12/12/2011
- FIBER OPTIC CABLE ROUTE DRAWING #8430075.01A FROM VERISON BUSINESS, 01/19/93
- MICHIGAN FACILITY MAP DATED DECEMBER 7, 2011
- NOT RECEIVED AT TIME OF SURVEY
- PETROLEUM CITY
- FLOOD PLAN

REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE
1	PR	SAS	SITE PLAN RESUBMITTAL	02/01/12
2	PR	SAS	SITE PLAN RESUBMITTAL	01/18/12
3	PR	SAS	SITE PLAN RESUBMITTAL	01/18/12
4	PR	SAS	SITE PLAN RESUBMITTAL	12/21/11

HYD. ARROW

BM #200

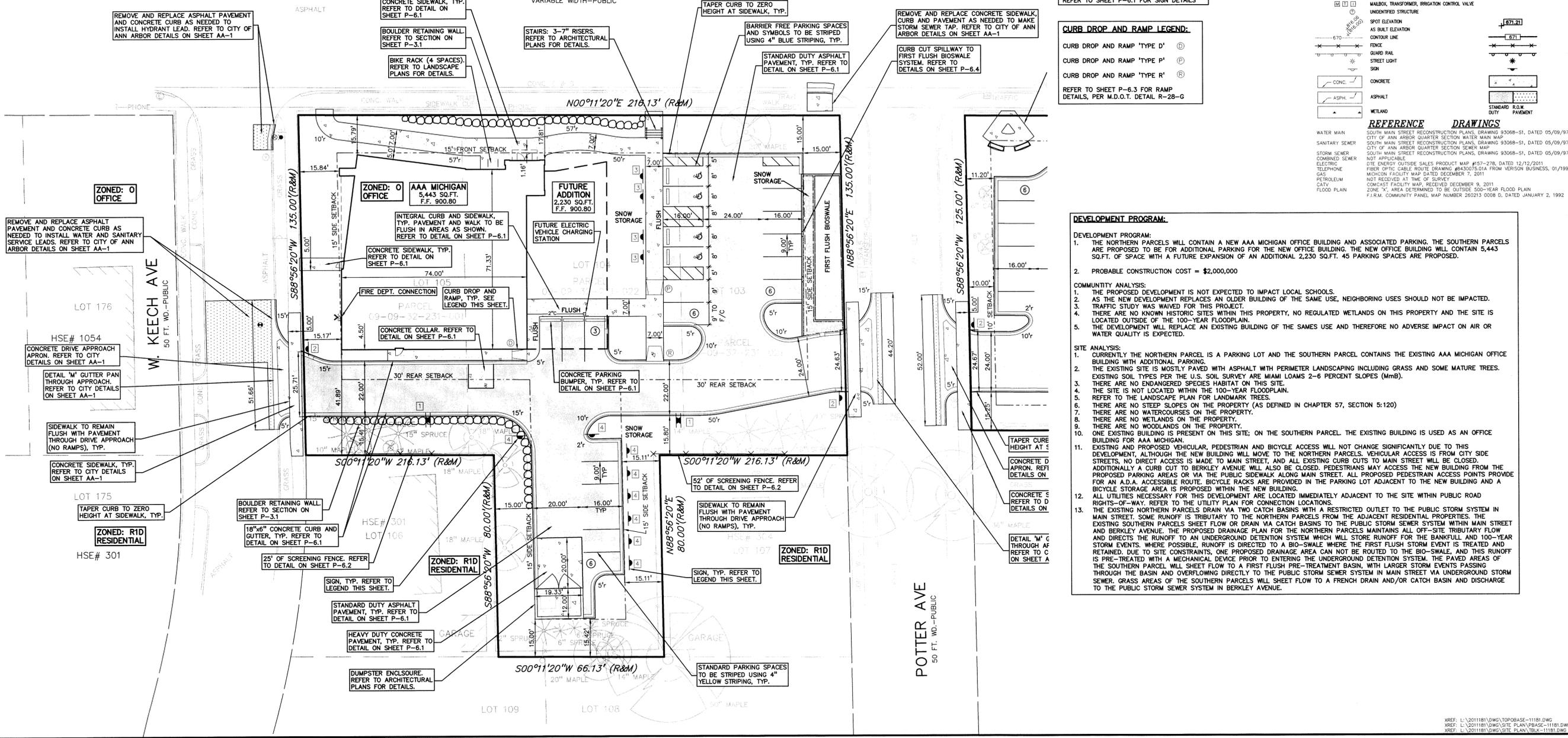
LOT COVERAGE (NORTH PARCEL):
MAX. LOT COVERAGE BASED ON RATIO OF USEABLE FLOOR AREA TO PARCEL AREA
MAX. ALLOWED = 75%
TOTAL FUTURE BUILDING AREA = 7,673 SQ.FT.
TOTAL USEABLE FLOOR AREA = 80% OF TOTAL = 6,138 SQ.FT.
LOT COVERAGE = (6138 SQ.FT./0.79 ACRES) = 17.8%

LOT COVERAGE (SOUTH PARCEL):
MAX. LOT COVERAGE BASED ON RATIO OF USEABLE FLOOR AREA TO PARCEL AREA
MAX. ALLOWED = 75%
TOTAL FUTURE BUILDING AREA = 7,673 SQ.FT.
TOTAL USEABLE FLOOR AREA = 80% OF TOTAL = 6,138 SQ.FT.
LOT COVERAGE = (6138 SQ.FT./0.79 ACRES) = 17.8%

ZONED: PL PUBLIC LAND

NOTE:
ANY WORK WITHIN A STREET RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF ANN ARBOR AND REQUIRES A PERMIT.

SOUTH MAIN STREET
VARIABLE WIDTH-PUBLIC



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811
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PROFESSIONAL ENGINEERING ASSOCIATES
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Troy, MI 48063-1872
Phone: (248) 689-0080
Fax: (248) 689-1044
website: www.peainc.com

NSA ARCHITECTS
23761 RESEARCH DRIVE
FARMINGTON HILLS, MICHIGAN, 48335

SITE PLAN - NORTH ANN ARBOR
1100 SOUTH MAIN STREET
ANN ARBOR, WASHTEENAW COUNTY, MICHIGAN, 48104

DES: PR DN PB SUR GWC
SAS

DEVELOPMENT PROGRAM:

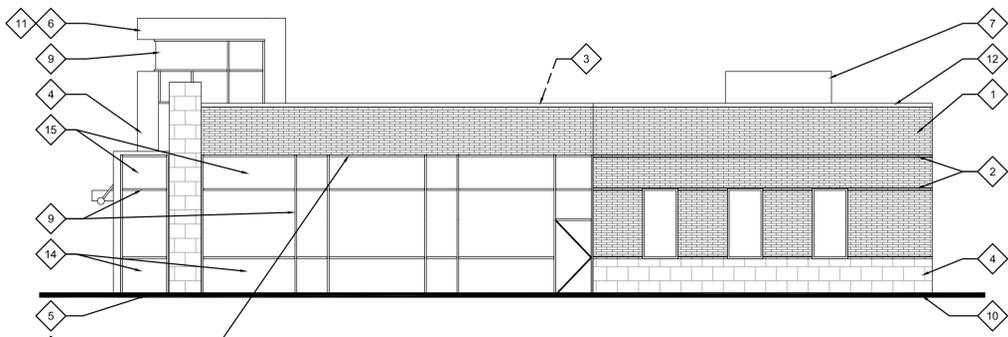
- THE NORTHERN PARCELS WILL CONTAIN A NEW AAA MICHIGAN OFFICE BUILDING AND ASSOCIATED PARKING. THE SOUTHERN PARCELS ARE PROPOSED TO BE FOR ADDITIONAL PARKING FOR THE NEW OFFICE BUILDING. THE NEW OFFICE BUILDING WILL CONTAIN 5,443 SQ.FT. OF SPACE WITH A FUTURE EXPANSION OF AN ADDITIONAL 2,230 SQ.FT. 45 PARKING SPACES ARE PROPOSED.
- PROBABLE CONSTRUCTION COST = \$2,000,000

COMMUNITY ANALYSIS:

- THE PROPOSED DEVELOPMENT IS NOT EXPECTED TO IMPACT LOCAL SCHOOLS.
- AS THE NEW DEVELOPMENT REPLACES AN OLDER BUILDING OF THE SAME USE, NEIGHBORING USES SHOULD NOT BE IMPACTED.
- TRAFFIC STUDY WAS WAIVED FOR THIS PROJECT.
- THERE ARE NO KNOWN HISTORIC SITES WITHIN THIS PROPERTY, NO REGULATED WETLANDS ON THIS PROPERTY AND THE SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
- THE DEVELOPMENT WILL REPLACE AN EXISTING BUILDING OF THE SAME USE AND THEREFORE NO ADVERSE IMPACT ON AIR OR WATER QUALITY IS EXPECTED.

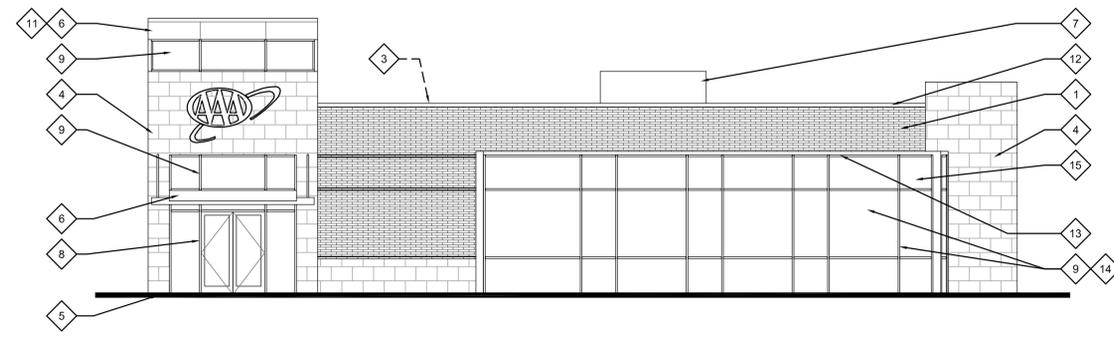
SITE ANALYSIS:

- CURRENTLY THE NORTHERN PARCEL IS A PARKING LOT AND THE SOUTHERN PARCEL CONTAINS THE EXISTING AAA MICHIGAN OFFICE BUILDING WITH ADDITIONAL PARKING.
- THE EXISTING SITE IS MOSTLY PAVED WITH ASPHALT WITH PERIMETER LANDSCAPING INCLUDING GRASS AND SOME MATURE TREES. EXISTING SOIL TYPES PER THE U.S. SOIL SURVEY ARE MIAMI LOAMS 2-6 PERCENT SLOPES (MmB).
- THERE ARE NO ENDANGERED SPECIES HABITAT ON THIS SITE.
- THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- REFER TO THE LANDSCAPE PLAN FOR LANDMARK TREES.
- THERE ARE NO STEEP SLOPES ON THE PROPERTY (AS DEFINED IN CHAPTER 57, SECTION 5:120)
- THERE ARE NO WATERCOURSES ON THE PROPERTY.
- THERE ARE NO WETLANDS ON THE PROPERTY.
- THERE ARE NO WOODLANDS ON THE PROPERTY.
- NO EXISTING BUILDING IS PRESENT ON THIS SITE. ON THE SOUTHERN PARCEL THE EXISTING BUILDING IS USED AS AN OFFICE BUILDING FOR AAA MICHIGAN.
- EXISTING AND PROPOSED VEHICULAR, PEDESTRIAN AND BICYCLE ACCESS WILL NOT CHANGE SIGNIFICANTLY DUE TO THIS DEVELOPMENT, ALTHOUGH THE NEW BUILDING WILL MOVE TO THE NORTHERN PARCELS. VEHICULAR ACCESS IS FROM CITY SIDE STREETS, NO DIRECT ACCESS IS MADE TO MAIN STREET, AND ALL EXISTING CURB CUTS TO MAIN STREET WILL BE CLOSED. ADDITIONALLY A CURB CUT TO BERKLEY AVENUE WILL ALSO BE CLOSED. PEDESTRIANS MAY ACCESS THE NEW BUILDING FROM MAIN STREET AND BERKLEY AVENUE. THE PROPOSED PEDESTRIAN ACCESS POINTS PROVIDE FOR AN A.D.A. ACCESSIBLE ROUTE. BICYCLE RACKS ARE PROVIDED IN THE PARKING LOT ADJACENT TO THE NEW BUILDING AND A BICYCLE STORAGE AREA IS PROPOSED WITHIN THE NEW BUILDING.
- ALL UTILITIES NECESSARY FOR THIS DEVELOPMENT ARE LOCATED IMMEDIATELY ADJACENT TO THE SITE WITHIN PUBLIC ROAD RIGHT-OF-WAY. REFER TO THE UTILITY PLAN FOR CONNECTION LOCATIONS.
- THE EXISTING NORTHERN PARCELS DRAIN VIA TWO CATCH BASINS WITH A RESTRICTED OUTLET TO THE PUBLIC STORM SYSTEM IN MAIN STREET. SOME RUNOFF IS TRIBUTARY TO THE NORTHERN PARCELS FROM THE ADJACENT RESIDENTIAL PROPERTIES. THE EXISTING SOUTHERN PARCELS SHEET FLOW OR DRAIN VIA CATCH BASINS TO THE PUBLIC STORM SEWER SYSTEM WITHIN MAIN STREET AND BERKLEY AVENUE. THE PROPOSED DRAINAGE AREA CAN NOT BE ROUTED TO THE BIO-SWALE, AND THIS RUNOFF IS PRE-TREATED WITH A MECHANICAL DEVICE PRIOR TO ENTERING THE UNDERGROUND DETENTION SYSTEM. THE PAVED AREAS OF THE SOUTHERN PARCEL WILL SHEET FLOW TO A FIRST FLUSH PRE-TREATMENT BASIN, WITH LARGER STORM EVENTS PASSING THROUGH THE BASIN AND OVERFLOWING DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM IN MAIN STREET VIA UNDERGROUND STORM SEWER. GRASS AREAS OF THE SOUTHERN PARCELS WILL SHEET FLOW TO A FRENCH DRAIN AND/OR CATCH BASIN AND DISCHARGE TO THE PUBLIC STORM SEWER SYSTEM IN BERKLEY AVENUE.



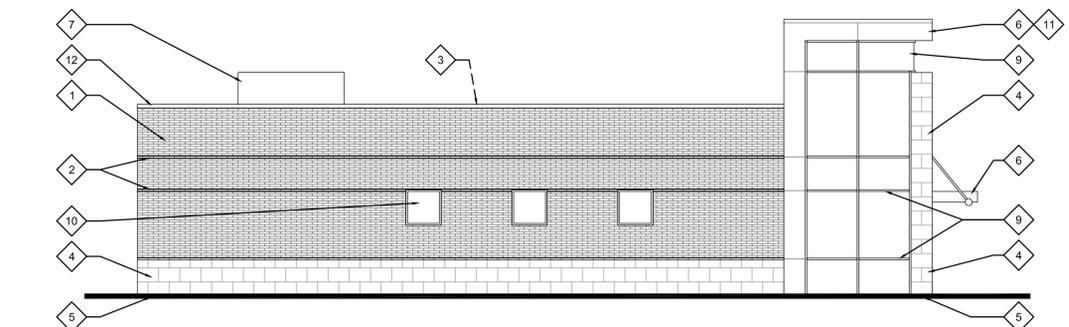
NORTH ELEVATION

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



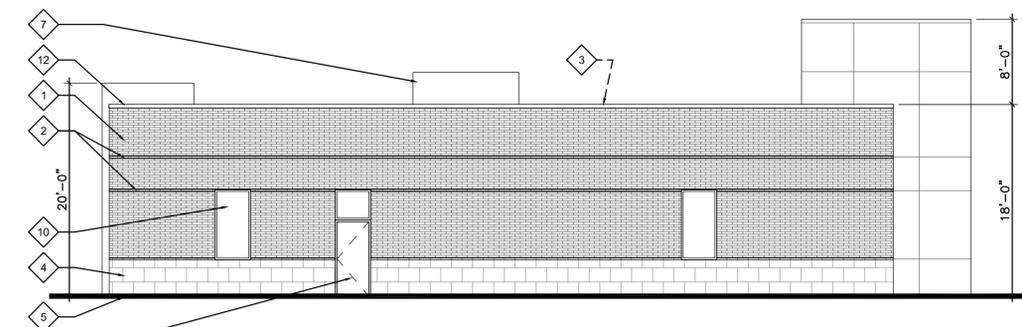
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

MATERIAL LEGEND

- 1 MODULAR BRICK, RED
- 2 GLAZED MODULAR BRICK, BLUE
- 3 WHITE ROOF
- 4 STONE, 24" LONG x 12" HIGH RUNNING BOND & 24" LONG x 4" HIGH RUNNING BOND
- 5 4" EXPOSED BASE BELOW STONE, BURNISHED CMU
- 6 ALUMINUM PANELS, ANODIC CLEAR
- 7 ALUMINUM ROOF SCREEN
- 8 ALUMINUM GLAZING ENTRY MEMBERS, CLEAR ANODIZED
- 9 ALUMINUM GLAZING CURTAIN WALL MEMBERS, CLEAR ANODIZED
- 10 ALUMINUM GLAZING PUNCHED WINDOW MEMBERS, CLEAR ANODIZED
- 11 PAINT, BLUE
- 12 PAINT, RED
- 13 SOFFIT PAINT
- 14 COATED GLAZING, BLUE-GREEN TINTED
- 15 COATED SPANDREL GLAZING, BLUE-GREEN TINTED

Client:



AUTOMOBILE CLUB OF MICHIGAN

DEARBORN MICHIGAN

Project Title:
ANN ARBOR BRANCH FACILITY

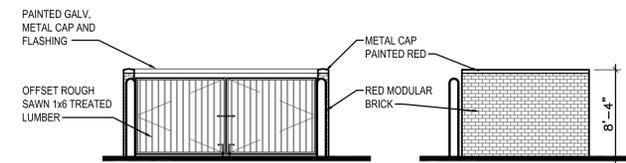
ANN ARBOR, MICHIGAN

Date: 12-22-11 Issued for: SITE PLAN APPROVAL
1-18-12 SITE PLAN RESUBMITTAL
2-10-12 SITE PLAN RESUBMITTAL



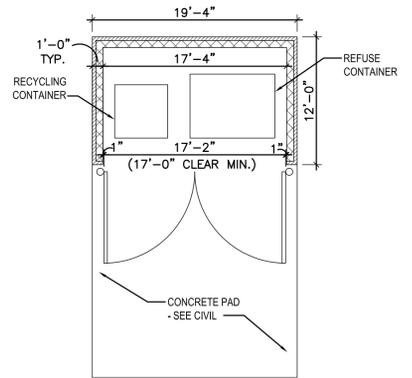
PERSPECTIVE LOOKING SOUTHWEST

N.T.S



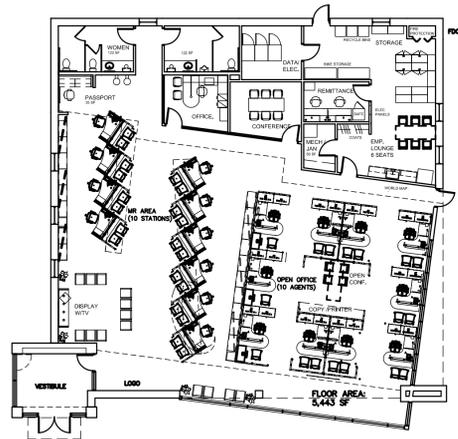
DUMPSTER ENCLOSURE ELEVATIONS

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



DUMPSTER ENCLOSURE PLAN

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



FLOOR PLAN

SCALE: 1/16" = 1'-0"



MATERIAL PALETTE

Drawn: CK Designed: RB

Checked: CA Approved:

CAD Drawing File:
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NSA Architects, Engineers, Planners

Project Number: 211095.00

Sheet Title:
BUILDING ELEVATIONS AND MATERIALS

Sheet Number: **A-2**