

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 16, 2013

**SUBJECT: Barton Pump Station Public Project Review
(1010 W. Huron River Drive)
File No. PP13-001**

PROPOSED CITY PLANNING COMMISSION MOTION

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds the City of Ann Arbor Barton Pump Station Public Project generally adheres to City private development standards with the following exception:

- First flush detention is not provided as required for a site with more than 5,000 square feet of impervious surface per Chapter 63, Storm Water Management And Soil Erosion And Sedimentation Control.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion above regarding this public project because it generally complies with local, state and federal laws and regulations to the greatest extent feasible; and would not cause a public or private nuisance or have a detrimental effect on the public health, safety and welfare.

LOCATION

The site is located on the east side of West Huron River Drive, South of Bird Road (West Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

This project consists of electrical and storage improvements to the existing Pump House site at the Barton Dam. The parcel is zoned PL (Public Land District). The function of the Pump House is to draw raw water from Barton Pond and pump it to the water treatment plant where the water is treated and distributed throughout the City as well as parts of Scio and Ann Arbor Townships.

In addition to interior electrical work, five transformers will be removed from the east side of the Pump House and one new 1,200 square foot transformer pad supporting two new transformers will be installed on the north side of the Pump House. These new transformers will be surrounded by a 12-foot high fence.

The existing 1,250 square foot storage shed located along the eastern property line is to be removed, and a new 2,100 square foot storage building is proposed east of the Pump House and connected with a new concrete pad. Estimated cost of construction for this project is \$2.75-\$3 million.

An existing entrance off West Huron River Drive will continue to be used to access this site for construction and maintenance purposes. This site currently utilizes the access drive for parking for four vehicles and this remains unchanged. There is no traffic impact to this site, as this is an unstaffed station with no changes to the operation.

There is no current or proposed storm water management system for this site, as this is a sloped parcel with high ground water due to being located directly adjacent to the Huron River. There is an overall net decrease of five square feet of impervious surface on site.

This site is adjacent to the 100 year floodplain. No work is proposed in the floodplain. A 38-inch landmark Cottonwood tree located on the southeast portion of this site is minimally impacted by the proposed storage shed. No work is proposed within 10 feet of the trunk of this tree; therefore, no mitigation is required. No other natural features will be impacted by this proposal.

A public meeting was held on Wednesday, April 3, 2013, to inform the neighbors within 1,000 feet of the Pump Station about the proposed renovations. There were no attendees.

SURROUNDING LAND USES AND ZONING

LAND USE		ZONING
NORTH	Vacant, Park land	PL (Public Land)
EAST	Vacant, Park land	PL
SOUTH	Vacant, Park land	PL
WEST	Vacant, Park land	PL

HISTORY

The Barton Pump Station was built in the 1940's and the storage structure in the 1990's.

PLANNING BACKGROUND

The Master Plan: Land Use Element recognizes the need for utility service structures, such as existing water pumping stations and the Water Treatment Plant, will require upgrading, expansion or abandonment.

The 2014-2019 Capital Improvements Plan (CIP) references the need to replace the aging and outdated electrical equipment at the Barton Pump Station by the end of 2014. It is anticipated the construction will begin spring of 2014 and completed by fall 2015.

STAFF COMMENTS

Storm Water Management – The City’s Project Manager and consultant reviewed the drainage situation on site and determined it was not feasible to construct additional storm water management on site. Staff reviewed their proposal and concurs with this assessment. There is no change from the current drainage pattern on site.

This site contains less than 10,000 square feet of impervious and requires first flush detention to capture the first ½ inch of a rain event. This proposal would be exempt from any storm water detention requirements if it were submitted as an administrative amendment to the site plan as there is a net decrease in impervious surfaces on site.

Planning – The City Planning Commission is required to review all public projects before City Council approval if the project costs more than \$250,000 (see attached resolution). Staff applies the City’s private development standards for the review of public projects for the purpose of striving to adhere to these standards as close as practical.

This project generally meets the private standards, such as land use, setbacks, and height. Staff supports this public project as it will upgrade the facility and meet the demands of the City’s water needs.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/4/10/13

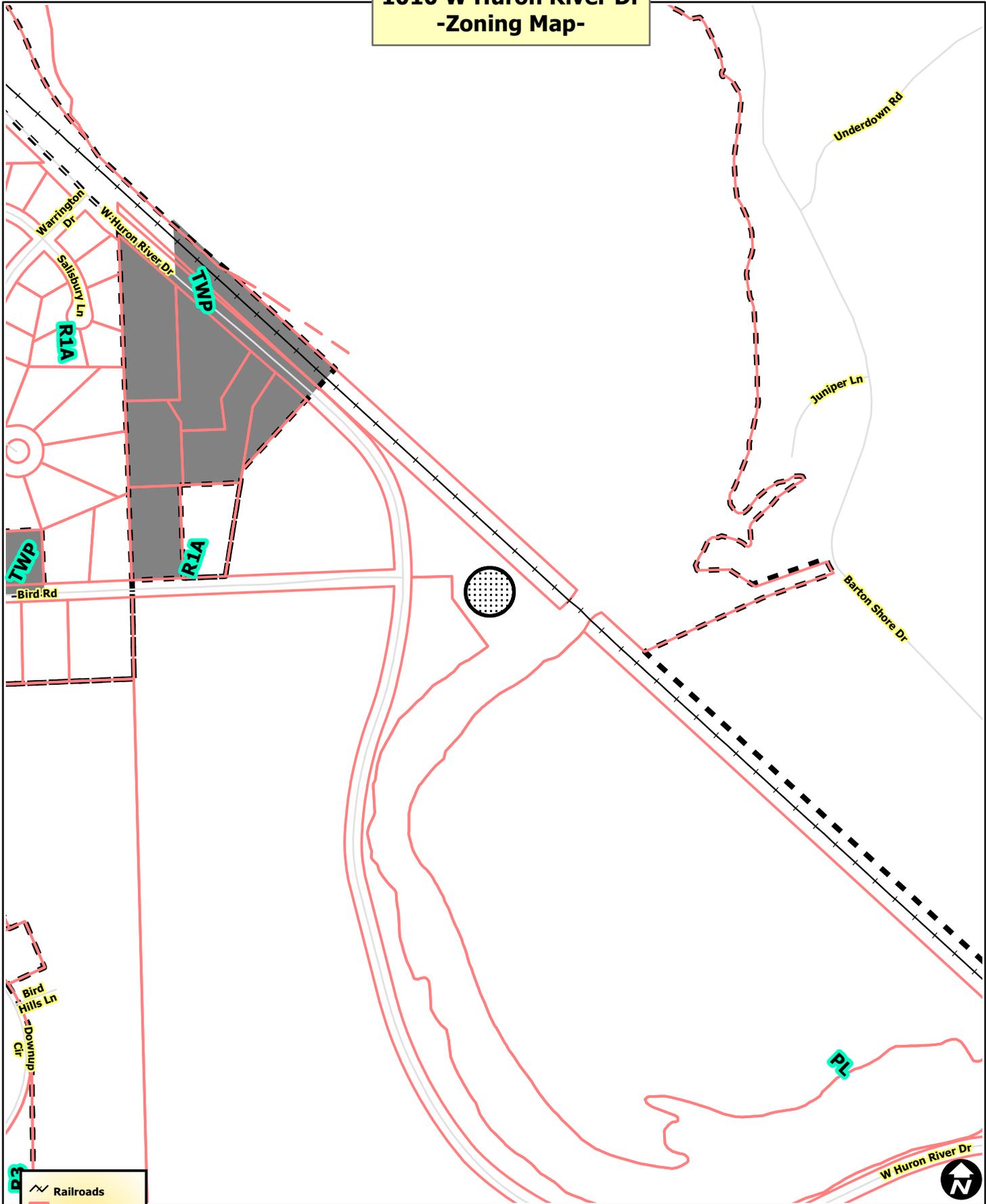
Attachments: Zoning Map
Aerial Map
Neighborhood Notification
Site Plan
Elevations
Public Project Resolution

c: Owner: City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48107

Petitioner’s Agent: Glen Wiczorek, P.E.
Stantec Consulting Michigan Inc.
3959 Research Park Drive
Ann Arbor, MI 48108

Systems Planning
File No. PP13-001

1010 W Huron River Dr -Zoning Map-



	Railroads
	Parcel Property
Zoning	
	Township
	Zoning



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 Map Created: 2/19/2013

1010 W Huron River Dr -Aerial Map-



-  Railroads
-  Parcel Property



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 Map Created: 2/19/2013





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CITY OF ANN ARBOR
BARTON PUMP STATION ELECTRICAL IMPROVEMENTS

NEIGHBORHOOD MEETING ATTENDANCE
WEDNESDAY, APRIL 3, 2013 at 7:00PM

Name/Representing	Address	E-mail Address	Phone/Fax	
BRIAN STEGLITZ <i>MSA</i>	919 SUNSET RD	bsteplitz@azgov.org	p	
Angela Bolden stantec	3754 Ranchero Rd	angela.bolden@stantec.com	p	
no attendees			p	
			f	
			p	
			f	
			p	
			f	



CITY OF ANN ARBOR, MICHIGAN
Public Services Area/Water Treatment
919 Sunset Road
Ann Arbor, Michigan 48103

Web: www.a2gov.org Printed on recycled paper

March 14, 2013

Dear Neighbor,

By a letter dated February 25, 2013, the City of Ann Arbor previously issued an invitation to you to attend a neighborhood meeting on March 26, 2013. The purpose of the meeting was to discuss a new capital improvement project being planned at the Barton Pump Station site.

The project entails constructing electrical improvements and a storage building at the Barton Pump Station located at 1010 Huron River Drive. The storage building will replace an existing storage building. This project is needed as the existing equipment has exceeded its intended service life resulting in increased maintenance, reduced reliability and reduced safety.

As the previously scheduled meeting occurs during the week of Passover, the City will be rescheduling the meeting. The meeting is now scheduled for 7:00pm to 8:00pm on Wednesday April 3, 2013. The meeting location remains unchanged and will take place in the conference room of the Water Treatment Plant located at 919 Sunset Road. Meeting attendees can park in the employee parking lot on Sunset Road. The security gate will be left open until the conclusion of the meeting.

At this meeting, we will discuss the scope and schedule of the work, and the rationale for this project. We will also facilitate a session to address neighborhood concerns with this project and potential solutions.

If you are unable to make this rescheduled meeting, but wish to discuss any issues regarding this project, please do not hesitate to contact me at (734) 794-6426 Ext. 43905.

We look forward to seeing you on Wednesday, April 3, 2013.

Sincerely,

Brian Steglitz, P.E.
Sr. Utilities Engineer
City of Ann Arbor Water Treatment Plant



Stantec Consulting Michigan Inc.
 3754 Ranchero Drive
 Ann Arbor MI U.S.A.
 48108-2771
 Tel. 734.761.1010
 Fax. 734.761.1200
 www.stantec.com

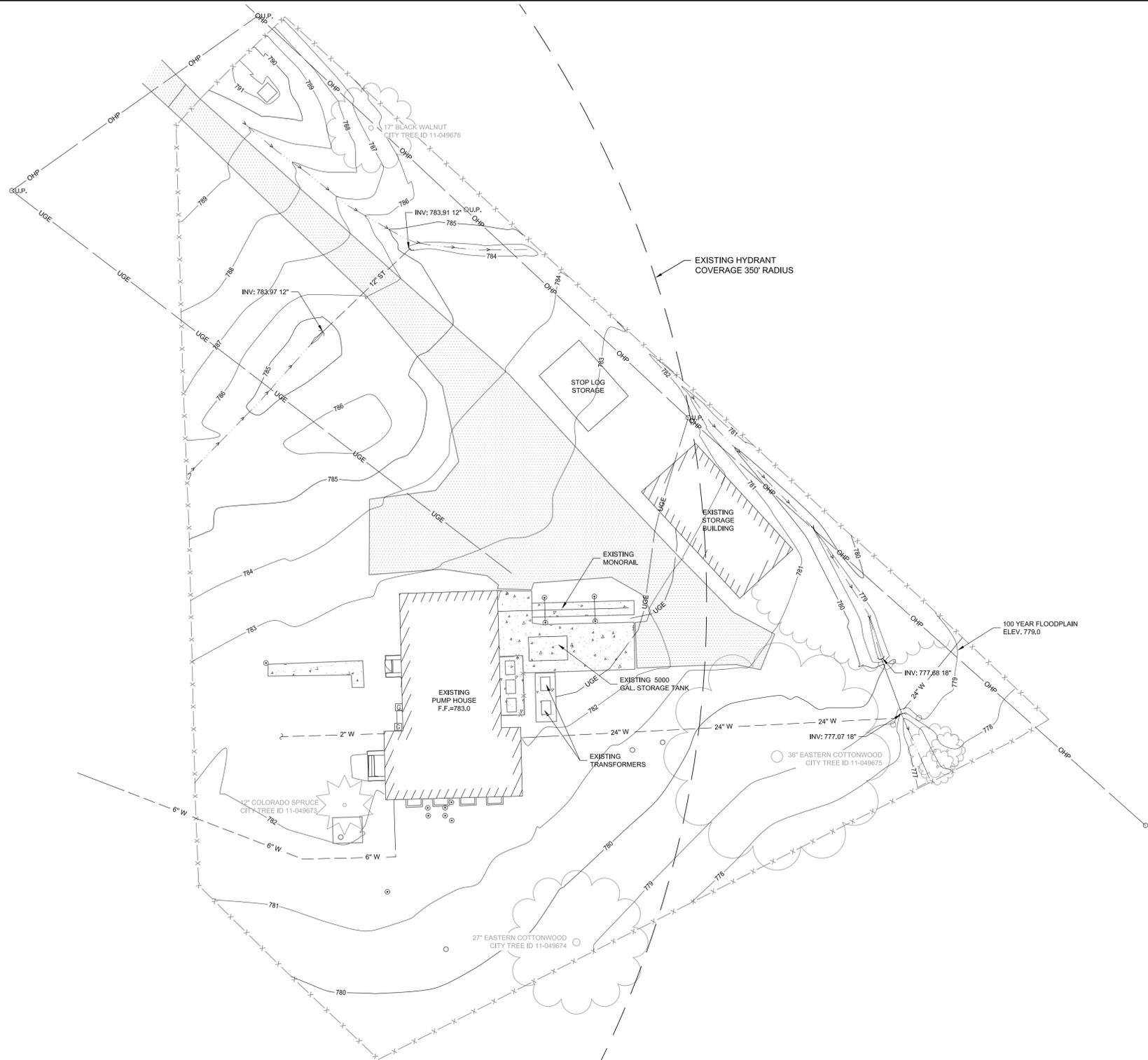
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Consultants

Legend

Notes



PETITIONER / OWNER:
 CITY OF ANN ARBOR
 BRIAN STEGLITZ, PE
 919 SUNSET ROAD
 ANN ARBOR, MICHIGAN 48103
 PHONE: (734) 794-6426, EXT. 43905

AGENT / ENGINEER:
 STANTEC CONSULTING MICHIGAN INC.
 GLEN WICZOREK, PE
 3754 RANCHERO DRIVE
 ANN ARBOR, MICHIGAN 48108
 PHONE: (734) 214-2519
 glen.wiczorek@stantec.com

PROJECT DESCRIPTION:
 PROJECT INCLUDES THE CONSTRUCTION OF ELECTRICAL IMPROVEMENTS TO THE BARTON PUMP STATION INCLUDING NEW TRANSFORMERS, SWITCHBOARDS, MOTORS, CONDUIT, CONDUCTORS, LIGHTING, AND RELATED WORK. THE PROJECT ALSO INCLUDES THE REPLACEMENT OF THE EXISTING STORAGE BUILDING WITH A NEW METAL STORAGE BUILDING.

NATURAL FEATURES:
 THE EXISTING NATURAL FEATURES ON THE BARTON PUMP STATION SITE AND WITHIN 50 FEET OF THE SITE INCLUDE NUMEROUS LANDMARK TREES. THE 100-YEAR FLOOD PLAIN COVERS A PORTION OF THE SOUTHEAST PROPERTY CORNER. NO OTHER WOODLANDS, WATERCOURSES, NATURAL STEEP SLOPES, OR ENDANGERED SPECIES HABIT IS LOCATED ON OR NEAR THE PROJECT SITE.

THE LOCATION OF THE PROPOSED STORAGE BUILDING TOUCHES APPROXIMATELY 2.9% OF THE CRITICAL ROOT ZONE AT THE FURTHEST EXTENT OF THE ZONE. CARE WAS TAKEN TO POSITION THE BUILDING AS FAR AS POSSIBLE FROM THE LANDMARK TREE NUMBER 11-049675 AND IT IS NOTED THAT THE LIMBS DO NOT EXTEND TO THE PROPOSED STORAGE BUILDING. THE WATER TREATMENT PLANT FACILITIES ARE LANDLOCKED ON THIS SMALL PARCEL AND NO ALTERNATIVE LOCATION WAS DEEMED FEASIBLE FOR THE BUILDING.

NO NATURAL FEATURES WILL BE IMPACTED BY THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

TRAFFIC IMPACT:
 THIS PROJECT WILL HAVE NO TRAFFIC IMPACT. THIS IS AN UNMANNED STATION WITH NO CHANGES TO THE OPERATIONS.

VERTICAL DATUM:
 VERTICAL DATUM ADJUSTED TO MEET FINISH FLOOR ELEVATION OF 783.00' AT THE EXISTING PUMP STATION AS SHOWN ON THE 1949 CONSTRUCTION DRAWINGS BY AYERS, LEWIS, NORRIS AND MAY.

HORIZONTAL DATUM:
 NAD 83

PROJECT BENCHMARKS:
 FINISH FLOOR OF PUMP STATION AT ENTRANCE
 ELEV = 783.00

LEGAL DESCRIPTION:
 OLD SID - 109-017-065-00 (17-38-) COM AT W 1/4 POST OF SEC, TH E 1534.25 FT IN E & W 1/4 LINE, TH S 44 DEG 46' 30" E 153.60 FT FOR A PLOF BEG, TH N 44 DEG 46' 30" W 153.90 FT, TH W 290.21 FT IN E & W 1/4 LINE, TH S 87 FT, TH S 44 DEG 46' 30" E 210 FT, TH NELY ALONG W BANK OF HURON RIVER TO PL OF BEG, BEING A PART OF SW 1/4 SEC. 17 T2S R6E 1.30 AC.

SITE INFORMATION:

ZONING:	EXEMPT CITY OF ANN ARBOR
CURRENT USE:	WATER TREATMENT PLANT, INTAKE PUMP STATION
PROPOSED USE:	NO CHANGE
AREA OF SITE:	1.30 ACRES
PROPOSED BUILDING HEIGHT:	APPROX. 14.0'
PROPOSED BUILDING AREA:	TOTAL 2,100 SF
	35'x60'
PARKING PROVIDED:	EXISTING 4 TOTAL
	REGULAR 0
	ADA 0
	PROPOSED 4 TOTAL
	0

EXISTING UTILITIES:
 THIS SITE CONTAINS CRITICAL UTILITY INFORMATION. NO UNDERGROUND UTILITIES WILL BE IMPACTED BY THIS PROJECT.

ONLY DOMESTIC WATER LINES SERVICING THE BUILDING ARE SHOWN.

B	PLANNING COMMISSION REVIEW COMMENTS	GRW	GRW	13.04.09
A	PLANNING COMMISSION SUBMITTAL	GRW	GRW	13.02.25
Issued		By	Appd.	YY.MM.DD

Permit-Seal

Client/Project
 CITY OF ANN ARBOR

BARTON PUMP STATION
 ELECTRICAL IMPROVEMENTS
 Ann Arbor, Michigan

Title
 BARTON
 CIVIL
 EXISTING CONDITIONS PLAN

Project No.	Scale	0 20 40
2075117303	1:20	
Drawing No.	Sheet	Revision



Stantec

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Legend

Notes

Revision	By	Appd.	YY.MM.DD
E	BID SET	GRW	GRW 13.04.01
D	OWNER'S FINAL REVIEW	GRW	GRW 13.03.15
C	MDEQ DRAFT SUBMITTAL	GRW	GRW 13.03.01
B	60% OWNER'S REVIEW	GRW	GRW 13.01.23
A	30% OWNER'S REVIEW	GRW	GRW 12.11.09
Issued		By	Appd. YY.MM.DD

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD
117303C-104.DWG	BWA	GRW	CJE	12.11.09

Permit-Seal

Client/Project

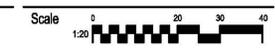
CITY OF ANN ARBOR

BARTON AND SOUTH INDUSTRIAL PUMP STATIONS ELECTRICAL IMPROVEMENTS
Ann Arbor, Michigan

Title

BARTON CIVIL
SITE PLAN

Project No.
2075117303

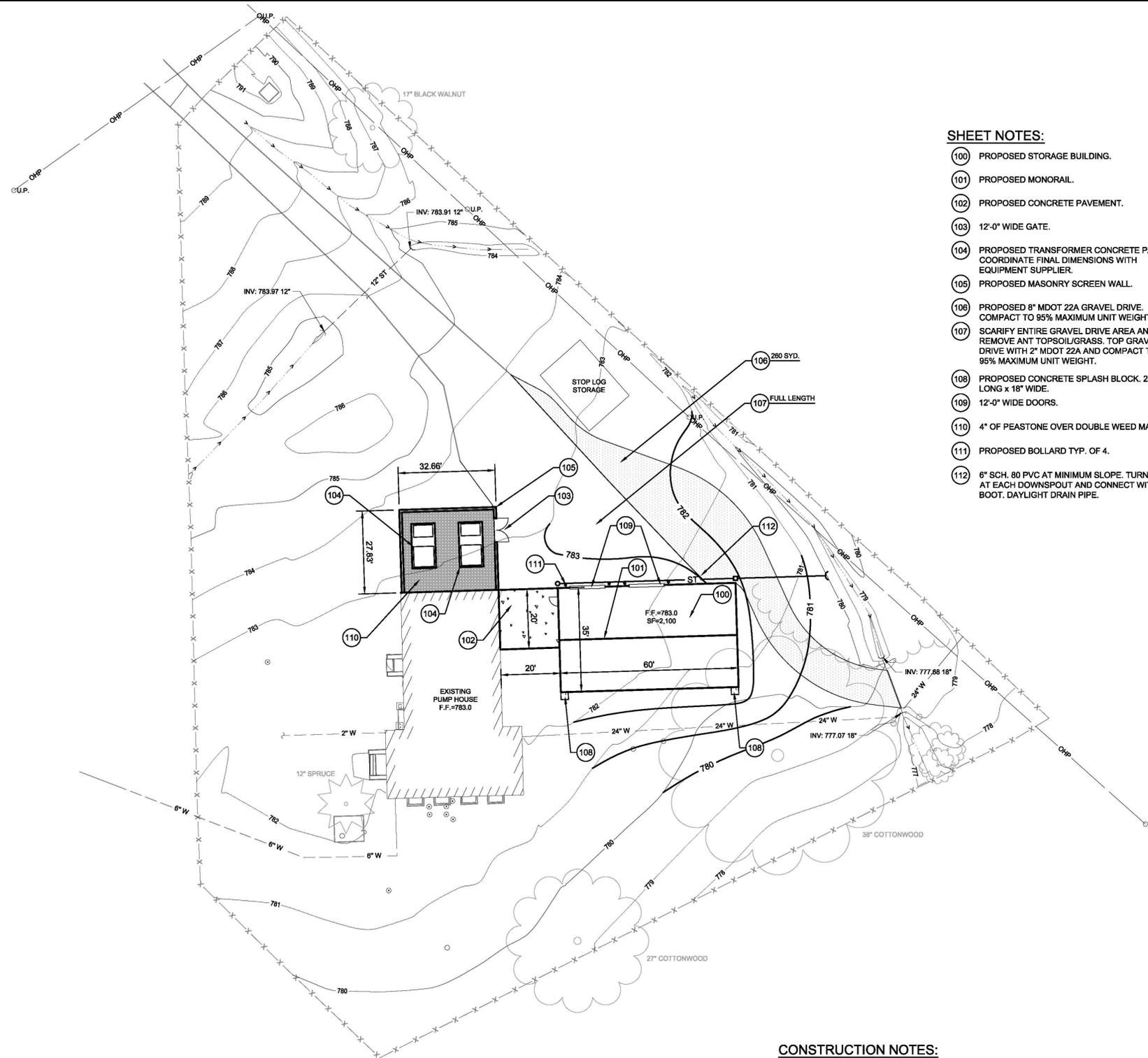


Drawing No. Sheet 8 of 77 Revision

C-104

8 of 77

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SHEET NOTES:

- (100) PROPOSED STORAGE BUILDING.
- (101) PROPOSED MONORAIL.
- (102) PROPOSED CONCRETE PAVEMENT.
- (103) 12'-0" WIDE GATE.
- (104) PROPOSED TRANSFORMER CONCRETE PAD, COORDINATE FINAL DIMENSIONS WITH EQUIPMENT SUPPLIER.
- (105) PROPOSED MASONRY SCREEN WALL.
- (106) PROPOSED 8" MDOT 22A GRAVEL DRIVE, COMPACT TO 95% MAXIMUM UNIT WEIGHT.
- (107) SCARIFY ENTIRE GRAVEL DRIVE AREA AND REMOVE ANT. TOPSOIL/GRASS. TOP GRAVEL DRIVE WITH 2" MDOT 22A AND COMPACT TO 95% MAXIMUM UNIT WEIGHT.
- (108) PROPOSED CONCRETE SPLASH BLOCK. 24" LONG x 18" WIDE.
- (109) 12'-0" WIDE DOORS.
- (110) 4" OF PEASTONE OVER DOUBLE WEED MAT.
- (111) PROPOSED BOLLARD TYP. OF 4.
- (112) 6" SCH. 80 PVC AT MINIMUM SLOPE. TURN UP AT EACH DOWNSPOUT AND CONNECT WITH BOOT. DAYLIGHT DRAIN PIPE.

CONSTRUCTION NOTES:

1. EXTERIOR CONCRETE SLABS SHALL BE SEPARATED FROM ANY VERTICAL SURFACE WITH AN ISOLATION JOINT UNLESS NOTED OTHERWISE. ALL SLAB ON-GRADE JOINTS (CONTROL, EXPANSION, CONSTRUCTION (COLD), ETC.) TO RECEIVE SEALANT. ALL EXTERIOR SLABS TO DRAIN AWAY FROM THE BUILDING AT 1/8" PER 12" UNLESS NOTED OTHERWISE.
2. SAW CUT CONTROL JOINTS IN ALL EXTERIOR CONCRETE FLATWORK. 5' O.C. (MAX) FOR SIDEWALKS AND 10' O.C. (MAX) FOR SLABS AND PAVEMENT.
3. MISS DIG WILL NOT LOCATE UTILITIES ON THE PLANT PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UTILITIES PRIOR EXCAVATION.
4. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO LOCATE EXISTING UTILITIES.
5. ALL SPOILS SHALL BE HAULED OFF SITE.
6. PROPOSED GRADE AROUND PERIMETER OF STORAGE BUILDING TO BE 782.5.



NOTE:
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS DIG PRIOR TO CONSTRUCTION.



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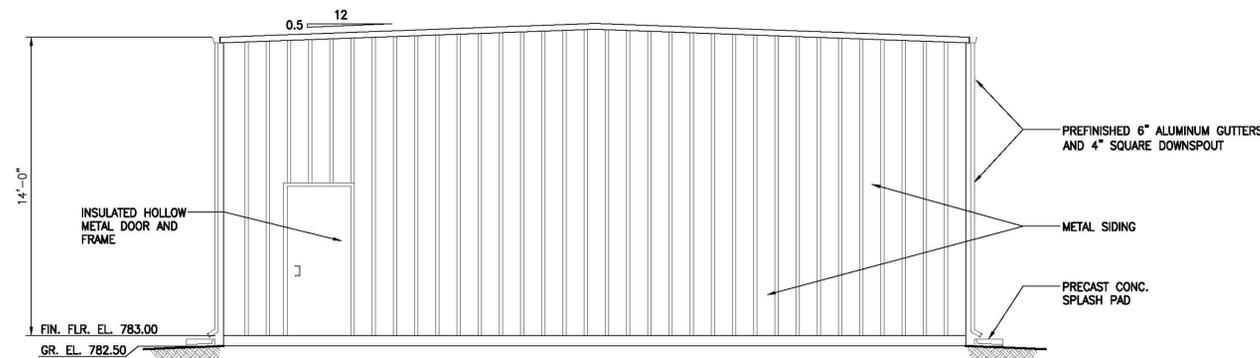
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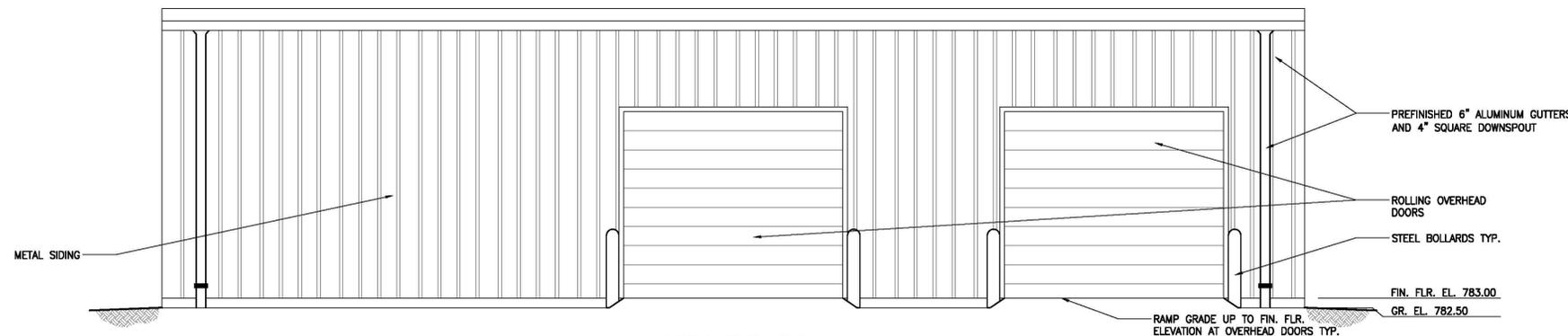
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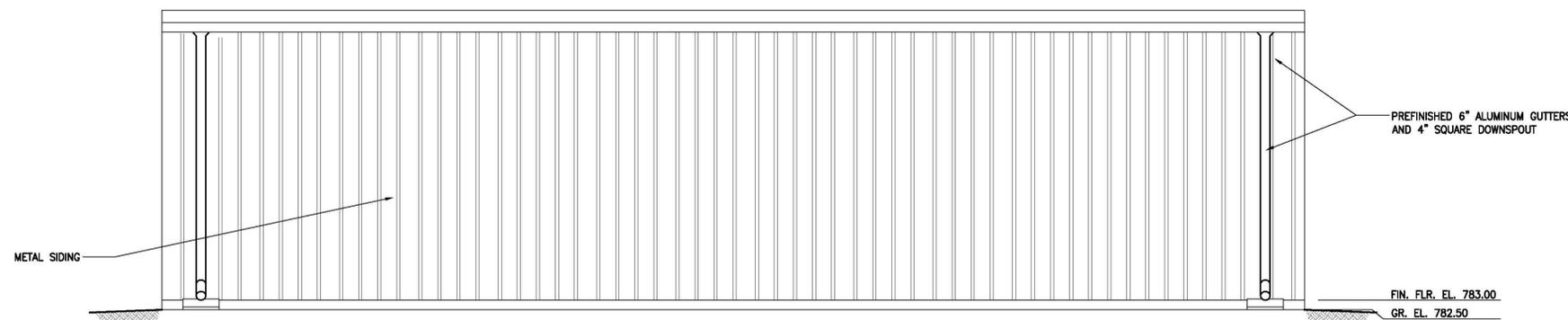
Notes



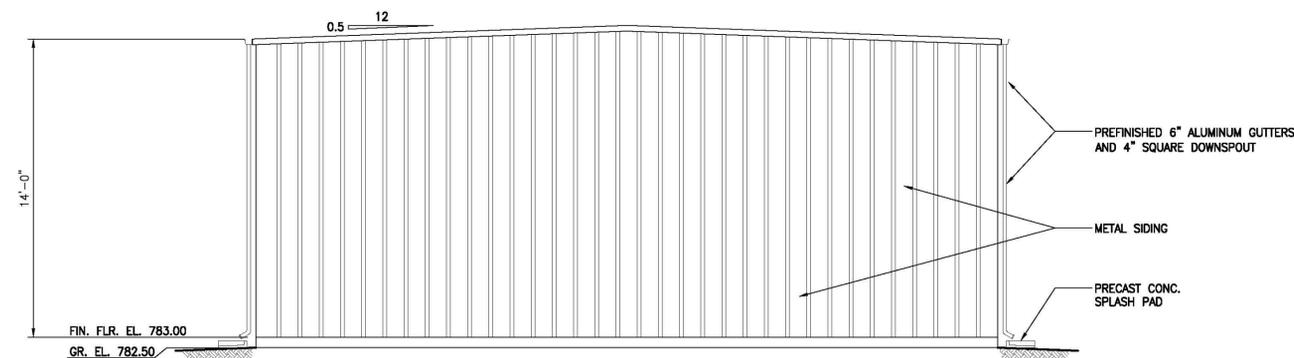
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Revision	By	Appd.	YY.MM.DD
E	GRW	GRW	13.04.01
D	GRW	GRW	13.03.15
C	GRW	GRW	13.03.01
B	GRW	GRW	13.01.23
A	GRW	GRW	12.11.09
Issued	By	Appd.	YY.MM.DD

File Name:	SEA	GRW	GRW	12.11.09
117303S-102.DWG	Dwn.	Chkd.	Dgtr.	YY.MM.DD

Permit-Seal

Client/Project

CITY OF ANN ARBOR

BARTON AND SOUTH INDUSTRIAL PUMP STATIONS ELECTRICAL IMPROVEMENTS
 Ann Arbor, Michigan

Title

BARTON STRUCTURAL PROPOSED ELEVATIONS

Project No.	Scale	
2075117303	AS SHOWN	
Drawing No.	Sheet	Revision

S-102 16 of 77 0

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RESOLUTION REQUIRING THAT
MAJOR CITY IMPROVEMENTS BE REVIEWED
BY CITY DEPARTMENTS AND THE CITY PLANNING COMMISSION

Whereas, Many public improvements undertaken by the City and other governmental units strive to meet private development standards; even though they are not required to meet some of the standards that are required of private developments;

Whereas, It is desirable to have public improvements adhere as close as practical to the same development standards that are required of private developers;

Whereas, The City and other governmental units can set a positive example for the private development community when it constructs new or expanded public facilities;

Whereas, It is recognized that adopted standards do not exist for some projects, such as road re-construction, which makes it impossible to compare public and private projects;

RESOLVED, By City Council that the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to City projects meeting private development regulations prior to recommending that the City Council approve funding for them, and that if the following City improvements cost more than \$250,000 they are to be reviewed by the City Planning Commission prior to Council approval:

- 1) new or reconstructed streets which change the streets geometric configuration or operations;
- 2) new or expanded public buildings which would normally require site plan review; and,
- 3) new or expanded parking lots or structures which would normally require site plan review.

RESOLVED, That in making a recommendation to the City Council the City Administrator shall indicate which private development regulations are not being met and indicate projects which do not have existing comparable private standards;

RESOLVED, That a copy of this resolution be sent to other governmental units that own property in the City with the request that they also obtain City review and comments regarding their proposed major improvements; and,

RESOLVED, That as a policy, City Council may proceed to construct public projects which do not meet all existing private development regulations when budget limitations prevent meeting such requirements.

DB:RAO:dcs

APPROVED
BY COUNCIL

MAR 20 1989

W. NORTHCROSS
CITY CLERK

290

G-9