

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 15, 2013

**SUBJECT: Running Fit Site Plan for City Council Approval
(121-123 East Liberty Street and 220 South Fourth Avenue)
File No. SP13-035**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Running Fit Site Plan, subject to verification of any footing drain connections to the sanitary sewer system prior to City Council action on the site plan, and subject to the construction of two Class A bicycle parking spaces in the Fourth & William parking structure or payment of a contribution to install these spaces being provided to the Downtown Development Authority prior to the issuance of a certificate of occupancy.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved**, because the contemplated development complies with applicable local, state and federal laws, ordinances, standards and regulations; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

LOCATION

The site consists of three parcels that form a rectangle at the northwest corner of East Liberty Street and South Fourth Avenue. The site is in the Downtown Planning Area, The Downtown Development Authority District and the Allen Creek sub-watershed.

DESCRIPTION OF PROJECT

The petitioner is proposing to add three floors on top of an existing single-story building on this 2,663 square foot site. The building would increase from 2,515 square feet to 8,530 square feet. The two tenant spaces on the ground floor would remain in retail use, and the additional floors would contain six new residential housing units (five one-bedroom and one two-bedroom units), some of which are stacked vertically on two or three floors. The streetwall is at the third floor, and the fourth floor is smaller in area and offset from the two street-facing facades. The offset area contains patios for residents and a vegetated green roof. The estimated construction cost is \$900,000.

The site is in the downtown special parking district, so no vehicular parking is required or proposed. Two class A and two class C bicycle parking spaces are required: six class C spaces will be provided via bike hoops in the public right-of-way, and two Class A bicycle parking spaces will be provided off-site in the Fourth & William parking structure or a contribution to install these spaces will be provided to the Downtown Development Authority prior to the issuance of a certificate of occupancy (per Chapter 59, section 5:169(3)). The Fourth & William structure is a half block from the site. In addition, each

unit will have a bike storage space, though these are not counted toward the class A requirement since a bike must be carried up stairs to access each unit.

Four existing street trees will remain. Storm water management is not required, since the site is smaller than 5,000 square feet. A new fire service lead will be installed from East Liberty Street.

The petitioners held a citizen participation meeting on July 10, 2013, and twelve people attended. Questions regarding housing units, parking, materials, construction timing, and administrative procedures were answered (see attached). The Historic District Commission issued a Certificate of Appropriateness for this project on August 15, 2013.

SITE HISTORY

121 and 123 East Liberty were originally a two-story and a three-story building constructed in 1897 or earlier. The 220 South Fourth Avenue storefront was carved out of the rear of 123 East Liberty. The 1901 Polk City Directory lists Gilbert W. Snow as the occupant of 121 E Liberty, and by 1912 the store was a machine shop. In 1901 William E. Pardon ran a grocery store at 123 E Liberty, and by 1915 it was the location of a clothing store run by Fred W. Gross. A fire in the 1950s heavily damaged both structures. The upper floors were removed, and the remaining one-story building was refaced with enameled steel panel siding. There are no site plans on file for the site.

ZONING COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED BY CURRENT ZONING
Zoning	D1(Downtown Core District); Main Street Character Overlay; Primary Street Frontage	D1(Downtown Core District); Main Street Character Overlay; Primary Street Frontage	D1(Downtown Core District); Main Street Character Overlay; Primary Street Frontage
Gross Lot Area	2,663 Sq Ft	2,663 Sq Ft	None
Floor Area in % of Lot Area	80% (2,515 Sq Ft)	321% (8,530 Sq Ft)	400% MAX (10,652 Sq Ft) Premiums not allowed in Historic Districts
Building Height	14 ft	50 ft/4 stories	24 ft/2 stories MIN 180 ft MAX
Streetwall Height	1 story	3 stories	2 stories MIN 4 stories MAX
Building Frontage (E. Liberty and S. Fourth Ave)	0 ft	0 ft	0 ft MIN 1 ft MAX at Streetwall
Parking – Automobiles	0 spaces	0 spaces	None (special parking district)
Parking – Bicycles	4 class C	2 class A (off-site) 6 class C	2 Class A MIN 1 Class C MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Restaurant/Retail	D1(Downtown Core District)
EAST	Restaurant/Retail	D1(Downtown Core District)
SOUTH	Restaurant/Retail and Federal Building	D1 and PL (Public Land)
WEST	Restaurant/Retail	D1(Downtown Core District)

PLANNING BACKGROUND

The site is part of the downtown core area in the *2009 Downtown Plan*. Some of the applicable land use goals and objectives for this site from the *Downtown Plan* include:

- Goal: Encourage dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban residential neighborhood and support a sustainable transportation system.
- Goal: Promote downtown as the center of commerce in the community. Strengthen and expand a balanced mix of downtown’s active uses, such as shops and services, restaurants, and entertainment attractions, by providing convenient transit and parking, a quality pedestrian environment, strategically located vehicular and bicycle parking, and a diverse land use context needed to support a successful retail environment.
- Goal: Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood. Continue to seek a range of age groups and income levels in the downtown.
- Goal: Encourage new development to reinforce historic buildings’ contribution to downtown’s identity and pedestrian orientation.

STAFF COMMENTS

Systems Planning, Engineering – The following is required before site plan approval: 1) verification of footing drains connected to the sanitary sewer system for the existing building, 2) if present, they must be disconnected, and 3) sanitary sewer mitigation calculations show both one and two required disconnects and must be corrected.

Downtown Development Authority – Maintaining pedestrian access along East Liberty and South Fourth Avenue is critical during construction. Also, construction of a bike house within the Fourth & William parking structure is currently in the planning stages. It will be similar to the bike house found in the Maynard Street structure, with key card access to a secure room for subscribers. Amenities will include racks, a fix-it station, and video surveillance for added security. The contribution amount for this site plan’s two off-site class A bike spaces will be based on construction costs for two bike house spaces.

Running Fit Site Plan

Page 4

Prepared by Jill Thacher
Reviewed by Wendy Rampson
10/15/13

Attachments: Location Map
Zoning and Parcel Map
Aerial Photo
Sheet C1: Boundary & Topographic Survey 09/23/13
Sheet C2: Engineering Plan 09/23/13
Sheet A-2.1: Exterior Elevations 08/23/13
Sheet A-3.1: Exterior Elevations 08/23/13
Citizen Participation Report

c: Owner: Liberty Co., LLC
123 E Liberty Street
Ann Arbor, MI 48104

Petitioner: J. Bradley Moore & Associates
4844 Jackson Rd, Suite 150
Ann Arbor, MI 48103

City Attorney
Downtown Development Authority
Systems Planning

**121-123 E Liberty St
and 220 S Fourth Ave
-Location Map-**



 Railroads
 Parcels



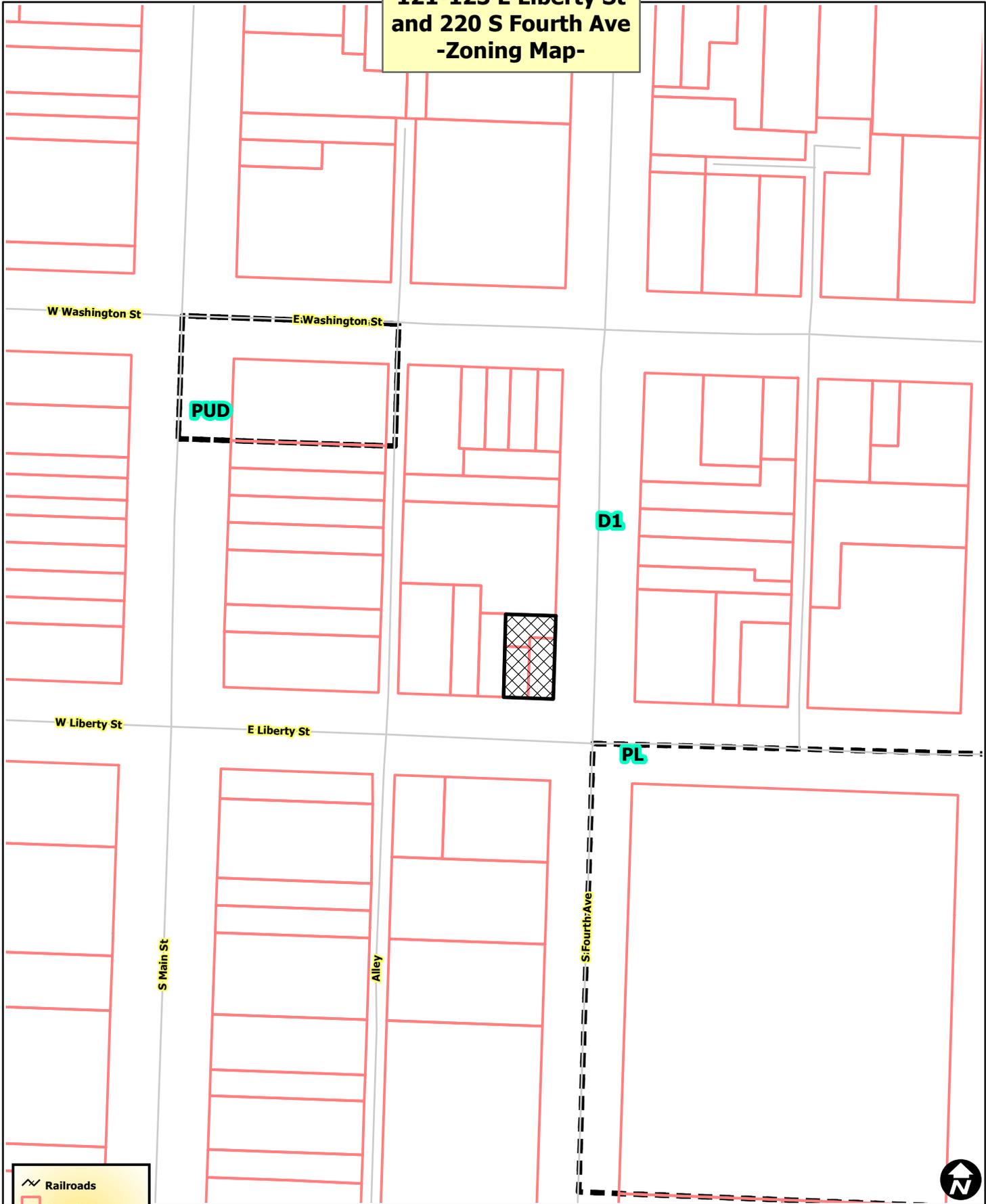
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Map Created: 9/13/2013

**121-123 E Liberty St
and 220 S Fourth Ave
-Zoning Map-**

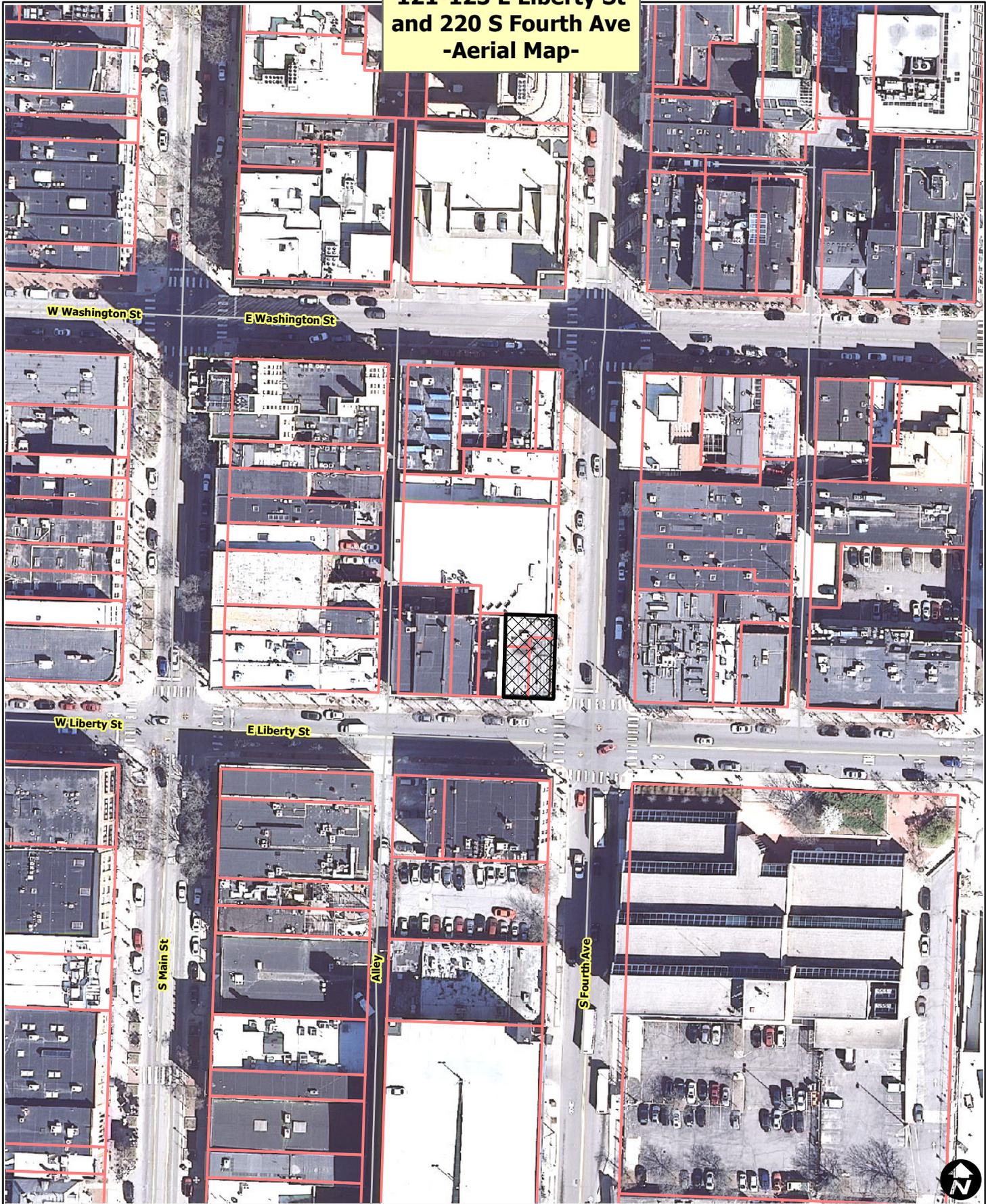


Railroads
 Parcels
Zoning
 Township Islands
 Zoning Districts



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**121-123 E Liberty St
and 220 S Fourth Ave
-Aerial Map-**



 Railroads
 Parcels



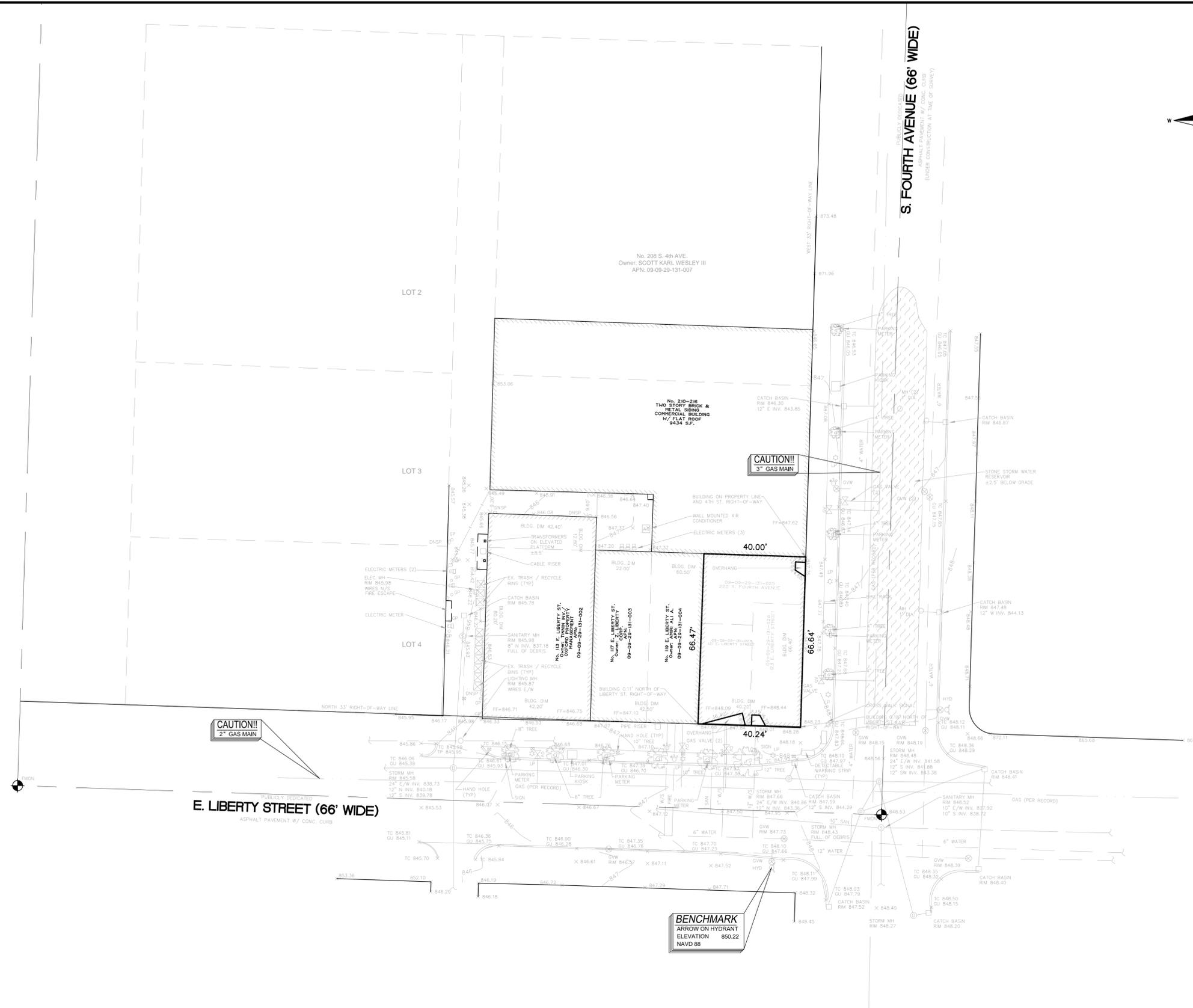
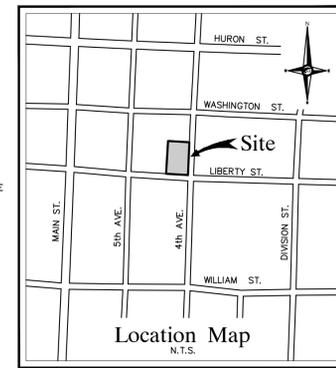
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Map Created: 9/13/2013





CAD LAYER NOTE

ONCE THE SITE PLAN IS APPROVED, APPLICABLE CAD LAYER INFORMATION SHALL BE SUBMITTED TO THE PROJECT MANAGEMENT SERVICES UNIT IN COMPLIANCE WITH NOTES 1-4 ON THE CAD LAYER LEGEND FOR DIGITAL DATA SUBMISSION SHEET.

SOILS NOTE

ACCORDING TO THE WASHTENAW COUNTY SOIL SURVEY, THE SOIL TYPE FOR THE REFERENCED SITE IS F8b - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES.

BENCHMARK NOTE

THE FOLLOWING INFORMATION WAS USED TO ESTABLISH VERTICAL ELEVATIONS (SITE BENCHMARKS) ON THE SUBJECT SITE:

STATION 0013A OF THE CITY OF ANN ARBOR PUBLIC SERVICES AREA - PROJECT MANAGEMENT UNIT CONTROL STATION DATA SHEET. LOCATED AT THE INTERSECTION OF WEST HURON STREET AND NORTH ASHLEY STREET. ELEVATION 829.12.

STATION 0014A OF THE CITY OF ANN ARBOR PUBLIC SERVICES AREA - PROJECT MANAGEMENT UNIT CONTROL STATION DATA SHEET. LOCATED ON THE EAST SIDE OF MAIDEN LANE, SOUTH OF THE HURON RIVER. ELEVATION 786.13.

STATION 0017 OF THE CITY OF ANN ARBOR PUBLIC SERVICES AREA - PROJECT MANAGEMENT UNIT CONTROL STATION DATA SHEET. LOCATED AT THE SOUTHEAST CORNER OF WOODBURY DRIVE AND EAST STADIUM BOULEVARD. ELEVATION 828.90.

STATION 0018 OF THE CITY OF ANN ARBOR PUBLIC SERVICES AREA - PROJECT MANAGEMENT UNIT CONTROL STATION DATA SHEET. LOCATED ON THE SOUTH SIDE OF PAULINE BOULEVARD IN ALLMENDINGER PARK. ELEVATION 922.06.

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF WASHTENAW, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PARCEL 09-09-29-131-023: PART OF LOT 5, BLOCK 2 SOUTH OF THE "ORIGINAL PLAT OF THE VILLAGE OF ANN ARBOR" ACCORDING TO THE PLAT THEREOF RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF LOT 5 THENCE NORTH 89° 49' 00" WEST, 20.00 FEET; THENCE NORTH, 48.00 FEET; THENCE SOUTH 89° 49' 00" EAST, 20.00 FEET; THENCE SOUTH, 48.00 FEET TO THE POINT OF COMMENCEMENT.

PARCEL 09-09-29-131-021: PART OF LOT 5, BLOCK 2 SOUTH OF THE "ORIGINAL PLAT OF THE VILLAGE OF ANN ARBOR" ACCORDING TO THE PLAT THEREOF RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF LOT 5 THENCE NORTH 89° 49' 00" WEST, 20.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89° 49' 00" WEST, 20.00 FEET; THENCE NORTH, 39.30 FEET; THENCE SOUTH 89° 49' 00" EAST, 20.00 FEET; THENCE SOUTH, 39.30 FEET TO THE POINT OF BEGINNING.

PARCEL 09-09-29-131-025: PART OF LOT 5, BLOCK 2 SOUTH OF THE "ORIGINAL PLAT OF THE VILLAGE OF ANN ARBOR" ACCORDING TO THE PLAT THEREOF RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF LOT 5 THENCE NORTH, 48.00 FEET; THENCE NORTH, 18.57 FEET; THENCE NORTH 89° 49' 00" WEST, 40.00 FEET; THENCE SOUTH, 27.26 FEET; THENCE SOUTH 89° 49' 00" EAST, 20.00 FEET; THENCE NORTH, 8.70 FEET; THENCE SOUTH 89° 49' 00" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2662.79 SQUARE FEET OR 0.06 ACRES

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

SEAL

PROJECT
Running Fit - Ann Arbor

CLIENT
Liberty Company, LLC
c/o J. Bradley Moore & Associates Architects
4844 Jackson Road, #150
Ann Arbor, MI 48103

Contact: Mr. Bradley Moore
Tel: (734) 930-1500
Email: brad@bradleymoore.com

PROJECT LOCATION
No. 123 Liberty St.
Part of Block 2S, R.4 East
City of Ann Arbor,
Washtenaw County,
Michigan

SHEET
Boundary and Topographic
Survey



REVISIONS	
08-22-13	Issued for Site Plan Review
09-23-13	Revised Per Pre-Application Mtg.
09-18-13	Revised Per City Review
09-20-13	Revised Per City Review
09-23-13	Revised Per City Review

DRAWN BY:
J. Klenk
DESIGNED BY:
-
APPROVED BY:
J. Huhta
DATE:
07-17-13
SCALE: 1" = 20'
NFE JOB NO. H598 SHEET NO. C1

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 NOTICED THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION @ (800) 482-7171.

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

DISCONNECTION IS REQUIRED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS OF ALL EXISTING BUILDING FOOTING DRAINS. FOOTING DRAINS REMOVED MAY OFFSET REQUIRED MITIGATION.

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.

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. THE WALKABLE AREA IS A MINIMUM OF SIX FEET AND SHALL BE MEASURED FROM THE PROPERTY LINE.

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.

ALL EXISTING UTILITY SERVICE LEADS TO THE EXISTING BUILDING SHALL REMAIN IN SERVICE.

TRENCH DETAIL SD-TD-1, SD-TD-5 AND SD-TD-7 OF DIVISION X OF THE CITY OF ANN ARBOR STANDARD DETAILS SHALL BE USED FOR PROPOSED WATER MAIN.

WATER MAIN NOTES

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY. THE MUNICIPALITY STANDARD NOTES, DETAILS AND SPECIFICATIONS SHALL BE INCORPORATED AS PART OF THESE PLANS.

WATER MAIN SHALL BE OF THE TYPE, SIZE & CLASS DESIGNATION INDICATED ON THE PLANS.

THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

THE UNDERGROUND SITE CONTRACTOR SHALL INSTALL ALL WATER MAIN BUILDING SERVICE TO WITHIN FIVE (5) FEET OF PROPOSED BUILDING.

THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL SITE INSPECTIONS.

PROPOSED WATER MAIN SHALL BE CONFORMING TO A.N.S.I./A.W.W.A. SPECIFICATION C151/A21.51, CLASS 54, DUCTILE IRON FITTINGS SHALL CONFORM TO A.N.S.I./A.W.W.A. SPECIFICATION C110/A21.10 FOR STANDARD FITTINGS OR TO A.N.S.I./A.W.W.A. SPECIFICATION C153/A21.53 FOR COMPACT FITTINGS. DUCTILE IRON PIPE AND FITTINGS SHALL HAVE A DOUBLE THICKNESS CEMENT MORTAR LINING CONFORMING TO A.N.S.I. SPECIFICATION A21.4.

JOINTS FOR DUCTILE IRON WATER MAIN SHALL BE U.S. PIPE AND FOUNDRY COMPANY "TYTON JOINT" OR APPROVED EQUAL.

ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF SIX (6) FEET BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL ELVEN AND ONE-QUARTER (1/4) DEGREE BENDS, PROPERLY ANCHORED.

ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OF THE FORTY-FIVE (45) DEGREE LINE OF INFLUENCE OF EXISTING OR PROPOSED PAVEMENT, SIDEWALK OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT.

HYDRANTS SHALL BE E.J.L.W. 6 BR TRAFFIC TYPE PER MUNICIPALITY STANDARDS. HYDRANT BURY SHALL BE SIX (6) FEET.

THE CONTRACTOR WILL FILL, FLUSH, DISINFECT AND PRESSURE TEST ALL NEW WATER MAIN CONSTRUCTION, IN THE PRESENCE OF THE GOVERNING MUNICIPALITY WATER DEPARTMENT.

BACTERIOLOGICAL TESTING SHALL BE PERFORMED BY THE GOVERNING MUNICIPALITY WATER DEPARTMENT.

BEFORE ANY WATER MAIN WILL BE ACCEPTED BY THE MUNICIPALITY, IT MUST PASS A PRESSURE TEST COMPLYING WITH THE CURRENT SPECIFICATIONS AND PROCEDURES OF THE MUNICIPALITY AND THE DETROIT WATER DEPARTMENT.

ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE FILM CONFORMING TO A.N.S.I./A.W.W.A. SPECIFICATION A21.5/C-105, WHERE REQUIRED BY THE MUNICIPALITY.

GATE WELL COVERS SHALL BE E.J.L.W. NO. 1040 OR APPROVED EQUAL. WHERE GATE WELLS ARE LOCATED WITHIN PAVEMENT GREATER THAN SEVEN (7) INCHES THICK, THE GATE WELL COVER SHALL BE E.J.L.W. NO. 1050 OR APPROVED EQUAL.

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTIONS.

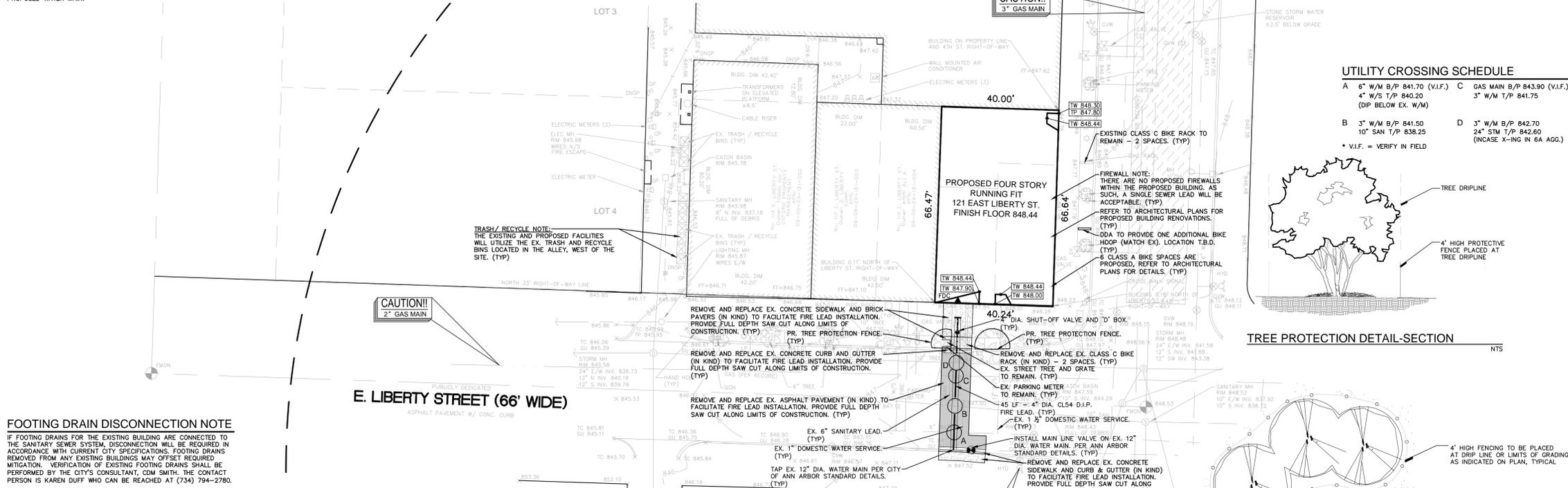
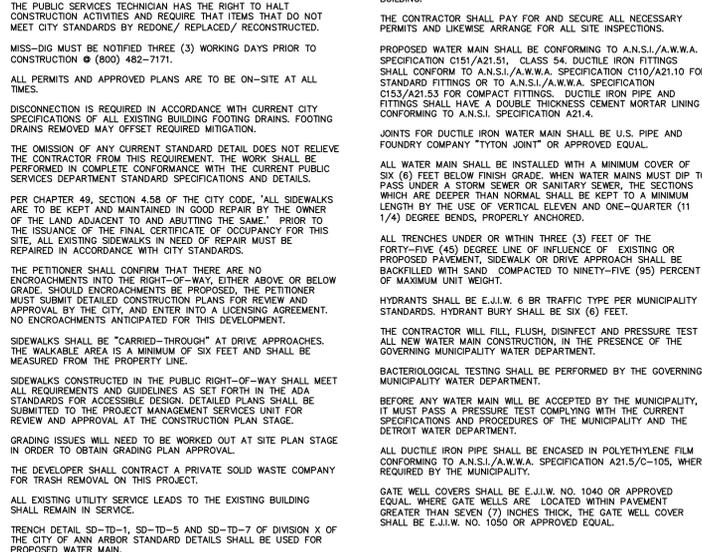
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



Footing Drain Disconnection - Basis of Design - Running Fit Project
City of Ann Arbor, Washtenaw County, Michigan

Design Guidelines:	Ann Arbor "Table A"; "Michigan Criteria for Subsurface Sewage Disposal, 1994 Edition; Recommended Standards for Wastewater Facilities, 2004 Edition - Ten States Standards"					
	# of Residences or sft of Bldg	Flow Rate gpd / sft or gpd / unit	Average Flow gpd	Average Flow cfs	Peak Flow gpm	Peak Flow cfs
Proposed Use:	Mixed Use Development					
	Apartments: 601 - 1,200 Sft	6	275	1,650.00	0.00255	4.583
	Retail - Dry Store	2600	0.03	78.00	0.00012	0.217
Total Proposed Flow:			1,728.00	0.00267	4.800	0.010695
Existing Use:	Retail					
	Retail - Dry Store	2600	0.03	78.00	0.00012	0.217
Total Existing Flow:			78.00	0.00012	0.217	0.000483
Net Increase in Flow:			1,650.00	0.00255	4.583	0.010212
Applicable Recovery Factor (20%)					5.500	gpm Peak Flow
Sanitary Mitigation: Footing Drain Disconnect Option:	(Each Disconnect = 4 gpm/footing Drain Flow)					
Sanitary Mitigation Results:	Provide: Two (2) footing drain disconnects to mitigate increase in sewer flow per Design Calculations.					
Job No:	H598					
Dated:	08/23/13					

FOOTING DRAIN DISCONNECTION NOTE

IF FOOTING DRAINS FOR THE EXISTING BUILDING ARE CONNECTED TO THE SANITARY SEWER SYSTEM, DISCONNECTION WILL BE REQUIRED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS. FOOTING DRAINS REMOVED FROM ANY EXISTING BUILDINGS MAY OFFSET REQUIRED MITIGATION. VERIFICATION OF EXISTING FOOTING DRAINS SHALL BE PERFORMED BY THE CITY'S CONSULTANT, CDM SMITH. THE CONTACT PERSON IS KAREN DUFF WHO CAN BE REACHED AT (734) 794-2780.

1 FDD REQUIRED



SITE DATA

SITE AREA - MINIMUM GROSS LOT SIZE	EXISTING	REQUIRED	PROPOSED
GROSS:	2,662.79 SF	N/A	2,662.79 SF
NET:	0.061 ACRES	N/A	0.061 ACRES

ZONING: D1 - DOWNTOWN CORE DISTRICT
CHARACTER AREA: MAIN STREET
STREET FRONTAGE: PRIMARY

SETRACKS	EXISTING	REQUIRED	PROPOSED
FRONT:	0'	0'	0'
SIDE:	0'	0'	0'
REAR:	0'	0'	0'

MAXIMUM USABLE FLOOR AREA IN PERCENTAGE OF LOT AREA

NORMAL:	EXISTING	REQUIRED	PROPOSED
	80%	400%	320.4%

MINIMUM BUILDING HEIGHT

FEET:	EXISTING	REQUIRED	PROPOSED
	14'	2 STORIES	4 STORIES

MAXIMUM BUILDING HEIGHT

FEET:	EXISTING	REQUIRED	PROPOSED
	14'	180'	50'

MAXIMUM BUILDING LOT COVERAGE

PERCENTAGE:	EXISTING	REQUIRED	PROPOSED
	97.8%	100%	97.8%

MINIMUM OPEN SPACE

PERCENTAGE:	EXISTING	REQUIRED	PROPOSED
	0%	0%	8.6% (PATIO) 40.2% (ROOF)

MINIMUM GROSS LOT SIZE

ACRES:	EXISTING	REQUIRED	PROPOSED
	N/A	0 UNITS	6 UNITS

NUMBER OF DWELLING UNITS

EXISTING	REQUIRED	PROPOSED
0 UNITS	2 SPACES	6 SPACES

VEHICLE PARKING

EXISTING	REQUIRED	PROPOSED
0 SPACES	0 SPACES	0 SPACES

BICYCLE PARKING

CLASS A	EXISTING	REQUIRED	PROPOSED
CLASS C	1 SPACE PER EACH 2,500 SF USABLE	1 SPACE PER EACH 10,000 SF USABLE	0 SPACES

CLASS A

EXISTING	REQUIRED	PROPOSED
0 SPACES	2 SPACES	6 SPACES

CLASS C

EXISTING	REQUIRED	PROPOSED
4 SPACES	1 SPACE	6 SPACES

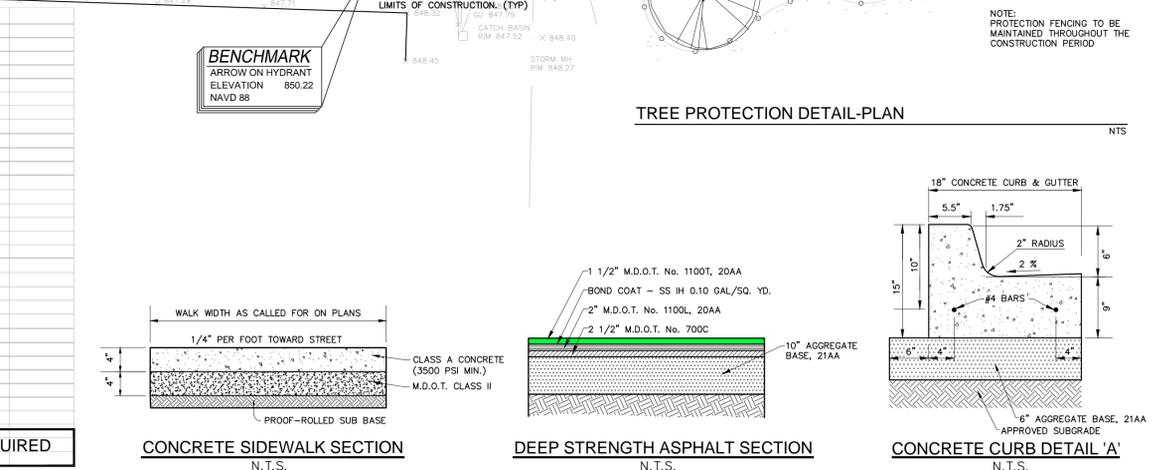
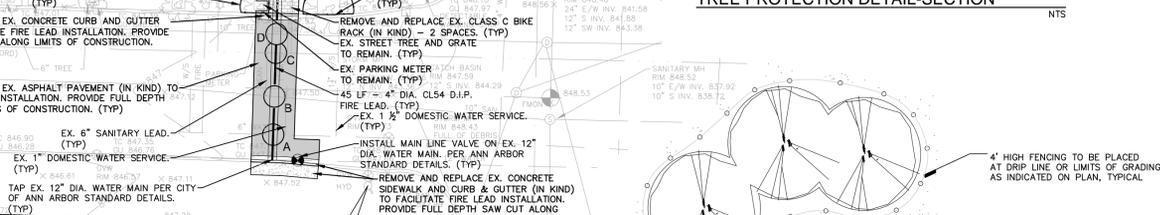
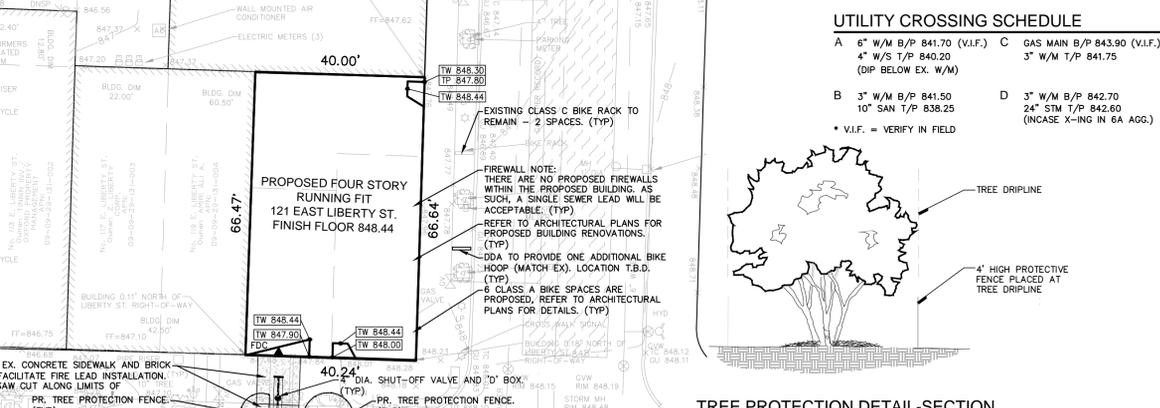
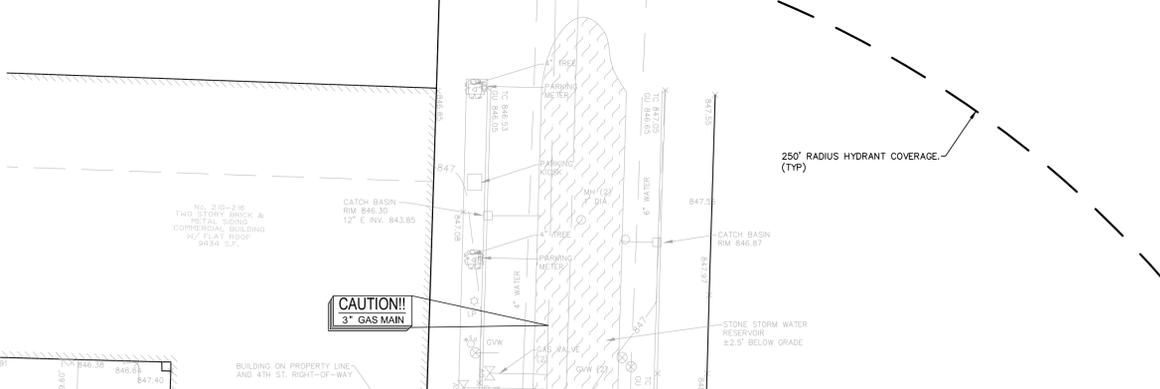
MAIN STREET CHARACTER OVERLAY DISTRICT

STREETWALL HT:	MINIMUM	MAXIMUM	PROPOSED
	2 STORIES	4 STORIES	3 STORIES

STORM WATER DETENTION NOTE

THE PROPOSED DEVELOPMENT WILL NOT RESULT IN AN INCREASE IN IMPERVIOUS AREA FOR THE SITE. AS SUCH, STORM WATER DETENTION IS NOT REQUIRED.

THE PROPOSED DEVELOPMENT WILL UTILIZE THE EXISTING ROOF CONDUCTOR, LOCATED IN THE BASEMENT OF 121 LIBERTY, ALONG THE WEST WALL. THE EXISTING ROOF CONDUCTOR IS CONNECTED TO THE LIBERTY STREET STORM SEWER SYSTEM.



PAVING LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT

LEGEND

[Symbol]	MANHOLE	[Symbol]	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	[Symbol]	SAN. CLEAN OUT
[Symbol]	MANHOLE	[Symbol]	EXISTING WATERMAIN
[Symbol]	MANHOLE	[Symbol]	EXISTING STORM SEWER
[Symbol]	UTILITY POLE	[Symbol]	EX. R. Y. CATCH BASIN
[Symbol]	QUI POLE	[Symbol]	EXISTING BURIED CABLES
[Symbol]	GUY WIRE	[Symbol]	OVERHEAD LINES
[Symbol]	LIGHT POLE	[Symbol]	EXISTING GAS MAIN
[Symbol]	SIGN	[Symbol]	PR. SANITARY SEWER
[Symbol]	C.O.	[Symbol]	PR. WATER MAIN
[Symbol]	HYDRANT	[Symbol]	PR. STORM SEWER
[Symbol]	INLET	[Symbol]	PR. R. Y. CATCH BASIN
[Symbol]	MANHOLE	[Symbol]	PROPOSED LIGHT POLE
[Symbol]	MANHOLE	[Symbol]	PR. TOP OF CURB ELEVATION
[Symbol]	MANHOLE	[Symbol]	PR. GUTTER ELEVATION
[Symbol]	MANHOLE	[Symbol]	PR. TOP OF WALK ELEVATION
[Symbol]	MANHOLE	[Symbol]	PR. TOP OF P.M.T. ELEVATION
[Symbol]	MANHOLE	[Symbol]	FINISH GRADE ELEVATION

TRAFFIC IMPACT NOTE

TRIPS GENERATED FROM THE PROPOSED DEVELOPMENT ARE LESS THAN THE MINIMUM THRESHOLD TO REQUIRE A TRAFFIC IMPACT STUDY.

REVISIONS

08-22-13	Issued for Site Plan Review
08-23-13	Revised Per Pre-Application Mtg.
09-18-13	Revised Per City Review
09-20-13	Revised Per City Review
09-23-13	Revised Per City Review

DRAWN BY: J. Klenk
DESIGNED BY: J. Longhurst
APPROVED BY: J. Huhta
DATE: 07-17-13
SCALE: 1" = 20'
NFE JOB NO.: H598
SHEET NO.: C2

811
Know what's below
Call before you dig.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

PROJECT
Running Fit - Ann Arbor

CLIENT
Liberty Company, LLC
c/o J. Bradley Moore & Associates Architects
4844 Jackson Road, #150
Ann Arbor, MI 48103

Contact: Mr. Bradley Moore
Tel: (734) 930-1500
Email: brad@bradmoore.com

PROJECT LOCATION
No. 123 Liberty St.
Part of Block 2S, R.4 East
City of Ann Arbor,
Washtenaw County,
Michigan

Engineering Plan

REVISIONS

08-22-13	Issued for Site Plan Review
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Running Fit Addition
121-123 E. Liberty & 220 S. 4th Ave.
Ann Arbor, MI
Building Elevations

**J BRADLEY MOORE
& ASSOCIATES**
4844 Jackson Road, #150 Ann Arbor, MI 48103 (734) 950-1500

revisions

job 213200

drawn MHO/kwk
date 07.22.13
08.23.13

sht
A2.1



220 216 214 212
B SOUTH 4th AVENUE - WEST SIDE
 0 5 10 15



113 115 117 119 121 123
A EAST LIBERTY - NORTH SIDE
 0 5 10 15



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Running Fit Addition
121-123 E. Liberty & 220 S. 4th Ave.
Ann Arbor, MI
Building Elevations

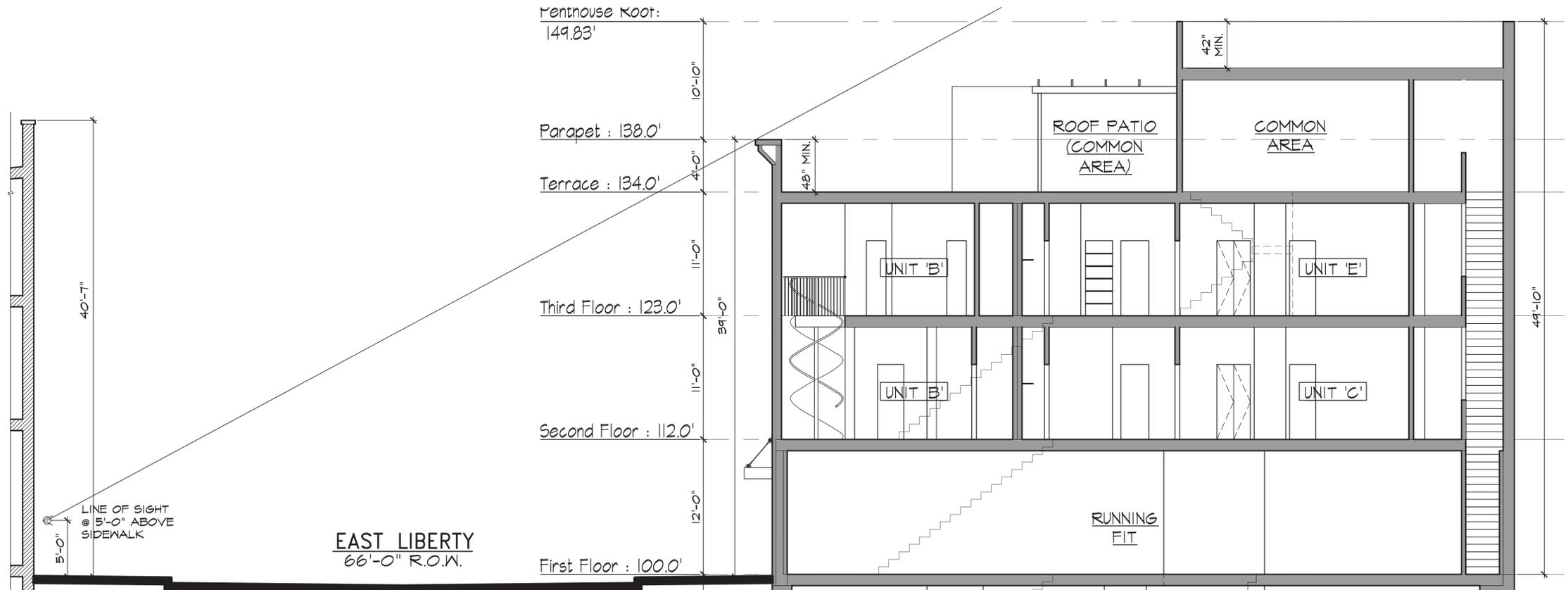
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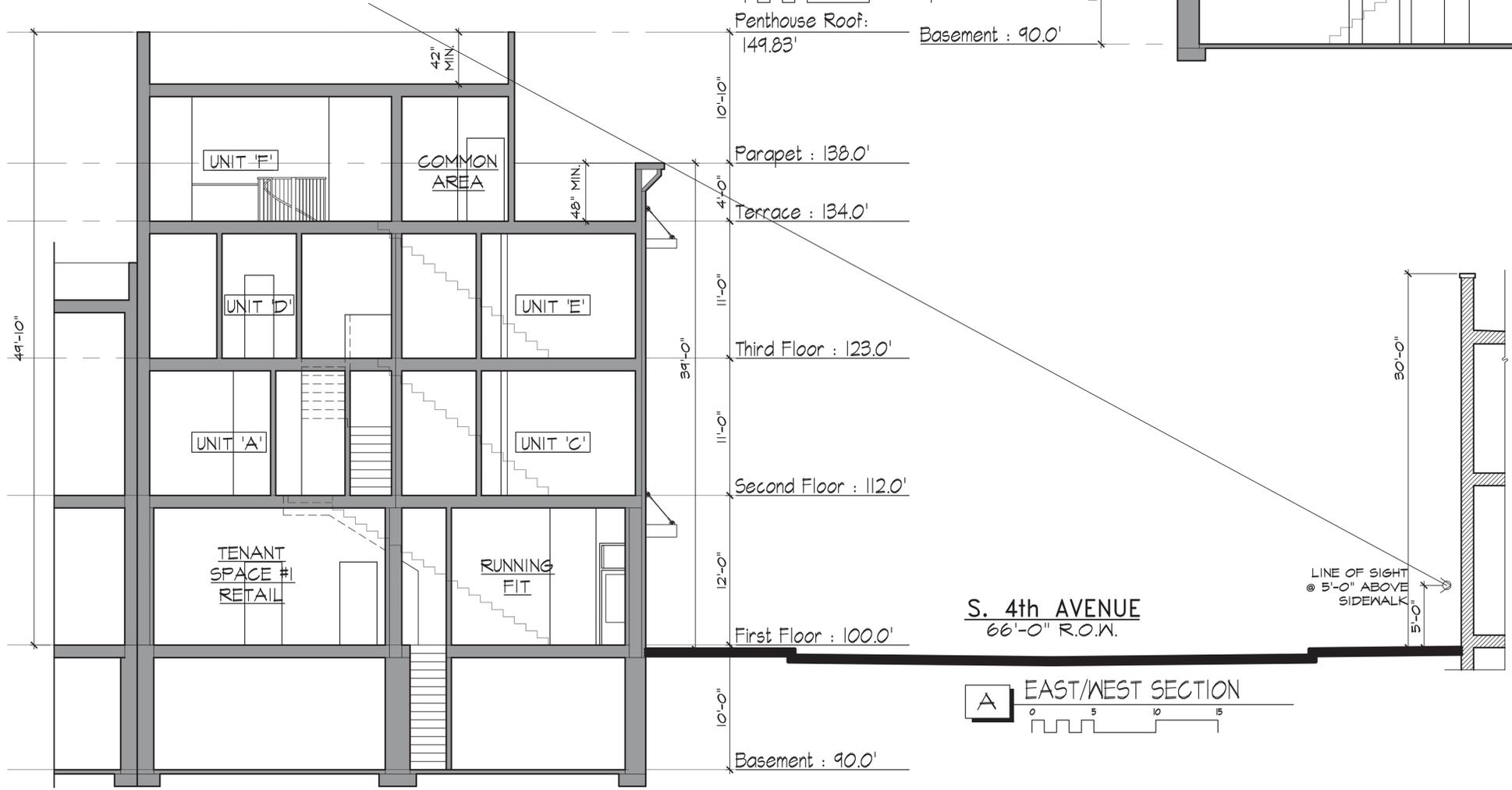
job 213200

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date 07.22.13
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sht
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B NORTH/SOUTH SECTION



A EAST/WEST SECTION

Citizens' Participation Meeting Report

Project: Running Fit Addition, 121-123 E. Liberty St. & 220 S. 4th Ave.

Meeting Date: July 10, 2013

Location: Ann Arbor Library main branch – community meeting room

Time: 6pm-7:15pm

The City Planning & Development Services provided a list of addresses to mail notices of the meeting. Approximately 1330 postcards were mailed out to the addresses provided describing the scope of the project and indicating the time, date, and location of the Citizens' Participation Meeting.

At approximately 6pm project presentation boards were set up and a sign-in sheet started for meeting participants. At approximately 6:10pm, with about a dozen attendees in attendance, the project architect, J. Bradley Moore, made a presentation of the proposed residential addition to the property commonly called the Running Fit building – a conglomerate of single story buildings located at the North-west corner of the intersection of E. Liberty Street and S. 4th Avenues. After the presentation Mr. Moore opened the meeting up to participants for their questions and comments.

The following is a summary of comments and questions voiced by participants and answers provided (*answers/responses in italics*) by Mr. Moore and/or other project team members:

How many residential units will there be in total: *There will be 6 units on two full and one partial floors.*

Who will the units be marketed to? *Anyone who wants to live downtown.*

How big will the units be? *There will be 5 one bedroom units and one two bedroom unit ranging in size from about 650 Sf. to about 1150 Sf.*

Will there be any parking provided? *No on-site parking is proposed. Residents can park in the nearby city parking structures if they choose to have a car. Zip cars are also nearby and the city's main public transportation hub is less than a block away. The site has a walkability score of 94 so tenants may not have much need for a car.*

What will the building be constructed of? *The structural system of the building is wood-frame construction, as will be the new addition, clad in a brick veneer at the street wall.*

Will the project require approval from the Historic District Commission (HDC). *Yes, we will have a hearing before the HDC as the project is located in the Main Street Historic District.*

What type of a green roof is proposed for the addition to the building? *We are planning on using the same system used on the Big George's Home Appliance building – it is called an "extensive" green roof system and consists of planting trays with vegetation already growing at the time of installation.*

Will the project go before the Design Review Board? *No. It goes instead to the DHC.*

How long will the construction take? *We estimate between 9 and 13 months.*

Will the recently repaved 4th Ave. need to be torn up to provide utilities to the building? *No. The building is currently served from the underground utilities in E. Liberty Street and will continue to be.*

Where will the entrance be for the new residential units? *Three units will be accessed from E. Liberty Street and the other three will be accessed from the current entry way on 4th Ave.*

Will the new entry doors be recessed off the sidewalk? *One will be and one will not be.*

Will the new residential units be condos or apartments? *They may be a combination of both but that won't be finally determined until closer to when the units are finished.*

When will construction start? *Some time next summer.*

Will the vaults under the sidewalk be utilized for any purpose? *We do not plan on using the vaults under the sidewalk. We will investigate the status of the vaults during construction but there is currently no connection between the existing basements and the vaults.*

What will the units cost as condos? *They will likely be in the \$200,000 to 300,000 range.*

Will there be signage? *Yes - in approximately the same size and location as signage exists now.*

When will the Project come before the City Council? *Early next year, most likely.*

What are the next steps? *Presentation of the proposal before the HDC then if approved by the HDC hearings at planning commission and lastly City Council.*

Will there be an elevator? *No, not for this few units.*

How long would construction take? *Twelve to Fourteen months since part of the building structure is already in place.*

Will there be on-site storm water detention? *No, none is required.*

Will there be any more impervious surface on the property than exists now? *No. The Green roof portion should even reduce the runoff*

Where will construction staging be accomplished? *Probably the contractor will rent the parking spaces adjacent to the building along 4th Ave. for construction staging.*

Do you know what the original use of the buildings on the site was? *No, not yet.*

What color would the brick be? *Probably mid-tone red/brown as is typical for the district.*

The meeting adjourned at approximately 7:00pm as there were no additional questions.