

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 18, 2015

**SUBJECT: Concordia University Athletic Complex Special Exception Use and Site Plan for City Council
(4090 Geddes Road)
File Nos. SEU14-017 and SP14-061**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and therefore, approves the Concordia University Special Exception Use for the construction of an athletic complex as part of a private college use, subject to no night games being played on the athletic fields and the parking lot lighting being dimmed after events, consistent with City Code.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Concordia University Site Plan, subject to providing utility easements for sanitary sewers prior to the issuance of building permits and subject to completing 7 footing drain disconnects or equivalent sanitary sewer flow mitigation prior to the first certificate of occupancy.

STAFF RECOMMENDATION

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

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare. No natural features will be impacted by the proposed construction.

LOCATION

The site is located on the Concordia University Campus at the northeast corner of Geddes Road and Earhart Road (Northeast Area, Huron River Watershed)

DESCRIPTION OF PETITION

General – The petitioner seeks special exception use and site plan approval to construct an athletic complex that would include seating for 1,301 spectators around the existing football/soccer field, and a 12,571 sf building containing locker rooms, restrooms, a training room, a referee office, equipment storage, and concessions. No lighting is proposed for the ball field. The athletic complex building will be 643 feet from the nearest home on Pine Brae. Total project cost is \$3,500,000.

Parking – A 230-space parking lot, of which 115 spaces will be deferred, is proposed immediately west of the athletic complex. The lot will also contain parking space for 5 buses. A total of 14 Class C bicycle parking spaces will be located immediately north of the proposed complex. The existing gravel parking area on the north side of the field, which contains approximately 206 parking spaces, will be removed. Parking lot lighting will be installed as required by code, but no lighting is proposed for the ballfield. The parking lot lighting will be dimmed after events have concluded.

Access – Access to the athletic complex will be from a single driveway entrance on Earhart Road, south of the current entrance. The existing curb cut will be removed. A new segment of public sidewalk will be added along the north side of Geddes from the existing AAATA bus stop to the Earhart/Geddes intersection. Pedestrians and bicyclists will be able to access the site from the public sidewalks and the bus stop via a series of interior paved paths.

Storm Water – Storm water management will be provided by an existing detention basin northeast of the existing football/soccer field and a retention basin south of the proposed parking lot. A large bioswale is proposed in the parking lot. As part of a master storm water management plan for Concordia, the campus was divided into 9 drainage areas along natural watershed boundaries. For the purposes of creating specific drainage areas, this section of the campus is referred to as “Athletic Fields South”.

Landscaping – The parking lot includes a large landscaped bioswale and required interior parking lot landscape islands containing 29 trees (11 deferred). A conflicting land use buffer that will screen the parking lot from the adjacent residential homes is provided along the north property line and will contain 22 evergreen and 11 deciduous trees and a continuous hedge.

Special Exception Use – Per Chapter 55 (Zoning Ordinance), Section 5:10.2, private colleges are permitted as a special exception use pursuant to Section 5:104 in the R1B (Single Family Dwelling District). The proposed athletic complex use is considered an incidental use to a private college. A special exception use requires that a private college must contain at least 20 acres, and no building or other use of land except landscaping areas can be situated within 100 feet of any adjacent residential property. This project is consistent with these standards.

Citizen Participation – The petitioner hosted a citizen participation meeting on October 28, 2014. Twenty five individuals attended, and the notes from the meeting are attached. As a result of

comments provided at the meeting, the petitioner shifted the parking lot to the south to accommodate neighborhood concerns about visibility, lighting and noise.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1B (Single-Family Dwelling District)	R1B	R1B
Gross Lot Area	178.28 acres (full campus)	178.28 acres	20 acres MIN
Height	120 feet (church spire)	30 feet	30 feet
Setback – Front	NA – Geddes NA - Earhart NA – US-23	274 ft – Geddes 465 ft – Earhart 389 ft – US-23	30 ft MIN
Setback – Rear (north)	NA	569 ft	100 ft MIN from residential
Parking – Automobile (Total Campus)	856 spaces	880 spaces (115 deferred)	365 spaces MIN (5 spaces per classroom, 1 space per 3 beds, 1 space per 333 sf of office)
Parking – Bicycles (Total Campus)	110 spaces – Class C	124 spaces – Class C	115 spaces MIN – Class C

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family, Greenhills School	R1B (Single Family)
EAST	US-23	PL (Public Land)
SOUTH	Concordia Main Campus	R1B
WEST	Concordia Ball Fields	R1B

HISTORY

The University was dedicated in 1963 as a community college. In 1976 it became a 4 year college and in 2001, Concordia became a university. The gymnasium was constructed in the early 1960's. Approximately 700 students are enrolled. The most recent site plan was approved in 2014 for an addition to the existing gymnasium on the main campus. A special exception use was approved as part of that proposal. The previous site plan was approved in 1994 for an addition to the Resource Center on the main campus.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends educational uses for this site. The Non-Motorized Plan recommends bike lanes in Geddes Road at this location but does not recommend sidewalks or a shared use path along Geddes because of challenging topographic conditions west of campus. Instead, the Plan recommends a shared use path at the edge of the Huron River that would be connected to the existing City park property immediately west of campus along the Huron River.

SPECIAL EXCEPTION USE STANDARDS

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

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

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

The property is zoned R1B and has a current use of private university. Chapter 55, 5:10.2 allows private universities as a special exception use provided the site is at least 20 acres and no land use except landscaped areas are within 100 feet of any adjacent residential property. The subject property is 178 acres in size and maintains the required setback from residential neighborhoods. The City Master Plan supports a private university in this location and proposed improvements are consistent with this use.

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

The current project is an improvement to support existing athletic complex uses on the site. Size and patterns of events remain consistent with the existing condition. Citizen participation meetings have been held with adjacent residential neighbors and the design of parking and buffer screening have been adjusted to address their previous concerns.

The proposed parking lot is approximately 230 feet from the nearest residential lot to the north and approximately 300 feet to the nearest house. The proposed grandstand structure is approximately 643 feet from the nearest house. No night games will be allowed. Any new ball field lighting will require a Special Exception Use public hearing and approval.

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

Scale and materials will be consistent with the existing campus character and athletic events.

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

The improvements provide facilities to support current program needs and replace existing temporary and/or non-conforming athletic complex support facilities. Citizen participation meetings have been held with adjacent residential neighbors and the design of parking and buffer screening have been adjusted to address their previous concerns.

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

The project does not have detrimental impact on any City regulated natural features. Impacts of storm water run-off are minimized by use of detention and bio-retention areas.

(b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

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

The location of existing access off Earhart Road is maintained. The existing gravel lot and access drive will be removed and reconfigured to conform to current City Standards. Pedestrian infrastructure will be improved with a new sidewalk on the north side of Geddes Road and new sidewalk connections from within the site to Earhart and Geddes Roads.

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

There are no proposed changes to existing circulation patterns. Events are typically held outside of weekday peak hours and traffic impact is anticipated to be less than 50 vehicle trips per day during peak hours.

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

The location of existing access off Earhart Road is maintained. The existing gravel lot and access drive will be removed and reconfigured to conform to current City standards. Pedestrian infrastructure will be improved with a new sidewalk on the north side of Geddes Road and new sidewalk connections from within the site to Earhart and Geddes.

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

Alterations to traffic and parking conditions are limited to removal of an existing gravel parking lot and reconfiguration to conform to current City standards. There will be no change in the larger neighborhood conditions.

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

The proposed facilities will require connection to public water and sanitary sewer. These changes will not be detrimental to social and economic welfare of the community.

As part of this review, Project Management identified the need to obtain sanitary utility easements.

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

No variance is required.

DEPARTMENT COMMENTS

Project Management – An easement for the existing on-site sanitary sewer must be provided. Additionally, sanitary sewer flow mitigation equivalent to 7 footing drain disconnects is required.

Planning – Staff finds the proposal to be consistent with special exception use standards, noting the following site-specific issues:

Parking: A total of 856 improved and unimproved parking spaces currently exist on the 178 acre campus. Concordia proposes to remove 206 gravel parking spaces on the north side of the athletic field and add 230 new paved spaces next to the athletic complex for a proposed new total of 880 spaces. Concordia proposes to defer the construction of 115 of the 230 new spaces, which would result in the entire campus having 765 constructed parking spaces. Concordia could construct the deferred spaces if they determined they were necessary.

Chapter 59 (Off-street Parking) bases the required number of parking spaces for a private university on the number of classrooms. Since 28 classrooms exist, 140 spaces (5 parking spaces per classroom) are required. Since approximately 700 students attend Concordia University, many of whom are commuters, and since most faculty, staff and visitors drive to campus, the required parking total appears to be rather low. Special events such as sporting events may increase demand for parking substantially beyond the 140 required parking spaces. Staff has requested that the petitioner provide an alternative parking calculation that would better correspond to actual parking demand. The alternative calculation is based on the number of classrooms, number of residential beds, and office space. This alternative calculation results in a total requirement of 365 spaces. Athletic uses are considered ancillary to the functions of a private university and were not included as a separate requirement.

Parking Lot Lighting: Chapter 59 (Off-street Parking) requires new parking lots to be “illuminated from ½ hour after sunset to ½ hour before sunrise”. The code adds that, “lighting levels may be reduced to 0.4 footcandle with a uniformity ration of not more than 10:1 after 2:00 a.m. or after established hours of operation as filed with the city Building Department. Established hours of operation are ½ hours before to ½ hour after published business hours”. Staff recommends that Concordia University dim parking lot lights 30 minutes after an event at the athletic complex. The proposed number of parking spaces at the athletic complex seems to be reasonable considering anticipated demands and the desire to prevent vehicles from parking on nearby neighborhood streets.

Ball Field Lighting: The University is not proposing to install lighting for the ball field at this time. If the University proposes to install ball field lighting in the future, a new Special Exception Use application would need to be submitted and approved. A new special exception use application would require a public hearing at the Planning Commission.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
mg/2/12/15

Attachments: Citizen Participation Report
Zoning/Parcel Maps
Aerial Photo
Cover Sheet with Color Elevation
Full Site View (Storm Water Management Plan)
Landscaping Plan (South)
Landscaping Plan (North)
Elevation
Photometric Plan (with Light Fixture Detail)

c: Petitioner: Brian Barrick
Beckett & Raeder
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Owner: Concordia University
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Systems Planning
File Nos. SEU14-017 and SP14-061

Citizen's Participation Meeting – Phase II: Bleacher and Lockers

Concordia University Athletic Campus

Meeting Date: October 28, 2014

Meeting Time: 6:00pm – 7:30pm

Meeting Location: First Floor, Earhart Manor

Concordia University representatives in attendance:

Executive Vice President/Chief Operating Officer- CUW and CUAA: Mr. Allen J. Prochnow

Vice President of Administration- CUAA: Mr. Curtis Gielow

Managing Architect: Mr. Clifford Mayer, Mayer- Helminiak

Lonnie Pries, Athletic Director and Head Football Coach

Campus Dean, School of Business: Suzanne Siegle (took meeting minutes)

Citizen Attendance - From Sign-In Sheet (*some of the names were difficult to read, so spelling may not be accurate; attendees were encouraged to share email, those who did have their emails listed after their names*).

Kris Palmer (428): kspalmer@comcast.net

Ron Stempihar (438): ron.stempihar@gmail.com

Karen Burek (438): kburek@gmail.com

Piotr Westwalewicz, MPSA Crush, Youth Soccer: pwestwal@umich.edu

Karen Neuendorf

Manish and Varsha Mehta

Rod Surge

Peter and Cherie Nichols

Dave and Kris Palmer

Gitanjali McRoy

William McRoy

Donna Winkelman: donna_winkelman@comcast.net

Beverly Bagozzi

Matt Berg- Spence Brothers Construction

Robert and Eunice McKinney

Carol and Masud Burki: Carolburki@aol.com

N. NKanseh Ardol (*could not read handwriting well*)

Jane Lumm

Manish Mehta

Lonnie Pries

6:07pm: Vice President Curt Gielow opened meeting and asked/reminded the attendees to please sign in on the sign-in sheet and to please provide their email addresses.

Cliff Mayer (Mayer-Helminiak Architects) provided an overview of the plans and the Phase II (Bleacher and Locker) project; discussed the parking requirement of 400+ stalls and mentioned the University is hoping to work with the city to bring that number closer to 120 stalls for this phase; a total of 240 for both phases down the road. Cliff mentioned the possibility of asking the city for permission to construct a bridge across Geddes for safer passage/travel on this busy road and to alleviate concerns over roundabout safety. He opened the floor to questions.

Question: Do you have a rendering of the parking lot and of the tennis courts/possible fencing?

Answer: Yes, we can prepare that if you wish.

Question: Is it a requirement that the parking lot be in the location you are showing it in? Could it be on the other side of the campus/Geddes road?

Answer: The City wants the parking adjacent to the facility.

Question: You are showing the new academic building close to the road, could you put the new academic building where the lot is currently being shown and put the parking where the building is?

Answer: In terms of traffic flow and backup, the city prefers the parking access point be further back and that the lot be adjacent to the facility. Access will be easier the further back it is, as there won't be additional backups on Geddes for those entering/leaving the lot.

Question: Do you anticipate people will park on Pine Brae on game days?

Answer: We will have our security as well as the AAPD there to help with this concern; we have games now, we were not aware this is an issue; we can direct our security to watch for this. Also, if there is parking on Pine Brae that you are seeing, it may be additional support for why the parking lot will alleviate this.

Question: How much parking is required by the City?

Answer: The City wants one car for every three seats. We hope to seat 1250 people in the bleachers. We would like to reduce this parking requirement; your feedback could assist.

Question/Comment: I have stopped people from parking on Pine Brae on Saturdays, so how do we know how effective security will be in stopping this? We would like to see a plan for how security will prevent this?

Answer: We will ask our security and AAPD to focus on this; if people are parking on Pine Brae, it may mean they are not finding parking elsewhere, hence a lot would alleviate this.

Question: Is the gravel lot that is currently by the baseball field going away?

Answer: Yes.

Executive Vice President Prochnow discussed the need for balance with the seating and parking. One of the goals is to get the number of required parking spaces down; yet we will need some parking because of the facility.

Statement/Comment: I want it recorded that while I appreciate the effort to mitigate the parking and will support the request for a bridge across Geddes, I would like the city to reconsider the requirement that parking must be so close to the field, and perhaps it can be on the other side of the campus. I am concerned about noise, congestion, tailgating, drinking, congregating in lot, etc.

Statement/Comment: I want to see the city reconsider the parking. Regardless of whether they do or not, Concordia should consider placing a berm along the north border to the East of Earhart of trees to act as buffer between the fields and yards to discourage wanderers, and to act as a visual screen (so this would go between the gravel lot and their back yards).

Response: Some of the homes on Pine Brae are set up quite high, so they look down onto the field, the berm would have to be close to 40 feet to block the view. Clarification that it does not have to block view, but just provide a barrier of sorts for wanderers. The University will also work to chain and lock the gravel lot area right now when the parking area is not in use to make sure it is not used for purposes other than it is intended.

Statement/Comment: I have a little dog. Someone was near my property one day talking to my dog; I was worried about this strange person talking to my dog.

Response: The parking lot will work to keep people away from your house. We also cannot confirm it was someone attending the game.

Cliff Mayer shared that he would like to ask/work with the civil engineering firm, Beckett Reader to address the landscape buffer concerns by developing a concept plan that addresses the neighbor's visual concerns in an attractive manner.

Question: Ok, I am concerned about the lighting for the parking lot. What is required?

Answer: The city requires that if you put up a parking lot you have to light it. They require no more than 0.1 foot candle at the property line; there is a requirement of so many foot candles per square foot and that the lights stay on until 11pm as there is concern for safety of the people using the parking lot. The 0.1 or less of a foot candle will be very minimal at the property line.

Alderwoman Jane Lumm: There is flexibility with the lighting, sound, parking, etc. We can work with the city and there should be flexibility on these; I recall there was in other circumstances and with plans.

Cliff Mayer: We are showing 120 spaces now for parking

Vice President Curt Gielow: The flexibility is at your level with Jane, not with us. This is what the city has asked as us.

Question: Does that flexibility extend to the location of the parking lot?

Jane Lumm: I am not a city planner, but I am surprised that the city would require the lot be adjacent to the facility.

Cliff Mayer: The issue is getting across the street; they recognize the roundabouts may not be ideal so we don't want to add to traffic moving across Geddes. Already what we are showing/proposing is approximately 1/3 of what is required by zoning code for the bleachers. Additionally, in response to some of the concerns at a prior meeting (the summer get together at Kris Palmer's house), Concordia did turn the orientation of the fields away from the neighborhood.

Question: Why not place the parking on the other side of the field? I was almost killed with my little dog; one of these big buses came at me and I was annoyed.

Response/Answer: Not sure why there would be a bus on Pine Brae. We don't use buses for home games, the team walks across the road to the field.

Question/Comment: I have sat here and listened, and listened, and have not heard why I am here. What am I supposed to do? Why am I here? I have two little children; one was almost run over because someone was speeding. I have had people knock at my door for no reason. There are things happening now that just did not happen before. I am upset; I do not take this kindly (*raised voice, made angry hand gesture, left the meeting*).

Response/Answer: It is unfortunate that the gentleman is upset and decided to leave. If someone was speeding in the neighborhood that is unfortunate and the police should be called; we have no way of knowing if it was a student or someone driving through the neighborhood. As to the knocking on door, it is election season, perhaps some people are campaigning.

Statement/Question: I just received this postcard two weeks ago in the mail. Why was it not mailed earlier?

Response/Answer: We followed the process for the timing of the postcard. We were working with outside organizations to obtain the images that the city required we include on the post card, and when those were received we sent the card out. The city proscribes when it must be sent out.

Statement: Would have been nice to have a communication from Concordia; I think Concordia has a responsibility to communicate with its neighbors.

Response: Vice President Gielow shared that he did attempt to meet with the neighbors on two separate occasions; one meeting was in the summer, another one he had, no one showed up.

Discussion of another the meeting over a year ago about the gym expansion – this project is on the entirely opposite side of campus and is not visible nor does it impact the Pine Brae neighborhood.

Question: We are where we are, and we do appreciate Concordia changing some of its plans based on our feedback, thank you. Field lighting is a huge concern; at dusk, the noise goes down, we all go into our respective homes, and there is little car traffic. This is a game changer and is a shift in use from what we are used to the fields being used for. We are accustomed to enjoying our back yards, and my yard (Dave Palmer) is right in view of the fields.

Question: Will the baseball fields be lit also?

Answer/Response: Yes.

Question: Tennis Courts lit too?

Answer/Response: Probably not, they are not lighted at the Wisconsin campus, we do not foresee lighting them here. For any lighting, there is no light trespass to the property line if there is a 0.1 of a foot candle or less. There have been significant improvements with lighting, we are using MUSCO lighting which is a very expensive company; they specialize in minimizing lighting beyond the focus area.

Statement: I have used similar lights in Hollywood and they can light up an entire street.

Response: Perhaps that is the intent for filming; it is not our intent to have light trespass to the property line.

Statement/Question: We are worried about coming in at night, and about our safety. Is the city asking for parking, if so how much?

Response: Current code would ask for 400 or more spaces based on anticipated seating capacity of bleachers.

Question: Can we help you mitigate the parking requirement?

Answer: yes, we will need some parking, though we do not believe we need 400+ spots. We want to operate with a reasonable amount so they will not park on your street.

Question: Does the future Phase 4 include more parking?

Answer: Yes, that would be later, though we are showing Phase 4 on this plan. The hope would be, if we don't have to put all the parking here, we would still have less overall parking at this location even with Phase 4.

Question: The current gravel lot has no lights, why is this? Do we have to light the parking lot?

Answer: The lot has been there so long, and was sort of expanded by use through time; it was grandfathered in, yet new code standards will require it be brought up to code and that parking lots have lights.

Question: Can we request an unlit parking lot of 120 spaces since we have that now with the gravel lot? Could parking be next to the current track?

Answer: The understanding is if we construct a parking lot, it must be lighted. We would like to see a lot of 120 or so spaces.

Question: Would you put a taller wall around the field? Could it be a solid fence?

Answer: There is no wall around the field now, not sure how tall a wall would have to be to block the entire field.

Question: I am not happy with the placement of the scoreboard, could it be closer to the area on the board that is marked Phase I?

Answer: We have not used the speakers on the board; we tried them one time, your feedback was they were too loud, so we unplugged them and are using speakers in the stands. For the past few weeks, has the sound been too loud?

Follow-up response from citizens: No, not with not using the scoreboard speakers. The sound has not been too loud. One individual said: we cannot hear actual words, just muffled words, very faint, not too loud.

Concern: I am concerned with being overwhelmed with noise, lights, it is late afternoon, and there will be noise into the evening.

Discussion of whether or not there are night games in the league; Athletic Director and Pine Brae homeowner, Lonnie Pries shared that it is up to the host school as to whether or not they play a night game and dependent upon an opponent's traveling and distance away, it would have to be mutually agreed upon.

Question: Would you practice at night? What if other sports, like lacrosse and field hockey emerge, would they then be using the field? This is a game changer.

Answer: It could happen that there would be some evening practices, we do that now at times, and it could be used for other sports, yes. We are a full-fledged university and we need

these facilities to be successful. Other institutions have them, this is not uncommon, even in neighborhoods (Hillsdale's campus and athletic fields are nestled right in a subdivision).

Question: Any intentions to rent the facility out?

Answer: Not in the general sense, we have had organizations come and ask, and we don't normally do that; our preference is we control our property, and if we know it is a concern of the citizenry, we again, prefer not to do it. Also, baseball practice is seasonal, mostly in the Spring and it is cold so there will not be too many late evening practices. Football practice is in the fall; August through mid-November, and they are not out there at all hours of the night either. We want students to attend class, and then have practice, so we would anticipate 5-7 or 5-8 timeframes.

Question: Will the baseball lights have the same lighting as those are closer to our houses?

Answer: Yes, with the 0.1 of a foot candle maximum at the property line, no light trespass.

Comment: Huron High School lights are the brightest there can be; I worked in the athletic department when those went up, and we wanted the brightest lights for our kids, we did not care about others around as we are a public institution, and like University of Michigan, we did not have to follow any city codes. Those lights are very bright and there was no attempt to keep the light trespass down. Concordia is a private institution and as such, is required to comply, so they are making more of an effort and intentionally using lights that will not be as bright. We have to be careful if we compare this project to Huron.

Jane Lumm: Shared about projects in the 1990's when City Council worked with the citizens on issues and how those were resolved. Jane said the citizens can address concerns through a land development agreement.

Question for Jane: How do we make timing and brightness of lighting a rule? How can we mandate this?

Response from Jane: well first you are raising the concern at this meeting which is helpful. The minutes with the questions and answers will be reported to the city. Second you can ask for a land development agreement where this is spelled out. There can be flexibility for these things; variances for parking/lighting/noise, etc.

Question: I would like to see a crosswalk across Earhart from where the barn and track are to the fields; I see little kids playing soccer frequently and they don't seem safe crossing the road; could you build that into your plan, to construct a crosswalk across Earhart?

Answer from Jane Lumm: that is not something Concordia can do; a crosswalk across Earhart would have to come from the city.

Question: Will there be a security plan?

Answer: We pay for AAPD for game days and our private security is also on duty. The city requires that we engage the AAPD at our expense.

Question: Would there be private security or are these just students?

Answer: We have a security staff of trained security professionals, yet we also have some student workers functioning as navigators to help our campus security crew with navigational and other like tasks on game days.

Athletic Director Lonnie Pries: Your points about the crosswalk, I do worry about our football guys crossing the street. The bridge across Geddes would be so helpful.

Discussion of Greenhills lighting and tennis courts; Greenhills does have lighted parking lots and tennis courts; Jane Lumm shared that the Greenhills lighting was significant and that they don't usually go off at night.

Concordia shared that it would turn off the lights at night.

Question: I would like to have another meeting before Phase III.

Question: When police are here monitoring traffic who pays?

Answer: Concordia pays; the bill is close to two thousand dollars.

Jane Lumm: commented on the pedestrian crosswalk on Earhart; there is a long waiting list for getting those lights and crosswalk; there are now some by Gallup Park and that took nearly two years to get.

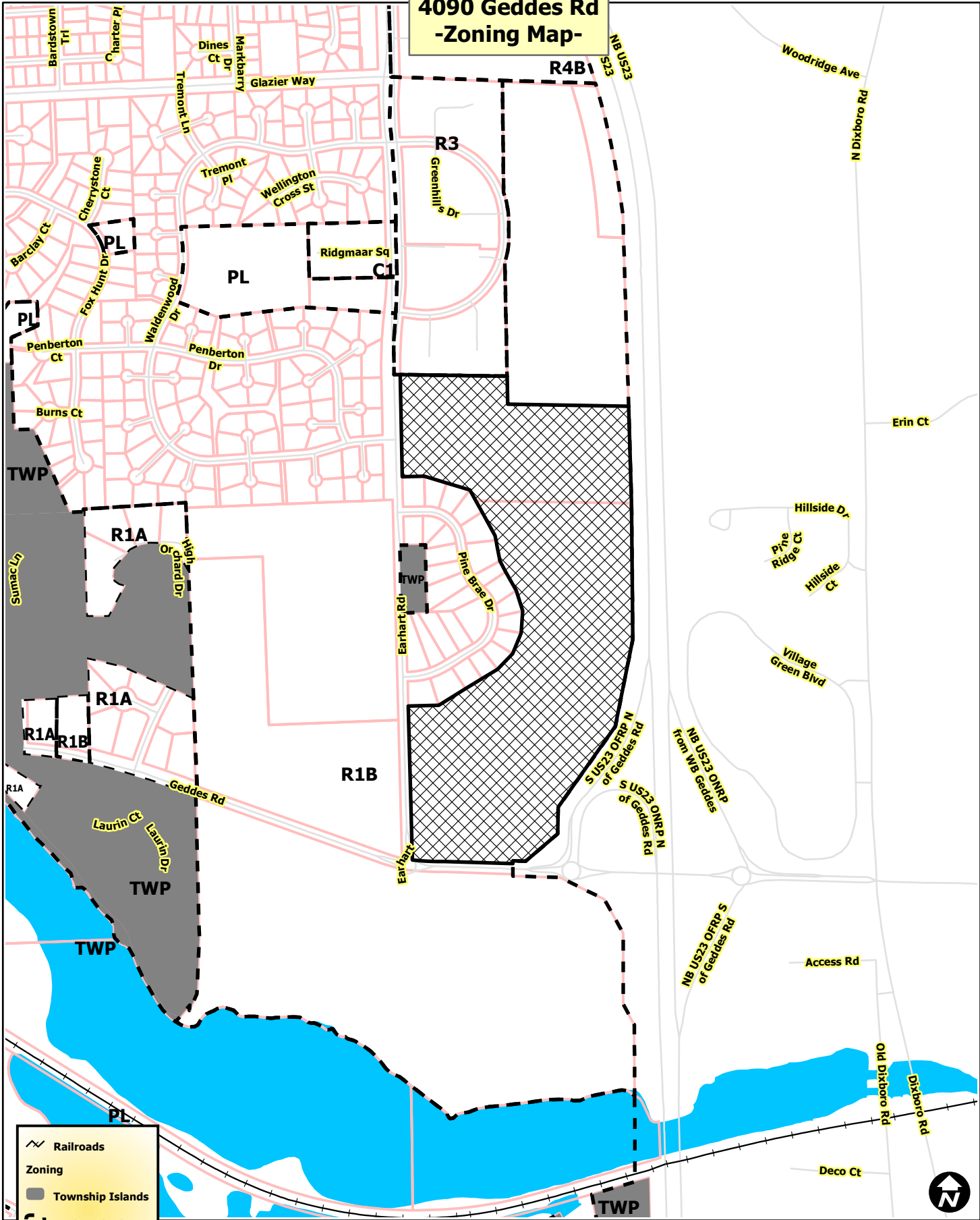
Comment: If it will take that much time to make it safe, I don't understand why we can't we just move the lot to the other side of Geddes road on Concordia's main campus.

Question: What about using tunnels? Instead of a bridge, could there be tunnels?

Answer: Tunnels would also be an option, yes.

7:35pm: Vice President Curt Gielow asked for closing comments/remarks and wrapped up the meeting. He again encouraged everyone to sign the sign-in sheet.

4090 Geddes Rd -Zoning Map-



	Railroads
Zoning	
	Township Islands
	Zoning Districts
	Parcels
	Huron River



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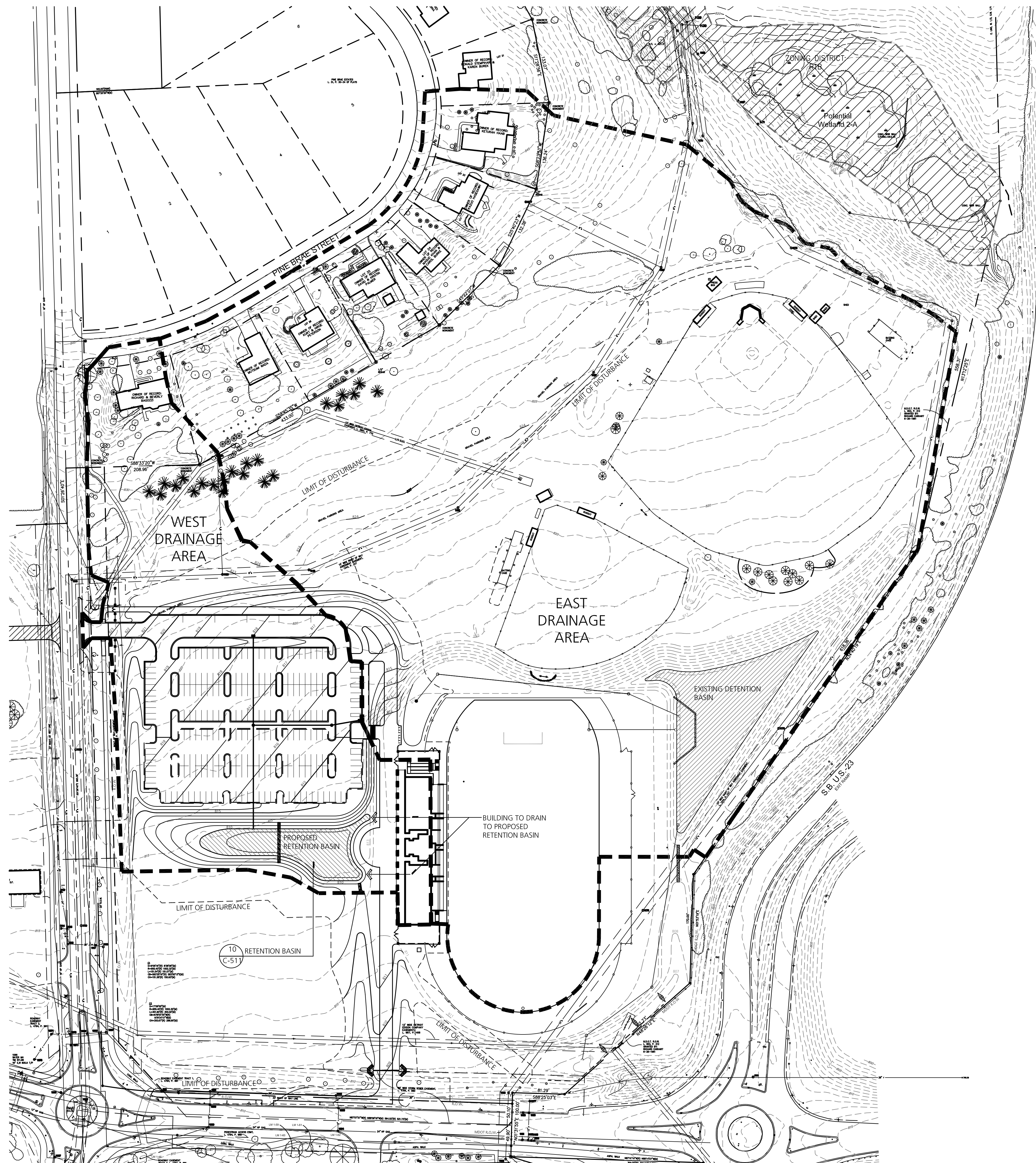
4090 Geddes Rd -Aerial Map-



- Railroads
- Parcels



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 Map Created: 10/1/2014



STORMWATER LEGEND

- 38 LF 12" @ 0.50%
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED GRAVEL FILTER BERM
- PROPOSED CATCH BASIN / INLET
- PROPOSED FLARED END SECTION
- EXISTING MANHOLE
- EXISTING CATCH BASIN / INLET
- EXISTING STORM
- - - - - PROPOSED DRAINAGE AREA
- ▨ EXISTING DETENTION BASIN
- ▨ PROPOSED RETENTION BASIN

STORMWATER CALCULATIONS

REFER TO SHEET C-164 AND C-165 FOR EAST DRAINAGE AREA STORMWATER CALCULATIONS.
 REFER TO SHEET C-166 AND C-167 FOR WEST DRAINAGE AREA STORMWATER CALCULATIONS.

STORMWATER NARRATIVE

THE EXISTING CONDITIONS OF THE 29.59 ACRE SITE IS MOSTLY OPEN SPACE, WITH THREE ATHLETIC FIELDS, AND A SMALL GRAVEL PARKING AREA. AN ON-SITE DETENTION BASIN EXISTS TO MANAGE THE STORMWATER FOR THESE AREAS, WHICH ENCOMPASS THE EAST 23.38 ACRES. THIS SITE AND DETENTION BASIN ACCOMMODATES OFF-SITE RUNOFF FROM THE NORTH THAT INCLUDES SIX HOMES. THERE ARE NO EXISTING STORMWATER FACILITIES LOCATED ON THE WEST 6.21 ACRES OF THE SITE.

THE PROPOSED DEVELOPMENT INCLUDES A GRANDSTAND ADJACENT TO THE ATHLETIC FIELD AND A PAVED PARKING LOT THAT REPLACES THE GRAVEL PARKING LOT. THESE IMPROVEMENTS ARE PROPOSED ON THE WEST 6.21 ACRES OF THE SITE. THIS INCREASE IN IMPERVIOUS AREA WILL BE MITIGATED THROUGH A RETENTION BASIN. THIS RETENTION BASIN HAS BEEN SIZED TO ACCOMMODATE THESE IMPROVEMENTS AS WELL AS FUTURE DEVELOPMENT, INCLUDING ADDITIONAL PARKING AND A NEW BUILDING.

THE RETENTION BASIN IS DESIGNED WITHOUT AN OUTLET, HOWEVER, AN OVERLAND EMERGENCY OVERFLOW ROUTE HAS BEEN ESTABLISHED THROUGH GRADING. THIS ROUTE OUTLETS TO THE SOUTHEAST PORTION OF THE PROPERTY, WHICH IS THE SAME OUTLET POINT WHERE THE SITE CURRENTLY DRAINS.

STORMWATER MAINTENANCE BUDGET

Task	Cost
Retention Basin:	
Annual inspection of retention basin for sediment accumulation	\$ 100.00
Removal of sediment accumulation every 2 years as needed	\$ 500.00
Inspect for floatables and debris annually and after major storms	\$ 100.00
Removal of floatables and debris annually and after major storms	\$ 250.00
Inspect retention basin and overflow spillway for erosion annually and after major storms	\$ 100.00
Re-establish permanent vegetation on eroded slopes as needed	\$ 350.00
Replacement of emergency overflow stone, as needed	\$ 100.00
Mowing as needed	\$ 250.00
Inspect inlet pipe and overflow spillway during wet weather and compare to as-built plans every 2 years	\$ 100.00
Make structural adjustments or replacements as determined by inspection as needed	\$ 400.00
Have professional engineer carry out emergency inspections upon identification of severe problems	\$ 200.00
Annual Budget	\$ 2,450.00
Detention Basin:	
Annual inspection of detention basin for sediment accumulation	\$ 100.00
Removal of sediment accumulation every 2 years as needed	\$ 500.00
Inspect for floatables and debris annually and after major storms	\$ 100.00
Removal of floatables and debris annually and after major storms	\$ 250.00
Inspect detention basin, standpipe, and overflow spillway for erosion annually and after major storms	\$ 100.00
Re-establish permanent vegetation on eroded slopes as needed	\$ 350.00
Inspect and clean floatables and debris from standpipe	\$ 250.00
Replacement of emergency overflow stone, as needed	\$ 100.00
Mowing as needed	\$ 250.00
Inspect inlet pipe, standpipe, and overflow spillway during wet weather and compare to as-built plans every 2 years	\$ 100.00
Make structural adjustments or replacements as determined by inspection as needed	\$ 400.00
Have professional engineer carry out emergency inspections upon identification of severe problems	\$ 200.00
Annual Budget	\$ 2,700.00

mha
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 734.663.6759 fx

OWNER

CONCORDIA UNIVERSITY

**Concordia University
 Ann Arbor**

4090 Geddes Road
 Ann Arbor, MI 48105

PROJECT

**Athletic Field
 Complex - Phase 2**

4090 Geddes Road
 Ann Arbor, MI 48105

REVISIONS

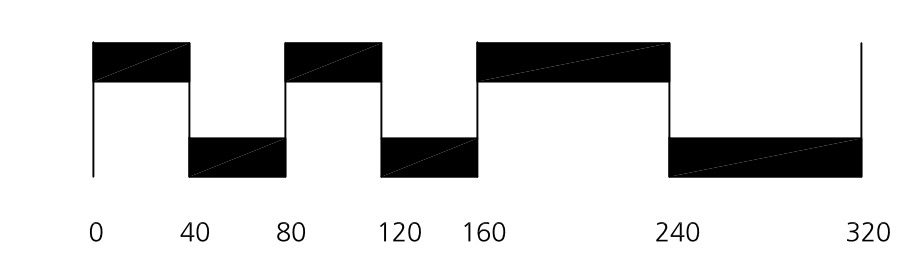
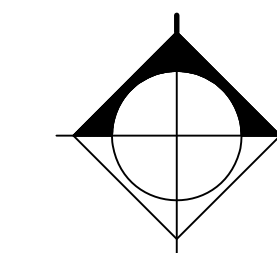
NO.	DATE	DESCRIPTION
12/23/14		CITY SITE PLAN
1/26/15		CITY SITE PLAN REVISED

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SITE PLAN FOR CITY COUNCIL

MHA PROJECT #	12038.01
PROJ. DATE	2014/00/00
DRAWN BY	BRI
APPROVED BY	MHA

SHEET ISSUE DATE: 2015/01/26
**STORMWATER
 MANAGEMENT
 PLAN
 C-163**



PLANT LIST

DECIDUOUS TREES

TOTAL QTY.	DEFERRED QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
6	-	LS	LIQUIDAMBER STYRACILUA	SWEETGUM	2.5" CAL.	B&B SINGLE STRAIGHT TRUNK, EXTRA FULL*
19	8	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.5" CAL.	B&B SINGLE STRAIGHT TRUNK, EXTRA FULL*
4	2	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B SINGLE STRAIGHT TRUNK, EXTRA FULL*
33	14	QR	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B SINGLE STRAIGHT TRUNK, EXTRA FULL* * FIELD LIMBED TO MIN. 5' ABOVE BASE

EVERGREEN TREES

22	-	PA	PICEA ABIES	NORWAY SPRUCE	7' HT.	B&B EXTRA FULL
----	---	----	-------------	---------------	--------	----------------

SHRUBS

9	-	HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	30-36" HT.	B&B EXTRA FULL
223	166	RA	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	24-30" HT.	CONT. EXTRA FULL
14	-	SV	SYRINGA VULGARIS	COMMON PURPLE LILAC	30-36" HT.	B&B EXTRA FULL
30	-	VP	VIBURNUM PLICATUM TOMENTOSUM 'MARIESI'	MARIESI DOUBLEFILE VIBURNUM	30-36" HT.	B&B EXTRA FULL

SEED MIXES

GENERAL LAWN SEED MIX: SCHOOL LAWN MIX AS PRODUCED BY RHINO SEED, 1-800-482-3130
 UPLAND NATIVE SEED MIX: LOW-PROFILE PRAIRIE MIX AS PRODUCED BY CARDNO JFNEW, 1-574-586-2412
 WET-TO-MESIC NATIVE SEED MIX: STORMWATER MIX AS PRODUCED BY CARDNO JFNEW, 1-574-586-2412

Permanent Grasses/Sedges/Rushes:	Temporary Cover:	Forbs & Shrubs:
Carex ostenata	Crested Owl Sedge	Avena sativa
Carex lunata	Bottlebrush Sedge	Lolium multiflorum
Carex vulpocarpa	Brown Fox Sedge	Annual Rye
Elymus virginicus	Virginia Wild Rye	Common Cat
Glyceria striata	Fowl Meadow Grass	Polygonum spp.
Juncus effusus	Common Rush	Rudbeckia subtomentosa
Lernaea oryzoides	Rice Cut Grass	Rubus odoratus
Panicum virgatum	Switch Grass	Sagittaria latifolia
Scirpus atrovirens	Dark Green Rush	Senecio jacobaea
Scirpus cyperinus	Wood Grass	Solidago odora
Scirpus fluitans	River Bulrush	Thalictrum dasycarpum
Scirpus validus	Great Bulrush	Wild Senna
		Rosa rugosa
		Common Water Horehound
		Monarda flower

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
RIGHT-OF-WAY SCREENING		
EARHART & GEDDES		
RIGHT-OF-WAY FOR SCREENING	260 LF FACING EARHART	260 LF FACING EARHART (118 LF DEFERRED)
	345 LF FACING GEDDES	345 LF FACING GEDDES (345 LF DEFERRED)
	605 LF TOTAL R.O.W. SCREENING	605 LF TOTAL R.O.W. SCREENING (463 LF DEFERRED)
LANDSCAPE BUFFER	10' MIN. WIDTH	76'-6" MIN.
BUFFER TREES	605 LF / 1 TREE PER 30 LF = 21 TREES (463 LF DEFERRED)	22 PROVIDED (14 TREES DEFERRED)
BUFFER SCREEN	30" HT. CONTINUOUS SCREEN (463 LF DEFERRED)	30" HT. CONTINUOUS SHRUB SCREEN (463 LF DEFERRED)
INTERIOR LANDSCAPE AREAS		
VEHICULAR USE AREA		99,172 SF
PARKING BAY SIZE	15 SPACE MAX. BETWEEN GREENSPACE	11 SPACE MAX. BETWEEN GREENSPACE
INTERIOR GREENSPACE	99,172 SF / 1 SF PER 15 SF = 6,611 SF	11,852 SF (3,063 SF DEFERRED)
INTERIOR TREES	6,611 SF / 1 TREE PER 250 SF = 27 TREES	29 TREES (11 TREES DEFERRED)
INTERIOR BIOTENTATION	6,611 SF GREENSPACE x 50% = 3,306 SF	3,802 SF (624 SF DEFERRED)
CONFLICTING LAND USE BUFFER		
LANDSCAPE BUFFER	15' MIN. WIDTH	232'-9" MIN.
BUFFER TREES	495 LF / 1 TREE PER 15 LF = 33 TREES (50% EVERGREEN)	33 TREES PROVIDED (22 EVERGREEN, 11 DECIDUOUS)
BUFFER SCREEN	4' HT. CONTINUOUS SCREEN	4' HT. CONTINUOUS SHRUB SCREEN

LEGEND

- LIMIT OF DISTURBANCE
- ~ CRITICAL ROOT ZONE
- ~ EDGE OF WOODLAND
- GENERAL LAWN SEED MIX
- + + + WET-TO-MESIC SEED MIX
- ▨ UPLAND NATIVE SEED MIX

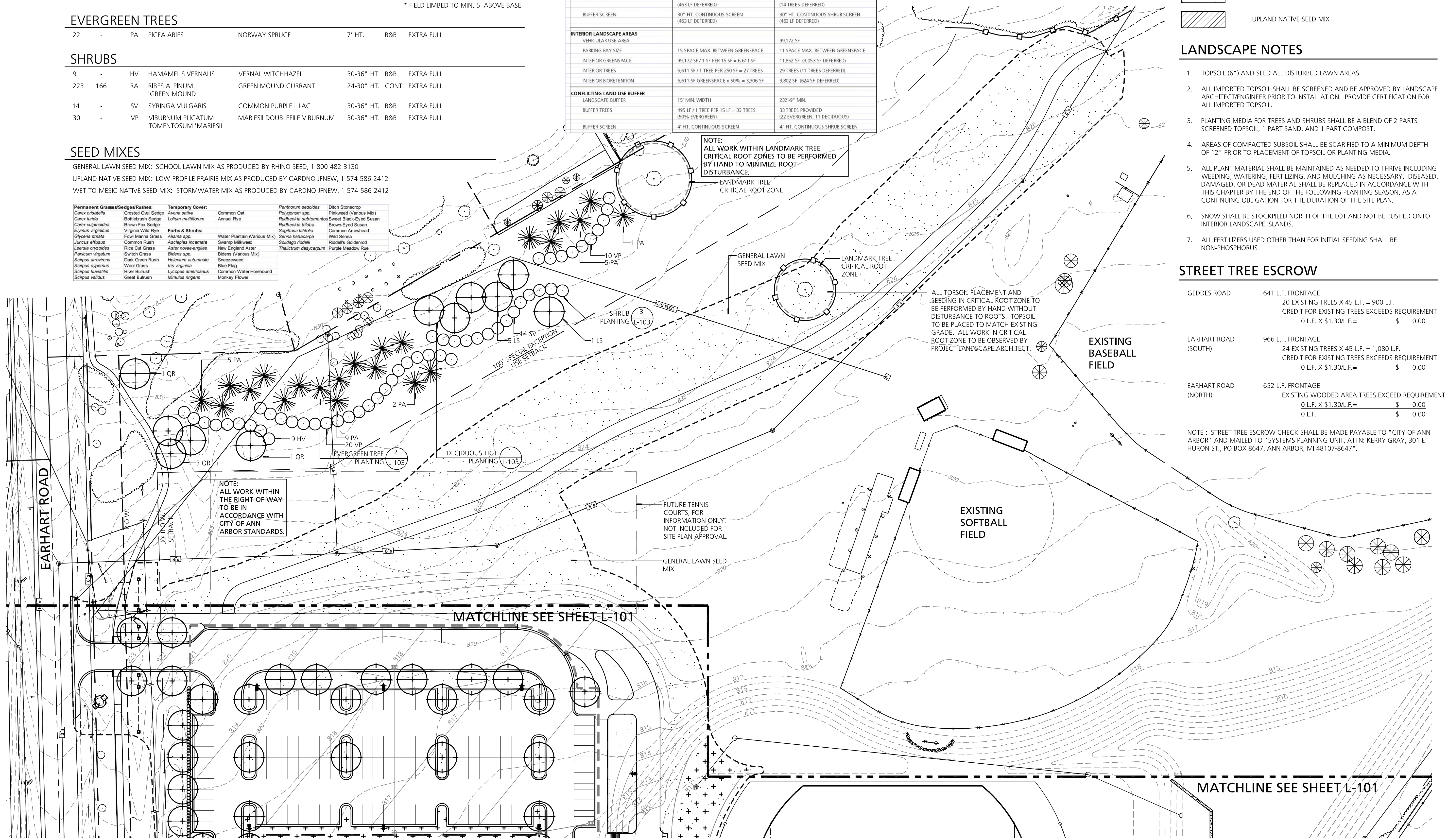
LANDSCAPE NOTES

- TOPSOIL (6") AND SEED ALL DISTURBED LAWN AREAS.
- ALL IMPORTED TOPSOIL SHALL BE SCREENED AND BE APPROVED BY LANDSCAPE ARCHITECT/ENGINEER PRIOR TO INSTALLATION. PROVIDE CERTIFICATION FOR ALL IMPORTED TOPSOIL.
- PLANTING MEDIA FOR TREES AND SHRUBS SHALL BE A BLEND OF 2 PARTS SCREENED TOPSOIL, 1 PART SAND, AND 1 PART COMPOST.
- AREAS OF COMPACTED SUBSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" PRIOR TO PLACEMENT OF TOPSOIL OR PLANTING MEDIA.
- ALL PLANT MATERIAL SHALL BE MAINTAINED AS NEEDED TO THRIVE INCLUDING WEEDING, WATERING, FERTILIZING, AND MULCHING AS NECESSARY. DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH THIS CHAPTER BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
- SNOW SHALL BE STOCKPILED NORTH OF THE LOT AND NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS.
- ALL FERTILIZERS USED OTHER THAN FOR INITIAL SEEDING SHALL BE NON-PHOSPHORUS.

STREET TREE ESCROW

GEDDES ROAD	641 L.F. FRONTAGE	20 EXISTING TREES X 45 L.F. = 900 L.F.	CREDIT FOR EXISTING TREES EXCEEDS REQUIREMENT	0 L.F. X \$1.30/L.F. = \$ 0.00
EARHART ROAD (SOUTH)	966 L.F. FRONTAGE	24 EXISTING TREES X 45 L.F. = 1,080 L.F.	CREDIT FOR EXISTING TREES EXCEEDS REQUIREMENT	0 L.F. X \$1.30/L.F. = \$ 0.00
EARHART ROAD (NORTH)	652 L.F. FRONTAGE	EXISTING WOODED AREA TREES EXCEED REQUIREMENT	0 L.F. X \$1.30/L.F. = \$ 0.00	0 L.F.

NOTE: STREET TREE ESCROW CHECK SHALL BE MADE PAYABLE TO *CITY OF ANN ARBOR* AND MAILED TO *SYSTEMS PLANNING UNIT, ATTN: KERRY GRAY, 301 E. HURON ST., PO BOX 8647, ANN ARBOR, MI 48107-8647*.



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REVISIONS

NO.	DATE	DESCRIPTION
12/23/14		CITY SITE PLAN
1/26/15		CITY SITE PLAN REVISED

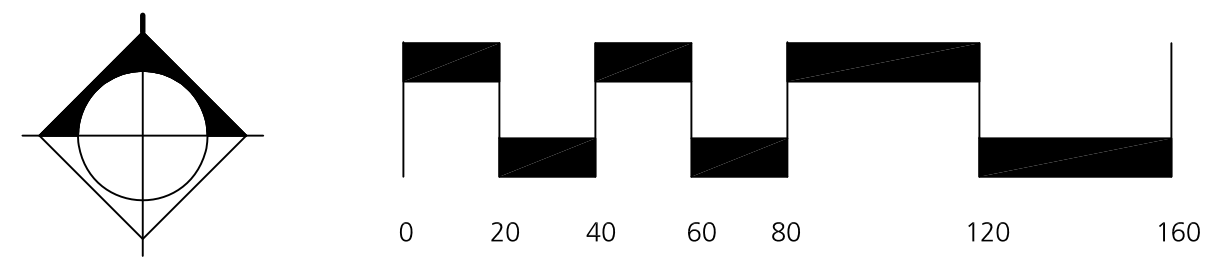
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SITE PLAN FOR CITY COUNCIL

MHA PROJECT #	12038.01
PROJ. DATE	2014/00/00
DRAWN BY	BRI
APPROVED BY	MHA

SHEET ISSUE DATE: 2015/01/26
LANDSCAPE PLAN
 NORTH

L-102



811
 Know what's below.
 Call before you dig.

REVISIONS

NO.	DATE	DESCRIPTION
12/23/14	CITY SITE PLAN	
1/26/15	CITY SITE PLAN	REVISED

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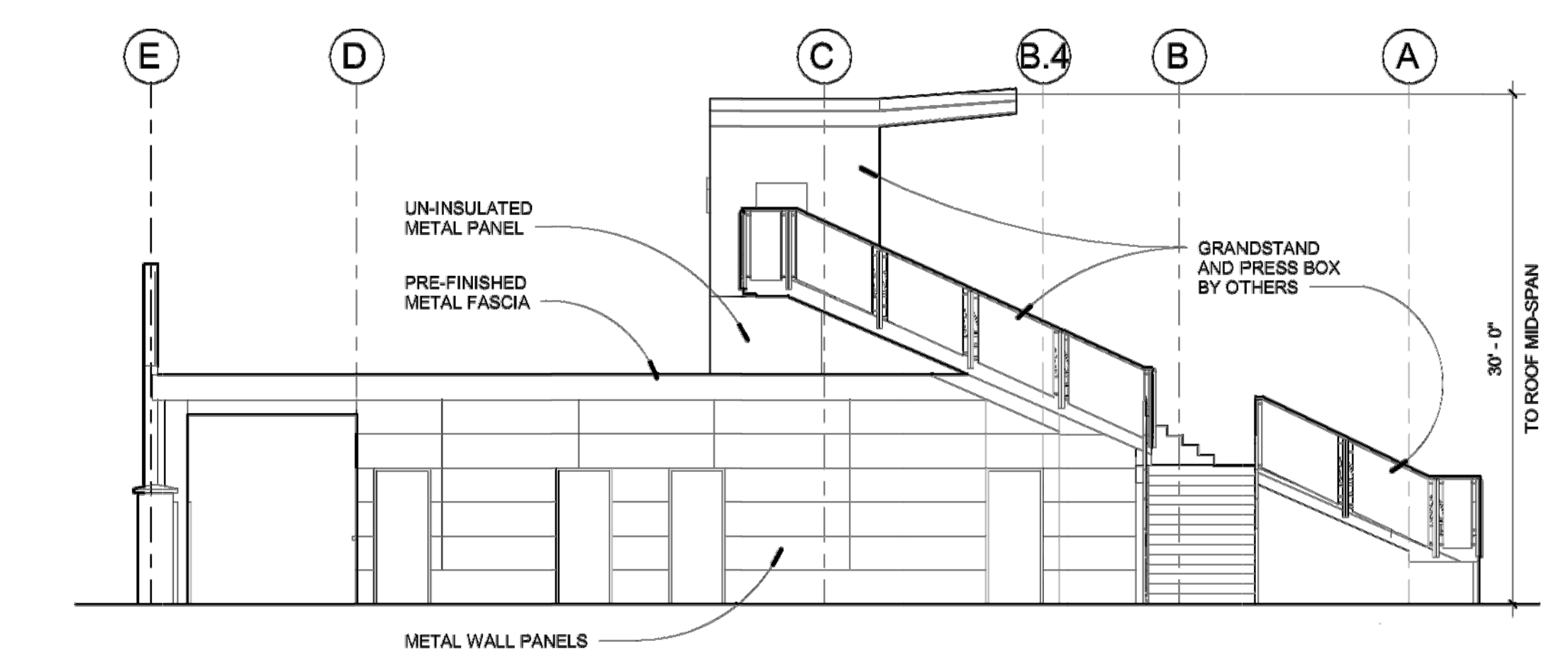
SITE PLAN FOR CITY COUNCIL

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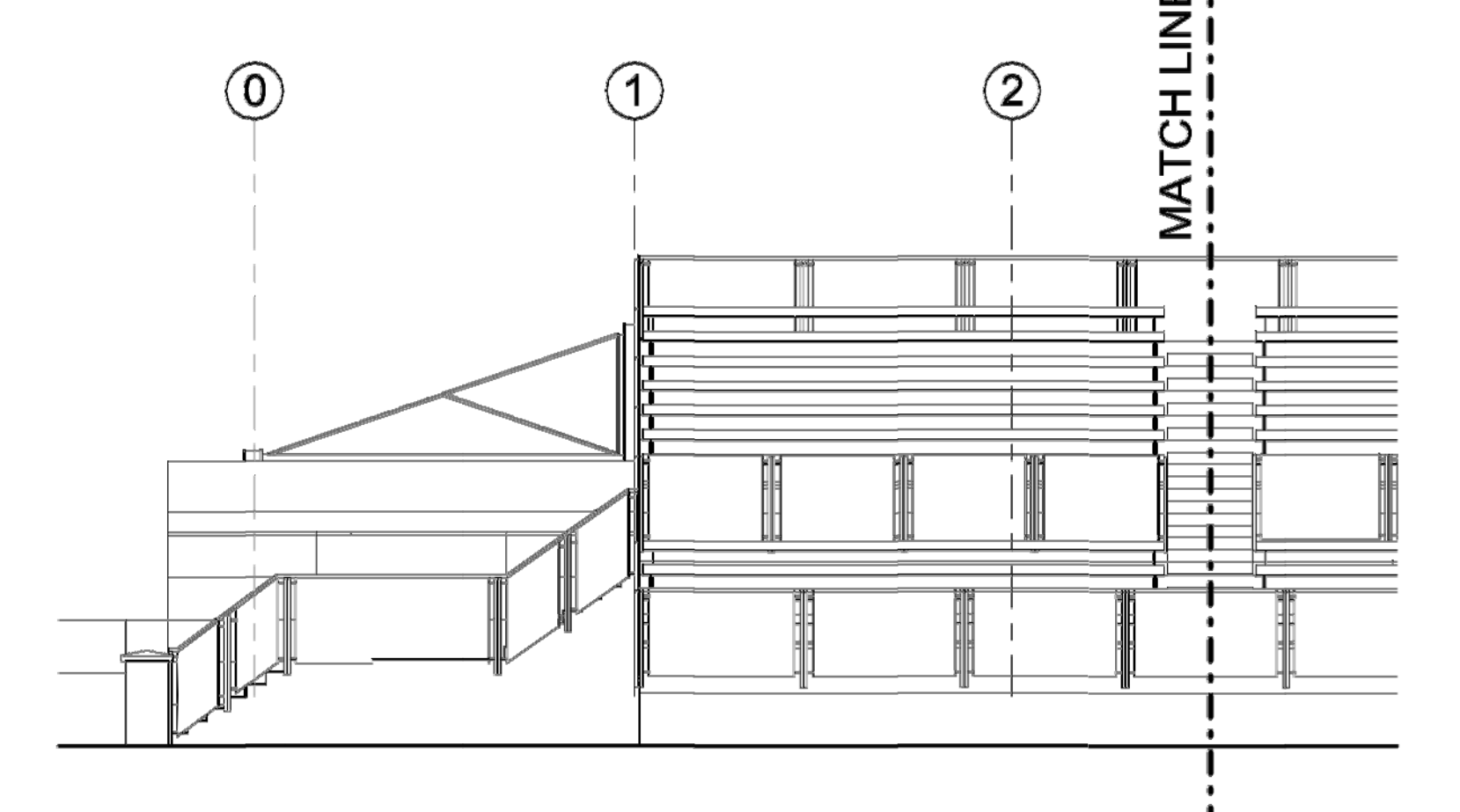
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BUILDING ELEVATIONS

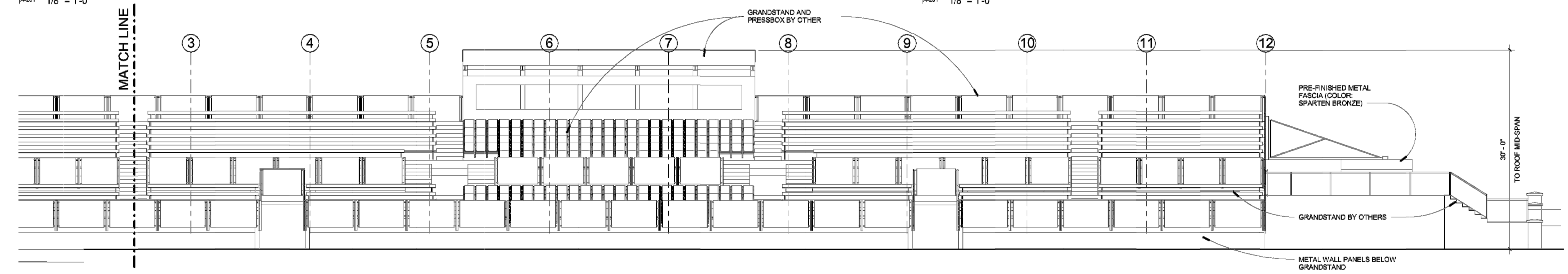
A-201



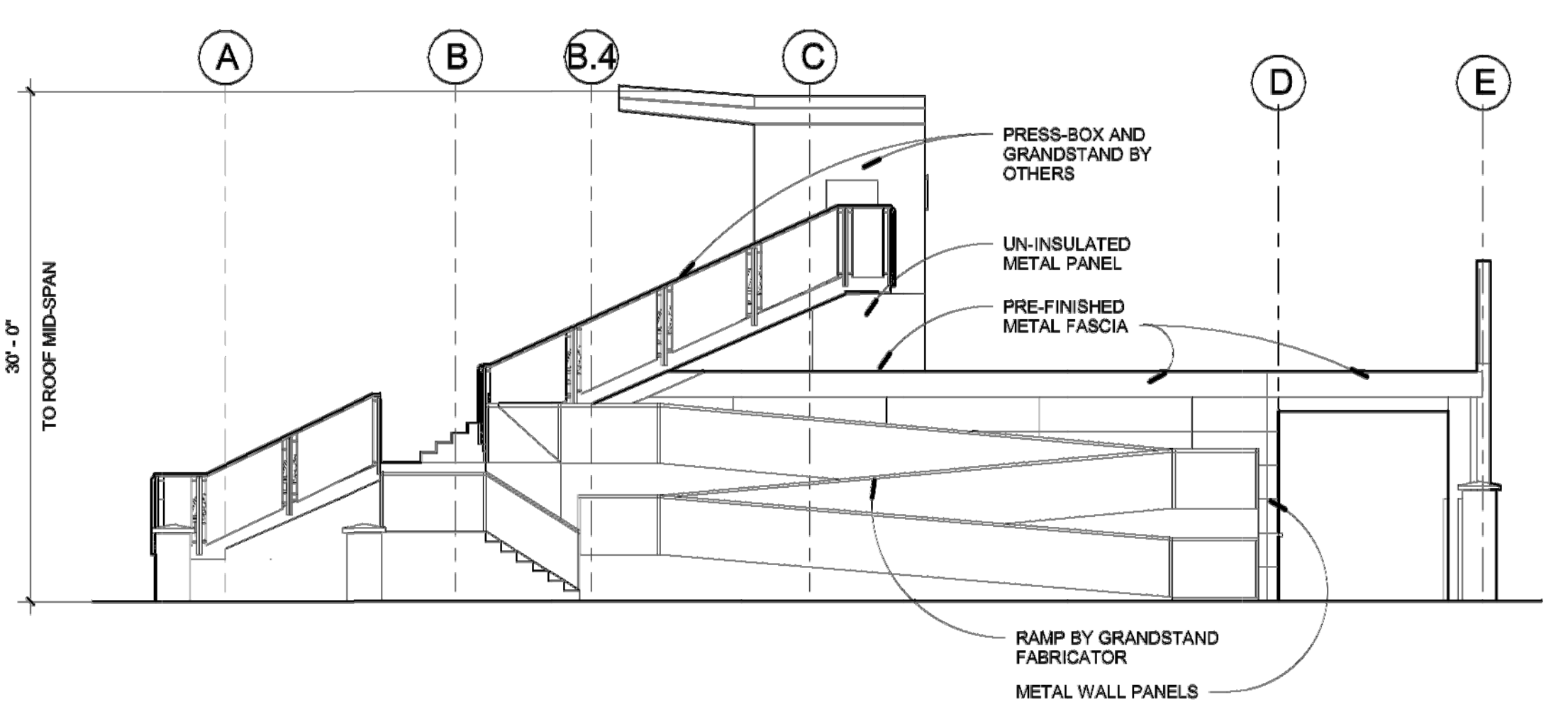
3 SOUTH ELEVATION
 [A-201] 1/8" = 1'-0"



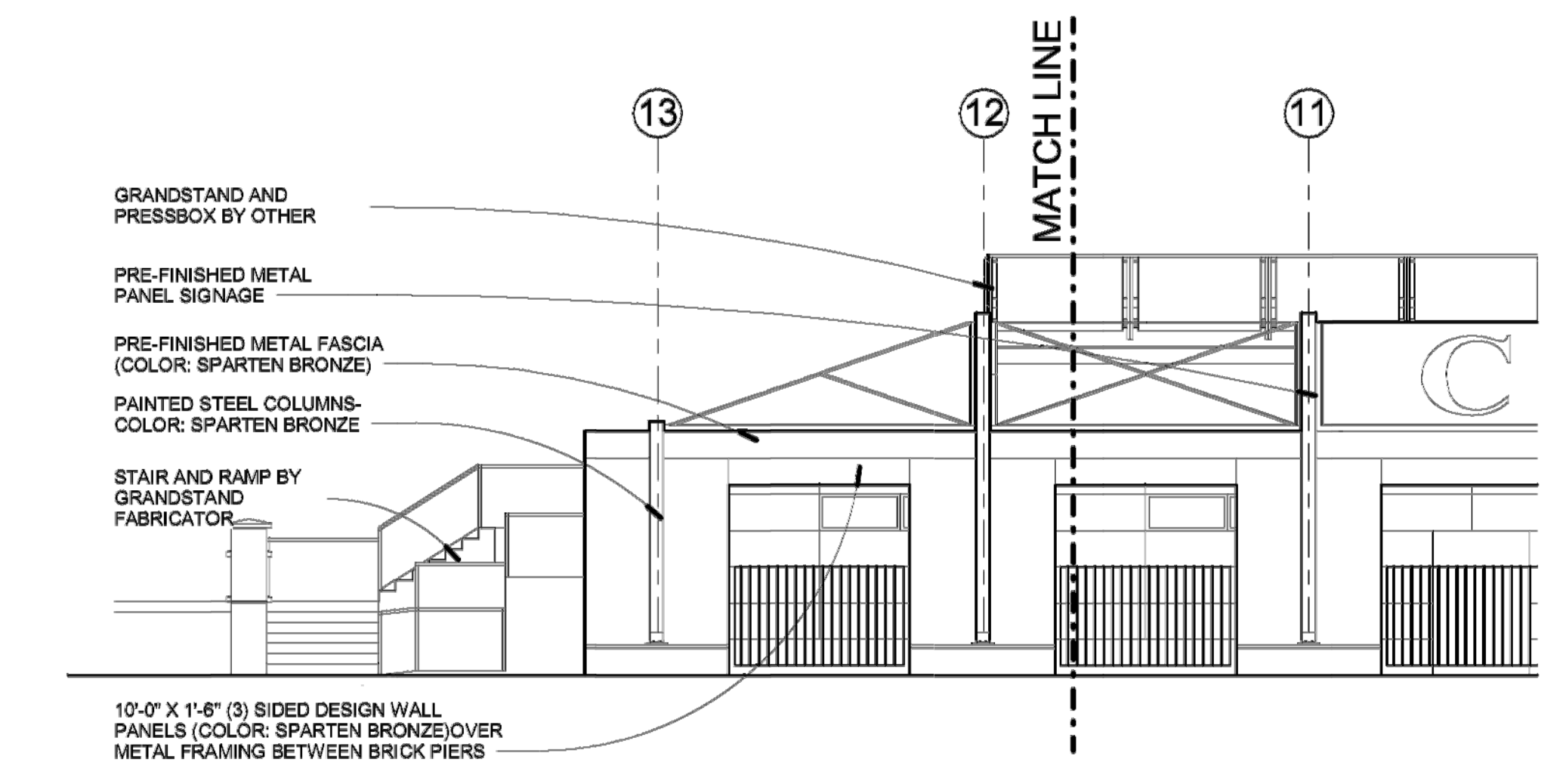
6 EAST ELEVATION- SOUTH
 [A-201] 1/8" = 1'-0"



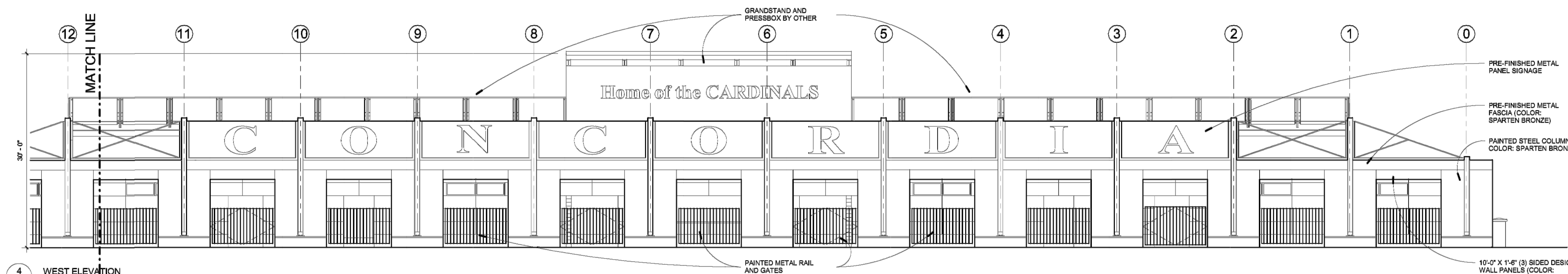
1 EAST ELEVATION
 [A-201] 1/8" = 1'-0"



2 NORTH ELEVATION
 [A-201] 1/8" = 1'-0"



5 WEST ELEVATION- NORTH END
 [A-201] 1/8" = 1'-0"



4 WEST ELEVATION
 [A-201] 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
12/23/14		CITY SITE PLAN
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**SITE PLAN FOR
CITY COUNCIL**

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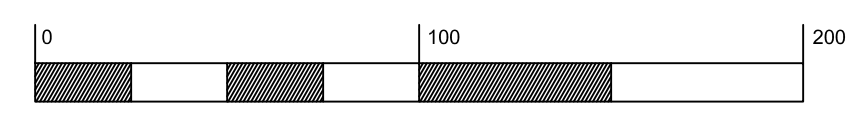
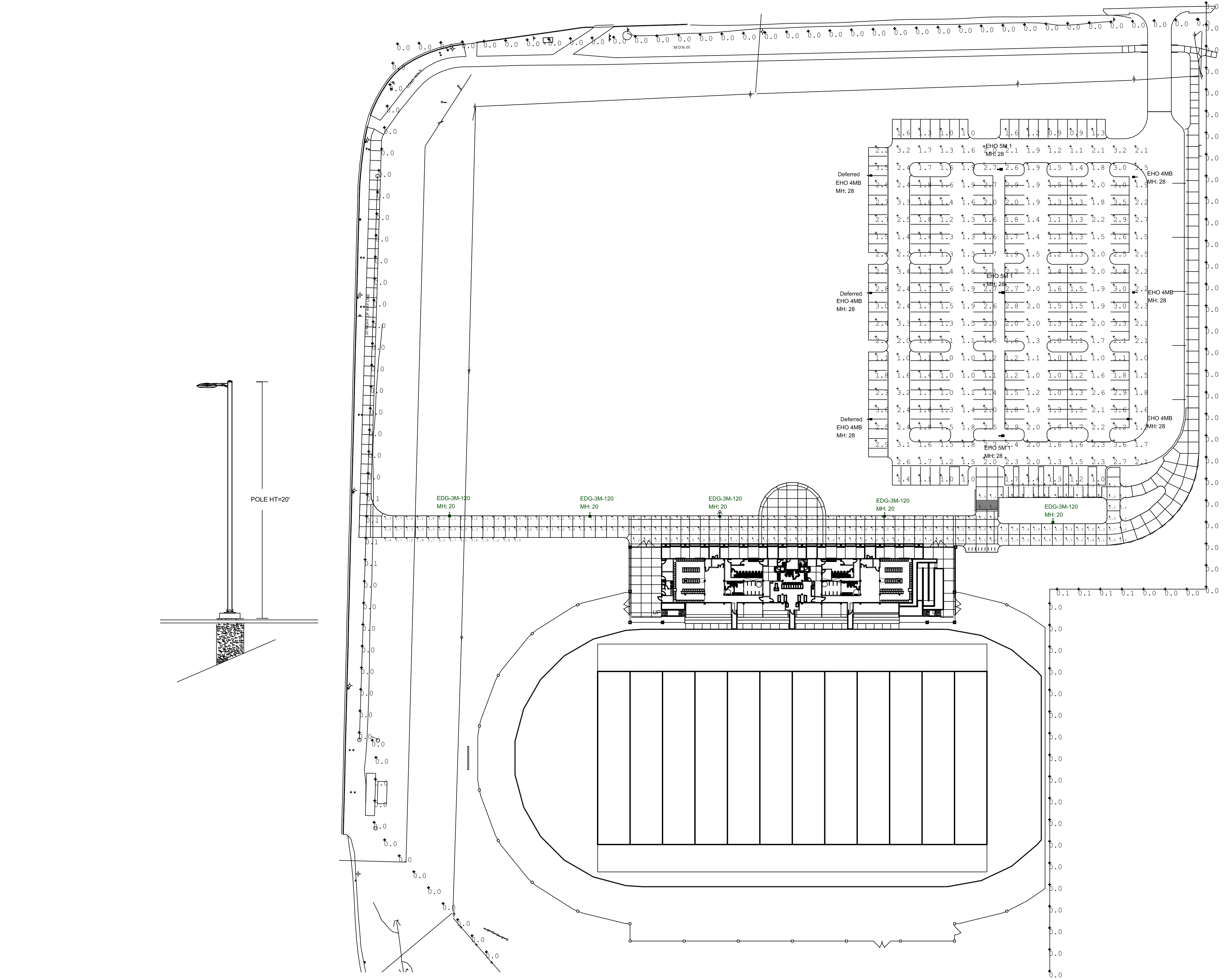
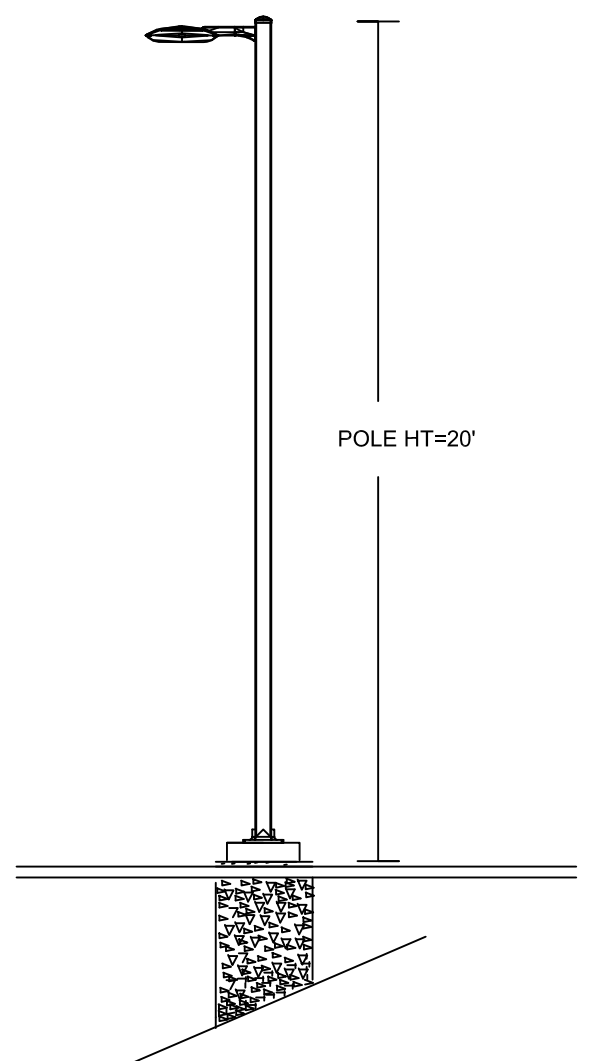
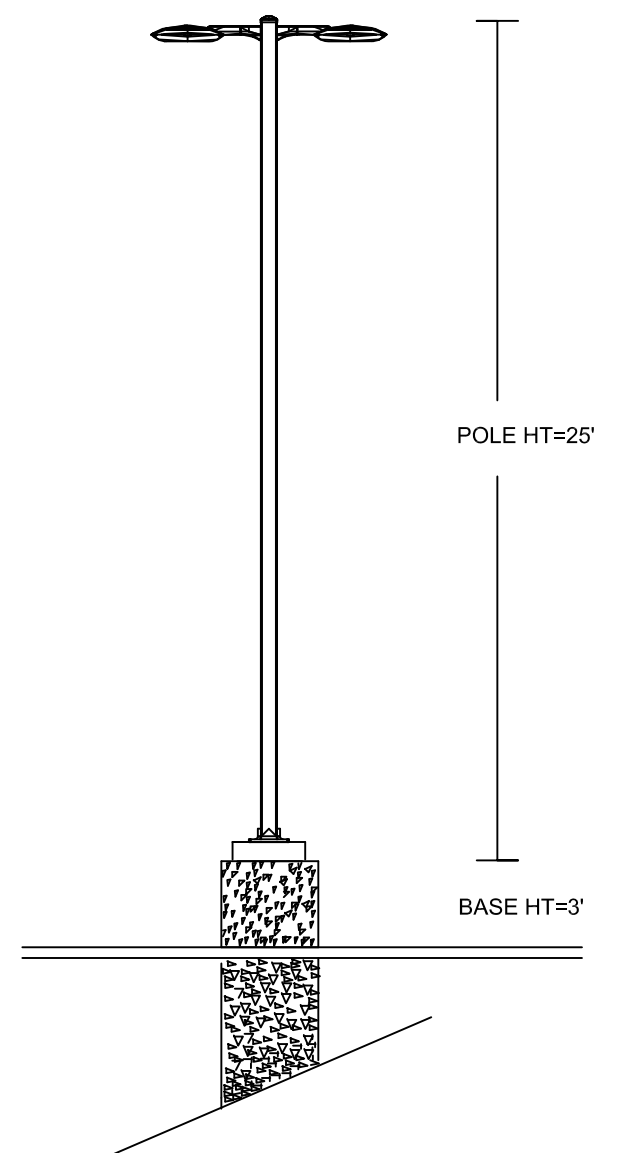

SHEET ISSUE DATE: 2015/01/26
PHOTOMETRIC PLAN

C-171

Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lumens/Lamp
○	5	EDG-3M-120	SINGLE	0.950	ARE-EDG-3M-DA-12-E-UL-BZ-525	1010	17436
○	6	EHO 4MB	SINGLE	0.960	ARE-EHO-4MB-HV-12-E-UL-BZ-700	1602	17857
○	3	EHO 5M 1	SINGLE	0.960	ARE-EHO-5M-HV-12-E-UL-BZ-700	801	24939

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking area	Fc	1.54	3.6	0.9	2.04	4.00
PL	Fc	0.01	0.1	0.0	N.A.	N.A.
Walkway	Fc	1.99	5.0	0.3	6.63	16.67

POLE SCHEDULE
(9) PS4S25C1BZ 4" X 25' X .125" (SQUARE STEEL POLE)
(5) PS4S20C1BZ 4" X 20' X .125" (SQUARE STEEL POLE)
PROPOSED POLES MEET 110 MPH SUSTAINED WINDS

1200 50th Street - Burlington, WI 53117
www.cree.com • (800) 235-6900

Project Name: CUAU Grandstand Customer Ncc08017
Date: 12/8/2014 Scale: 1"=50' Footcandles calculated at grade
Filename: V:\Common\AppEng\OUT\141204EL1TNGR1.AGI Layout by: TIFFANY GENTRY

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.