

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 21, 2015

**SUBJECT: White/State/Henry Apartments PUD Rezoning and Site Plan for City Council Approval
(701 Henry St)
File Nos. Z15-004 and SP15-021**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the White/State/Henry Apartments rezoning from R4C (Multiple-Family Dwelling District) to PUD (Planned Unit Development) and PUD Supplemental Regulations.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the White/State/Henry Apartments Site Plan.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed PUD zoning and supplemental regulations, because the proposed increase in the number of housing units provide an overall beneficial effect for the City by supporting affordable housing, open space above the minimum required and continuing multiple-family residential in the neighborhood.

Staff recommends **approval** of the proposed PUD site plan as it limits the impact on landmark trees to a minimum necessary to make a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on South State Street south of E. Stadium Blvd. (South Area), with additional frontage on White Street and Henry Street. This site is in the Malletts Creek Watershed.

DESCRIPTION OF PROJECT

The petitioner proposes demolishing a single apartment building containing 28 units and constructing a single, three-story building totaling 35,592 square feet and 32 affordable dwelling units. The dwelling units will be affordable to individuals and families earning 60% or less of the Area Median Income, as defined by the Department of Housing and Urban Development. The building will include 23 one-bedroom and 9 two-bedroom apartments and a community center. This proposed development is to be constructed in one phase with an estimated constructed cost between \$6.5-7.5 million.

The petitioner proposes rezoning this parcel from R4C (Multiple-Family Dwelling District) to PUD (Planned Unit Development) to allow the site to exceed allowable density, reduce front, rear and side setback requirements, reduce required parking and modify the landscape screening to provide affordable housing units on this site.

The two existing curb cuts off S. State Street and White Street will continue to be used, with two-way traffic circulation off White Street and exit only onto S. State Street. Fourteen parking spaces will be located on the north side of the building, with on-street parking permitted on both White and South State Streets. This site is located on an AAATA bus line. Five enclosed bicycle parking rooms will be located on the first floor, between units.

Currently, there is no storm water detention on site. Detention for the one-hundred year storm will be located underground in the center of the site under the parking lot. This site has porous soils and has been designed to the new Rules of the Washtenaw County Water Resource Commissioner.

Four landmark trees located next to the existing building are proposed to be removed as a result of demolition impacts. Thirteen replacement trees are proposed around the perimeter of the site to meet mitigation requirements. Several landmark and non-landmark trees are located off-site near the northern property line and in the public rights-of-way and are proposed to be saved. There currently is pavement within the critical root zones of some of these trees, and the proposed pavement does not encroach any further into their critical root zones.

A conflicting land use buffer is proposed along the northern property line to screen the parking from the adjacent neighbors. The minimum 15-foot wide buffer strip will be reduced to a 5.5-foot strip and the landscape screening requirement will be reduced by 3 trees and 11 shrubs to protect the critical root zones of trees located near the shared property lines. These reductions are proposed as part of the PUD modifications.

A traffic impact statement is not required since this project generates less than 50 vehicle trips per peak hour.

A Citizen Participation meeting was held by the petitioner on Tuesday, April 14, 2015. The report of that meeting is attached. The petitioner followed up with the attendees of this meeting addressing concerns over the balconies, landscaping and outdoor maintenance of the proposal. At the time this report was written, staff has not received any feedback from the public regarding this project.

COMPARISON CHART

	EXISTING	PROPOSED	EXISTING REQUIRED/ PERMITTED	PROPOSED REQUIRED/ PERMITTED
Zoning	R4C	PUD	R4C	PUD
Gross Lot Area	37,557 sf	37,557 sf	8,500 sf MIN	37,557 sf MIN
Lot Area/Dwelling Unit	1,341 sf/unit (28 units/acre)	1,174 sf/unit (32 units/acre)	2,175 sf/unit (20 units/acre) MAX	1,017 sf/unit (35 units/acre MAX)
Minimum Open Space	40%	45.6%	40% MIN	45% MIN
Setback – Front (State)**	16 ft	20 ft	31.6 ft MIN *	20 ft MIN
Setback – Front (Henry)	16 ft	13 ft	25 ft MIN *	13 ft MIN
Setback – Front (White)**	22 ft	20.4 ft	33 ft MIN *	20 ft MIN
Setback – Side	17 ft	30.8 ft	33.5 ft MIN **	30 ft MIN
Setback – Rear	14 ft	31.2 ft	40 ft MIN **	30 ft MIN
Height	2 stories	30 ft MAX	30 ft MAX	35 ft (3 stories) MAX
Parking – Automobile	15 spaces	14 spaces	48 spaces MIN	14 spaces MIN***
Parking – Bicycles	0	7 spaces (Class A)	3 – Class A 3 – Class C	7 Spaces – Class A MIN

* Front setback determined by average of adjacent buildings on same side of street within 100' of each side

** Additional rear and side setbacks required due to length and width of building

*** Street parking available

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R4C (Multiple-Family Dwelling District)
EAST	Single-Family Residential	O (Office District)
SOUTH	Single-Family Residential, Multiple-Family Residential	R4C
WEST	UM Athletic Facilities	PL (Public Land District)

HISTORY

Built in 1948, the State/White/Henry Street Apartments are composed of seven attached apartment buildings with four apartment units per building and a full basement. The City of Ann Arbor took ownership of the property in 1968. The public housing site was renovated in 1974, and then again in 1993. On April 21, 2014, City Council approved a resolution to authorize a Payment in Lieu of Taxes (PILOT) for the Ann Arbor Housing Commission for several properties, including the State/White/Henry Apartments.

PLANNING BACKGROUND

The Sustainability Framework calls for providing high quality, safe, efficient and affordable housing choices to meet the current and future needs of the community, particularly for homeless and low-income households. The Framework also called for a compact pattern of diverse development that maintains our unique sense of place, preserves our natural systems, and strengthens our neighborhoods, corridors and downtown.

The Master Plan:Land Use Element recommends multiple-family uses for this site.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street.

The Transportation Plan Short-term Recommendations lists this area as a high priority corridor and proposes an increase in transit service along South State Street. The Mid-term Recommendations lists this area as a potential Signature Service Area for the Connector Study currently under review.

PUD ANALYSIS

According to Section 5:30(6) of the Zoning Ordinance, the Commission shall recommend approval, approval with conditions, or denial, and City Council shall approve or deny the proposed PUD zoning district based on the following standards (petitioner's responses in regular type, staff responses in *italic type*):

(a) The use or uses, physical characteristics, design features, or amenities proposed shall have a beneficial effect for the City, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination thereof, on present and potential surrounding land uses.

AAHC identified some key goals to guide the redevelopment of the White, State, Henry Apartments site including:

- Inclusion of green and energy efficiency measures to reduce energy consumption and the operating cost to both tenants and the housing commission; and, to reduce the environmental impact of the project.
- A residential design to meet the needs of the existing and future tenants into the future.
- Increase the number of accessible and visitable units at the site.
- Inclusion of amenities such as a community room and internal bike racks for residents.

The development team is seeking a PUD zoning for the White/State/Henry Apartments, due to the following objectives:

The project is designed as an affordable Housing Development for the Ann Arbor Housing Commission, who owns, operates and maintains the existing site. The proposed 32 unit apartment building is a replacement for the existing 28 unit building. The expansion of affordable housing is the key objective and offers a distinct community benefit. The units will be upgraded in size and accessibility.

A major objective is to maximize open space on the site for use by the residents. The proposal provides open space in excess of the required 40% (of site area) at the proposed 45.6%.

This proposal allows an additional community benefit of improved housing stock. The PUD zoning will allow the owners the flexibility to achieve all of these objectives and corresponding public benefits, by allowing a higher density of units to land, reduced setbacks, and required parking will further this objective. Also, a community objective of reduced on site parking is achieved.

(b) This beneficial effect for the City shall be one which could not be achieved under any other zoning classification and shall be one which is not required to be provided under any existing standard, regulation or ordinance of any local, state or federal agency.

The current zoning, R4C, will not allow for the proposed density, nor the reduced parking. The benefits of expanded affordable housing, generous open space and reduced on site parking would not be achieved under the current zoning. The requested PUD rezoning would allow for the combination of these beneficial effects.

(c) The use or uses proposed shall not have a detrimental effect on public utilities or surrounding properties.

The proposed site use is not significantly different from the existing use, thus no significant impact on the public utilities or surrounding properties will occur.

(d) The use or uses proposed shall be consistent with the Master Plan and policies adopted by the City or the petitioner shall provide adequate justification for departures from the approved plans and policies.

The master plan indicates that this subject site and the parcels immediately to the north and south, are targeted as multi-family land use. The proposed use conforms with this land use. The proposed land use is a continuation of the current multi-family use.

The proposed PUD conforms to the City's Master Plan. The Master Plan: Land Use Element recommends residential uses for this site.

(e) If the proposed district allows residential uses, the residential density proposed shall be consistent with the Master Plan and policies adopted by the City or the underlying zoning when the master plan does not contain a residential density recommendation, unless additional density has been proposed in order to provide affordable housing for lower income households in the following manner:

Proposed PUD projects exceeding the residential density recommendation of the master plan, or the underlying zoning when the master plan does not contain a

residential density recommendation, by up to 25 percent shall provide 10 percent of the total dwelling units as dwelling units affordable to lower income house holds. Proposed PUD projects exceeding the residential density recommendation of the master plan or the underlying zoning when the master plan does not contain a residential density recommendation, by over 25 percent shall provide 15 percent of the total dwelling units as dwelling units affordable to lower income households.

Provisions to implement the affordable housing proposal shall be included in the PUD supplemental regulations or the development agreement, or both, as determined by the City.

The proposed project will provide 32 affordable housing units, which is 4 more than the existing 28 unit building, which is also considered affordable housing. The proposal is for (23) 1 bedroom units (816 SF) and (9) 2 bedroom units (900 SF). The proposed units are slightly larger than the existing units.

The White/State/Henry redevelopment is part of an overall plan by the Ann Arbor Housing Commission to ensure the long term viability and affordability of the units under their control. The AAHC intends to convert these public housing 3 units to project based Section 8 vouchers via participation in HUD's Rental Assistance Demonstration Program ("RAD"). Under the RAD program, the AAHC would essentially exchange operating and Capital subsidies under the Public Housing program for long term Section 8 Project based rental assistance contracts, thus allowing the AAHC access to the Private financing markets (equity and debt) to renovate their public housing properties. This is a means of retaining the long term viability of the public housing resources in the community.

(f) The supplemental regulations shall include analysis and justification sufficient to determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.

See attached supplemental regulations.

(g) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district shall be provided and, where feasible, the proposal shall encourage and support the use of alternative methods of transportation.

Pedestrian circulation will be accommodated by a series of paved walks linking the street row walks with the building. The main entrances into the first floor apartment building will be at grade level, with no steps to act as a barrier from the parking areas. The covered unit entries will serve to protect arriving residents, especially those with mobility impairments. The units will have interior corridor access only. First floor units will be accessed from the interior side of the site, while upper levels will have street side entry via perimeter walks.

The adjacent parking lot is secured and located on the north side yard area to ensure easy access by automobiles and bicycles. There are 14 auto parking spaces and 7 bicycle spaces interior to building proposed to serve the 32 units. The accessible parking is located adjacent to the barrier-free units entrance, giving mobility impaired residents and visitors easy and quick access to front door. Limited parking will require a variance, and supplemental parking alternatives, such as street parking which will be addressed by the PUD.

(h) Disturbance of existing natural features, historical features and historically significant

architectural features of the district shall be limited to the minimum necessary to allow a reasonable use of the land and the benefit to the community shall be substantially greater than any negative impacts.

There are no woodlands, wetland, water courses, steep slopes, floodplains and/or endangered species habitat on the site. Several landmark trees will be removed and replaced with new trees on-site, due to the proximity to building, the regrading of site, and unhealthy condition of trees.

(i) List any modifications of the City Code that are requested; provide justification for each modification.

Modifications of the city ordinance will be required to provide expanded affordable housing and the community benefits listed previously. The proposed front setbacks along White Street (20-4 1/8") and State Street (20'), will match the existing building setbacks at each side, thus requiring a variance from the required averaging of adjacent residences at White Street (33.05') and State Street (31.6'). The front setback at Henry Street is proposed to be 13' in lieu of the required 25' setback. The proposed building will be positioned further south, to allow for the landscape buffer on the north side of site, where there currently is none.

The conflicting land use buffer on the north property line will vary in width from 6'-2" to 15' wide, due to the building configuration. The required conflicting land use buffer width is 15'. The reduced portions of the buffer will still allow for evergreen shrub screen plantings.

The allowable density is determined by land area per unit, and would only yield an allowable unit count of 17 units. 32 units are proposed and exceed the exist 28 units by 4 units. This noncompliance was needed to be able to expand the affordable housing on-site, and to allow for a viable project.

STAFF COMMENTS

Parks - Based on the Parks and Recreation Open Space Plan formula, the requested park contribution would be \$19,840.00 for 32 units. This contribution would be used to improve nearby parks such as Rose White, Frisinger or Woodbury. However, staff understands the requested contribution cannot be provided by the petitioner because this project is required to have a 100% cost certification conducted by an auditor, and contributions are not an eligible expense.

Engineering – Impacts to the sanitary sewer system are being modeled. Further information will be forthcoming. The footing drains of one home, or flow equivalent to 3.6 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

Planning – Staff supports the redevelopment of this site and the addition of 4 residential units, for a new total of 32 units. In exchange for the increased residential density, reduced front, side and rear building setbacks, reduced parking and reduced conflicting land use buffer and landscape screening along the north property line, the petitioner proposes all dwelling units to be affordable to lower income households, increased open space, improved housing stock, and pedestrian connections within the complex and to public transportation. This building is currently an existing non-conforming structure due to setbacks, landscape screening, parking and density.

This site is required to have a minimum of 48 parking spaces based on 1.5 spaces/unit. Staff supports the reduction of 34 spaces as the petitioner has demonstrated the reduced need for parking spaces due to the residents strong preference for public transportation and the availability of on-street parking on White and Henry streets fronting this project.

Prepared by Chris Cheng & Lesley Rivera
Reviewed by Wendy Rampson

Attachments: 4/14/15 Citizen Participation Meeting Minutes
7/17/15 Draft PUD Supplemental Regulations
PUD Site Plan
Landscape Plan
Elevations

c: Petitioner: James Pappas – Fusco, Shaffer & Pappas, Inc.
550 East Nine Mile Road
Ferndale, MI 48220

Owner: City of Ann Arbor Housing Commission
727 Miller Avenue
Ann Arbor, Michigan 48103

Systems Planning
File Nos. SP15-021 & Z15-004

Citizen Participation Report White State Henry Apartments

The Ann Arbor Housing Commission and its developer, Norstar Development USA, L.P. held a Citizen Participation Meeting on Tuesday, April 14th at 7 p.m. The meeting was held in the community room of Cobblestone Farm, 2781 Packard, Ann Arbor, 48104. Prior to the meeting, the enclosed postcard invitation was sent to each of the 481 property owners and/or tenants (if different) who reside within 1,000 ft of the project. Mailing labels were provided by the City's Planning Department. A total of seventeen (17) postcards were returned to AAHC indicating that the address was vacant and the postcard was unable to forward. Copies of the returned postcards are enclosed.

Five (5) individuals attended the meeting and the sign in sheet is included. AAHC and Norstar provided an overview of the proposed project including the proposed unit count, bedroom mix, amenities and features. Additionally, AAHC provided background on the agency's effort to upgrade its current housing portfolio through the Rental Assistance Demonstration (RAD) Program through the U.S. Department of Housing and Urban Development (HUD); and, AAHC provided details on the details of the temporary relocation that will take place once the project proceeds to construction. AAHC stressed that every current resident has the right to move back to the site once complete.

Summary of Comments/Questions Raised at Meeting:

1) One attendee was unsure of the aesthetics of having the balconies facing the street. She said that the current building is unobtrusive and you do not know it is there. The balconies facing the street makes it have a different feel to it. Norstar explained that balconies are small and recessed, not protruding. She asked that photos and locations of other balconies that are recessed be distributed to the group so that they would have an idea of what they will look like.

Two people in attendance, a resident who lives at WSH, and the sister of a WSH resident really liked the balconies and appreciated having a private outdoor space to escape to.

2) One of the neighbors noted that depending on the tree height and width – the balconies may be mostly blocked. AAHC and Norstar agreed to get the details of the plant materials that will be used in the landscaping plan for the site.

3) Attendees ask for information about the AAHC rules related to outdoor space. AAHC agreed to circulate the property management rules.

4) The existing apartments have two (2) existing points of vehicular access to the parking lot – White and State Streets. Attendees were asked their thoughts on the concept of eliminating the State Street point of access. Attendees generally agreed that two means of access was preferred but limiting the State Street access to one way traffic into the site would be best alternative.

Follow up to Comments/Questions Raised at Meeting:

Approximately a week after the meeting, the enclosed memorandum was sent to meeting attendees.

Sign In Sheet

<u>Name</u>	<u>Address</u>	<u>Email</u>
Melissa Blake		elmo0781@yhdco.com
Sam Con	37A Henry	smcapi@yahoo.com
W James Ely	719 Henry	akeys26@yahoo.com
Cynthia Akel	810 Henry #1	cah@edl.com
Brian Conway	1950 S Industrial	BRIAN@CUBSAC.COM

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Follow up Information Sent to
Meeting Attendees



April 22, 2015

Dear Resident of the Greater White State Henry Neighborhood:

Thank you for coming to the Citizen Participation Meeting held on April 14th at Cobblestone Farm regarding the planned redevelopment of the White State Henry Apartments located 701 Henry Street in Ann Arbor. We appreciate you taking the time to become informed about the project and to provide input to the development process.

As a follow up to the discussion held at the meeting, we are providing information regarding the design and aesthetics of the new balconies, the management policies of the Ann Arbor Housing Commission related to outdoor space, and the specifics of the landscaping materials to be used in the new development.

First, included please find a few visual examples of buildings located in Ann Arbor, Chelsea and Detroit which have recessed balconies. While the balconies proposed for the White State Henry redevelopment may be slightly different in dimension, location or material from the examples, we feel that the examples will provide a good representation of the planned project. The photos that best resemble the balconies planned for the project are Gardenview Estates in Detroit and The Pines in Chelsea.

Second, please find the written policy of the Ann Arbor Housing Commission (AAHC) regarding the tenant requirements related to outdoor patio, porch and balcony spaces. As outlined in the policies, tenants are required to maintain patios, porches and balconies free of debris and to adhere to the rules regarding noise. Related, please find an example of the regular notices provided to tenants regarding property management requirements.

Lastly, while the design team is still finalizing the site plan please and the landscaping detail for the project the design will be in conformance with the City requirements. The Code provides that street trees shall be planted at 30' on center. The species to be specified will be from the Ann Arbor Street tree list, branched at 5' height minimum. All grown to have full heads and will screen the balconies well from the residents across the street. The species of trees that are allowed by the City include: Northern Red Oak (*Quercus rubra*), London Plane Trees (*Platanus acerifolia* 'Columbia'), Accolade Japanese Elm (*Ulmus japonica* 'Accolade'), and Hackberry (*Celtis occidentalis*).



Once again, thank you for your interest in the project. As reported at the meeting, the project proposal is scheduled to go the City Planning Commission on July 7th. Please check the City's web site to confirm meeting dates/times at www.a2gov.org.

Please feel free to contact me with any questions or to seek additional information.

Lori Harris
Norstar Development USA, L.P. (Development Partner of the Ann Arbor Housing Commission)
lharris@norstarus.com
(518)431-1051

CC: Ms. Jennifer Hall, Executive Director, Ann Arbor Housing Commission

White/State/Henry PUD Supplemental Regulations

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the orderly and efficient development of an affordable housing development on this site. These regulations promote that by specifying the range of permitted principal and accessory uses.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows:

Land situated in the City of Ann Arbor, Washtenaw County, Michigan, to- wit: LOTS 5 & 6 N 7.48 FT LOT 7 ALL LOTS 14 15 16 & N 7.48 FT LOT 17 ALSO E 1/2 VACATED ALLEY ADJ LOT 14 ON W & ALL OF VACATED ALLEY BET LOTS 5,6,15,16, & N 7.84 FT OF LOTS 7 & 17 BLK 3 HAMILTON ROSE & SHEEHAN ADDN

Further, the provisions of these regulations shall be adopted and incorporated into the White/State/Henry PUD (Planned Unit Development) District. These regulations, however, are intended to supplement only those provisions in the City Code that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Code.

Section 3: Findings

During the public hearings on the Planned Unit Development, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the property described above for an affordable housing complex and community center use that can only be achieved under the PUD Zoning.
- (B) The development and availability of 32 units of affordable housing for lower income households in the City of Ann Arbor will expand the supply of affordable housing and will have a beneficial effect for the City of Ann Arbor.
- (C) The property described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein constitute neither the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

- (A) Permitted principal uses shall be:

Affordable Housing Units: A maximum of 35 residential dwelling units, and a minimum of 30 residential dwelling units shall be permitted. All residential dwelling units on site shall be

affordable to lower income households, as defined in Chapter 55 of Ann Arbor City Code, at 60% or below of the Area Median Income (AMI), as determined by the United States Department of Housing and Urban Development. Affordable housing units shall be made available for lease or sale to eligible lower income households consistent with City ordinances, policies and regulations regarding affordable housing, and under terms reasonably acceptable to the City.

Community Center: General gathering area and office space related to the leasing and maintenance of the rental units occupying no more than a maximum of 4,000 square feet of floor area on the ground floor is permitted.

_(B) Permitted accessory uses shall be:

Those accessory uses permitted in the R4C Multiple Family Dwelling District

(C) Setback Requirements:

Front (east) – 20 feet minimum

Front (west) – 20 feet minimum

Front (south) – 10 feet minimum

Rear (north) – 30 feet minimum

Side (north) - 30 feet minimum

(D) Height: 35 feet, 3 stories maximum

(E) Lot Size: 0.85 acre minimum

(F) Usable Open Space:

Minimum: 45% Open Space

(G) Parking – Off-street parking shall be provided as follows:

A minimum of 14 parking spaces

A minimum of 7 Class A bicycle spaces

(H) Landscaping, Screening and Buffers:

Landmark tree replacements are to be native species. The conflicting land use buffer running along the north property line shall be a minimum of 5.5 feet wide. All exterior trash enclosures and utility meter locations shall be screened either via decorative fencing or vegetation.

(I) Site Access:

One access drive shall be provided for the residential and community center buildings with two-way ingress/egress provided off White Street and one-way egress off South State Street.

(J) Architectural Design:

General: Principal exterior materials of the building facades shall be brick, panelized exterior cladding materials plus accent materials. Acceptable materials shall include: fiber cement siding, split face block concrete masonry units (CMU), Burnished Block CMU, metal or vinyl siding and composite trim.

Details: All building façades shall be detailed to provide architectural relief, accent materials, fenestration, and balconies. All architectural design, materials, and colors are to be visually compatible with the surrounding neighborhood. All decks and patios shall have a minimum square footage of 50 square feet with a depth no less than five feet. Each dwelling unit shall have a porch or balcony.

(K) Entrances:

Public entrances to buildings shall be provided in no fewer locations than the following:

Primary pedestrian entrance(s) to the ground floor residential units shall be provided from the stoops along White Street, Henry Street and South State Street. At least two sidewalk entrances to the residential units shall be accessible from South State Street and White Street.

(L) Phasing:

The PUD shall be constructed in one phase.



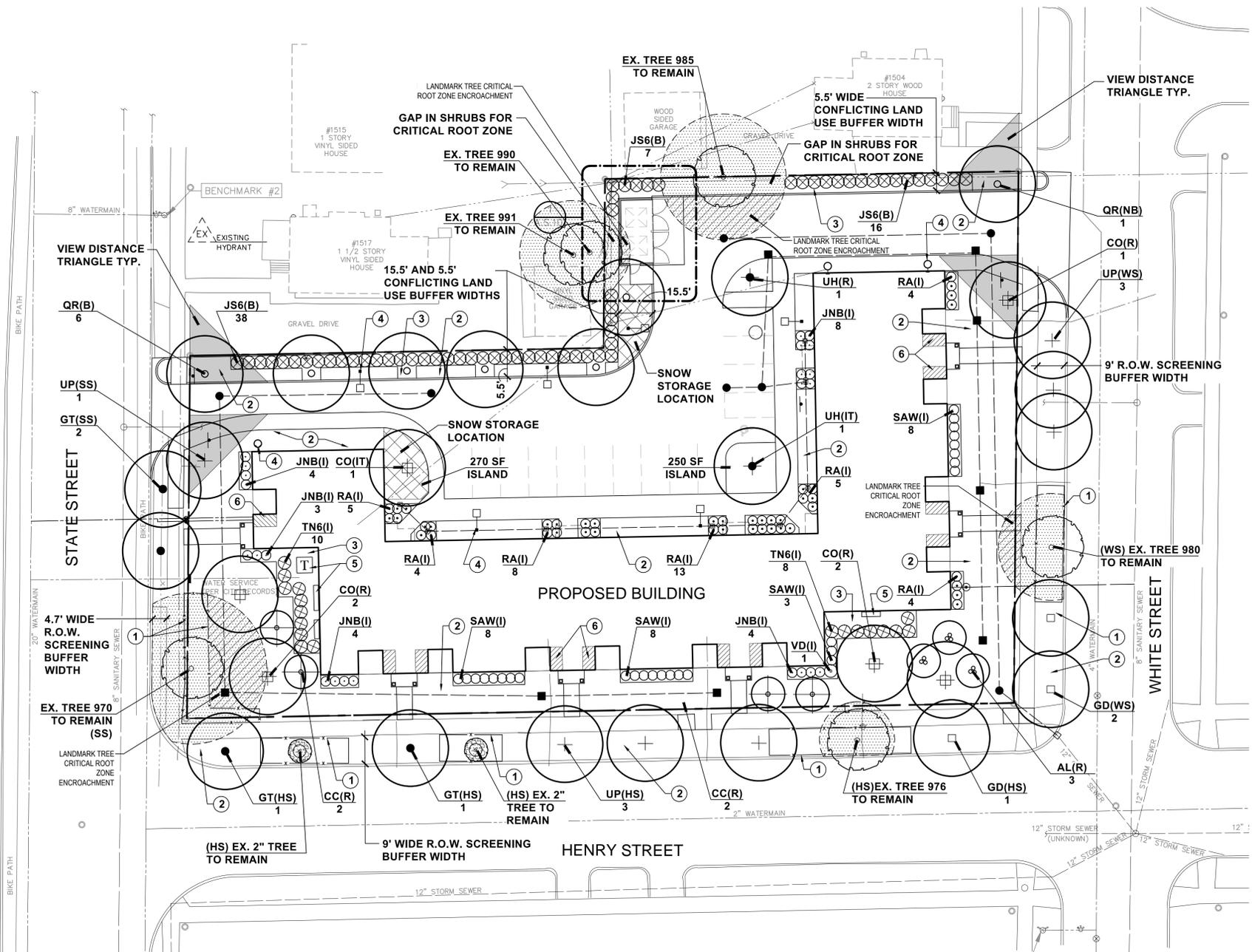
SITE/PLANTING PLAN



NORTH

NORSTAR DEVELOPMENT USA, L.P.
PROPOSED APARTMENT DEVELOPMENT
 ANN ARBOR MICHIGAN

FSP FUSCO,
 SHAFFER &
 PAPPAS, INC.
 ARCHITECTS & PLANNERS
 550 E. NINE MILE RD.
 FERRISDALE, MICHIGAN 48220
 PHONE 248-543-4100 FAX 248-543-4102



1 SITE PLANTING PLAN
 LS2 SCALE 1" = 20' NORTH

RIGHT-OF-WAY SCREENING

PLANT LIST - STATE STREET TREE (SS)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
1	UP	Princeton Elm <i>Ulmus americana 'Princeton'</i>	2.5" Cal.	B&B
2	GT	Thomless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
1		Existing Tree to Remain		

RIGHT-OF-WAY SCREENING

PLANT LIST - HENRY STREET TREE (HS)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
1	GD	Kentucky Coffee Tree <i>Gymnocladus dioica</i>	2.5" Cal.	B&B
2	GT	Thomless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
3	UP	Princeton Elm <i>Ulmus americana 'Princeton'</i>	2.5" Cal.	B&B
3		Existing Tree to Remain		

RIGHT-OF-WAY SCREENING

PLANT LIST - WHITE STREET TREE (WS)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
2	GD	Kentucky Coffee Tree <i>Gymnocladus dioica</i>	2.5" Cal.	B&B
3	UP	Princeton Elm <i>Ulmus americana 'Princeton'</i>	2.5" Cal.	B&B
1		Existing Tree to Remain		

PLANT LIST - CONFLICTING LAND USE BUFFER (B)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
7	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" Cal.	B&B
61	JS6	Spartan Juniper <i>Juniperus 'Spartan'</i>	6' Ht.	B&B

PLANT LIST - INTERIOR ISLAND TREES (IT)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
1	CO	Hackberry <i>Celtis occidentalis</i>	2.5" Cal.	B&B
1	UH	New Harmony Elm <i>Ulmus americana 'New Harmony'</i>	2.5" Cal.	B&B

PLANT LIST - LANDMARK TREE REPLACEMENT (R)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
3	AL	Serviceberry (counted as 3" cal.) <i>Amelanchier laevis</i>	8" Ht.	B&B
5	CO	Hackberry <i>Celtis occidentalis</i>	2.5" Cal.	B&B
4	CC	Eastern Redbud (counted as 3" cal.) <i>Cercis canadensis</i>	8" Ht.	B&B
1	UH	New Harmony Elm <i>Ulmus americana 'New Harmony'</i>	2.5" Cal.	B&B

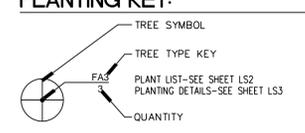
PLANT LIST - INTERIOR (I)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
23	JNB	New Blue Tams Juniper <i>Juniperus L. 'New Blue'</i>	24" Spr.	Cont.
43	RA	Gro-low Fragrant Sumac <i>Rhus aromatica 'Gro-low'</i>	24" Ht.	Cont.
27	SAW	Anthony Waterer Spiraea <i>Spiraea 'Anthony Waterer'</i>	24" Ht.	Cont.
18	TN6	Arbovitae <i>Thuja nigra</i>	6' Ht.	B&B
1	VD	Arrowwood Viburnum <i>Viburnum dentatum</i>	3' Ht.	B&B

NOTE KEY:

- ① SNOW FENCE - TREE PROTECTION FENCE - SEE SHEET 2/LS1
- ② IRRIGATED LAWN
- ③ CONTINUOUS MULCH BED, 4" DEPTH
- ④ LIGHT FIXTURE - SEE SITE ELECTRICAL PLANS
- ⑤ BUILDING UTILITIES - SEE ELECTRICAL AND MECHANICAL PLANS
- ⑥ AC/MECH. UNITS VENTING EXHAUST AIR TO BUILDING EXTERIOR

PLANTING KEY:



NOTES:

1. NO PLANTINGS SHALL BE INSTALLED WITHIN 5' OF A FIRE HYDRANT.
2. BIKE RACKS - BIKE PARKING IS PROVIDED INSIDE THE BUILDING - SEE SHEETS A101 / AS101

CRITICAL ROOT ZONE (CRZ) = 1 RADIAL FOOT PER CALIPER INCH AT DBH (IE 14" TREE = 14'R CRZ)

DATE	ISSUE
07.15.15	PUD RESUBMISSION#3
07.08.15	PUD RESUBMISSION#2
06.24.15	PUD RESUBMISSION
05.29.15	PUD REV. SUPPLEMENT
05.18.15	PUD SUBMISSION
	DATE
	ISSUE

KEY PLAN

FSP PROJECT NO. NDU15.007

DRAWING TITLE

SITE PLANTING PLAN



HENRY STREET ELEVATION (SOUTH)



WHITE STREET ELEVATION (EAST)

STATE STREET ELEVATION (WEST)

NORSTAR DEVELOPMENT USA, L.P.
PROPOSED APARTMENT DEVELOPMENT
 ANN ARBOR MICHIGAN

FSP FUSCO,
 SHAFFER &
 PAPPAS, INC.
 ARCHITECTS & PLANNERS
 530 E. NINE MILE RD.
 FERNDALE, MICHIGAN 48220
 PHONE 248.543.4100 FAX 248.543.4141



COURT SIDE ELEVATION (EAST)



COURT SIDE ELEVATION (WEST)



COURT SIDE ELEVATION (NORTH)