

M E M O R A N D U M

To: Brett Lenart, AICP, Planning Manager City of Ann Arbor, Kevin S. McDonald, Senior Assistant City Attorney, City of Ann Arbor, Jeff Kahan, AICP, City Planner, City of Ann Arbor & Derek Delacourt

From: Timothy A. Stoepker, Dickinson Wright, PLLC

Date: September 12, 2018

Re: Trinitas Cottages at Barton Green, Ann Arbor, Michigan

On September 4, 2018, Trinitas, city staff, and members of the community met with regard to the proposed development during which we identified certain action items which are memorialized below. The action items were derived from comments made at the City Council meeting on meeting on July 16, 2018 by members of the Council and the community.

In advance of the next City Council meeting scheduled for September 17, 2018, we would like to address the items listed below:

1. Confirmation that the park area as shown in the site plan will be transferred to the City per the development agreement upon approval of the project.

2. Elimination of a total of 10 units. Elimination of all 6-bedroom units. Elimination of a total of 28 beds. See attached conceptual plan.

3. Addition of 8 single family homes on St. Regis Way. See attached conceptual plan.

4. Green/sustainable initiatives for the clubhouse and residential buildings. See attached list.

5. Elimination of 28 parking spaces and deferring 26 parking spaces, subject to the terms of the development agreement based upon administrative/staff review of objective criteria. See attached conceptual plan.

6. Replacement of 40 Class C bike parking spaces with 40 Class B covered bike parking spaces. See attached conceptual site plan.

7. Trinitas will include a “no public street parking” provision in its standard lease for the units at the Cottages at Barton Green similar to the following: “residents shall not park in adjacent neighborhoods or on public streets outside of the property. Resident shall pay Landlord the lesser of \$25.00 per violation or \$100.00 per month in which such violations occur for one or more violations.”

MEMO: The City of Ann Arbor
DATE: September 12, 2018
PAGE: 2

8. City verification that all traffic studies have been completed and verified by the City and provided to Trinitas.

9. City verification of whether a crossing guard or other method for monitoring pedestrian crossing is warranted at Pontiac Trail near the school. Currently there are crossing guards at 3 locations adjacent to the school at the corner of Pontiac Trail and Barton Drive, Additionally, a pedestrian crosswalk and signal are located at the intersection of Pontiac Trail and Barton Drive. Please see attached diagram for locations.

10. Trinitas will provide two (2) private shuttle buses for use by residents that operate Monday through Friday from 7 AM to 7 PM with extended weekend hours as necessary. Shuttle schedules will be reviewed annually to continue to be as efficient and effective for residents as possible. Additionally, five (5) rideshare/carpool parking spaces will be included near the clubhouse.

11. City has verified that the adjusted plan (less units, less bedrooms, covered bike parking, banked parking, same building foot prints and same drainage plan) will not result in significant changes to the review process and will not require resubmittal to the Planning Commission and that the City review and comments will be completed in advance of the City Council meeting scheduled for September 17, 2018.

Additionally, the City has confirmed the date of the City Council meeting on September 17, 2018 when it will review the updated site plan information and act on the site plan application and confirm when we might receive the proposed revised development agreement.

Potential Building Plan Changes:

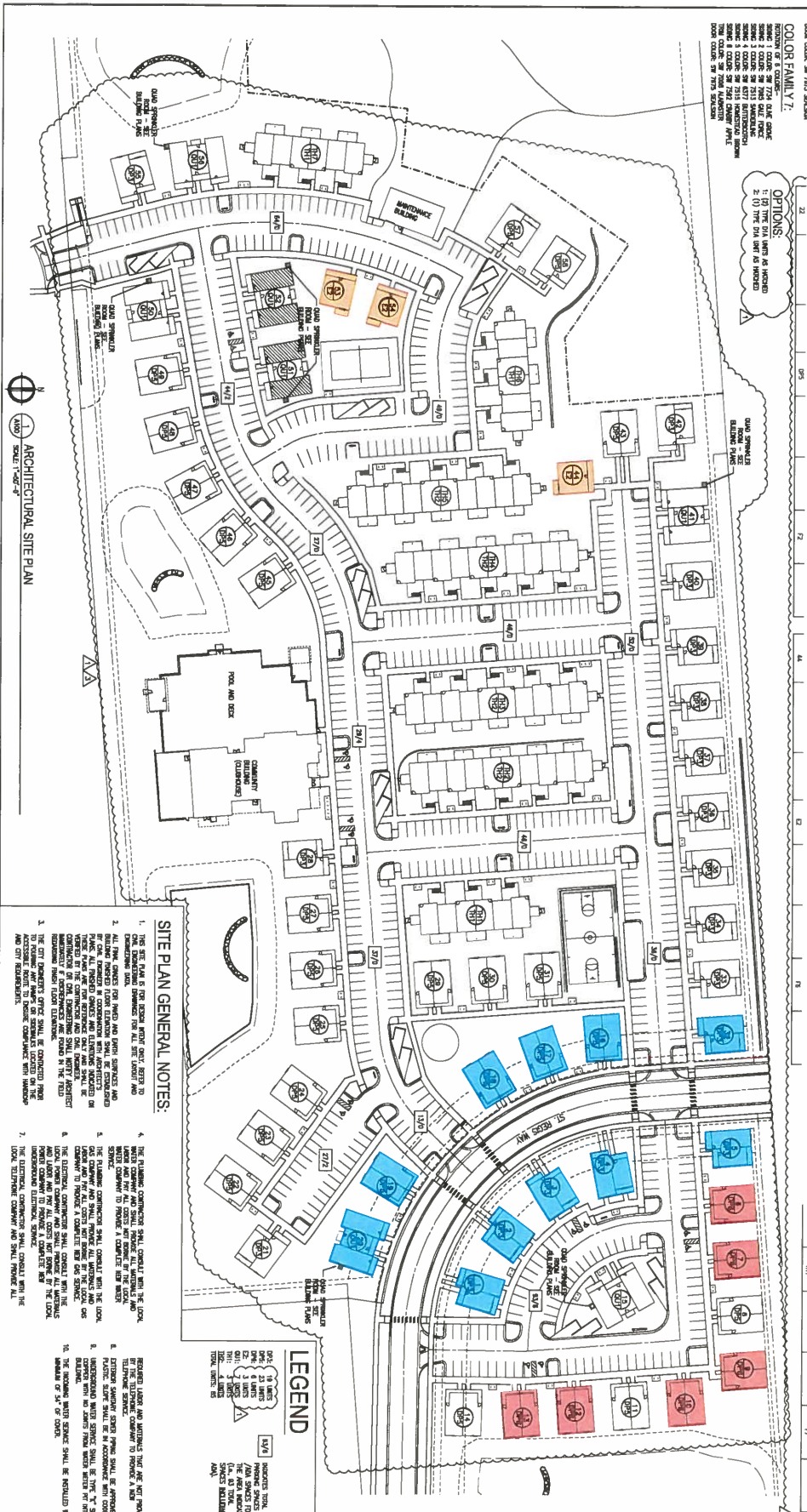
Red = DP6 units to DP5 units (Eliminate all 6 bed units)

Blue = Replace units with single-family homes and place along public street (add 8 single-family homes)

Orange = Replace E2 unit with DP5 units

Result = 8 Added single-family homes, no 6-bed units, 10 less units, and 28 less beds

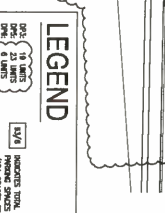
JILDLING SCHEDULE					
ADDRESS	BUILDING TYPE	ELEVATIONS	OPTIONS	COLOR FAMILY	MIRRORED
	DP7			F1	
	DP6			F2	
	DP5			F3	
	DP5			F4	
	DP5			F5	
	DP5			F6	
	DP5			F7	
	DP5			F8	
	DP5			F9	
	DP5			F10	
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OPTIONS:
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SITE PLAN GENERAL NOTES:

- THE SITE PLAN IS FOR RECORD PURPOSES ONLY. REFER TO EXISTING RECORDS.
- ALL FINAL DIMENSIONS FOR ALL SITES, LOTS, AND BUILDINGS SHALL BE SHOWN ON THE FINAL SITE PLAN AND SHALL BE APPROVED BY THE CITY ENGINEER.
- THE CITY ENGINEER SHALL BE CONSULTED WITH REGARD TO ANY CHANGES TO THE SITE PLAN OR THE BUILDING PLAN.
- THE PLANNING DEPARTMENT SHALL CONSULT WITH THE LOCAL HEALTH DEPARTMENT AND THE LOCAL SANITATION DEPARTMENT TO ENSURE THAT ALL REQUIREMENTS FOR WATER SUPPLY, SEWERAGE, AND SOLID WASTE DISPOSAL ARE MET.
- THE PLANNING DEPARTMENT SHALL CONSULT WITH THE LOCAL FIRE DEPARTMENT TO ENSURE THAT ALL REQUIREMENTS FOR FIRE PROTECTION ARE MET.
- THE PLANNING DEPARTMENT SHALL CONSULT WITH THE LOCAL POLICE DEPARTMENT TO ENSURE THAT ALL REQUIREMENTS FOR POLICE PROTECTION ARE MET.
- THE PLANNING DEPARTMENT SHALL CONSULT WITH THE LOCAL PUBLIC WORKS DEPARTMENT TO ENSURE THAT ALL REQUIREMENTS FOR PUBLIC UTILITIES ARE MET.
- THE PLANNING DEPARTMENT SHALL CONSULT WITH THE LOCAL PUBLIC HEALTH DEPARTMENT TO ENSURE THAT ALL REQUIREMENTS FOR PUBLIC HEALTH ARE MET.
- THE PLANNING DEPARTMENT SHALL CONSULT WITH THE LOCAL HISTORIC COMMISSION TO ENSURE THAT ALL REQUIREMENTS FOR HISTORIC PRESERVATION ARE MET.
- THE PLANNING DEPARTMENT SHALL CONSULT WITH THE LOCAL ENVIRONMENTAL COMMISSION TO ENSURE THAT ALL REQUIREMENTS FOR ENVIRONMENTAL PROTECTION ARE MET.



PROJECT TITLE: THE COTTAGES AT BARTON GREEN A TRINITAS DEVELOPMENT
 ANN ARBOR, MICHIGAN

PROJ. NO. 121517

ARCHITECTURAL SITE PLAN

A100



Potential Vehicular and Bike Parking Plan Changes:

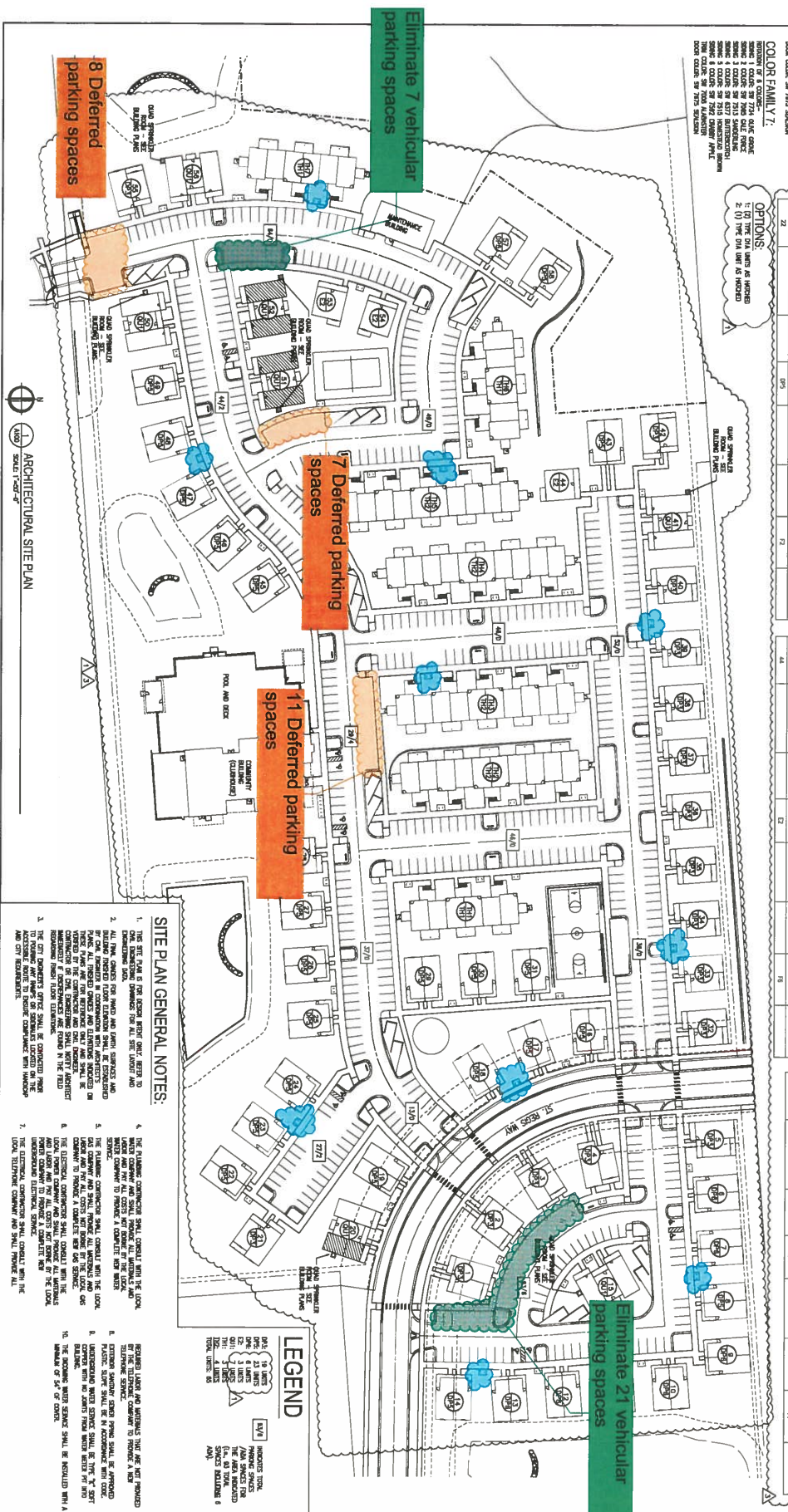
Green = Eliminate 28 vehicular parking spaces

Blue = Replace class C bike parking with class B bike parking (40 protected bike spaces)

Orange = 26 potential deferred parking spaces

Result = 54 less parking spaces and 40 added covered bike parking spots

BUILDING SCHEDULE						
T	ADDRESS	BUILDING TYPE	ELEVATIONS	OPTIONS	COLOR FAMILY	HARBORED
1	575	3	12	1	1	
2	575	3	12	1	1	
3	575	3	12	1	1	
4	575	3	12	1	1	
5	575	3	12	1	1	
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100	575	3	12	1	1	



SITE PLAN GENERAL NOTES:

1. THE SITE PLAN IS FOR ACQUISITION ONLY. REFER TO EXISTING RECORDS.
2. ALL PAVED AREAS FOR DRIVEWAYS AND DRIVEWAYS SHALL BE CONFORMED TO THE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR PAVED AREAS. THE FINISHING CONTRACTOR SHALL CONSULT WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR PAVED AREAS. THE FINISHING CONTRACTOR SHALL CONSULT WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR PAVED AREAS.
3. THE CITY ENGINEER'S OFFICE SHALL BE CONTACTED FOR THE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR PAVED AREAS.
4. THE FINISHING CONTRACTOR SHALL CONSULT WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR PAVED AREAS.
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6. THE FINISHING CONTRACTOR SHALL CONSULT WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR PAVED AREAS.
7. THE FINISHING CONTRACTOR SHALL CONSULT WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR PAVED AREAS.

LEGEND

- Handicapped Space
- ADA Compliant Space
- Other Parking

PROJECT TITLE:
THE COTTAGES AT BARTON GREEN
A TRINITAS DEVELOPMENT

ANN ARBOR, MICHIGAN

ARCHITECTURAL SITE PLAN

A100

12/15/17

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ARCHITECTURAL SITE PLAN

COMMUTING TO A2 STEAM 2017-2018

WHERE CAN I PARK?

This year the school lots will not be available for drop-off and pick-up of students.



Northside Community Church and Bethel A.M.E. have graciously agreed to let our parents use the parking lots during drop-off and pick-up times to leave cars for up to 30 minutes.

WHERE CAN I PARK ON THE STREET?

Legal street parking on:

Taylor Street*
 Peach Street*
 Pear Street*
 John A Woods Drive
 Chandler Road
 Amhurst Avenue

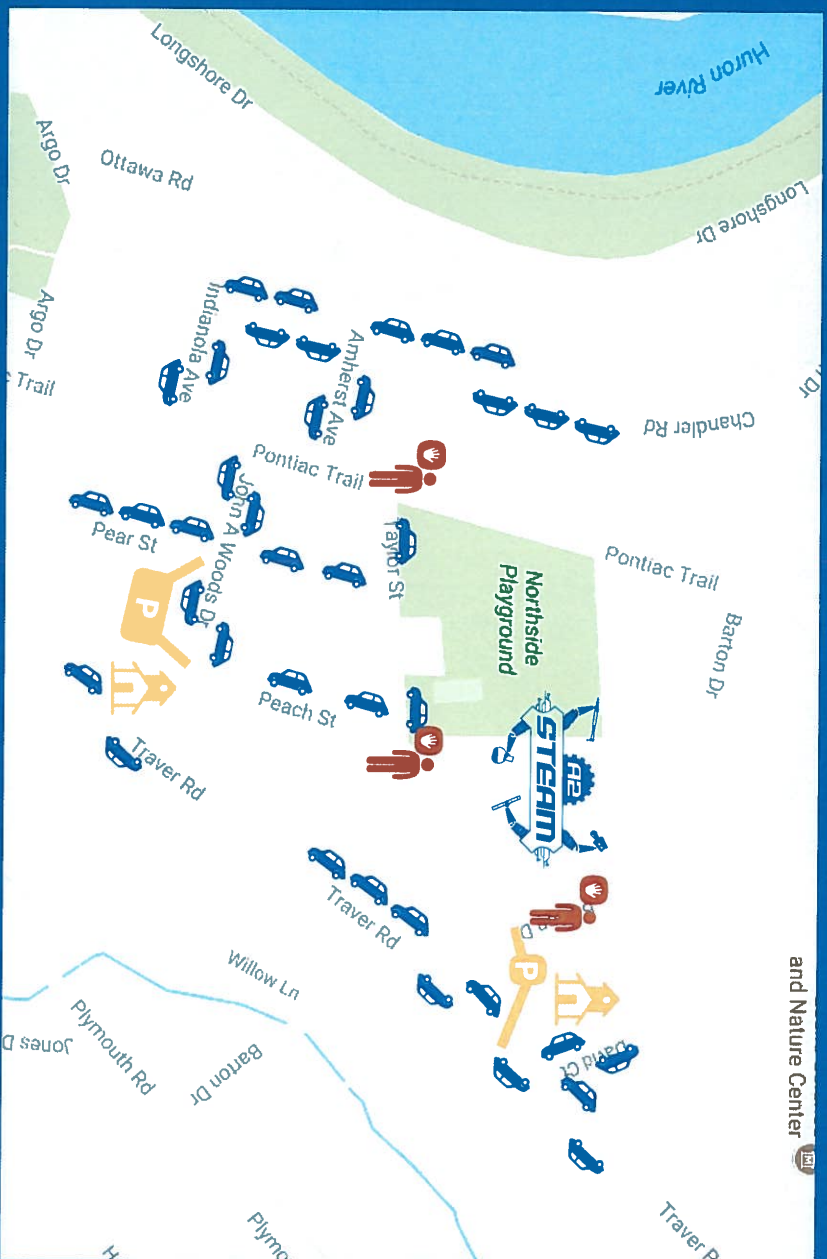
Indianola Avenue
 Traver Road
 David Ct.



*parking on one side of the street only- look for posted signs

BEING GOOD NEIGHBORS

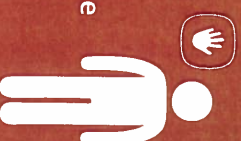
- Do not stop to discharge or pick up passengers on Pontiac Trail or Barton Drive.
- When street parking, please do not block driveways or fire hydrants.
- Please do not idle your car.
- Please obey all parking signs.



HOW WILL MY CHILD SAFELY CROSS THE STREET?

A crossing guard is located at the Barton Drive crosswalk in front of the STEAM school. Parents are encouraged to walk their children to campus, however it is not mandatory. Other crosswalks will be monitored by volunteer Corner Captains to assist with safety. There are crossing guards at:
 Barton Drive @ STEAM Entrance,
 Peach St and Taylor St,
 Pontiac Trail and Taylor St.

We are recruiting volunteer Corner Captains for the 2017-18 school year. If interested, please email info@a2steampto.org





Green Initiative Overview: Cottages at Barton Green

Ann Arbor, MI

Purpose

To identify ways the Cottages at Barton Green can use sustainable building or site elements to enhance the project design and promote the local environmentally friendly initiative.

Clubhouse Building Design Prerequisites

Clubhouse building will comply with ASHRAE 90.1-2007

Building Envelope:

- o Window = 0.40 U-Factor nonmetal, 0.50 U-Factor metal, 0.40 SHGC
- o Roof Insulation Value = R20
- o Wall Insulation Value = R13 wood framed wall
- o Slab Insulation Value = R15
- o Foundation Wall R Value = Not required

Residential Building Design Prerequisites

Duplex, Singles, Quads, and Townhomes buildings will comply with State Residential Code

Building Envelope:

- o Window = 0.35 U-Factor
 - o Roof/Attic Insulation Value = R38 continuous
 - o Wall Insulation Value = R13 framed walls
 - o Slab Insulation Value = R10
 - o Foundation Wall Value = R10 continuous
-
- Building envelope must be caulked and sealed.
 - Supply ducts in attics must be insulated to R8, return ducts in unconditioned spaces must be insulated to R6
 - All ducts must be sealed and installed entirely within the building thermal envelope
 - 50% of the lighting "lamps" must be high efficiency. Compact fluorescents qualify.

Sample Green Initiatives to be Implemented

- Install electrical vehicle supply equipment (EVSE) in 2% of all parking spaces used by the project. Clearly identify and reserve these spaces for the sole use by plug-in electric vehicles.
- Provide long-term bicycle storage for more than 30% of the units. This would include either covered bicycle parking or bicycle lockers.
- Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity. This includes 9.86 acres of high-quality woodland and a 3-year restoration plan.
- Install Energy Star or performance equivalent appliances.
- Install low-flow plumbing fixtures throughout the clubhouse.
- Eliminate irrigation and utilize natural features / rainwater for landscaping.



- Reduce the environmental and economic harms of excessive energy use by achieving a minimum level of energy efficiency for the clubhouse building and its systems. This would include energy modeling reflecting a 5% improvement in energy performance and air-flow testing.
- Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the clubhouse building and throughout the site.
- Develop and implement a construction and demolition waste management plan: establish waste diversion goals for the project by identifying at least five materials (both structural and nonstructural) targeted for diversion. Approximate a percentage of the overall project waste that these materials represent.
- Purchasing a minimum of 10% regional building materials (by cost) that are sourced/manufactured within 500 miles of the development.
- Incorporating permeable paving for a portion of the site hardscape.
- Prohibit smoking within the clubhouse and surrounding area.
- Each ventilation system in the clubhouse that supplies outdoor air to occupied spaces will have particle filters or air cleaning devices that have a minimum efficiency reporting value (MERV) of 13 or higher, in accordance with ASHRAE Standard 52.2–2007. All air filtration media will be replaced after completion of construction and before occupancy.
- Utilize low volatile organic compounds during construction including paint, adhesives, sealants, flooring, composite wood, and insulation throughout the clubhouse.
- Design clubhouse heating, ventilating, and air-conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard 55–2010, Thermal Comfort Conditions for Human Occupancy.
- Provide lighting controls and occupancy sensors within the clubhouse to reduce energy consumption.
- Utilize natural light within the clubhouse and reduce interior light pollution.
- Connectivity to public transportation and use of private mass transit to reduce vehicle emissions.

Potential Points Pursued Similar to Nationally Recognized Standards (The below table is for reference only and not project specific)

Category	Possible Points
Integrative Process	1
Location and Transportation	4
Sustainable Sites	7
Water Efficiency	5
Energy and Atmosphere	6
Materials and Resources	5
Indoor Environmental Quality	10
Innovation	3
Regional Priority	3
Total Potential Points	44