

### **Meeting Information:**

The meeting was held on Thursday May 28, 2020. The GoToMeeting link was started at 5:44pm and was 105 minutes long. The formal presentation began at 6pm.

Due to technical issues, the recording did not begin until 6:22pm during the Midwestern Consulting presentation on the proposed project. A couple participants noted difficulty sometimes seeing cursor in presentation. The cursor was switched in the presentation to resolve the visibility issue and some items were repeated. No other technical difficulties were observed or noted during the meeting.

The CPM postcard was mailed on May 8, 2020 to 222 addresses as provided by the City of Ann Arbor planning department staff. A copy of the postcard was provided to City Staff for posting on their website. A copy of the mailing has been included in this report.

### **Attendees**

The attendees were asked to provide their name and contact information when entering the virtual meeting. The GoToMeeting platform identified 23 attendees to the meeting. The attendee summary is included in the report. Additionally, attendees were asked to provide their preferred contact information in the chat portion of the meeting. Below is a summary of information provided during the meeting for a total of 27 attendees including presenters and owner representatives.

Iddo & Haim Schwartz – developer/owner representative  
Tom Covert – Midwestern Consulting  
Tina Fix – Midwestern Consulting  
Ted Hirsch – Midwestern Consulting  
Bob Overhiser – ADG Architects  
David Plunkett – 248-225-1768, [dep@wwrplaw.com](mailto:dep@wwrplaw.com)  
Angie  
Ashley Hall – [ash.hall6@gmail.com](mailto:ash.hall6@gmail.com)  
Peter Avram – 734-926-8757, [pavram82@gmail.com](mailto:pavram82@gmail.com)  
Bill Hueter  
Celia  
Charles Murphy – [Charlesmurphy27@gmail.com](mailto:Charlesmurphy27@gmail.com)  
Gloria Jones – [Gloria.kathleen.jones@gmail.com](mailto:Gloria.kathleen.jones@gmail.com)  
James & Juliet  
Jessica  
Jon  
Julie Grand  
Mike Bogdan – [michaeljbogdan@yahoo.com](mailto:michaeljbogdan@yahoo.com)  
Rose Bogdan – [Rosemarybogdan@gmail.com](mailto:Rosemarybogdan@gmail.com)  
Pam & Rick Kangas  
Rex Robinson  
Richard Chase - [richard.e.chase@gmail.com](mailto:richard.e.chase@gmail.com)  
Tony Brown  
Travis Radina

### Meeting Summary:

Tom Covert of Midwestern Consulting hosted the meeting and provided general overview of GoToMeeting platform functions. Afterward Tom Covert did a presentation on the proposed project with architectural information provided by Bob Overhiser. A copy of the presentation is included in this report. Below is a summary of comments, concerns, issues, problems expressed by citizen participants (bullets) and applicant statement regarding these topics (A.).

### Site Plan Process

- Is the development happening for sure or still proposing this?
  - A. Tom explained that this was the concept being presented and there would be submittal of a site plan to the City that would go to both Planning Commission and City Council.
- What variances are being requested? How is 4 stories not a variance on height?
  - A. The project does not request a variance for height. Per Unified Development Code, 45 feet is maximum if there is parking below the building
- What is the timeframe? If everything goes perfectly when would the project break ground?
  - A. The concept will be turned into a site plan submittal with the hope to submit to City staff by July.  
Depending on the process, project would break ground in 6-8 months
- Is there going to be a follow up call to address some of the concerns mentioned today?
  - A. Comments from the citizen participation meeting have been reviewed by the development team. No additional CPM meeting is anticipated at this time. There will be several other meetings with the City process with opportunity for public input. Tom explained that a summary of the meeting would be included in the site plan submittal and additional information on future submittals for the project will be available on e-trakit.
- Comment that virtual meeting is not sufficient. Need for face to face meetings.
  - A. The City of Ann Arbor Citizen participation meeting requirements have been temporarily revised to accept virtual meetings during this unique time with the Covid-19 pandemic. The requirements for this meeting have been met.

### Architectural / Building Programming

- How many bedrooms?
  - A. 120 units with 90 units that are 2 bedroom and 30 units that are 3 bedroom units for a total of 270 bedrooms
- Are the buildings identical
  - A. The buildings are identical except that the first floor of one of the buildings will have clubhouse amenities for the residents instead of residential units.
- What will the asking price be/What will the units sell for?
  - A. Mid \$300,000 range per market research
- Affordable housing – Will there be any affordable housing? Why no consideration for affordable housing? Disheartened that there is no affordable housing.
  - A. There is no affordable housing proposed with this project. The previous-concept for Brightdawn Village proposed affordable and workforce housing and was denied.

- Solar Considerations - Are there any actual solar panels being proposed? If solar is not adding height or impacting anything else negatively, it would be a good idea to incorporate. Would solar panels add height to the building?
  - A. Planning staff recommended the development team reach out to the Sustainability Group. This is currently being considered by the developer. Toward this resolve the developer has incorporated elements of sustainability to the project. Electric vehicle charging stations in each building, and bicycle parking spaces in and at each building beyond minimum requirements.  
Solar panels would add approximately 3 feet to the height but this would be about the same height as the coping so it would not be anticipated to add to the 45 foot height of the building per ordinance definition should solar panels be retrofit to the buildings. The development team is also evaluating the electrical vs. gas service based on City suggestion.
- Site context / neighborhood consideration: "It appears plan has been developed without taking into account the surrounding area."
  - A. This plan is a revised concept based on the comments received during review of Brightdawn Village's previous site plan. The density has been reduced to propose a project that is permitted within the existing zoning district. Multi-family residential development is a permitted use within the R4B zoning district.  
The site plan submittal includes a site data comparison chart that outlines differences between this revised site plan and the Brightdawn Village's previous submittal. Additionally, the alternative analysis chart outlines differences between this site plan and previous submittals for the site.

#### **Site Amenities / Site Improvements**

- Are on-site parkland amenities open to the public? If not, how is it a community benefit?
  - A. On-site amenities are not intended to be open to the public. The residents on the site will be part of the community and the amenities are a benefit to these residents.
- With the removal of trees, noise from the highway will become worse.
  - A. A larger portion of existing trees is being preserved with this revised plan, which will aid in noise pollution from the highway.  
The building orientation and proposed building materials are anticipated to aid in mitigation of noise from the highway. Trees to remain and proposed tree plantings along the highway corridor and within the development are anticipated to help with reduction of vehicular noise from the highway. No sound wall is proposed with this project.
- Is there any way that site cleanup can be sped up? Any way the neighbors can help that to be accomplished?
  - A. Tom Covert expressed that citizens could provide pictures of concerns to him via email for follow up.  
The developer/owner has been in communication with City Planning Staff to see what options are for attempting to clean up the site.
- Has the site been tested for lead contamination due to proximity to the highway? What were the results? Concerned about the garden being near the highway. Have EPA guidelines regarding community garden proximity to highway been reviewed?

- A. A Phase 1 Environmental Site Assessment has been completed on the site. No need for additional testing was noted in the assessment and therefore, not performed. There were no items or environmental concerns with the site.
- Is dog run fenced (being on highway side) and is there a barrier between site and highway? The existing fence is in rough shape and would not be sufficient for protection/barrier
  - A. The proposed dog run includes proposed fencing to act as a barrier from the site and the highway and to the areas around the run. No additional fence along the highway is proposed at this time. The existing fence is owned and maintained by the Michigan Department of Transportation, not the developer/owner of the site.
- Drainage concerns along west side of Burton in rear yards of houses on Lillian
  - A. The existing gravel road does not provide a barrier to prevent stormwater runoff from flowing onto the 2700 Burton Road property. This parcel stretches from north to south and is adjacent to the rear yards of lots on Lillian Road. The proposed paving and addition of curb and gutter on Burton Road, in combination with the addition of inlet structures and storm sewer piping, will capture runoff from the road and convey it through the underground storm sewer system. This will prevent road runoff from being allowed to flow directly onto the 2700 Burton Road property.

#### **Off-site improvements**

- Who pays for the improvements to Burton Rd. (paving, curbing, utilities)? Are there shared costs by the City?
  - A. Based on discussion with City Engineering staff, the paving of Burton Road and utility improvements along Burton Road by the developer has been included with the site plan submittal.

#### **Vehicular Traffic**

Vehicular traffic was expressed as a primary concern for the development. Not all comments are noted below but main comments included:

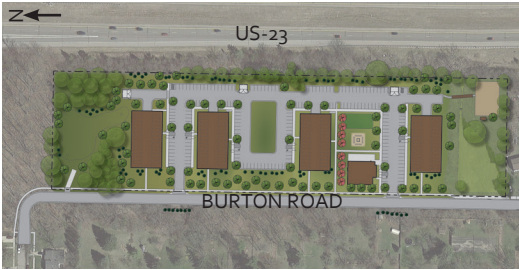
- Concern for full access connection to Eli Road
  - A. Based on previous comments from City staff, the development proposes full access to Eli Road.
- Concerns regarding additional traffic introduced into the Forestbrooke neighborhood and surrounding area.
  - A. With study of the revised site plan it has been modeled and determined that the plan will introduce fewer vehicle trips into the Forestbrooke neighborhood than Brightdawn Village's previously proposed site plan. It is anticipated that 4-5 vehicle trips may access Eli Road from Burton Road.
- What off-site repairs or traffic calming measures are proposed? Repairs to Brandywine & Yost? Additional lanes on Packard Road?
  - A. We are not proposing any traffic calming measures to Brandywine and Yost roads, nor are we proposing any additional lanes of traffic for Packard Road.
- Concerns for pedestrian and bicycle safety in the existing neighborhood. Especially around swimming pool and school
  - A. As noted the project is anticipated to increase vehicular traffic in the neighborhood by 4-5 vehicle trips.

- Concerns on impact to Packard Road, particularly during 4pm hour with existing traffic issues that will be exacerbated with the development. Concern for crosswalk immediately east of site on Packard.
  - A. Please refer to the Traffic Study Addendum of June 9, 2020 for specifics about the traffic impacts. With study there are sufficient existing gaps in traffic to allow for vehicle trips from the project to access Packard Road. The project is only 1% of the total traffic volume at Packard and Platt intersections. The pedestrian crossing to the east of Packard and Burton Road provides a safe crossing opportunity for Packard Road.
- Questions on updated traffic impact study – what areas will be included in the study? Will it take into account streets in the existing neighborhood? Will it include pedestrian and bicycle traffic/safety? When will new counts take place in consideration of reduced traffic with Covid-19?
  - A. The trip generation details have been updated and submitted to the City in the Traffic Study Addendum of June 9, 2020.  
The City provides parameters of what to study and the traffic impact study reflects those requirements. New traffic counts are not being performed at this time due to the Covid-19 pandemic.
- Concerns for not enough parking on the site and the overflow onto neighborhood streets. Considerations if there is no affordable housing – less bus use, 2 cars per unit, teenage drivers, less bike riding, etc. One parking space per unit is not enough. Concerns for site development overflow parking on Eli and Lillian, particularly during swim meets
  - A. The parking along Burton road has been removed from the project and the number of proposed parking spaces has been increased since previous submittals. The proposed development includes 288 parking spaces, which is much more than the 1.5 spaces required per Unified Development Code. We noted that City stakeholders had expressed a concern that there were too many parking spaces proposed.

# **ONLINE RESIDENT PARTICIPATION MEETING!**

A PUBLIC MEETING IS BEING HELD BY: **Glorycrest Burton Road, Inc.**  
FOR A PROJECT AT: **2805 Burton Road, Ann Arbor**

The proposed project includes a multi-family residential development with 120 units within four (4) buildings and a club house. The residential buildings will be four (4) stories.



**CONCEPTUAL PLAN**



**SITE LOCATION MAP**

## **MEETING INFORMATION**

ONLINE VIDEO MEETING via [www.GoToMeeting.com](http://www.GoToMeeting.com)  
Thursday, May 28, 2020 6:00pm - 7:30pm  
Meeting ID: 774-390-501  
Audio Only call toll free: 646-749-3112

For more information or for accommodations for individuals with disabilities, please contact Tom Covert, Midwestern Consulting, LLC at [tjc@midwesternconsulting.com](mailto:tjc@midwesternconsulting.com) or 734-995-0200.

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In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the petitioner for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6264 or [planning@a2gov.org](mailto:planning@a2gov.org).

MIDWESTERN CONSULTING, LLC  
TOM COVERT  
3815 PLAZA DRIVE  
ANN ARBOR MI 48108

## ***RESIDENT PARTICIPATION OPPORTUNITY!***

You are invited to attend a Resident Participation Meeting hosted by the Developer for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by the Developer and submitted to the City of Ann Arbor with their final application. The report will include attendance, a summary of the meeting, and any written correspondence received by the Developer.

City	State	Street	zip_code	Type
CHELSEA	MI	10120 BOYCE RD	48118	Postal Customer
Ann Arbor	MI	12 Donegal Ct	48104-5309	Postal Customer
SPRING HILL	FL	12009 LINDEN DR	34608	Postal Customer
Ann Arbor	MI	14 Donegal Ct	48104-5309	Postal Customer
Ann Arbor	MI	15 Donegal Ct	48104-5309	Postal Customer
ANN ARBOR	MI	1560 MALLARD CV	48108	Postal Customer
Ann Arbor	MI	16 Donegal Ct	48104-5309	Postal Customer
ANN ARBOR	MI	1660 POND SHORE DR	48108	Postal Customer
Ann Arbor	MI	17 Donegal Ct	48104-5309	Postal Customer
ADRIAN	MI	1711 S RAISIN CENTER HWY	49221	Postal Customer
Ann Arbor	MI	18 Donegal Ct	48104-5309	Postal Customer
Ann Arbor	MI	19 Donegal Ct	48104-5309	Postal Customer
Ann Arbor	MI	2 Bristol Ct	48104-5202	Postal Customer
Ann Arbor	MI	2 Gallway Ct	48104-5312	Postal Customer
VESTAL	NY	208 S JENSEN RD	13850	Postal Customer
ANN ARBOR	MI	2172 STONE VALLEY DR	48103	Postal Customer
ANN ARBOR	MI	2205 DRAPPATZ HEIGHTS	48104	Postal Customer
Ann Arbor	MI	2337 Darrow Dr	48104-5203	Postal Customer
Ann Arbor	MI	2341 Darrow Dr	48104-5203	Postal Customer
Ann Arbor	MI	2344 Darrow Dr	48104-5204	Postal Customer
Ann Arbor	MI	2345 Darrow Dr	48104-5203	Postal Customer
Ann Arbor	MI	2352 Darrow Dr	48104-5204	Postal Customer
Ann Arbor	MI	2360 Darrow Dr	48104-5204	Postal Customer
Ann Arbor	MI	2383 Yost Blvd	48104-5220	Postal Customer
Ann Arbor	MI	2395 Yost Blvd	48104-5220	Postal Customer
Ann Arbor	MI	2402 Darrow Dr	48104-5206	Postal Customer
Ann Arbor	MI	2405 Darrow Dr	48104-5205	Postal Customer
LAKE ANGELUS	MI	2405 N ANGELUS RD	48326	Postal Customer
Ann Arbor	MI	2409 Yost Blvd	48104-5282	Postal Customer
Ann Arbor	MI	2410 Darrow Dr	48104-5206	Postal Customer
Ann Arbor	MI	2411 Darrow Dr	48104-5205	Postal Customer
Ann Arbor	MI	2416 Darrow Dr	48104-5206	Postal Customer
Ann Arbor	MI	2417 Darrow Dr	48104-5205	Postal Customer
Ann Arbor	MI	2423 Yost Blvd	48104-5282	Postal Customer
Ann Arbor	MI	2424 Darrow Dr	48104-5206	Postal Customer
Ann Arbor	MI	2425 Darrow Dr	48104-5205	Postal Customer
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Ann Arbor	MI	2451 Yost Blvd	48104-5282	Postal Customer
Ann Arbor	MI	2460 Yost Blvd	48104-5221	Postal Customer



Ann Arbor	MI	2471 Yost Blvd	48104-5282	Postal Customer
Ann Arbor	MI	2472 Yost Blvd	48104-5221	Postal Customer
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Ann Arbor	MI	2525 Yost Blvd	48104-5323	Postal Customer
Ann Arbor	MI	2545 Yost Blvd	48104-5323	Postal Customer
ANN ARBOR	MI	2600 E ARBOR RD	48103	Postal Customer
Ann Arbor	MI	2601 Lillian Rd	48104-5317	Postal Customer
Ann Arbor	MI	2605 Lillian Rd	48104-5317	Postal Customer
Ann Arbor	MI	2609 Lillian Rd	48104-5317	Postal Customer
Ann Arbor	MI	2609 Yost Blvd	48104-5325	Postal Customer
Ann Arbor	MI	2615 Lillian Rd	48104-5317	Postal Customer
Ann Arbor	MI	2618 Lillian Rd	48104-5318	Postal Customer
Ann Arbor	MI	2619 Lillian Rd	48104-5317	Postal Customer
Ann Arbor	MI	2622 Yost Blvd	48104-5326	Postal Customer
Ann Arbor	MI	2624 Lillian Rd	48104-5318	Postal Customer
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Ann Arbor	MI	2631 Lillian Rd	48104-5317	Postal Customer
Ann Arbor	MI	2636 Brandywine Dr	48104-5302	Postal Customer
Ann Arbor	MI	2636 Yost Blvd	48104-5326	Postal Customer
Ann Arbor	MI	2641 Brandywine Dr	48104-5301	Postal Customer
Ann Arbor	MI	2647 Yost Blvd	48104-5325	Postal Customer
Ann Arbor	MI	2648 Yost Blvd	48104-5326	Postal Customer
Ann Arbor	MI	2653 Yost Blvd	48104-5325	Postal Customer
Ann Arbor	MI	2660 Yost Blvd	48104-5326	Postal Customer
Ann Arbor	MI	2666 Yost Blvd	48104-5326	Postal Customer
Ann Arbor	MI	2669 Yost Blvd	48104-5325	Postal Customer
ANN ARBOR	MI	2700 PARKRIDGE	48103	Postal Customer
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Ann Arbor	MI	2701 Yost Blvd	48104-5329	Postal Customer
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Ann Arbor	MI	2703 Lillian Rd	48104-5315	Postal Customer
Ann Arbor	MI	2706 Lillian Rd	48104-5300	Postal Customer
Ann Arbor	MI	2707 Brandywine Dr	48104-5303	Postal Customer
Ann Arbor	MI	2707 Yost Blvd	48104-5329	Postal Customer
Ann Arbor	MI	2709 Lillian Rd	48104-5315	Postal Customer
Ann Arbor	MI	2712 Lillian Rd	48104-5300	Postal Customer
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Ann Arbor	MI	2715 Lillian Rd	48104-5315	Postal Customer
Ann Arbor	MI	2716 Yost Blvd	48104-5330	Postal Customer
Ann Arbor	MI	2718 Lillian Rd	48104-5300	Postal Customer
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ANN ARBOR	MI	2750 CARPENTER RD, STE 4	48108	Postal Customer
Ann Arbor	MI	2800 Lillian Rd	48104-5314	Postal Customer
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Ann Arbor	MI	3600 Terhune Rd	48104-5322	Postal Customer
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Ann Arbor	MI	3608 Eli Dr	48104-5313	Postal Customer
Ann Arbor	MI	3611 Terhune Rd	48104-5321	Postal Customer
Ann Arbor	MI	3612 Terhune Rd	48104-5322	Postal Customer
Ann Arbor	MI	3616 Eli Dr	48104-5313	Postal Customer
Ann Arbor	MI	3618 Terhune Rd	48104-5322	Postal Customer
Ann Arbor	MI	3619 Margaret Dr	48104-5207	Postal Customer
Ann Arbor	MI	3621 Eli Dr	48104-5310	Postal Customer
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Ann Arbor	MI	3670 Eli Dr	48104-5311	Postal Customer
Ann Arbor	MI	3671 Eli Dr	48104-5310	Postal Customer
Ann Arbor	MI	3674 Oakwood St	48104-5215	Postal Customer
Ann Arbor	MI	3690 Packard Rd	48108	Postal Customer
Ann Arbor	MI	3768 Packard Rd A	48108	Postal Customer
Ann Arbor	MI	3768 Packard Rd B	48108	Postal Customer
ANN ARBOR	MI	3768 PACKARD RD., STE A	48108	Postal Customer

Ann Arbor	MI	3770 Packard Rd	48108-2005	Postal Customer
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ANN ARBOR	MI	3810 PACKARD RD #260	48108	Postal Customer
Ann Arbor	MI	3810 Packard Rd 110	48108	Postal Customer
Ann Arbor	MI	3810 Packard Rd 120	48108	Postal Customer
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Ann Arbor	MI	3810 Packard Rd 240	48108	Postal Customer
Ann Arbor	MI	3810 Packard Rd 250	48108	Postal Customer
Ann Arbor	MI	3810 Packard Rd 260	48108	Postal Customer
Ann Arbor	MI	3810 Packard Rd 270	48108	Postal Customer
YPSILANTI	MI	3815 MAPLE DR	48197	Postal Customer
Ann Arbor	MI	3850 Varisty Dr	48108	Postal Customer
Ann Arbor	MI	3875 Packard Rd	48108-2011	Postal Customer
Ann Arbor	MI	3879 Packard Rd	48108-2011	Postal Customer
Ann Arbor	MI	4 Gallway Ct	48104-5312	Postal Customer
Ann Arbor	MI	4 Salem Ct	48104-5266	Postal Customer
Ann Arbor	MI	5 Gallway Ct	48104-5312	Postal Customer
Ann Arbor	MI	5 Salem Ct	48104-5266	Postal Customer
HONOLULU	HI	5578 KAWAIKUI ST	96821	Postal Customer
Ann Arbor	MI	6 Salem Ct	48104-5266	Postal Customer
YPSILANTI	MI	6871 BEMIS RD	48197	Postal Customer
DEXTER	MI	6904 WELLINGTON DR	48130	Postal Customer
Ann Arbor	MI	7 Gallway Ct	48104-5312	Postal Customer
Ann Arbor	MI	7 Salem Ct	48104-5266	Postal Customer
Ann Arbor	MI	8 Salem Ct	48104-5266	Postal Customer
DETROIT	MI	P.O. BOX 33017	48232	Postal Customer
ANN ARBOR	MI	PO BOX 8645	48107	Postal Customer
ANN ARBOR	MI	2803 Lillian Rd	48104	Forestbrooke Neighborhood
ANN ARBOR	MI	301 E Huron St	48104	Mia Gale
Ann Arbor	MI	3815 Plaza Drive	48108	Tom Covert, Midwestern Consulting

## 2805 Burton Road Resident Participation Meeting (T. Covert) Attendees

GoToMeeting

### Summary

<b>Meeting Date</b>	<b>Meeting Duration</b>	<b>Number of Attendees</b>	<b>Meeting ID</b>
May 28, 2020 5:44 PM EDT	105 minutes		23 774-390-501

### Details

<b>Name</b>	<b>Email Address</b>	<b>Join Time</b>	<b>Leave Time</b>	<b>Time in Session (minutes)</b>
Angie		6:02 PM	7:28 PM	85
Ashley Hall		6:00 PM	7:30 PM	89
Avram Family		6:00 PM	7:28 PM	88
Charles Murphy		6:00 PM	7:28 PM	87
David Plunkett	dep@wwrplaw.com	5:58 PM	7:28 PM	90
Gloria Jones	gloria.kathleen.jones@gmail.com	5:58 PM	7:28 PM	90
Iddo Schwartz - Developer/Owner Representative		5:55 PM	7:30 PM	94
James & Juliet		6:02 PM	7:28 PM	86
Jessica		6:18 PM	7:30 PM	72
Jon		6:08 PM	7:28 PM	79
Julie Grand		6:00 PM	7:28 PM	88
Pam		6:02 PM	7:30 PM	87
Richard Chase	<a href="mailto:richard.e.chase@gmail.com">richard.e.chase@gmail.com</a>	5:57 PM	6:53 PM	55
Robert Overhiser		5:59 PM	7:28 PM	89
Rose Bogdan	rosemarybogdan@gmail.com	6:00 PM	7:28 PM	88
TB		5:52 PM	7:28 PM	96
Ted Hirsch	gotomeeting@midwesternconsulting.com	5:56 PM	7:30 PM	93
Tina - Mldwestern Consulting	gotomeeting2@midwesternconsulting.com	5:47 PM	7:30 PM	103
Tom - Midwestern Consulting	gotomeeting@midwesternconsulting.com	5:44 PM	7:30 PM	105
Travis Radina		6:12 PM	7:28 PM	76
bill hueter		5:56 PM	7:28 PM	92
celia		6:53 PM	7:30 PM	36
tony Brown		6:08 PM	7:30 PM	81

# Sylvan Hills (Brightdawn Village)

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Citizen Participation Meeting - May 2020

## Welcome

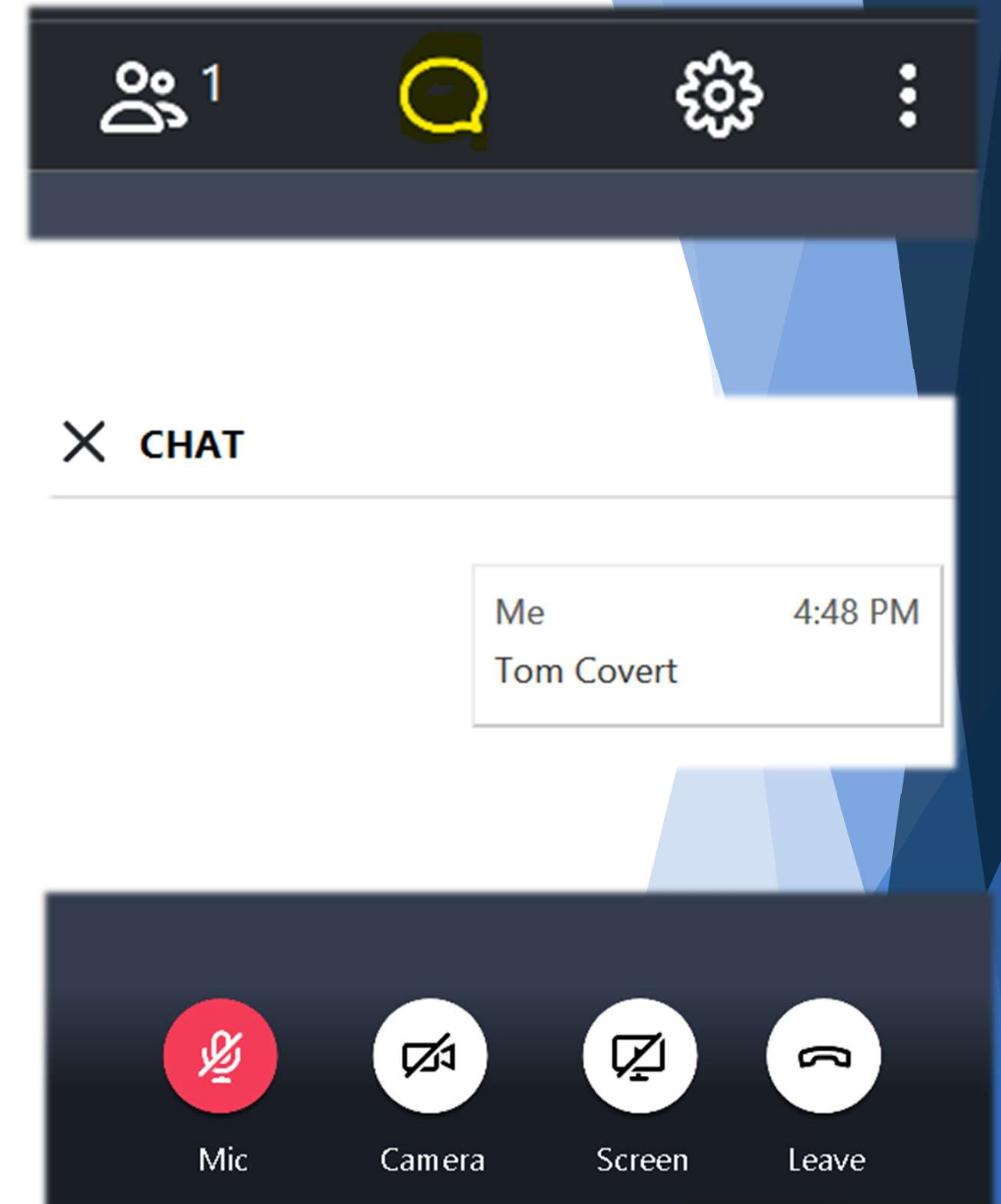
Some Logistics of the meeting....  
Please sign in using the chat function

Best to stay muted if not speaking - See microphone button to mute and unmute

We will use the chat button for questions as we work through the presentation

We will start with a brief presentation of the project and mute the room; please use chat button for questions

After presentation we will have folks ask questions via microphone, or chat function, but it would be nice if we used the chat function to let us know you would like to comment so that we may call on you (this helps us not speak over each other during the meeting)



***Owner / Developer***

GloryCrest Burton Road Inc. - Schwartz Family

***Site Design Team***

Midwestern Consulting

Tom Covert   Ted Hirsch   Tina Fix

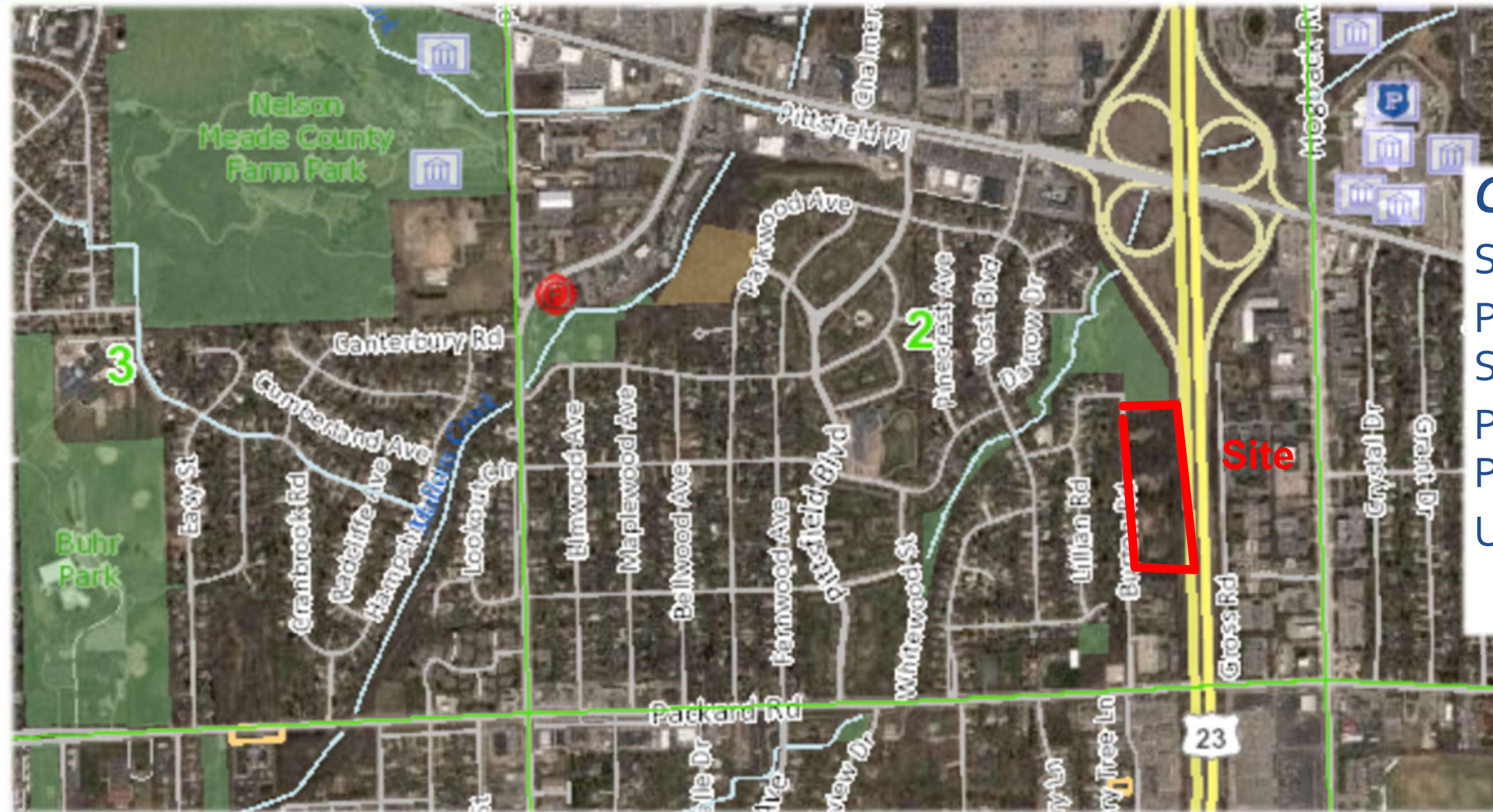
***Architect***

ADG - Bob Overhiser

***Natural Features***

ECT





**Context / Proximities**

- Sylvan Park
- Pittsfield Elementary School
- Packard Road and Transit / Pedestrian Connections
- US-23 Freeway

***Developer/Project Goals***

*Intergenerational*

*Accessible*

*Amenity Focused*

*Successful Quality Project*



# Sylvan Hills Concept

Condominium Home Units



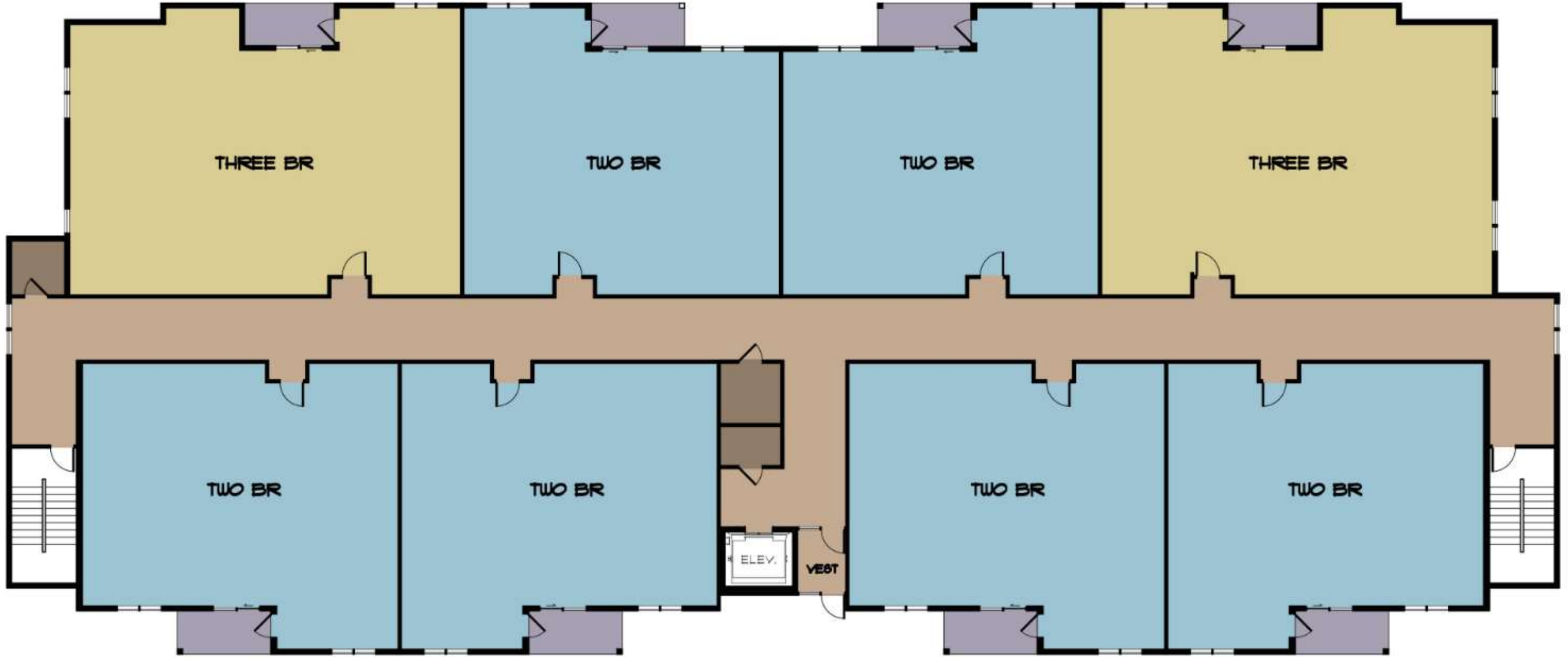
## ***Project Highlights***

R4B – 120 Units  
 4 Buildings  
 4 Stories w/ Parking  
 Open Space – 60% +

Add. Tree / Woodland Preservation  
 Parking – 288 Spaces  
 Stormwater – Underground  
 Full Vehicular Connection to Eli  
 Burton Road Improvements w/ Walk

## **Amenities:**

Community Garden  
 Playground  
 Outdoor Gathering  
 Dog Run



*Eight Units per Floor*

FIRST FLOOR PLAN / 32 UNIT BLDG

SCALE 1/16" = 1'-0"

TWO BEDROOM - 1,345 SQ FT

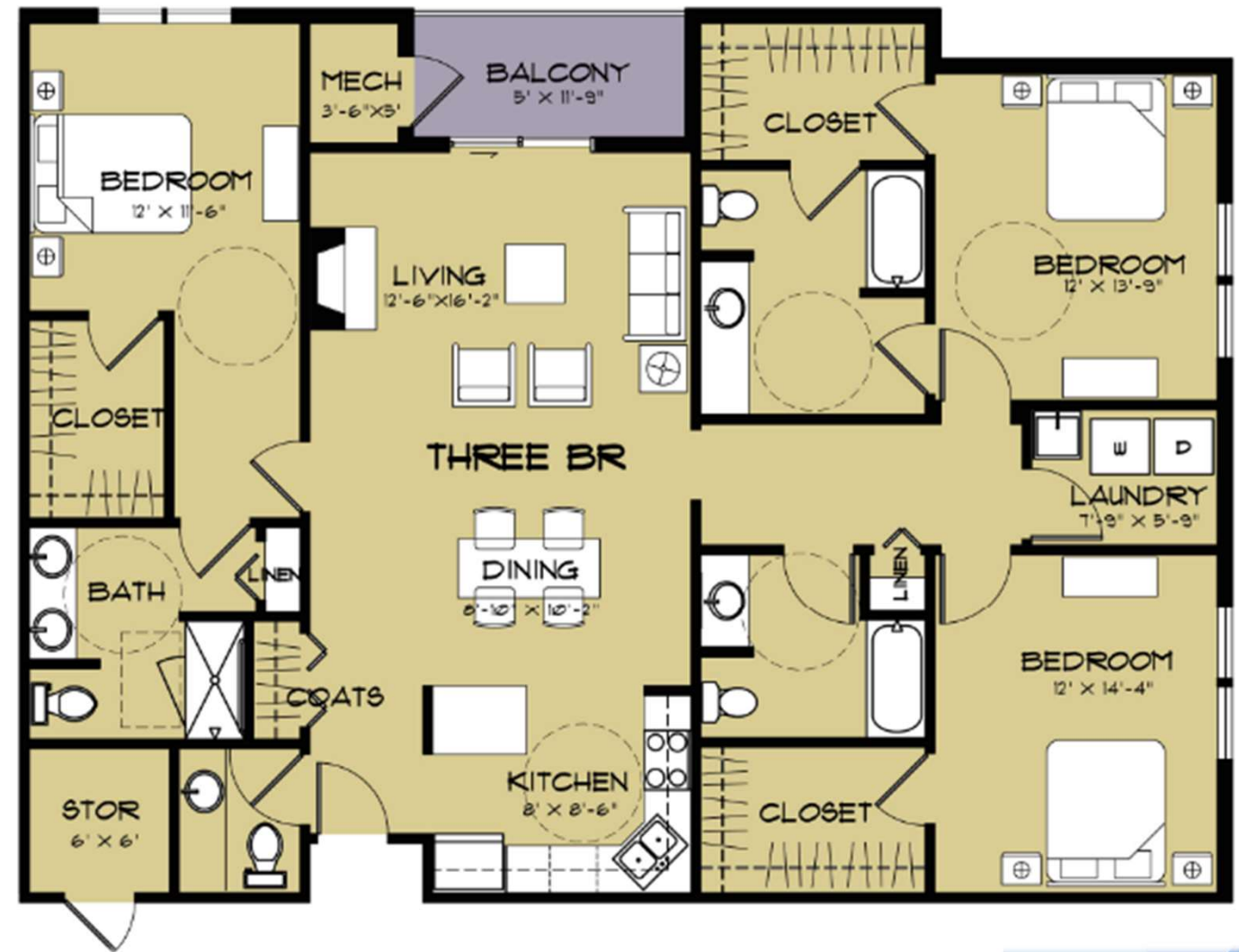
THREE BEDROOM - 1,745 SQ FT



TWO BEDROOM UNIT

1,345 SQ FT

SCALE 1/8" = 1'-0"

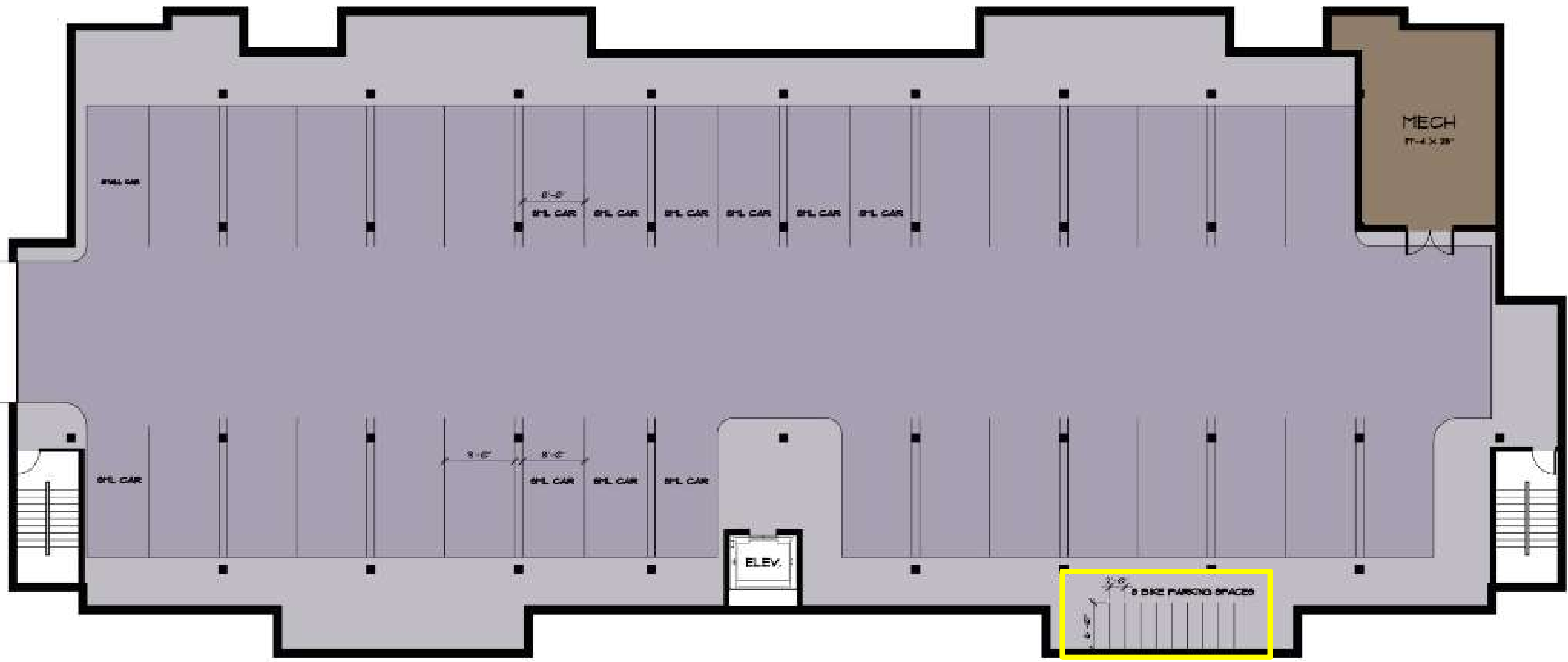


THREE BEDROOM UNIT

1,745 SQ FT

SCALE 1/8" = 1'-0"

## Two and Three Bedroom Units



## *Parking Below Residential Floors*



***Four Floors with Underbuilding Parking***





SIDE ELEVATION  
32 UNIT BUILDING

*Four Floors with Underbuilding Parking*

# Project By the Numbers (Site Data)

<b>2805 Burton Road</b>		City of Ann Arbor					
5.26.2020		Tax ID:09-12-02-409-026					
		<b>Existing - R4B District</b>		<b>Allowed/ Required - R4B</b>		<b>Proposed</b>	
<b>Zoning</b>							
Permitted Land Use		Vacant		Multi-family		Multi-family	
Site Area (gross/net)		351034	sf	14000	sf	351,034	sf
		8.06	Acres	0.32	Acres Min.	8.06	Acres
Min. Lot Width		1,165	ft	120	ft	1,165	ft
<b>Building</b>							
Number of Lots		NA	Dwelling Units	120	Dwelling Units	120	Dwelling Units
Gross Lot Density		NA	DU/Acre	15	DU/Acre	15	DU/Acre
Min. Lot Area per dwelling unit		NA	Acres	2,900	sf per DU	2,925	sf per DU
Number of Buildings		NA		NA		4	Buildings
Ground Floor Area						14,950	sf per building
						59,800	sf total
Maximum Lot Coverage		NA	%	NA	%	17%	
Floor Area per building						59,800	sf per building
		NA	sf	NA	sf	239,200	sf total
Maximum Floor Area Ratio		NA	%	NA	%	68%	
Maximum Height		NA	ft	35	ft - no underground parking	NA	ft
		NA	stories	45	ft - with >35% underground parking	45 / 4	45 ft / 4 stories with underground parking

# Project By the Numbers (Site Data)

		Existing - R4B District		Allowed/ Required - R4B		Proposed	
<b>Setbacks</b>							
Front			ft	15	ft minimum	15	ft min
				40	ft maximum		
Side			ft	12	ft	206	ft min to north
				plus 3 inches for each foot of height over 35 feet and 1.5 inches for each foot building length over 50 feet		12' + (3" x (45-35)) + (1.5" x (200-50)) = 33.25' required to south	
				plus one foot for each foot building height over 30 feet when abutting residentially zoned land		170ft min. to south	
Rear			ft	30	ft	86	ft. min.
				plus 1.5 inches for each foot of height over 35 feet and 1.5 inches for each foot building width over 50 feet		30' + (1.5" x (45-35)) + (1.5" x (83.6-50)) = 35.45' required	
				plus one foot for each foot building height over 30 feet when abutting residentially zoned land			
Minmum Building Spacing				20	ft		
Natural Features Setback			ft	25	wetland setback	25	ft
<b>Open Space</b>							ac
Minimum Open Space				55%	% Minimum	60% +	approximately
				4.43	Acres	4.8	Acres
Minimum Active Open Space				300	sf per du	600	sf per du
				36000	sf total	~72,000	sf
<b>Impervious surface coverage</b>							
		NA	%	NA	%		%

# Project By the Numbers (Site Data)

		Existing - R4B District	Allowed/ Required - R4B	Proposed	
<b>Vehicular Parking</b>					
Multi-family dwelling units in residential district			1.5	spaces per dwelling unit = $120 * 1.5 = 180$ spaces required	144 <u>144</u> 288 incl. 66 compact
					underground surface Total (23% compact)
<b>Bicycle Parking</b>					
Multi-family dwelling units in residential district			1	space per 5 dwelling units (50% A, 50% C) required (12A, 12C)	24 8
			24		Class A provided Class C provided



## *Community Benefits...*

- Provides diversity of housing options and supports the creation of an intergenerational community and neighborhood.
- Provides 120 units of wheelchair-accessible housing.
- Preserves natural features and open areas through four low rise buildings beyond what has been seen with previous proposals
- Provides residents with an opportunity to live closer to employment centers in the City
- Provides on-site parkland amenities; adjacent to Sylvan Park and public transit
- The project becomes the buffer between the freeway and the neighborhood further to the west
- Opens up a vehicular and access route through the existing neighborhood providing for the better protection from fire safety vehicles.
- Stormwater solution solving area drainage issues along Burton Roadway
- Optimal solar orientation for alternative energy supply which helps meet the City's sustainable energy goals.
- EV charging stations in line with the City sustainability goals

*“Extraordinary opportunity to provide accessible, intergenerational, quality, housing on one of the few remaining multi-family parcels within the City that is not located downtown”*



## *Next Steps*

Review and Input from City Staff  
Conversations with Council Members  
Citizen Participation Meeting  
Develop Site Plan  
Pre-Submission Meeting  
Site Plan Submittal and Staff Review

# *Questions / Input / Feedback*

