



City of Ann Arbor Planning & Development Services

Memorandum

TO: Mayor and City Council

THROUGH: Howard S. Lazarus, City Administrator
Derek Delacourt, Community Services Administrator

FROM: Brett Lenart, Planning Manager

SUBJECT: Lockwood of Ann Arbor PUD Zoning District and PUD Site Plan response to citizen concerns

DATE: February 15, 2019

In response to emails of concern from neighborhood residents, staff provides the following:

Natural Features: There are no steep slope impacts and no wetlands on the site, there are nine landmark trees located on the site and three will be removed. Mitigation is proposed per City Code with a total of 179 new native Michigan trees provided on site. The wetland in the adjacent Dolph Natural Area is greater than 30 feet from the edge of the property, which exceeds the 25 required natural features buffer. Since there are no direct impacts to the wetlands, there is no wetland mitigation required. However, as part of the review of natural features City Staff does ensure no detrimental impact to wetland off-site by examine existing topography and proposed topography to ensure the same amount of water (water budget) is maintained to the wetland. There is some runoff from the grassed area and roof water that will be directed to overland flow in order to help maintain the water budget of the adjacent wetland.

Regarding the potential for stormwater runoff from the site to impact Dolph Natural Area, the developer is required to use a salt/sand mixture for ice melt. All of the surface water from impervious surfaces will be circulated through bio-retention islands for pre-treatment of stormwater before infiltration. This is the same type of bio-retention rain garden system recently installed by the City of Ann Arbor along the east side of Dolph Park.

Bird impacts - Specific concerns were mentioned by citizens regarding the Kirtland's Warbler and other migratory songbirds and how they could be affected by the proposed development. NAP staff consulted with the staff Ornithologist who visited the site and submitted a review. The review states that the project site does not represent Kirtland Warbler habitat and is unlikely to be stopover as they typically fly from Bahamas to Northern Michigan non-stop. However, the review notes that Dolph Nature Area is a known migratory destination for other birds. While most of the vegetation will be removed on the Lockwood site, since the surrounding area will remain wooded, the impact on migratory birds will be minimal. In addition, the Lockwood site will be re-planted with native Michigan species of plant materials favorable to birds.

Environmental Impacts (Gelman Plume) – Staff from the City, Washtenaw County Water Resources Commission (WCWRC) and the Michigan Department of Environmental Quality (MDEQ) met at the County offices to discuss the Lockwood project and its storm water treatment. In order to obtain best available data on any effects of infiltration and the Gelman

Plume, the MDEQ conducted a limited background study of regional infiltration basins and how they may affect underground contamination. This included data from multiple sites above the Gelman Plume within the City of Ann Arbor, in particular the Maple Village Shopping Center. In addition to the research conducted by the MDEQ, the City's reviewed previous soil borings completed during past investigations of the Gelman Plume. After reviewing boring logs a cross-section representation of soil layers was prepared. The MDEQ concluded there was no notable impact on readings from the monitoring wells after the infiltration basins were installed.

The City's Land Development Coordinator and Environmental Coordinator have reviewed the specific detention systems design, in addition to soils data for the site and location of known contamination. Based on available data, the proposed infiltration will not affect the contaminated aquifer located under the site, between the bottom of the infiltration area and the contaminated groundwater there are two soil layers of clay. Clay soils serve as a confining layer that prohibits, or greatly impedes, the movement of groundwater. These two layers will prevent the water infiltrated from the proposed development from reaching the contaminated groundwater. It is also worth noting, that as the site currently sits, infiltration is occurring across the entire site.

Master Plan - The existing land use recommendation designates the site for single or two family residential use. While this proposed use does not meet this single-family land use designation, the proposed petitioner does accomplish several Goals, Objectives, and Action Statements City's Master Plan:

- A reduction of impervious surface
- Diverse housing type
- Affordable housing
- Increased pedestrian connectivity
- Increased pedestrian safety
- Improved safety by the construction of almost 900 feet of public sidewalk, including street trees along Jackson Avenue
- Public trail link to Dolph Park
- Approximately 1,600 square foot active public play area that is addressing an identified need in the PROS plan.
- Residential uses adjacent to public transit

Seven documents constitute the elements of the City Master Plan:

1. Sustainability Framework (2013)
2. Land Use Element (2009)
3. Downtown Plan (2009)
4. Transportation Plan Update (2009)
5. Non-motorized Transportation Plan (2007) and Update (2013)
6. Parks and Recreation Open Space Plan (2016-2020)
7. Natural Features Master Plan (2004)

Chapter Five (Land Use) of the Master Plan: Land Use Element identifies key issues the City wishes to address with new development. Affordable housing is a prominent goal of the City identified in different studies and plans. Lockwood will dedicate a minimum of 40% of units affordable for senior citizens. Diversity of housing types, mixed uses and land use balance are additional goals that are achieved by the housing type proposed. The site is also located on a main transit route of Jackson Avenue with new sidewalk to be installed leading to the bus stops

along Jackson. The new sidewalk will also help the existing residential neighborhood have safer more convenient access to bus transportation as well as Dolph Park through use of the path link to Jackson.

Chapter Five (Land Use) also describes Land Use Goals, Objectives and Action Statements the Lockwood of Ann Arbor petition addresses several of the objectives/goals identified:

- *To ensure that development projects are designed and constructed in a way that preserves or enhances the integrity of natural systems.*
- *Establish strong open space linkages with new development*
- *Locate higher residential densities near mass transit routes and in proximity to commercial, employment and activity centers*
- *Improve the safety, accessibility and desirability of walking, biking or using mass transit.*
- *Improve transportation integration between neighborhoods*
- *Encourage affordable housing units to be constructed as part of new development projects.*

Building location – It is true the developer presented one plan at the original Citizen Participation Meeting and then changed the arrangement of the building before submission. Petitioner indicates change was in response to some concerns heard at the meeting: one long side adjacent to the park, parking adjacent to the neighborhood. The current configuration was chosen to place open space next to the residential and offer visual relief from one straight building line adjacent to the park boundary.

CC: Matt Kowalski, City Planner
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