



July 2, 2019

City of Ann Arbor Planning and Development Services Unit  
100 N. Fifth Avenue  
PO Box 8647  
Ann Arbor, Michigan 48107

Attn: Mr. Brett Lenart

Re: Veridian at County Farm  
2270 Platt Road – PUD Pre-Petition Conference  
Midwestern Job No.: 18311

Dear Mr. Lenart:

Midwestern Consulting, LLC (Midwestern), on behalf of Avalon Housing and THRIVE Collaborative, requests a Planned Unit Development (PUD) Zoning District for the 13.79 acre parcel of land located at 2270 Platt Road. Please consider this our Pre-Petition Conference Request Letter for Veridian at County Farm.

The contact for Avalon Housing is: Wendy Carty-Saxon, 1327 Jones Dr., Ste 102, Ann Arbor 48105, phone number (734) 663-5858 ext. 211 and email of [wcarty-saxon@avalonhousing.org](mailto:wcarty-saxon@avalonhousing.org).

The contact for THRIVE Collaborative is: Matt Grocoff, 122 South Main St, Ann Arbor 48104, phone number (734) 224-8877 and email of [m.grocoff@gmail.com](mailto:m.grocoff@gmail.com).

Their interest in the subject site is to purchase, contingent on site plan approval. Avalon Housing is intending on purchasing the northern 4.70 acres and THRIVE Collaborative the southern 8.89 acres. The current zoning is Public Land.

The project site was previously a Washtenaw County Juvenile Detention Center. All buildings have been demolished, leaving mainly vacant land, with some nice stands of trees. A full topographic and tree survey has been completed, showing 62 regulated landmark trees onsite. Efforts will be made to integrate the natural features into the site layout in an effort to preserve the landmark trees. There are some existing steep slopes along the western property line. Existing pedestrian connections travel through the site from Platt Road westward towards the existing County Farm Park trails. Impacted natural features will be mitigated as required by the City of Ann Arbor ordinance.

## Veridian at County Farm Pre-Petition Conference

July 2, 2019

Page 2

Veridian at County Farm goals are closely aligned with both Ann Arbor's Master Plan Land Use Element and Ann Arbor's Sustainability Framework. It seeks to be a model for socially just, culturally rich and ecologically restorative design. Avalon Housing is following Enterprise Green standards and are seeking Living Building Challenge Net Zero Energy for their community building. THRIVE Collaborative has registered the market rate parcel for Living Community Challenge seeking Net Zero Energy Petal Recognition through the International Living Future Institute.

The closest zoning classification to what the petition includes would be residential zone R4B. PUD zoning, however, will provide the flexibility necessary to meet the goals mutually beneficial to the surrounding neighborhoods, residents of Veridian at County Farm and the City, including:

1. Innovation in land use and a variety in design, layout and type of structures:
  - a. A mix of housing types which includes:
    - Affordable housing (99 year affordability commitment)
    - Market rate cottages (1200-2200 sq ft)
    - Workforce housing units and flats (400-800 sq ft)
    - Market rate townhomes (1500-1900 sq ft)
    - Inclusiveness to a diversity of incomes (Market rate homes targeting variety of price points; Affordable housing targeting 30% AMI)
  - b. Community oriented designs which includes:
    - Compact/clustered units allowing for more public open spaces and green infrastructure
    - Usable front porches facing pedestrian-only greenways
    - Entrances facing drives and gathering spaces
    - Open space greenways linking into County Farm Park and playgrounds
    - A sense of neighborhood and layered sociality; private spaces, semi-private on front porches, and public spaces on greenways, community gardens, farm stop, barn and other gathering places
  - c. Mixed uses, including:
    - Local retail farm stop - walkable to residents and surrounding neighborhoods
2. Economy and efficiency of land use, natural resources, energy
  - Minimum of 400 kW of renewable energy developed for the neighborhood by THRIVE Collaborative
  - Narrowed neighborhood drives to promote safe pedestrian and bicycle use
  - A reduction of impervious surfaces

## Veridian at County Farm Pre-Petition Conference

July 2, 2019

Page 3

- Reduction in parking requirements; THRIVE Collaborative is planning bike and car share programs, an on-site bike maintenance shed, bike parking for every unit, as well as EV chargers; neighboring businesses have discussed partnering to allow for shared parking on their properties
- A scale to fit the nearby existing community
- Reduced setbacks; homes will be clustered to optimize green space and will face greenways and gardens with shared common space rather than private lawns; parking will be accessed via laneways behind most of the homes
- A focus on sustainable systems and resource preservation
- Restoration of natural systems using native plants and ecosystems design
- Promote land stewardship
- Strengthen neighborhoods by promoting social interaction, human scale design, and promoting human powered transportation
- Increase local agriculture; 30% of landscaping on the Thrive site will be dedicated to food production
- Provide healthier living, cleaner air and cleaner water; Project teams will seek to avoid all worst-in-class Red List building materials and provide indoor air quality testing
- Create a waste management plan to work toward a zero waste community within the Thrive site.
- Provide a net zero energy community within the Thrive site; producing 100% energy needed on a net annual basis with renewable energy within the Thrive site.

### 3. Expansion of the supply of Affordable Housing

- The provision on the Avalon portion of the site of fifty (50) new units of affordable and supportive housing with a 99 year affordability commitment

There is no existing zoning category that fits our holistic design for the neighborhood to achieve the Ann Arbor's Master Plan Land Use and Sustainability Framework objectives. R4B is the most appropriate conventional zoning district for comparison to this proposed PUD. However, R4B does not provide the flexibility needed to achieve the beneficial design objectives of Veridian at County Farm. The retail space planned for a local farm stop is an example of this. This is to be located within the proposed Farmhouse shown on the concept plan.

The petitioners will each be providing a self-sustaining Site Plan with their combined PUD submittal. The Site Plans and PUD are anticipated to be submitted to the City of Ann Arbor on August 29, 2019.

As required, a comparison chart between the two zoning districts is attached. The proposed information is what is anticipated that the Site Plans will achieve with this proposed PUD zoning district. For the proposed setbacks, we have used the perimeter of the PUD, not the property line

**Veridian at County Farm Pre-Petition Conference**

July 2, 2019

Page 4


within the site which divides Avalon Housing and THRIVE Collaborative. There is slightly less parking proposed than would be required in the R4B zoning, but with the bike and car share programs, we feel this reduction can be justified and is realistic.

Please find attached our renderings of the planned project. We look forward to presenting this project at the City of Ann Arbor Planning Commission's work session on July 9<sup>th</sup>. Should you have any questions or require additional information, please contact me directly at 734-995-0200.

Respectfully Submitted,  
**MIDWESTERN CONSULTING, LLC**



Susan C. Dickinson, P.E.  
Project Manager

Project Name: Veridian at County Farm		Per concept package dated 07.02.2019							
Date: July 2, 2019									
		Existing		Allowed/ Required		Proposed			
<b>Zoning/Site Area</b>									
		PL - Public Land		R4B - Multiple Family Dwelling		PUD - Planned Unit Development			
Land Use		Vacant		Single/Multi/Two Family and Townhouse Dwellings		<u>Dwellings:</u> Single Family, Multi-Family, Two Family, Townhouse, Efficiency <u>Retail Sales:</u> Farmers Market Community Building <u>Accessory Structures:</u> Greenhouse, Barn, Garden Shed			
						<b>PUD</b>	<b>Avalon</b>	<b>Thrive</b>	
Site Area	NA	sf	14000	sf min.	565594	196812	368768	sf	
	NA	Acres	0.32	Acres Min.	12.98	4.52	8.46	Acres	
Min. Lot Width	NA	ft	120	ft	800	240	560	ft	
Density	NA	Units/Acre	15	Units/Acre Max.	8.80	9.0	8.8	Units/Acre Max.	
Lot Area	NA	sf/dwelling min.	2900	sf/dwelling min.	-	-	-	sf/dwelling min.	
Open Space	NA	% of lot area	55	% of lot area	57.8%	TBD	TBD	% of lot area	
Active Open Space Per Unit	NA	sf/unit	300	sf/unit	300	TBD	TBD	sf/unit	
<b>Building</b>									
						<b>PUD</b>	<b>Avalon</b>	<b>Thrive</b>	
Floor Area	NA	sf		sf maximum	9100 sf	3 bdrm TH		650 sf	
					6480 sf	4 bdrm TH		1080 sf	
					7350 sf	1 bdrm Flat		1050 sf	
					5460 sf	2 bdrm Flat		1092 sf	
					3648 sf	3 bdrm Flat		1216 sf	
					35200 sf	TH w/ Garage		880 sf	
					14080 sf	Cottage		880 sf	
					4560 sf	Walk Up Flat		760 sf	
					4500 sf	Micro-Unit		450 sf	
Maximum Floor Area Ratio	NA	%	x	% maximum	TBD	TBD	TBD	including interior parking	
Maximum Height	NA	ft	35 or 45	ft max.(45 if parking 35%beneath)	30	30	30	ft max	
		NA	Stories	NA	Stories Max	3	3	3	stories incl parking
Retail floor area - first floor	NA	sf	NA	sf			3,024	sf	
Total Residential units					146	50	96	Total	
<b>Setbacks</b>									
						<b>PUD</b>	<b>Avalon</b>	<b>Thrive</b>	
Front	NA	ft	15	ft min.	22	-	-	ft max.	
									ft. max
Side	NA	ft / ft total	12	ft min.	20	-	-	ft min.	
									ft abutting residential plus additional foot for each ft building height above 30 ft
Rear	NA	ft	30	ft min.	20	-	-	ft min.	
									ft abutting residential plus additional foot for each ft building height above 30 ft
Minimum Building Spacing	NA		20	ft. min.	12			ft min.	
Front Greenbelt - Vehicle Use Areas				ft	10'	10'	10'	ft min.	
Natural Features Setback		ft	25	ft from OHWM of watercourse and edge of wetland	TBD	NA	TBD	ft min.	
<b>Vehicular Parking</b>									
						<b>PUD</b>	<b>Avalon</b>	<b>Thrive</b>	
Required Parking									
Multi-family residential		1.5 /DU	130 dwelling units= 195		169	61	108	min	
Single Family		2 /DU	dwelling unit= 32		28	-	28	min	
Retail sales, general merchandise less than 300,000sf		1 /310sf	3024/310sf min. = 10 spaces		22	-	22	min	
		Total Spaces Required = 237			219	61	158	min	
<b>Bicycle Parking</b>									
						<b>PUD</b>	<b>Avalon</b>	<b>Thrive</b>	
Mutli-family Residential			1 per	5 dwelling units (50%A, 50%C) - 32 total = 16 type A/ 16 Type B	32	12	20	min	
Retail sales, general merchandise less than 300,000sf			1 per	3000sf min. (50%B, 50% C)= 1 space required	1	-	1	min	
<b>Landscape</b>									
						<b>PUD</b>	<b>Avalon</b>	<b>Thrive*</b>	
Tree Mitigation						√	Shall Comply	Shall Comply	
ROW Street Tree Escrow				\$1.30 per linear foot road frontage		√	Shall Comply	Shall Comply	
Parking Lot						√			
Front Greenbelt				10ft, 1 tree per 30lf, screening hedge/berm/wall		√	Shall Comply	Shall Comply	
Interior islands				xx,xxxxsf VUA = x,xxxxsf required 50% bioretention required		√	Shall Comply	Shall Comply	
Interior island trees				xsf / 250 = x trees and 1 per island		√	Shall Comply	Shall Comply	
Street trees (internal)				1 tree / 30 lf		√	Shall Comply	Shall Comply	
Outdoor refuse				screening wall, trash and recycling dumpsters each		√	Shall Comply	Shall Comply	
Conflicting Land Use buffer				North and South		√	Shall Comply	Shall Comply	
						*Shorter trees may be req to not interfere with solar panels			
<b>Utilities</b>									
Sanitary						Provided			
Water						Provided			
Storm/Stormwater management						Provided			
Gas						NA - Solar Power			
Electric						Provided			
Franchise						Provided			