

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 15, 2013

**SUBJECT: Briarwood Restaurants Rezoning and Site Plan for City Council Approval
700 Briarwood Circle
File No. SP13-036**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Briarwood Restaurants rezoning from P (Parking District) to C2B (Business Service District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Briarwood Restaurants Site Plan, subject to approval of the plan by the Washtenaw County Water Resources Commissioner prior to City Council action on the site plan.

STAFF RECOMMENDATION

Staff recommends that this petition be **postponed** to allow the petitioner to address comments regarding zoning, landscaping, easements and utility comments.

LOCATION

The site is located on the south side of Briarwood Circle Drive, west of S. State Street. This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The petitioner, Simon Company, proposes to construct two single-story restaurants just east of the existing Macy's Department store. The northern building, Restaurant "A", would be 6,470 square feet with a 920 square foot covered patio area; and the southern building, Restaurant "B", would be 7,068 square feet with a 1,256 square foot open patio area. Landscaping and a pedestrian plaza with benches would be provided as a connector between the two restaurants.

To create the development site, the Macy's lot line would be shifted west of the proposed restaurants, with the restaurants being located on the extension of an adjacent parcel owned by the Simon Company that currently contains surface parking. This proposal includes rezoning a portion of the parking lot from P to C2B where the restaurants would be located.

The parking lot on the expanded Simon Company parcel east of the new restaurants would be reconfigured to provide 115 parking spaces, including 4 barrier free spaces, a reduction of 108 spaces. Bicycle parking for the restaurants will be provided in the area between the two restaurants: 10 Class B bicycle parking spaces and 8 Class C bicycle parking spaces.

The Macy's parking lot would be reconfigured to include new landscaping and bio-swale islands. These modifications, along with the lot line shift, would result in 1,058 parking spaces, including 21 barrier free spaces, being provided, resulting in a loss of 179 parking spaces.

A landscaped island with a pedestrian path located perpendicular to Briarwood Circle and south of Plaza Drive would be provided to connect to the existing mall sidewalk just east of the restaurants. Two crosswalks at the northeast and southeast sides of the restaurants would be provided through the Macy's parking lot.

The proposed development would drain into the existing regional storm water system. A sedimentation basin is proposed at the north end of the Simon Company parcel to filter storm water runoff. There are no natural features on either parcels.

The project will be phased to provide ingress and egress to all existing entrances. Estimated construction cost is \$ 1,577,094.

CITIZEN PARTICIPATION

As required by the Citizen Participation Ordinance, the petitioner mailed out postcard notifications. A citizen participation meeting was held on Thursday, August 15, 2013 on the Briarwood Mall site. Many of the mall tenants attended the meeting. Their concerns included operation of shipping docks located near the proposed restaurants, access to the ring road during construction and compliance to the Americans with Disabilities Act (ADA) standards for patrons with disabilities. To date, staff has not received any other comments or concerns from the public.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office)
EAST	Parking, Office	PUD (Planned Unit Development) P (Parking)
SOUTH	Retail	C2B (Business Service)
WEST	Public Land & Residential	P (Parking)

COMPARISON CHART –SIMON COMPANY PARCEL

		EXISTING	PROPOSED	REQUIRED
Zoning		P (Parking) & C2B (Business Service)	C2B (Business Service)	C2B
Gross Lot Area		80,150 sq. ft. (1.84 acres)	126,760 sq.ft. (2.91 acres)	4,000 sf MIN
Floor Area in Percentage of Lot Area		N/A	12% (15,714 sq.ft.)	200% MAX (253,520 sq. ft.)
Setbacks	Front (East)	Under Review	Under Review	10ft MIN 25ft MAX
	Side (South)	Under Review	Under Review	None
	Rear (West)	Under Review	Under Review	None
Height		N/A	25 ft.	55 ft. MAX
Parking - Automobiles		223 spaces	115 spaces	59 spaces MIN 67 spaces MAX
Parking – Bicycles		0	10 Class B spaces 8 Class C spaces	3 Class B MIN 3 Class C MIN

COMPARISON CHART – MACY’S PARCEL

		EXISTING	PROPOSED	REQUIRED
Zoning		P (Parking) & C2B (Business Service)	P & C2B	P & C2B
Gross Lot Area		821,977 (18.87 acres)	775,368 sq.ft. (17.80 acres)	None (P) 4,000 sq.ft. MIN (C2B)
Floor Area in Percentage of Lot Area		23% (189,054 sq.ft.)	41% (189,054 sq.ft.)	200% MAX (C2B) (1,550,736 sq. ft.)
Setbacks	Front (East)	Under Review	Under Review	10 ft (P) 10 ft MIN 25 ft MAX (C2B)
	Side (South)	Under Review	Under Review	2.5 ft (P) None (C2B)
	Rear (West)	Under Review	Under Review	2.5 ft (P) None (C2B)
Height		None	None	55 ft. MAX (C2B)
Parking - Automobiles		1,237 spaces	1,058 spaces	731 MIN 825 MAX
Parking – Bicycles		0	Under Review	33 Class B MIN 33 Class B MIN

HISTORY

Briarwood Shopping Mall was completed in 1973. When the mall was developed, the property was divided into X parcels, each with associated parking. The mall building was zoned C2B; the parking lots were zoned P. Several administrative amendments were completed to the Mall to allow for new retail stores, such as J.C. Penney's in 1972, Lord and Taylor in 1980, Jacobson's in 1993. In 1987, an administrative amendment was approved to allow for a 4,500-square foot storage mezzanine on the first floor of the former Hudson's Department Store.

PLANNING BACKGROUND

The recently adopted South State Street Corridor amendments to the City of Ann Arbor Master Plan: Land Use Element provide area-specific recommendations for Area 2, which includes Briarwood Mall/ The plan recommends working with Briarwood Mall to develop a safe designated pedestrian pathway from crosswalks to mall entrances through the parking lot. The plan also recommends evaluating innovative parking solutions to utilize land more efficiently.

Site-specific recommendations for the Briarwood Mall (site 2A) support rezoning of the P districts to C2B in coordination with redevelopment of the mall to increase its FAR.

UNIT COMMENTS

Fire - The entire footprint for Macy's does not meet the 250 foot hydrant radius requirement. The site plan shows two hydrants, one on the northwest and the other on the northeast of Macy's. However, the Fire Marshall has indicated that they are Post Indicator Values (PIV's) and not hydrants; they cannot be used to meet hydrant radius requirements. The proposed FDC for proposed restaurant A does not meet the minimum 100 foot distance from a supporting hydrant.

Systems Planning – Engineering - A permanent 30-foot wide, unobstructed easement for access and utilities must be provided for the parcels not fronting on a public street or right-of-way according to City Code Chapter 55, Section 5:77. The site plans did not provide a location for the easement.

The footing drains for the existing building must be disconnected from the sanitary sewer system if they are currently connected. Footing drains removed from any existing buildings may offset required mitigation for the restaurant site.

Systems Planning – Natural Resources - Per Chapter 62 5:602(2)(d), a maximum of 15 parking spaces are allowed in a row without a landscape island break. A maximum of 20 continuous spaces will be permitted if larger landscape islands have been combined and are used for bio-retention. The parking lot has several rows that exceed 15 parking spaces in the row and the combined island requirement has not been met.

Systems Planning - Solid Waste - The dumpster areas for these restaurants need to be widened to 20 feet clear opening to allow space for a second dumpster for recycling.

Washtenaw County Water Resources Commission – Staff has not received the final approval from the WCWRC. The site is located in the Mallets Creek Watershed and is part of a regional detention system and therefore must be approved by the WCWRC before going to the City Council for approval.

Planning – Outstanding issues are the extent of the requested rezoning; receipt of an authorization letter from Macy's; location of bicycle parking on the Macy's site; and bicycle parking details.

Prepared by: Angeline Lawrence
Reviewed by: Wendy Rampson

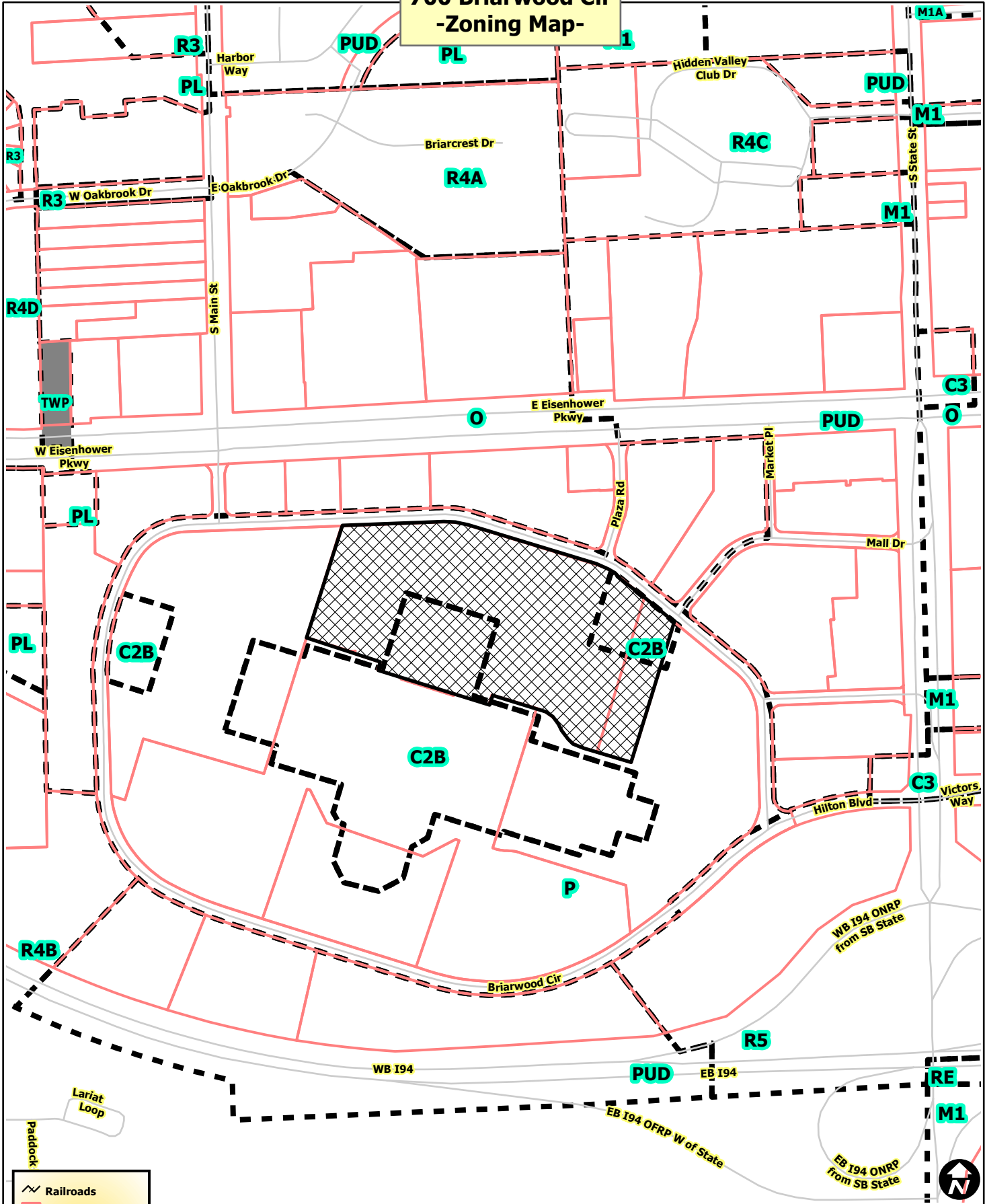
Attachments: Zoning/Parcel Map
Aerial Photo
Site Plan
Elevations
Citizen Participation Report

c: Petitioner/Owner: Simon Company
225 W. Washington St.
Indianapolis, IN 46204

Petitioner's Representative: Hubbell, Roth & Clark, Inc.
555 Hulet Dr.
Bloomfield Hills, MI 48303

Fire
Systems Planning
File Nos. Z13-014 & SP13-036

700 Briarwood Cir -Zoning Map-



Legend

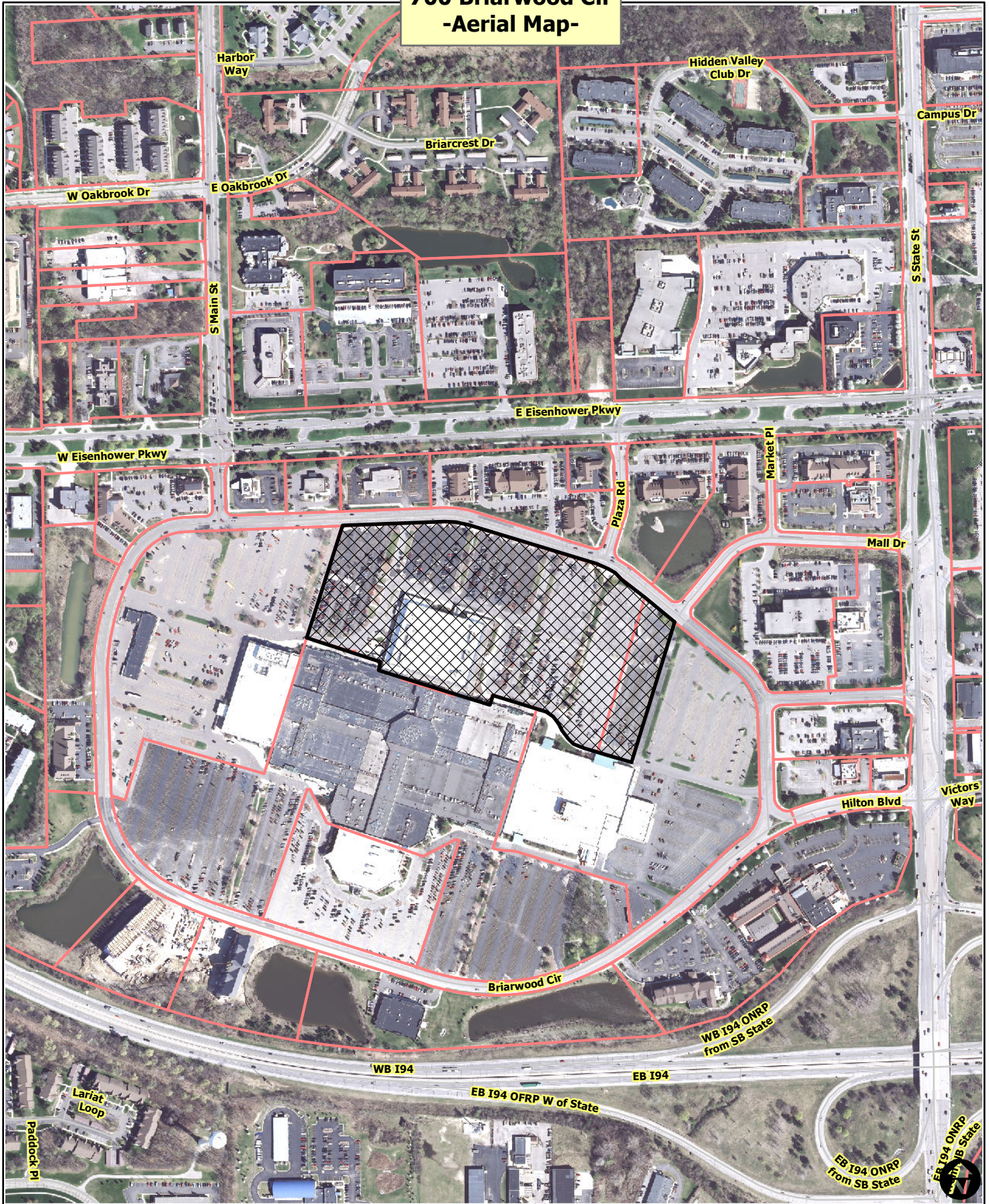
- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts





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 Map Created: 10/10/2013



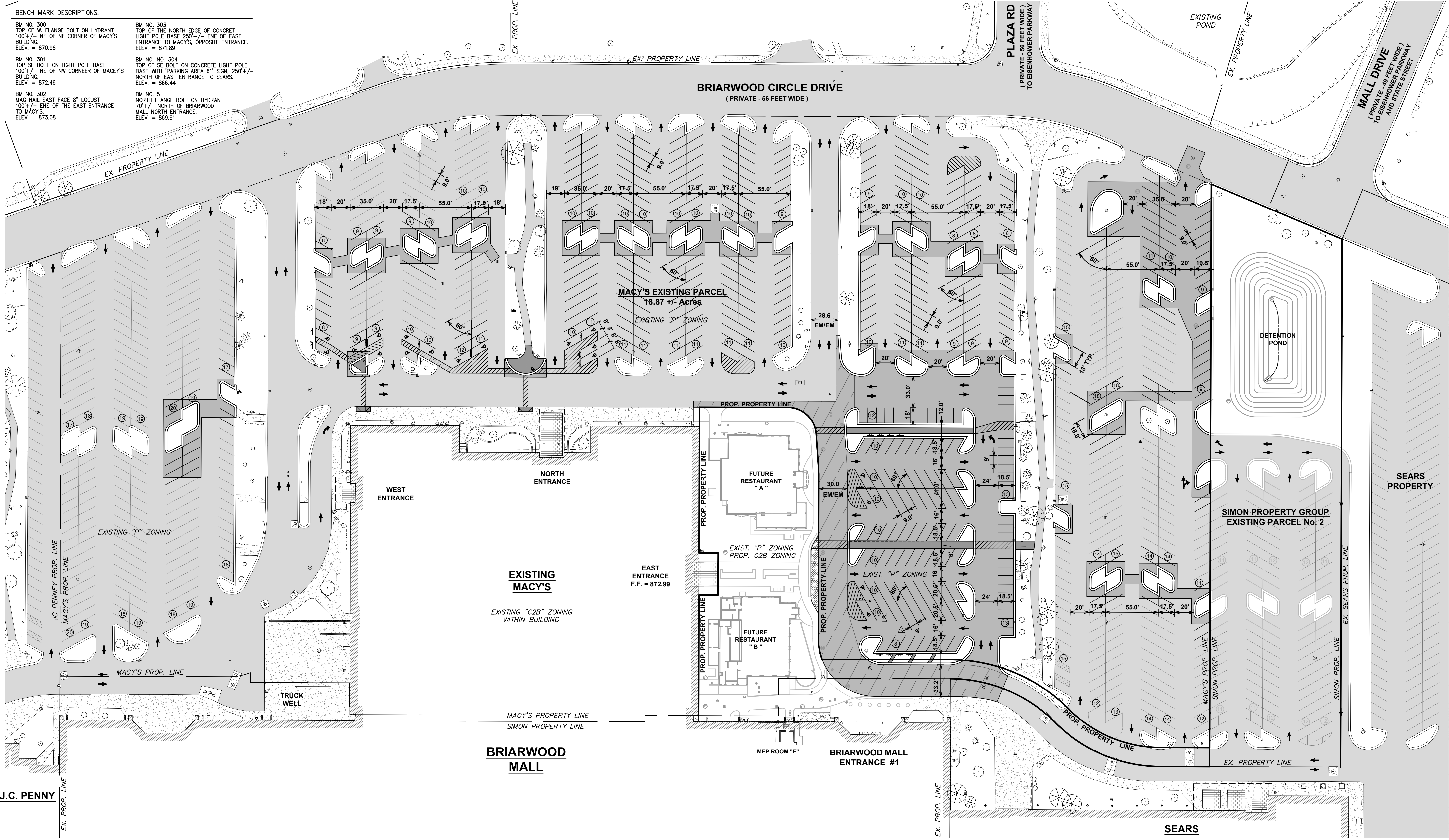
700 Briarwood Cir -Aerial Map-



-  Railroads
-  Parcels

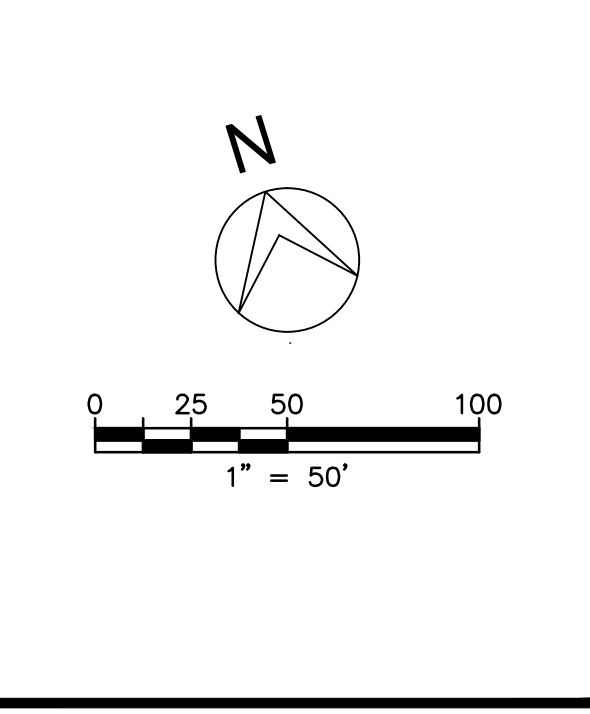


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BENCH MARK DESCRIPTIONS:

BM NO. 300 TOP OF W. FLANGE BOLT ON HYDRANT 100' +/- NE OF NE CORNER OF MACY'S BUILDING. ELEV. = 870.96	BM NO. 303 TOP OF THE NORTH EDGE OF CONCRETE LIGHT POLE BASE 250' +/- ENE OF EAST ENTRANCE TO MACY'S, OPPOSITE ENTRANCE. ELEV. = 871.89
BM NO. 301 TOP SE BOLT ON LIGHT POLE BASE 100' +/- NE OF NW CORNER OF MACY'S BUILDING. ELEV. = 872.46	BM NO. 304 TOP OF SE BOLT ON CONCRETE LIGHT POLE BASE WITH PARKING AREA 61 SIGN, 250' +/- NORTH OF EAST ENTRANCE TO SEARS. ELEV. = 866.44
BM NO. 302 MAG NAIL EAST FACE 8" LOCUST 100' +/- ENE OF THE EAST ENTRANCE TO MACY'S. ELEV. = 873.08	BM NO. 5 NORTH FLANGE BOLT ON HYDRANT 70' +/- NORTH OF BRIARWOOD MALL NORTH ENTRANCE. ELEV. = 869.91



HRC
HUBBELL, ROTH & CLARK, INC.
Consulting Engineers

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BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
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WEB SITE: http://www.hrc-engr.com

09.18.2013	RESUBMITTED FOR SITE PLAN
	APPROVAL
08.26.2013	SITE PLAN APPROVAL
DATE	ISSUED / ADDITIONS AND/OR REVISIONS
DESIGNED	M.G. Slicker
DRAWN	R.C. Hardin
CHECKED	G.J. Tressel
APPROVED	T.E. Biehl
V:\201203\20120315\1\050_MACYS_Prop_Site_01.dwg	

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MACY'S PROPOSED LEGAL DESCRIPTION

A part of the North 1/2 Section 8, Town 3 South, Range 6 East, City Ann Arbor, Washtenaw County, Michigan, being more particularly described as: Commencing at the North 1/2 corner said Section 8; thence South 00 degrees 56 minutes 55 seconds East 150.13 feet along the North-South 1/4 line said Section 8 its intersection with the south right-of-way line Eisenhower Boulevard (200 feet wide); thence North 86 degrees 38 minutes 10 seconds East 41.00 feet along the south right-of-way line said Eisenhower Boulevard to a point on the east right-of-way South Main Street (49 feet wide); thence 55.14 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing South 14 degrees 12 minutes 42 seconds West 54.44 feet along said east line South Main Street; thence South 01 degrees 35 minutes 00 seconds East 117.95 feet along said east line South Main Street; thence 47.64 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing South 47 degrees 04 minutes 35 seconds East 42.79 feet along said east line South Main Street to the north right-of-way line Briarwood Circle Drive (56 feet wide); thence North 87 degrees 25 minutes 50 seconds East 175.00 feet along said north line Briarwood Circle Drive to the POINT OF BEGINNING; thence continuing North 87 degrees 25 minutes 50 seconds East 624.26 feet along said north line Briarwood Circle Drive; thence 138.94 feet along the arc of a 409.92 foot radius curve to the left, having a chord bearing North 07 degrees 09 minutes 25 seconds East 101.53 feet along said west line of Plaza Road; thence North 02 degrees 34 minutes 10 seconds West 118.61 feet along said west line of Plaza Road; thence 72.15 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing North 23 degrees 14 minutes 23 seconds West 70.60 feet along said west line of Plaza Road; thence North 16 degrees 38 minutes 38 seconds East 118.06 feet along said east line of Plaza Road; thence North 16 degrees 38 minutes 38 seconds East 118.06 feet along said east line of Plaza Road; thence 40.85 feet along the arc of a 30.00 foot radius curve to the left, having a bearing South 22 degrees 09 minutes 23 seconds East 37.76 feet along said east line of Plaza Road to the north line of said Briarwood Circle Drive; thence 64.21 feet along the arc of a 349.92 foot radius curve to the right, having a chord bearing South 55 degrees 54 minutes 23 seconds East 64.12 feet along said north line of Briarwood Circle Drive; thence South 50 degrees 39 minutes 00 seconds East 190.12 feet along said north line of Briarwood Circle Drive; thence South 39 degrees 21 minutes 00 seconds West 56.00 feet to the south right-of-way line of Briarwood Circle Drive; thence North 50 degrees 39 minutes 00 seconds West 65.00 feet along said south line of Briarwood Circle Drive; thence South 16 degrees 51 minutes 00 seconds West 591.56 feet; thence North 73 degrees 09 minutes 00 seconds West 51.59 feet; thence 106.97 feet along the arc of a 136.20 foot radius curve to the right, having a chord bearing North 50 degrees 39 minutes 00 seconds West 104.24 feet; thence 138.39 feet along the arc of a 176.20 foot radius curve to the left, having a chord bearing North 50 degrees 39 minutes 00 seconds West 134.86 feet; thence North 73 degrees 09 minutes 00 seconds West 134.73 feet; thence 22.37 feet along the arc of a 60.00 foot radius curve to the right, having a chord bearing North 06 degrees 48 minutes 42 seconds East 22.24 feet; thence North 16 degrees 50 minutes 12 seconds East 172.97 feet; thence North 12 degrees 44 minutes 09 seconds East 41.85 feet; thence 44.98 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing North 30 degrees 12 minutes 45 seconds West 40.88 feet; thence North 73 degrees 09 minutes 40 seconds West 92.56 feet; thence South 16 degrees 50 minutes 20 seconds West 153.11 feet; thence South 73 degrees 09 minutes 40 seconds East 19.94 feet; thence South 17 degrees 02 minutes 13 seconds West 44.07 feet; thence North 73 degrees 09 minutes 40 seconds West 17.79 feet; thence South 16 degrees 50 minutes 20 seconds West 126.75 feet; thence North 73 degrees 09 minutes 00 seconds West 56.42 feet; thence South 16 degrees 51 minutes 00 seconds West 6.30 feet; thence North 73 degrees 09 minutes 00 seconds West 213.00 feet; thence North 16 degrees 51 minutes 00 seconds East 6.50 feet; thence North 73 degrees 09 minutes 00 seconds West 97.09 feet; thence North 16 degrees 51 minutes 00 seconds East 33.50 feet; thence North 73 degrees 09 minutes 00 seconds West 104.50 feet; thence North 16 degrees 51 minutes 00 seconds East 10.29 feet; thence 22.06 feet along the arc of a 56.00 foot radius curve to the right, having a chord bearing North 84 degrees 26 minutes 15 seconds West 21.92 feet; thence North 73 degrees 09 minutes 00 seconds West 178.50 feet; thence North 16 degrees 51 minutes 00 seconds East 445.64 feet; thence South 87 degrees 25 minutes 50 seconds West 249.65 feet; thence North 02 degrees 34 minutes 10 seconds West 56.00 feet to the POINT OF BEGINNING.

Subject to restrictions, reservations or encumbrances, if any. Macy's - Rev 1/08-26-2013 1/09-18-2013
The above described parcel contains 775,230 square feet or 17.8035 acres, more or less. Macy's - Rev 1/08-26-2013 1/09-18-2013

LAND DEVELOPMENT REGULATIONS

- DEVELOPMENT PROGRAM**
 - THE PROPOSED DEVELOPMENT IS FOR TWO (2) RESTAURANTS OF 7,088 SFT. and 6,470 SFT. WITH ASSOCIATED PARKING MODIFICATIONS.
 - THE PROJECT WILL BE PHASED TO PROVIDE INGRESS AND EGRESS TO ALL EXISTING ENTRANCES. ESTIMATED CONSTRUCTION COST IS \$ 1,577,094.
- COMMUNITY ANALYSIS**
 - THE PROPOSED DEVELOPMENT IS FOR TWO (2) RESTAURANTS AND WILL NOT IMPACT PUBLIC SCHOOLS.
 - THE USE IS COMPATIBLE TO THE EXISTING MALL.
 - THE EXISTING MALL IS COMPATIBLE WITH THE PROPOSED RESTAURANTS.
 - THE PROPOSED DEVELOPMENT WILL NOT IMPACT AIR AND WATER QUALITY. A SEDIMENTATION BASIN IS PROPOSED TO FILTER STORM WATER RUN OFF.
 - THERE IS NO IMPACT TO ANY HISTORIC SITES.
- NATURAL FEATURES**
 - THERE ARE NOT ANY NATURAL FEATURES AS THIS IS AN ADDITION TO AN ALREADY DEVELOPED SITE. THEREFORE, THERE WILL NOT BE ANY IMPACT. A SEDIMENTATION BASIN HAS BEEN ADDED.
- TRAFFIC IMPACT**
 - PROJECTED PEAK HOUR GENERATION RATE = 293 TRIPS / HOUR MID DAY PEAK HOUR
 - PROJECTED PEAK HOUR TRAFFIC MOVEMENTS = 166 TRIPS ENTERING / HOUR AND 127 TRIPS EXITING / HOUR MID-DAY PEAK HOUR

MACY'S PARKING SPACES COMPARISON CHART

EXISTING PARKING SPACES :	1,207 SPACES
EXISTING BARRIER-FREE SPACES :	30 SPACES
TOTAL EXISTING SPACES :	1,237 SPACES
PROPOSED PARKING SPACES :	1,040 SPACES
PROPOSED BARRIER-FREE SPACES :	21 SPACES
TOTAL PROPOSED SPACES :	1,061 SPACES
NET LOSS OF PARKING SPACES : (Due to Proposed Landscape / Bio-swale Islands)	176 SPACES

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
ZONING CLASSIFICATION :	P	C2B	C2B
LOT AREA	N/A	6,470 Sft / 7,068 Sft	4,000 Sft Min.
FLOOR AREA	N/A	6,470 Sft / 7,068 Sft	200 % MAX.
SETBACKS - FRONT, REAR, SIDE	N/A	N/A, 10', 38.2'	10' Min., None, None
HEIGHT	N/A	25'	55' Max.
OFF STREET PARKING	N/A	25'	N/A

LEGEND

[Pattern]	EXISTING BUILDING	[Pattern]	PROPOSED CONCRETE FACE WALK
[Pattern]	EXISTING ASPHALT PAVEMENT	[Pattern]	PROPOSED CONCRETE WALK
[Pattern]	EXISTING CONCRETE PAVEMENT	[Pattern]	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
[Pattern]	EXISTING BRICK SIDEWALK	[Pattern]	PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
[Pattern]	PROPOSED CONCRETE CURB & GUTTER	[Pattern]	PROPOSED BRICK PAVEMENT - SEE LANDSCAPE PLANS FOR DETAILS

3 FULL WORKING DAYS BEFORE YOU DIG
CALL MISS DIG @ 1-800-482-7171
Member utilities are required to locate their facilities at no charge to the caller.

NOTICE: ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION ACTIVITIES.

CITY OF ANN ARBOR

BRIARWOOD MALL

WASHTENAW COUNTY MICHIGAN

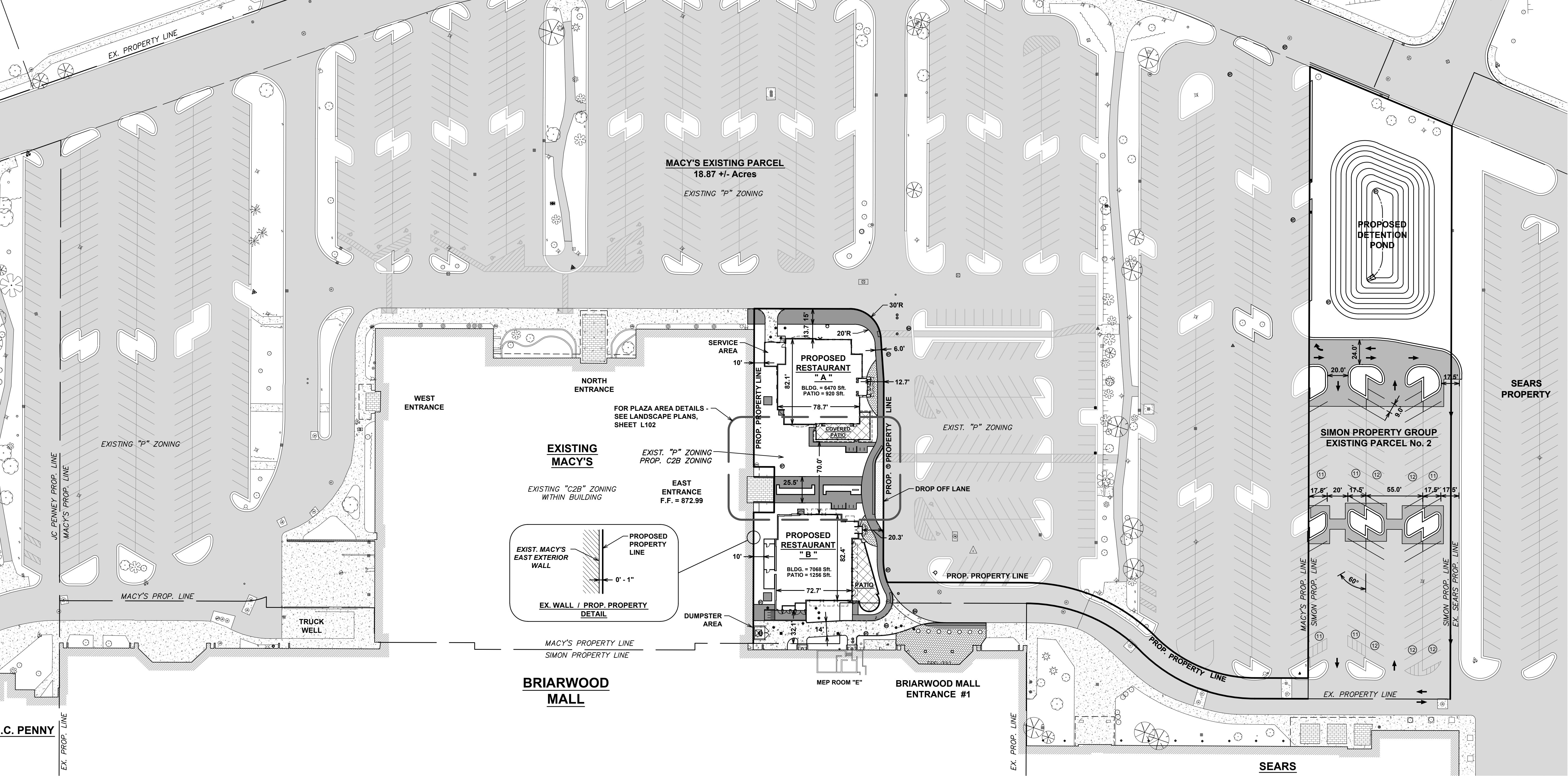
MACY'S PROPOSED SITE PLAN

HRC JOB NO.	SCALE
20120351	1" = 50'
DATE	SHEET NO.
MARCH 2013	C 2 OF 52

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thence North 87 degrees 25 minutes 50 seconds East 175.00 feet along said north line of Briarwood Circle Drive; thence South 02 degrees 34 minutes 10 seconds East 56.00 feet; thence North 87 degrees 25 minutes 50 seconds East 249.65 feet; thence South 16 degrees 31 minutes 00 seconds West 445.64 feet a POINT OF BEGINNING; thence South 73 degrees 09 minutes 00 seconds East 178.50 feet; thence 22.06 feet along the arc of a 56.00 foot radius curve to the left, having a chord bearing South 84 degrees 26 minutes 15 seconds East 21.02 feet; thence South 16 degrees 51 minutes 09 seconds West 10.29 feet; thence South 73 degrees 09 minutes 00 seconds East 104.50 feet; thence South 16 degrees 51 minutes 09 seconds West 33.50 feet; thence South 73 degrees 09 minutes 00 seconds East 97.00 feet; thence South 16 degrees 51 minutes 09 seconds West 6.50 feet; thence South 73 degrees 09 minutes 00 seconds East 213.00 feet; thence North 16 degrees 51 minutes 09 seconds West 6.50 feet; thence South 73 degrees 09 minutes 00 seconds East 56.42 feet; thence North 16 degrees 50 minutes 20 seconds East 126.75 feet; thence South 73 degrees 09 minutes 40 seconds East 19.79 feet; thence North 17 degrees 02 minutes 13 seconds East 44.07 feet; thence North 73 degrees 09 minutes 40 seconds West 19.94 feet; thence North 16 degrees 50 minutes 20 seconds East 153.11 feet; thence North 73 degrees 09 minutes 40 seconds East 92.56 feet; thence 44.98 feet along the arc of a 30.00 foot radius curve to the right, having a chord bearing South 30 degrees 12 minutes 45 seconds East 40.88 feet; thence North 12 degrees 44 minutes 09 seconds West 41.85 feet; thence South 16 degrees 50 minutes 20 seconds West 172.97 feet; thence 23.77 feet along the arc of a 60.00 foot radius curve to the left, having a chord bearing South 06 degrees 48 minutes 42 seconds West 22.24 feet; thence South 73 degrees 09 minutes 00 seconds East 134.73 feet; thence 138.39 feet along the arc of a 176.20 foot radius curve to the right, having a chord bearing South 50 degrees 39 minutes 00 seconds East 134.86 feet; thence 106.97 feet along the arc of a 136.20 foot radius curve to the left, having a chord bearing South 30 degrees 39 minutes 00 seconds East 104.24 feet; thence 122.68 feet along the arc of a 56.20 foot radius curve to the left, having a chord bearing North 50 degrees 39 minutes 00 seconds West 119.55 feet; thence South 16 degrees 50 minutes 20 seconds West 564.00 feet; thence 55.70 feet along the arc of a 212.77 foot radius curve to the right, having a chord bearing South 80 degrees 00 seconds East 55.34 feet; thence 55.70 feet along the arc of a 212.77 foot radius curve to the left, having a chord bearing South 80 degrees 00 seconds East 55.34 feet; thence North 16 degrees 51 minutes 09 seconds West 11.53 feet along the north line of said Briarwood Circle Drive; thence North 73 degrees 09 minutes 00 seconds East 410.38 feet; thence South 06 degrees 55 minutes 00 seconds East 529.69 feet; thence North 73 degrees 09 minutes 00 seconds West 11.69 feet; thence South 61 degrees 09 minutes 00 seconds West 143.12 feet; thence North 73 degrees 10 minutes 10 seconds West 394.24 feet; thence North 28 degrees 10 minutes 10 seconds West 143.12 feet; thence North 73 degrees 10 minutes 10 seconds West 11.53 feet; thence South 16 degrees 52 minutes 00 seconds West 529.48 feet to a point on the north right-of-way line of said Briarwood Circle Drive; thence North 73 degrees 09 minutes 00 seconds West 101.35 feet along the north line of said Briarwood Circle Drive; thence 227.97 feet along the arc of a 144.42 foot radius curve to the right, having a chord bearing North 66 degrees 37 minutes 40 seconds East 227.26 feet along the north line of said Briarwood Circle Drive; thence 394.10 feet along the arc of a 399.25 foot radius curve to the right, having a chord bearing North 51 degrees 49 minutes 35 seconds West 378.29 feet along the north line of said Briarwood Circle Drive; thence North 73 degrees 09 minutes 00 seconds East 65.25 feet; thence North 16 degrees 51 minutes 09 seconds East 241.63 feet; thence South 73 degrees 09 minutes 00 seconds East 487.50 feet; thence North 16 degrees 51 minutes 09 seconds East 563.99 feet to the POINT OF BEGINNING.

Subject to restrictions, reservations and easements, if any.
The above described parcel contains 1,326,029 square feet or 30.4414 acres, more or less. Simon - NEW - Rev - 09-18-2013\08-26-2013

LAND DEVELOPMENT REGULATIONS

1. DEVELOPMENT PROGRAM

a) THE PROPOSED DEVELOPMENT IS FOR TWO (2) RESTAURANTS OF 7,068 SFT. and 6,470 SFT. WITH ASSOCIATED PARKING MODIFICATIONS.

b) THE PROJECT WILL BE PHASED TO PROVIDE INGRESS AND EGRESS TO ALL EXISTING ENTRANCES. ESTIMATED CONSTRUCTION COST IS \$1,577,094.

2. COMMUNITY ANALYSIS

a) THE PROPOSED DEVELOPMENT IS FOR TWO (2) RESTAURANTS AND WILL NOT IMPACT PUBLIC SCHOOLS.

b) THE USE IS COMPATIBLE TO THE EXISTING MALL.

c) THE EXISTING MALL IS COMPATIBLE WITH THE PROPOSED RESTAURANTS.

d) THE PROPOSED DEVELOPMENT WILL NOT IMPACT AIR AND WATER QUALITY. A SEDIMENTATION BASIN IS PROPOSED TO FILTER STORM WATER RUN OFF.

e) THERE IS NO IMPACT TO ANY HISTORIC SITES.

3. NATURAL FEATURES

a) THERE ARE NOT ANY NATURAL FEATURES AS THIS IS AN ADDITION TO AN ALREADY DEVELOPED SITE. THEREFORE, THERE WILL NOT BE ANY IMPACT. A SEDIMENTATION BASIN HAS BEEN ADDED.

4. TRAFFIC IMPACT

a) PROJECTED PEAK HOUR GENERATION RATE = 293 TRIPS / HOUR MID DAY PEAK HOUR

b) PROJECTED PEAK HOUR TRAFFIC MOVEMENTS = 166 TRIPS ENTERING / HOUR AND 127 TRIPS EXITING / HOUR MID-DAY PEAK HOUR

SIMON PARKING SPACES COMPARISON CHART

EXISTING PARKING SPACES :	219 SPACES
EXISTING BARRIER-FREE SPACES :	4 SPACES
TOTAL EXISTING SPACES :	223 SPACES
PROPOSED PARKING SPACES :	111 SPACES
PROPOSED BARRIER-FREE SPACES :	4 SPACES
TOTAL PROPOSED SPACES :	115 SPACES
NET LOSS OF PARKING SPACES :	108 SPACES
(Due to Proposed Detention Pond)	

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
ZONING CLASSIFICATION :	P	C2B	C2B
LOT AREA	N/A	6,470 SFT / 7,068 SFT	4,000 SR Min.
FLOOR AREA	N/A	6,470 SFT / 7,068 SFT	200 % MAX.
SETBACKS - FRONT, REAR, SIDE	N/A	N/A, 10', 38.2'	10' Min., None, None
HEIGHT	N/A	25'	55' Max.
OFF STREET PARKING	N/A	25'	N/A

LEGEND

	EXISTING BUILDING		PROPOSED CONCRETE FACE WALK
	EXISTING ASPHALT PAVEMENT		PROPOSED CONCRETE WALK
	EXISTING CONCRETE PAVEMENT		PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	EXISTING BRICK SIDEWALK		PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
	PROPOSED 2\"/>		PROPOSED BRICK PAVEMENT - SEE LANDSCAPE PLANS FOR DETAILS

3 FULL WORKING DAYS BEFORE YOU DIG CALL MISS DIG @ 1-800-482-7171

Member utilities are required to locate their facilities at no charge to the caller.

NOTE: ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION ACTIVITIES.

CITY OF ANN ARBOR

BRIARWOOD MALL

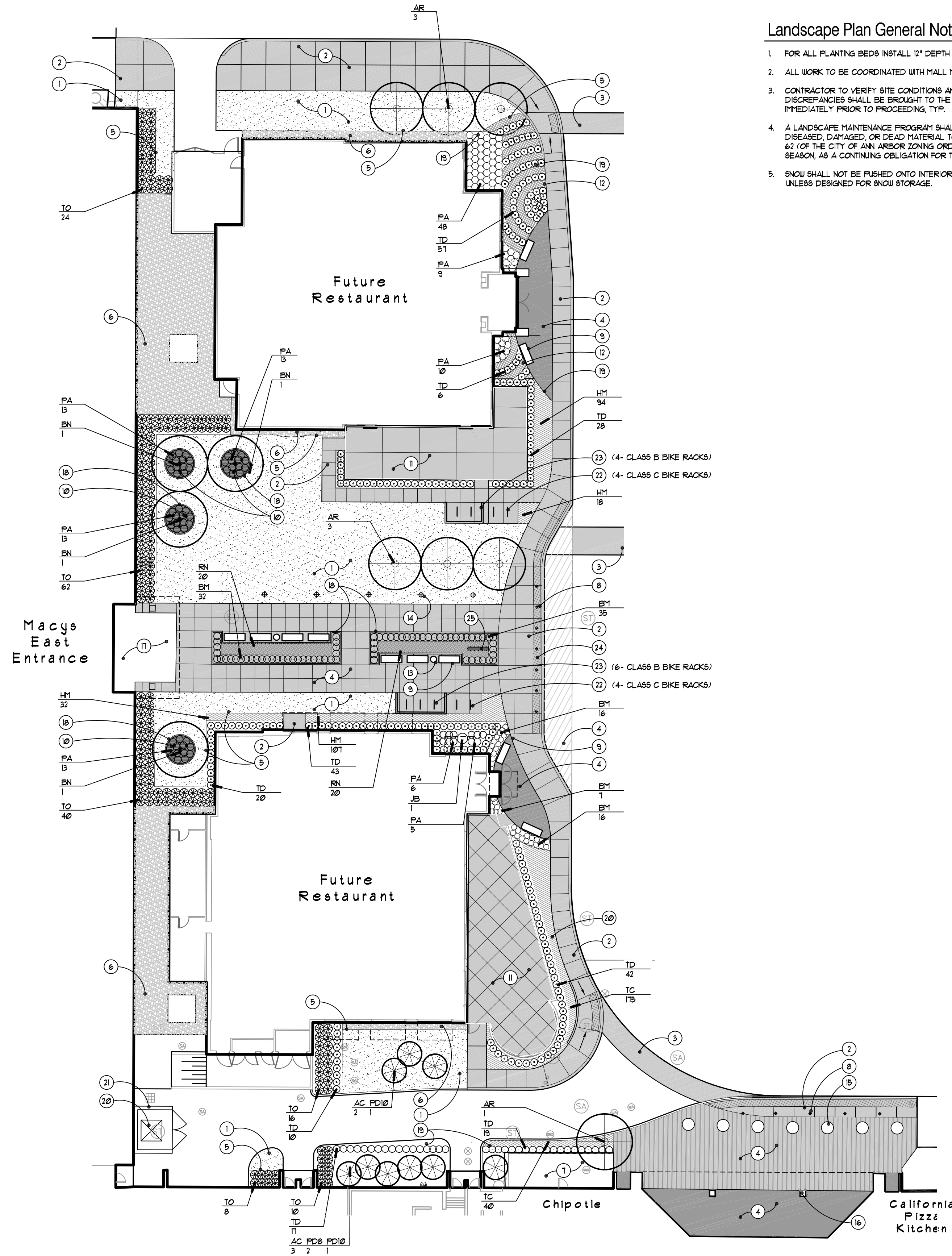
WASHTENAW COUNTY MICHIGAN

SIMON PARCEL No. 2

PROPOSED SITE PLAN

HRC JOB NO.	20120351	SCALE	1" = 50'
DATE	MARCH 2013	SHEET NO.	C 3 OF 52

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Landscape Plan General Notes:

- FOR ALL PLANTING BEDS INSTALL 12" DEPTH NEW PLANTING MIX.
- ALL WORK TO BE COORDINATED WITH MALL MANAGEMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY SITE CONDITIONS AND LAYOUT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING, TYP.
- A LANDSCAPE MAINTENANCE PROGRAM SHALL BE IMPLEMENTED THAT WILL INCLUDE ALL DISEASED, DAMAGED, OR DEAD MATERIAL TO BE REPLACED IN ACCORDANCE WITH CHAPTER 62 (OF THE CITY OF ANN ARBOR ZONING ORDINANCE) BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
- SNOW SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS UNLESS DESIGNED FOR SNOW STORAGE.

Restaurant Pad / Plaza Hardscape / Landscape Plan Note Key:

- IRRIGATED BODDED LAWN ON 4" DEPTH TOPSOIL, TYP.
- NEW CONCRETE SIDEWALK
- CROSSWALK (REFER TO CIVIL DRAWINGS)
- DECORATIVE PAVING
- INSTALL STEEL EDGING BETWEEN LAWN AND PLANTING BEDS, TYP.
- 3" DEPTH DOUBLE-PROCESSED SHREDDED MULCH SET ON NON-WOVEN FILTER FABRIC
- EXISTING PATIO TO REMAIN
- LIGHTED BOLLARDS, TYP. (10-TOTAL)
- BENCH, TYP. (8-TOTAL)
- UPLIGHTS, TYP. 2- PER TREE (8-TOTAL)
- TENANT CONCRETE PATIO
- CRUSHED DECOMPOSED GRANITE
- LITTER RECEPTACLE (2-TOTAL)
- PEDESTRIAN LIGHT POLES, TYP. (4-TOTAL)
- CONCRETE PLANTERS WITH SEASONAL FLOWERS, TYP. (1-TOTAL)
- EXISTING COLUMNS TO REMAIN, TYP.
- EXISTING PAVERS TO REMAIN
- 4" HT. X 6" WIDE CONCRETE PLANTER CURB, TYP.
- INSTALL 3" DEPTH SHREDDED BARK MULCH IN ALL SHRUB BEDS, 1 1/2" DEPTH FOR PERENNIALS / GROUNDCOVER
- DUMPSTER (REFER TO CIVIL DRAWINGS)
- DUMPSTER ENCLOSURE (REFER TO CIVIL DRAWINGS)
- LOOP-TYPE BIKE RACKS (2 BIKES PER RACK)
- BIKE RACK SHELTER - PER CITY OF ANN ARBOR STANDARDS
- TRUNCATED DOME PADS, TYP. (FIBERGLASS PAD SYSTEM, COLOR TO BE RED)
- PROPOSED MACY'S MONUMENT SIGN

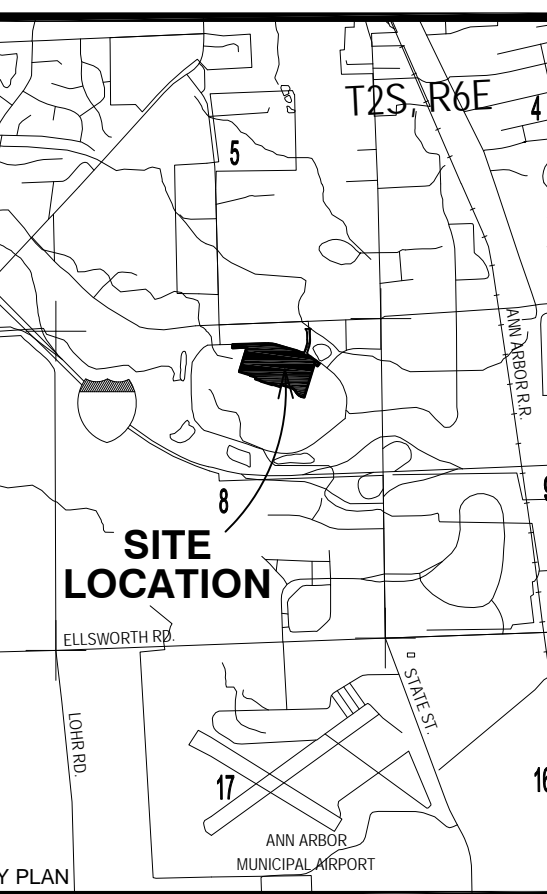
Restaurant Pad / Plaza & Overall Landscape Plant List:

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
Trees				
AC	5	Abies concolor Concolor Fir	10' ht.	B&B, branched full to ground, unsharped
AR	7	Acer rubrum 'Marmo' Marmo Red Maple	4" cal.	B&B, matched
BN	4	Betula nigra River Birch	12-14' ht.	B&B, matched, min. 4 trunks
PD8	2	Picea glauca 'Denstata' Black Hills Spruce	8' ht.	B&B, branched full to ground, unsharped
PD10	2	Picea glauca 'Denstata' Black Hills Spruce	10' ht.	B&B, branched full to ground, unsharped
Shrubs				
BM	106	Buxus 'Green Velvet' Green Velvet Boxwood	18"-24" ht.	B&B, plant 24" o.c.
JB	1	Juniperus 'Blue Point' Blue Point Juniper	10' ht.	B&B, specimen unsharped
RN	40	Rosa 'Nearly Wild' Nearly Wild Rose	3-gal.	Cont., plant 30" o.c.
TD	242	Taxus 'Densiflora' Dense Yew	30" height x 30" spread	B&B, matched, plant 30" o.c., unsharped
TO	160	Thuja occidentalis 'Nigra' Nigra Arborvitae	10' ht.	B&B, matched, unsharped, plant 36" o.c.
Perennials & Groundcovers				
HM	251	Hemerocallis 'Pardon Me' Pardon Me Daylily	1 gal.	Cont., plant 16" o.c.
PA	130	Pennisetum alopecuroides 'Hemelin' Hemelin Dwarf Fountain Grass	1 gal.	Cont., plant 24" o.c.
TC	215	Thymus praecox 'Ruby Glow' Ruby Glow Thyme	1 gal.	Cont., plant 14" o.c.
Mulch				
	50 cy	Double Processed Shredded Mulch		
Turf				
	675 sq	Lawn Area		

1 Restaurant Pad / Plaza Hardscape - Landscape Plan
SCALE: 1" = 20'-0"

LOGO

DATE	ADDITIONS AND/OR REVISIONS
9/18/13	PER ANN ARBOR PC REVIEW
8/26/13	SITE PLAN APPROVAL
8/19/13	OWNER REVIEW



PROJECT TITLE
**CITY OF ANN ARBOR
BRIARWOOD
MALL**

WASHTENAW COUNTY MICHIGAN

SHEET TITLE
**SIMON PARCEL NO.2
PLAZA HARDSCAPE AND
LANDSCAPE PLAN**

HRC JOB NO:
20120351

SCALE
1"=20'-0"

DATE
MARCH 2013

SHEET NO.
L102 OF

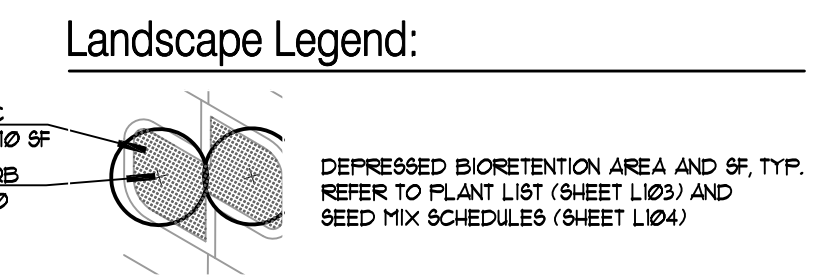
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Macy's Parking Spaces Compassion Chart

EXISTING PARKING SPACES :	1,207 SPACES
EXISTING BARRIER-FREE SPACES :	32 SPACES
TOTAL EXISTING SPACES :	1,237 SPACES
PROPOSED PARKING SPACES :	1,040 SPACES
PROPOSED BARRIER-FREE SPACES :	21 SPACES
TOTAL PROPOSED SPACES :	1,061 SPACES
NET LOSS OF PARKING SPACES :	176 SPACES
(Due to Proposed Detention Pond)	

Macy's Landscape Requirement Chart

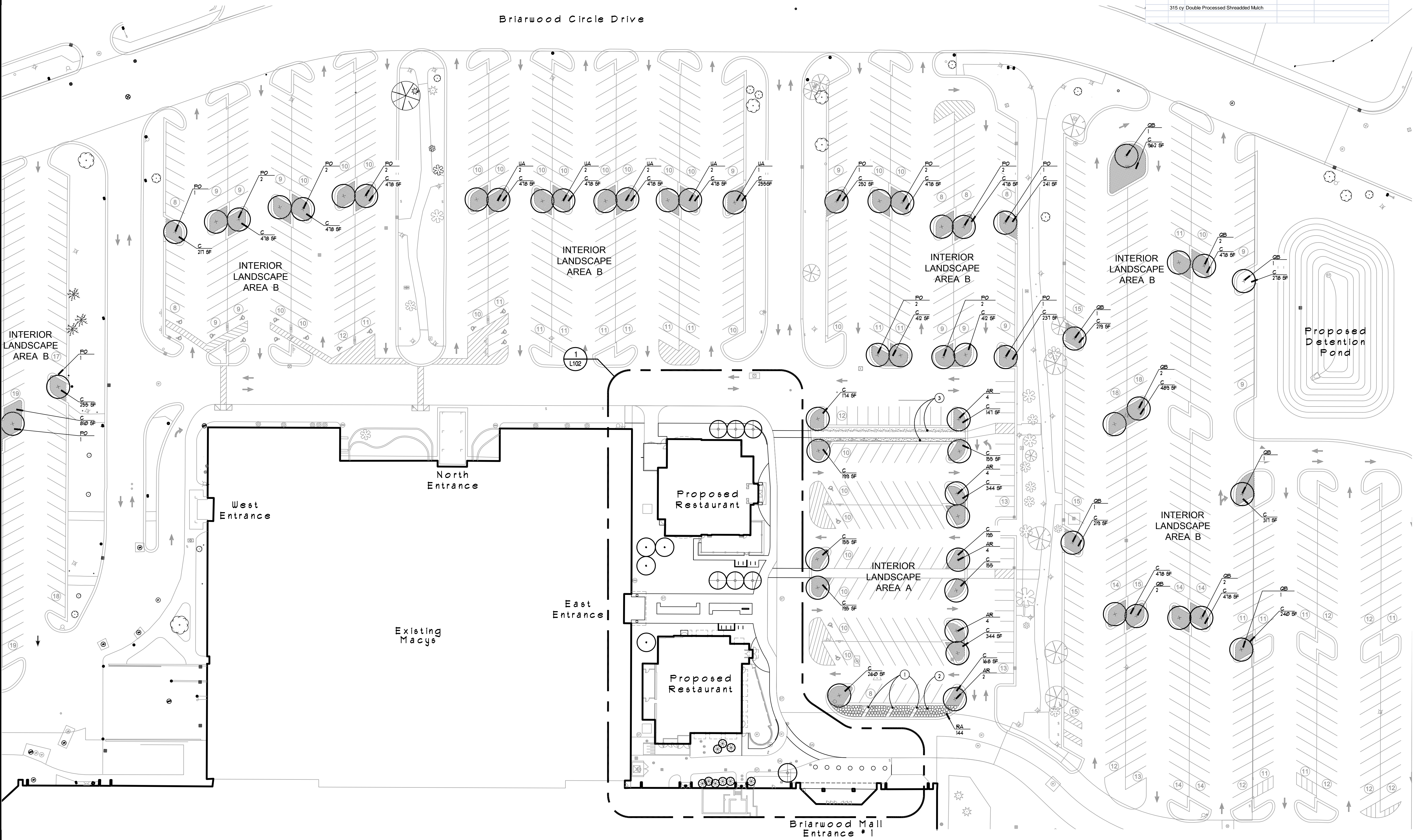
INTERIOR LANDSCAPE AREA A:	
TOTAL PROPOSED VEHICULAR USE AREA	• 53,000 SF
TOTAL PROPOSED INTERIOR LANDSCAPE PROVIDED (DEPRESSED BIORETENTION)	• 4,111 SF
TOTAL PROPOSED DECIDUOUS TREES PROVIDED (WITHIN DEPRESSED BIORETENTION)	• 14 TREES
INTERIOR LANDSCAPE AREA B:	
TOTAL PROPOSED VEHICULAR USE AREA	• 0
TOTAL PROPOSED INTERIOR LANDSCAPE PROVIDED (DEPRESSED BIORETENTION)	• 12,536 SF
TOTAL PROPOSED DECIDUOUS TREES PROVIDED (WITHIN DEPRESSED BIORETENTION)	• 43 TREES



- General Notes:**
- REFER TO SHEET L104 FOR BIO-SWALE DETAIL AND TYPE A, B, & C SEED SCHEDULES.
 - APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE FERTILIZER WITH NO PHOSPHORUS.
 - SNOW STORAGE WILL BE ALONG THE INSIDE PERIMETER OF BRIARWOOD CIRCLE DRIVE (ON TO THE INTERIOR LANDSCAPE ISLANDS).
 - PLANTING MIXTURE TYPE A (FOR SHRUBS AND ORNAMENTAL GRASSES): STANDARD PLANTING BACKFILL SHALL BE A MIXTURE OF 3/4 TOPSOIL, 1/4 COMPOST. ADD FERTILIZER TYPE "A" OR AS INDICATED BY SOIL TEST TO PLANTING MIXTURE PER MANUFACTURER'S REQUIREMENTS. FOLLOW PLANTING DETAILS.
 - PLANTING MIXTURE TYPE B (FOR PERENNIALS, GROUND COVER BEDS AND ERICACEOUS PLANTS): PLANTING BACKFILL SHALL BE A MIXTURE OF 3/4 TOPSOIL, 1/4 COMPOST. ADDING FERTILIZER TYPE "B" OR AS INDICATED BY SOIL TEST TO MIXTURE PER MANUFACTURER REQUIREMENTS. FOLLOW PLANTING DETAILS.
 - TREATMENT OF COMPACTED SOIL: CONTRACTOR TO PROVIDE PERCOLATION TESTING BY FILLING PLANT PITS WITH WATER AND MONITORING LENGTH OF TIME FOR WATER TO COMPLETELY PERCOLATE INTO SOIL. SUBMIT TEST RESULTS TO LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.

Plant List:

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
Trees				
AR	14	Acer rubrum 'Marmo'	3" cal.	B&B, matched
		Marmo Red Maple		
PO	20	Platanus occidentalis 'Bloodgood'	3" cal.	B&B, matched
		Sycamore Bloodgood		
QB	14	Quercus bicolor	3" cal.	B&B, matched
		Swamp White Oak		
UA	9	Ulmus 'Americana Princeton'	3" cal.	B&B, matched
		Princeton American Elm		
Shrubs				
RA	144	Rhus aromatica 'Gro-Low'	3 gal.	B&B, matched
		Gro-Low Sumac		plant 30" o.c.
Mulch				
		315 cy Double Processed Shredded Mulch		



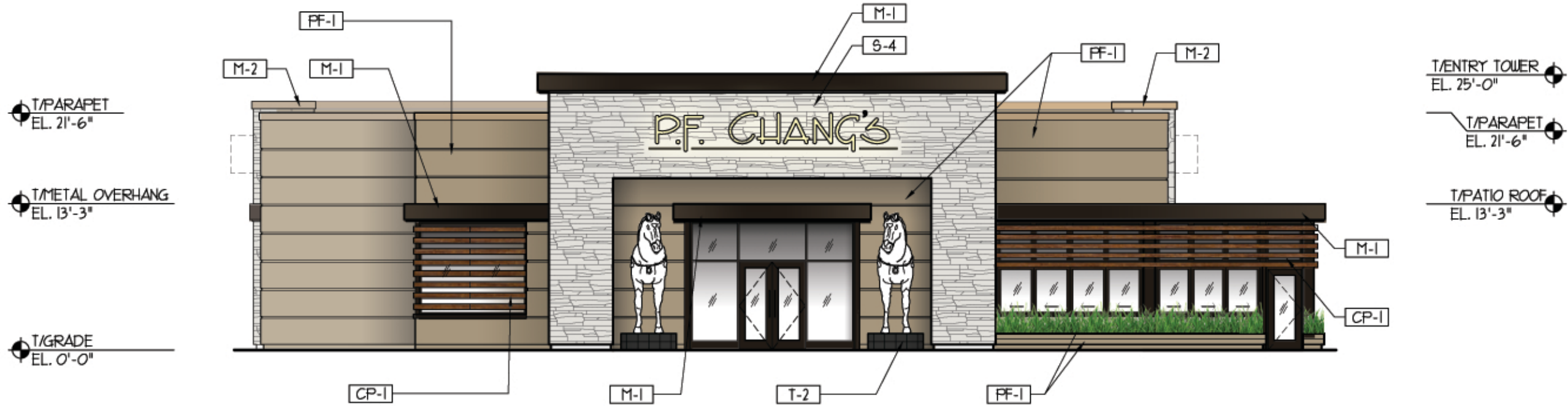
GRISSIM MEZ ASSOCIATES ANDREISE
 Landscape Architecture
 300 East Coody Street
 Northville, MI 48167
 Phone: 248-347-7010
 Fax: 248-347-7005
 www.gma-la.com

HRC
 HUBBELL, ROTH & CLARK, INC.
 Consulting Engineers
 555 HULET DRIVE
 BLOOMFIELD HILLS, MICH.
 P.O. BOX 824
 48303 - 0824
 PHONE: (248) 454-6300
 FAX (1st. Floor): (248) 454-6312
 FAX (2nd. Floor): (248) 338-2592
 WEB SITE: http://www.hrc-engr.com

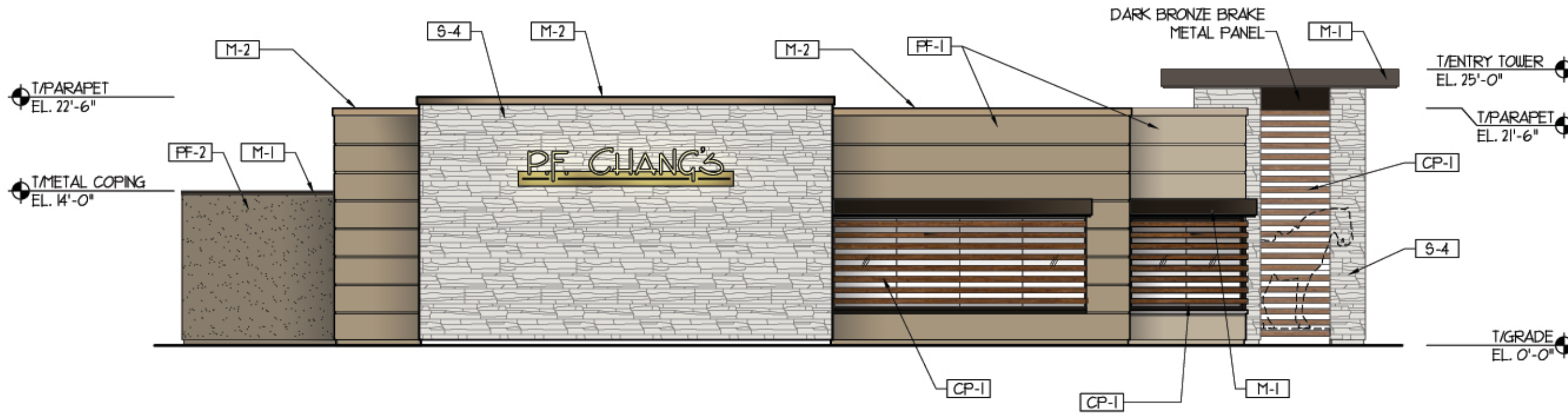
9/18/13	PER ANN ARBOR PC REVIEW
8/26/13	SITE PLAN APPROVAL
8/19/13	OWNER REVIEW
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	SRB
DRAWN	SRB
CHECKED	SRB/RKM
APPROVED	RKM



CITY OF ANN ARBOR
BRIARWOOD MALL
 WASHTENEWAU COUNTY MICHIGAN
 SHEET TITLE
MACY'S OVERALL PROPOSED LANDSCAPE PLAN
 HRC JOB NO. 20120351 SCALE 1"=40'-0"
 DATE MARCH 2013 SHEET NO. L103 OF



2 EAST ELEVATION



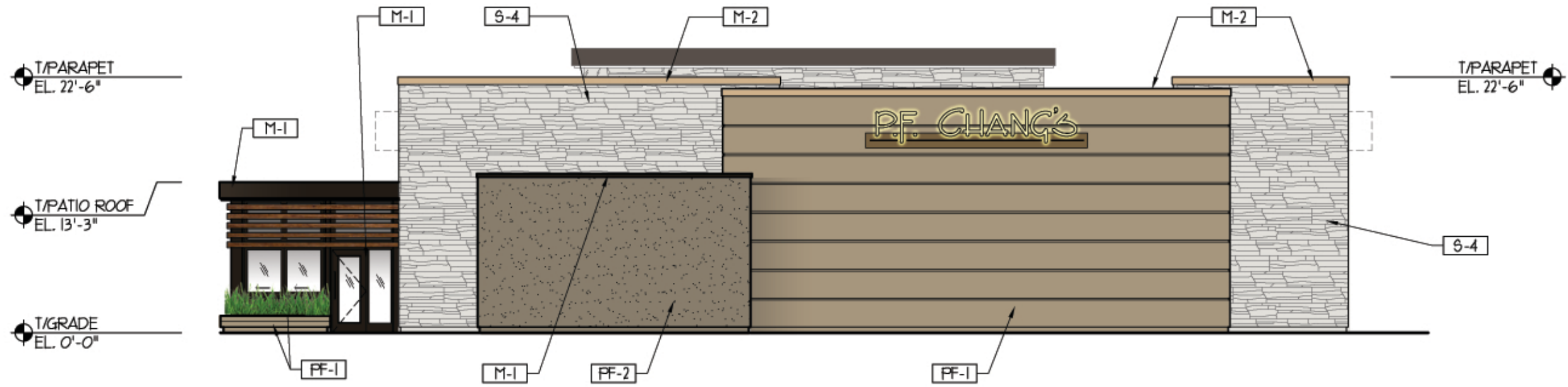
1 SOUTH ELEVATION

EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"

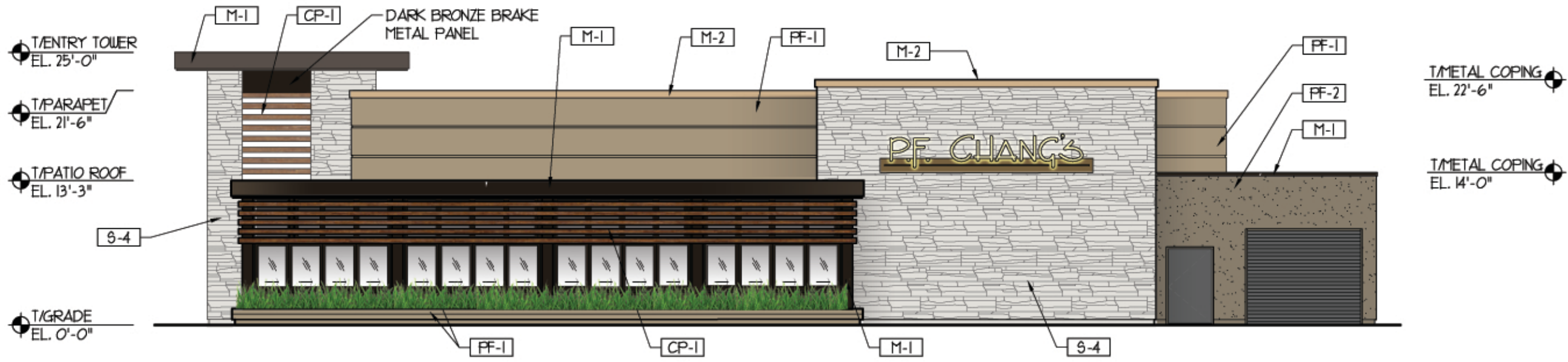


P.F. CHANG'S
CHINA BISTRO
BAYBROOK MALL
HOUSTON, TX

DESIGN DEVELOPMENT PACKAGE 2



2 WEST ELEVATION



1 NORTH ELEVATION

EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"



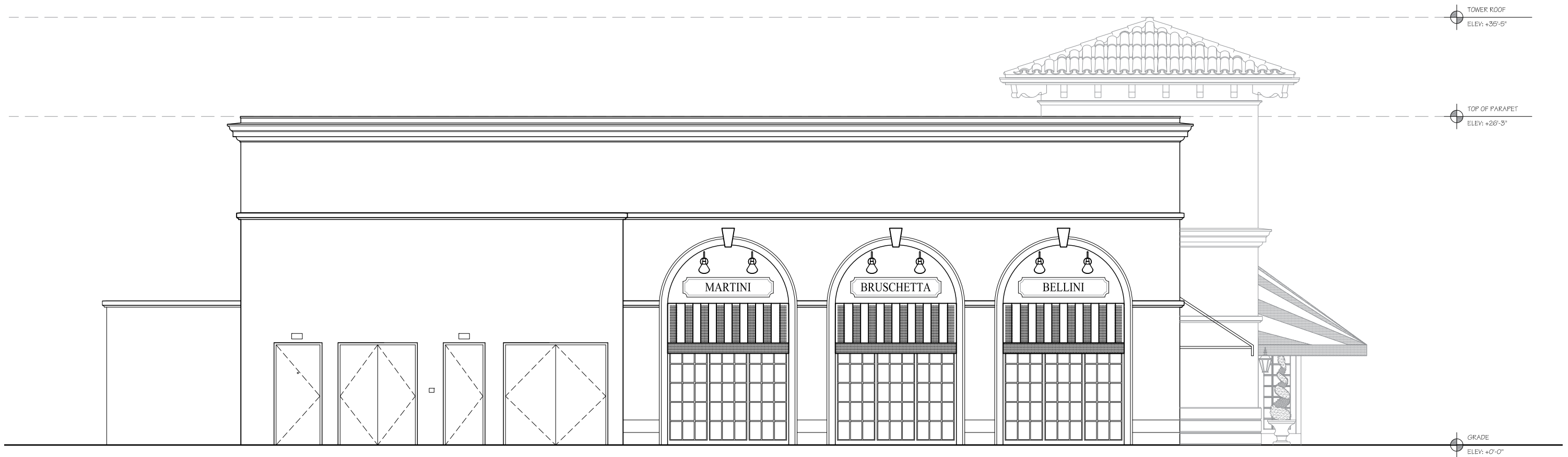
P.F. CHANG'S
CHINA BISTRO
BAYBROOK MALL
HOUSTON, TX



North Elevation



East Elevation



South Elevation

Briarwood Mall Expansion Citizen Participation Meeting
Meeting Minutes

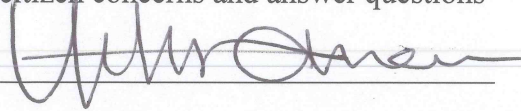
Meeting Date: Thursday, August 15, 2013

Meeting Time: 5:00 PM

Meeting Location: Briarwood Mall Community Room

Meeting Purpose: To announce Briarwood Mall expansion plans which include the addition of two restaurants and to address citizen concerns and answer questions pertaining to the proposed project

Record By: Yehmien Chou



Concern: Williams-Sonoma Stock Associate was concerned that with the restaurant build out, it would ultimately block E Dock along with the E Back Corridor. According to the Stock Associate, Williams-Sonoma receives approximately 200 to 300 boxes per delivery and that number is close to 1000 during the holiday season. Delivery vehicles need to park as close to the dock as possible.

Response: During construction, the dock will be inaccessible and the mall staff will work with individual stores to accommodate as much as possible. Contractors will be on board to keep the Dock open as much as possible and well aware that it will be an inconvenience, but hopefully, will only be for short term. Possible solutions may include using D Dock and to deliver through the mall.

Concern: Will landscape/parking lot improvements close down Ring Rd.?

Response: There will be slight traffic delays but no road closures are planned.

Concern: Was there a public hearing held for which restaurants to bid for?

Response: No, permanent leasing/development is done out of corporate office.

Concern: Why is it up close to the mall and not attached to the mall?

Response: Macy's wasn't interested in expanding.

Concern: Ann Arbor Center for Independent Living Director was concerned that shoppers with disabilities come to the mall and already have plenty of difficulties with the current layout. Will the major changes be in code with the ADA 2010 Standard? Will all handicap spaces be Van Accessible? Current spaces aren't wide enough to let people exit their vehicles. Will the website be updated with current maps including entrances, exits, walkways, etc.?

Response: New construction plans will be in code with the ADA 2010 Standard and handicapped space enhancements are included in the parking lot improvement projects. We will be putting in more Van Accessible handicap spaces along with the mall website being updated with all the appropriate, up-to-date information.

Citizen Participation Meeting Sign In Sheet - Briarwood Expansion - Thursday, August 15, 2013

NAME	ORGANIZATION	ADDRESS
Kevan Arnett	Citizen	4340 Blossom Hill Trail 734)619-6868 ANN ARBOR
RAMESH M. GANATEA	MATERIALS TESTING CONSULTANTS	
ANDREW CULLEY	89.1 WEMU	aculley@emich.edu 734-487-8936
JODI SIMPSON	HRTALENTMGR@GMAIL.COM	PO BOX 8102 ANN ARBOR MI 48107
MARK WINK	DFCU FINANCIAL	313-332-8500 400 TOWN CENTER DR DEARBORN MI 48126
Drew Lorse	Red Robin	485 Briarwood circle
Vivian	annarbor.com	4301 E Liberty AIA 48107
Barb Fackis		514 Barton Circle
Geery Auth		4117 BROOKVIEW CT. 48108
Jen Wilson	Pearle Vision	1054 Briarwood Circle A2 48108
Carolyn Gowri	Ann Arbor CIV	3941 Research Park Drive 734 971-0277 X16