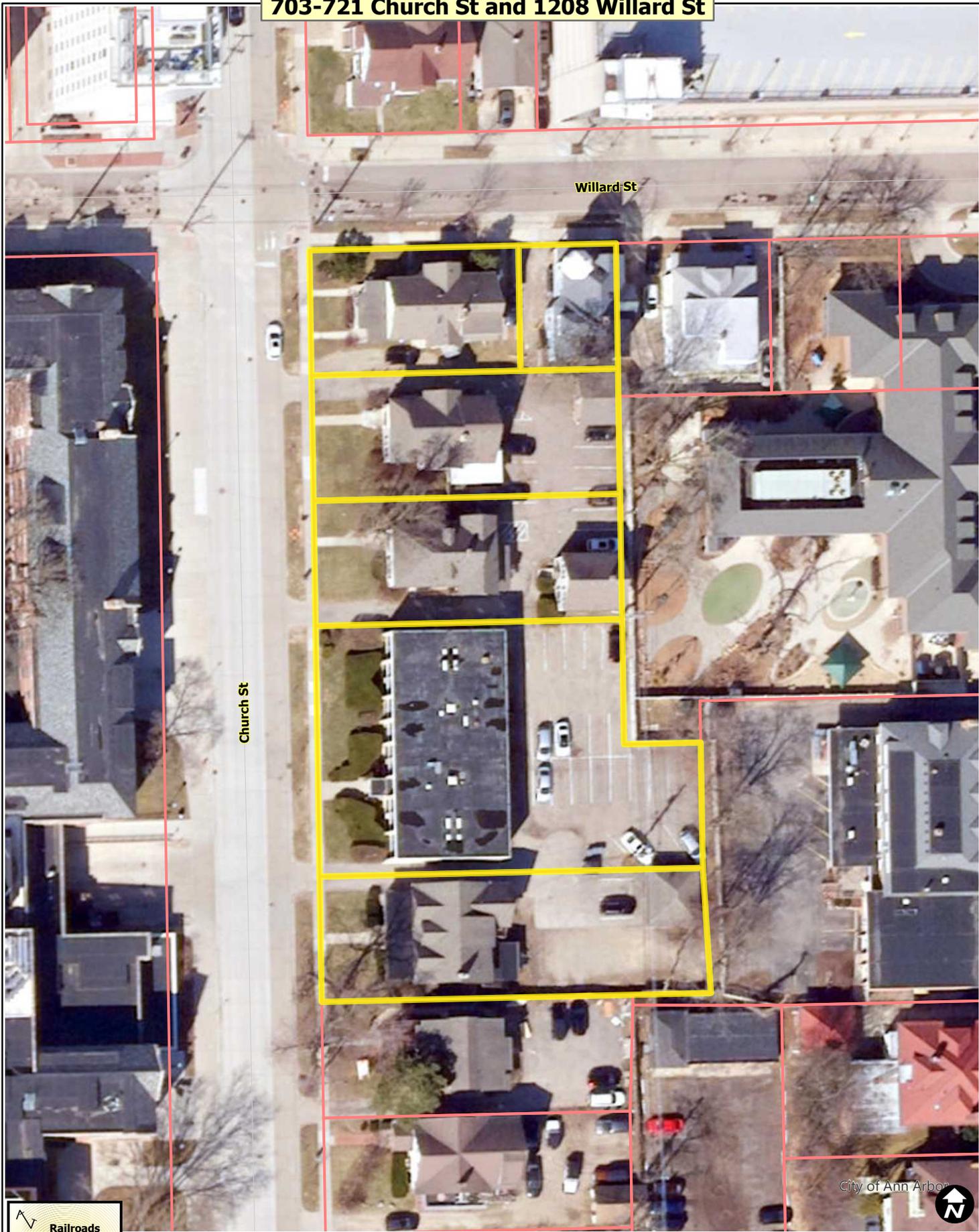


703-721 Church St and 1208 Willard St



 Railroads

 Huron River

 Tax Parcels



City of Ann Arbor 

Map date: 3/30/2023
Any aerial imagery is circa 2020
unless otherwise noted
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**711 Church Planned Unit Development
SUPPLEMENTAL REGULATIONS**

SECTION 1: PURPOSE

It is the purpose of the City Council in adopting these regulations to provide for the development of the Property (defined below) with high-density, multiple-family residential use in an efficient and sustainable manner to further the overarching goals of the City to encourage more dense development with a particular emphasis on more housing overall and a wider range of housing types, and more sustainable developments, living arrangements that enable less or no reliance on personal vehicles, and reduced vehicle miles traveled.

These regulations seek to promote development of underutilized parcels with housing, including affordable and workforce housing, in close proximity to centers of employment, education, and recreation. Furthermore, these regulations provide for the Property to be used in a manner that is compatible with the surrounding uses and properties, and will arrange the Property in an innovative and efficient manner that advances the City's land use plans and policies, and which revitalizes the neighborhood and the City as a whole.

SECTION 2: APPLICABILITY

The provisions of these regulations shall apply to the property described as follows ("Property"):

BEGINNING at the NW Corner of Lot 5, Block III of "R.S. Smith's Second Addition to the City of Ann Arbor", as recorded in Liber 48 of Deeds, Pages 40, Washtenaw County Records;
thence N88°49'47"E 132.61 feet along the North line of Lot 4 and Lot 5, Block III of said "R.S. Smith's Second Addition" and the South line Willard Street (49.5 feet wide);
thence S01°04'57"E 216.00 feet along the East line of Lot 4, Block III of said "R.S. Smith's Second Addition";
thence N88°49'47"E 33.00 feet along the North line of the East 33.00 feet of the South 48.00 feet of Lot 4, Block IV of said "R.S. Smith's Second Addition";
thence S01°04'57"E 108.00 feet along the East line of the East 33.00 feet of Lots 4 and 5, Block IV of said "R.S. Smith's Second Addition";
thence S88°49'47"W 164.21 feet along the South line of the North 54.00 feet of Lot 5, Block IV and the South line of the North 54.00 feet of Lot 2 and Lot 3, Block III, "R.S. Smith's Second Addition";
thence N01°19'51"W 324.00 feet along the West line of Lot 2 and Lot 5, Block III, of said "R.S. Smith's Second Addition" and the East line of Church Street (66 feet wide) to the POINT OF BEGINNING. Being a part of the SW 1/4 of Section 28, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan and containing 1.06 acres of land, more or less. Being subject to easements and restrictions of record, if any.

Further, the provisions of these regulations shall be adopted and incorporated into the 711 Church Street Planned Unit Development zoning district. These regulations, however, are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

SECTION 3: FINDINGS

Following public hearings, the City Planning Commission and City Council find the following beneficial effects in terms of public health, safety, welfare, aesthetics, or convenience, regulated in these Supplemental Regulations, warrant the zoning; could not be achieved under any other zoning classification and are not otherwise required; do not have detrimental effects; provide adequate justification for departures from approved plans and policies; provide affordable housing with the increase in density from the underlying zoning and comprehensive plan recommendation; provide safe transportation circulation and encourage and support the use of alternative modes of transportation; and limit disturbance of existing natural, historical, and architecturally significant features to the minimum necessary to allow a reasonable use of the land:

- A. Innovation in land use and variety in design, layout and type of Structures that furthers the stated design goals and physical character of adopted plans and policies.
- B. Economy and efficiency of land use, natural resources, energy and provision of public services and utilities.
 - a. LEED Standards. Development of the Project will contribute to the City's goal of achieving carbon neutrality (A2Zero). The structure to be located on the Property will be constructed and developed in accordance with LEED Gold standards. Additionally, electric vehicle charging stations and solar panels will increase environmental sustainability on site and for the City as a whole
 - b. Passive House Technologies. The Project will utilize both renewable sourced energy and heat recovery ventilation systems, and integrate "thermally broken exterior" technology.
 - c. Integrated Solar Power. The Project plans to integrate solar panels into the building at the roof level, further reducing the Project's carbon footprint and energy use from off-site sources, reducing the environmental and economic harms associated with fossil fuel energy within the community, and supporting A2Zero.
 - d. Electric Vehicle Charging Infrastructure. The Project plans include that twenty percent (20%) of parking stalls shall be EV-i (installed) charging stalls, which is double the requirement under Ann Arbor City Code. This effort reduces community-based pollution by promoting alternatives to conventionally fueled automobiles and supports the adoption of electric vehicles and A2Zero.
 - e. Electric Building. Directly supporting A2Zero to promote home and business electrification, the Project is planning to be "primarily-electric". As regional power grids are converted to carbon neutral sources, the building will automatically become more sustainable. There will be an exception for the back-up generator, to provide redundancy and resilience.

C. Expansion of the supply of Affordable Housing Dwelling Units

- a. Affordable Housing Support. To address the City's desire to increase affordable housing options available within the City, the Developer will make a monetary contribution to the City's affordable housing fund in support of homeless support services and affordable housing initiatives. The Developer will make this contribution prior to issuance of the first certificate of occupancy for the Project, at the contribution rate or amount established by resolution of the City Council at the time of approval of the Project, as required by the Unified Development Code based upon the floor area ratio of the Project and any other applicable factors.
- b. Maintenance of Workforce Housing Units. In addition to the contribution to the City's affordable housing fund, the Project will be subject to an affordable housing agreement entered into between the Developer and the City to provide six (6) workforce housing units leased to qualified tenants, whose annual household income, as certified by the City, is equal to eighty percent (80%) of the Area Medium Income reported annually for single persons and households of various sizes by the United States Department of Housing and Urban Development for the metropolitan statistical area that includes the City of Ann Arbor.

Other Benefits:

- A. Donation towards Construction of Public Restrooms in Urban Core. Developer will contribute Two Hundred Fifty Thousand Dollars (\$250,000.00) to the construction of public restrooms in the urban core.
- B. Donation to City Park Fund. To maintain the goal for neighborhood park acreage at current ratios, the Project will contribute a contribution in lieu of parkland dedication using the formula established in the 2023 Parks, Recreation and Open Space Plan for at least 273 dwelling units or the number of dwelling units on the approved site plan, whichever is higher.

Section 4: PUD Regulations

The standards and regulations provided below shall regulate development in the 711 Church PUD district using the terms, definitions, interpretations and applicability set forth in Chapter 55, Unified Development Code. All of the standards and regulations provided in the UDC shall also apply unless specifically provided in these Supplemental Regulations.

A. Permitted Uses

- 1) The permitted uses shall be:
 - i. Multiple-family dwellings.
 - ii. Retail sales – general merchandise.
 - iii. Restaurant, bar, food service.
 - iv. Personal services.
 - v. Offices – general, financial, medical/dental, veterinary.
 - vi. Off-street parking, limited to below grade, at grade, and the second story only.

B. Area, Height and Placement Standards

- 1) FAR: The maximum permitted FAR shall be 1000%.

- 2) Height: The minimum building height shall be 12 stories. The maximum permitted building height shall be 17 stories and 230 feet.
- 3) Setback and Placement: The minimum required setback shall be 0 feet from any lot line provided that the building is at least 16 feet from the back of curb along Willard Street and Church Street.

C. Parking

- 1) Vehicle. The maximum number of vehicle parking spaces shall be 52.
- 2) Bicycle. The minimum number of bicycle parking spaces shall be one Class A space for each dwelling unit and a total of 10 Class C spaces for nonresidents.
- 3) Electric Vehicle Charging. A minimum of 20% of all provided vehicle parking spaces shall be EV-I (electric vehicle [charging station] installed).

D. Landscaping, Buffers, and Screening

- 1) Vegetated Wall. A green vegetated screening wall shall be provided on the first and second stories of the east façade.
- 2) Mechanical Equipment. All ground-mounted mechanical equipment shall be screened with a 6-foot, opaque, solid fence or wall.

E. Sustainability Requirements

- 1) LEED Gold. The building shall achieve the Gold level of the U.S. Green Building Council Leadership in Energy and Environmental Development (LEED) Certification for new construction. The most recent version in effect at the time of site plan approval shall be applied. Proof of registration is required at the time of building permit issuance and documentation of certification shall be provided prior to receiving any certificate of occupancy.
- 2) Electrification. The project will have no natural gas connection, except for emergency back-up power.
- 3) Renewable Energy. The project will install solar panels on the roof achieving a minimum of __kwh of capacity.
- 4) Passive House Technologies. The project will install heat recovery ventilation systems.

F. Affordable Housing Requirements

- 1) Affordable Housing Dwelling Units. A minimum of 15% of the floor area shall be dedicated to affordable housing dwelling units. A payment of an affordable housing contribution in lieu of units may be made at the sole discretion of the City Council in the amount established by Council resolution at the time of site plan approval prior to issuance of any certificate of occupancy.
- 2) Workforce Housing Dwelling Units. A minimum of six dwelling units shall be leased to households earning 80% of area median income among the issuance of the first certificate of occupancy.

G. Architectural, Design, and Material Requirements

- 1) Architecture. The mass and shape of the building shall be consistent with the architectural renderings submitted as part of the site plan, generally described as: A variable height, high-rise building with a three-story base, and distinct

vertical articulation with significant recesses, stepped down in height and stories at its southern end.

- 2) Design and Materials. The building design shall meet the materials and design requirements for buildings on primary and secondary streets provided in Section 5.17.C of the Unified Development Code. These include permitted and prohibited materials, minimum height for the street-level story of 15 feet, minimum 60% of the street-level façade shall be transparent windows or glazing, and the bottom of all windows on the street-level story no more than 2.5 feet above the sidewalk level.

H. Additional Requirements

- 1) Parkland Contribution. A parkland contribution shall be made for each dwelling unit using the formula provided in the Parks, Recreation and Open Space Plan at the time of site plan approval prior to issuance of the any certificates of occupancy.
- 2) Urban Amenities Contribution. A contribution of at least \$250,000 to support urban amenities such as the construction and maintenance of public restrooms shall be made prior to the issuance of any certificates of occupancy.

711 Church Street DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this [--] day of [Month], 2024, by and between the City of Ann Arbor, a Michigan municipal corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and LV Church Street GP, LLC , a Limited Liability Corporation, with principal address at 704 West 9th Street, Austin, Texas 78701, hereinafter called the DEVELOPER, witnesses that:

WHEREAS, the DEVELOPER owns certain land in the City of Ann Arbor, described below and site planned as 711 Church Street, and

WHEREAS, the DEVELOPER has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as 711 Church Street Planned Unit Development, and desires Site Plan and development agreement approval thereof, and

WHEREAS, the DEVELOPER desires to build or use certain Improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to ensure that all of the Improvements required by pertinent CITY ordinances and regulations be properly made, and that the DEVELOPER will install these Improvements prior to any permits being issued.

THE DEVELOPER(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of [public water main], [private storm water management system], [public street curb alignment], [public sidewalk restoration], [public streetscape amenity zone and walking zone], and [street lights] ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all Improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the Improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the DEVELOPER fails to construct the Improvements, the CITY may send notice via first class mail to the DEVELOPER at the address listed above requiring it to commence and complete the Improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER, if the DEVELOPER does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the private Improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the DEVELOPER'S engineer inspects.

(P-4) To grant an easement to the CITY for public access easement as shown on the Site Plan, subject to City Council approval. DEVELOPER shall submit legal descriptions and survey drawings for the easements prior to the request for and issuance of building permits, and the easements shall be granted to the CITY in a form reasonably acceptable to the CITY Attorney. The easements must be accepted by City Council prior to the request for and issuance of any temporary or final certificate of occupancy, although the easements may be accepted at a later time as determined by the CITY Public Services Area.

(P-5) To install all water mains, storm sewers, sanitary sewers and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any [building permits]

(P-6) To be included in a future special assessment district, along with other benefiting property, for the construction of additional Improvements to Church Street and/or Willard Street such as street widening, bike paths, street lights, along Church Street and/or Willard frontage when such Improvements are determined by the CITY to be necessary

(P-7) To indemnify, defend and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the DEVELOPER, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-8) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as additional insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-9) For the benefit of the residents of the DEVELOPER'S development, to make a park contribution consistent with the formula for contributions in lieu of land provided in the 2023 Parks, Recreation and Open Space Plan of \$620.00 per dwelling unit to the CITY Parks and Recreation Services Unit prior to the request for or issuance of any certificate of occupancy for Improvements to neighborhood parks within walking distance of the site, urban parks/plazas, or community-wide parks and recreation facilities.

(P-10) For the benefit of the residents of the DEVELOPER'S development and fulfilling a beneficial effect of the 711 Church Street PUD Zoning District, to make a contribution of \$250,000.00 to the Downtown Development Authority for the purchase and maintenance of public restrooms in the downtown and central area of the CITY.

(P-11) To construct, repair and/or adequately maintain on-site storm water management system. If the DEVELOPER fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the DEVELOPER at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER if the DEVELOPER does not complete the work within the time set forth in the notice.

(P-12) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-13) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, DEVELOPER shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-14) As part of the application for the first building permit, to provide documentation from an independent, qualified professional that verifies the Project has been designed to achieve a minimum of LEED Gold (v4.1) under the U. S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards. Compliance with this requirement shall be verified and documented by the independent, qualified professional using an industry standard software energy modeling tool (EQUEST or equivalent). Prior to issuance of any certificate of occupancy the DEVELOPER shall either have the building certified by the USGBC, the project architect, or provide some other evidence acceptable to the CITY demonstrating that the structure meets or exceeds the LEED Gold standard.

(P-15) To provide partial solar power for the Project by installing solar panels on the roof of the Project, as shown on the Site Plan, and subsequent construction drawings. The solar panels shall produce a minimum capacity of 100 kWh per year, and shall be operational prior to the request for or issuance of any certificate of occupancy.

(P-16) Prior to the issuance of the first certificate of occupancy, to pay to the CITY an affordable housing contribution of \$ to be deposited in the City of Ann Arbor Affordable Housing Fund in compliance with Ann Arbor City Code and the approved Supplemental Regulations for the Property, unless prior to the issuance of such certificate of occupancy the CITY and DEVELOPER have agreed on a plan for DEVELOPER construction at least 15% of total Project units as Affordable Housing for Low Income Households as defined in Ann Arbor City Code consistent with the approved Supplemental Regulations for the Property.

(P-17) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the DEVELOPER proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The DEVELOPER is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-18) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development Improvements, and within one month after completion or abandonment of construction.

(P-19) DEVELOPER is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of DEVELOPER has (have) legal authority and capacity to enter into this Agreement for DEVELOPER.

(P-20) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved Agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the DEVELOPER complies with the approved site plan and/or the terms and conditions of the approved Agreement. The DEVELOPER shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or Agreement.

(P-21) In addition to any other remedy set forth in this Agreement or in law or equity, if DEVELOPER fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-22) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the 711 Church Street Site Plan.

(C-2) To use the park contribution as described above for Improvements to the neighborhood parks within walking distance of the site, urban parks/plazas, or community-wide parks and recreation facilities

(C-3) To use the contribution to the Downtown Development Authority for public restrooms as described above.

(C-4) To provide timely and reasonable CITY inspections as may be required during construction.

(C-5) To record this Agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the DEVELOPER and the CITY agree as follows:

(T-1) This Agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the DEVELOPER, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

City of Ann Arbor, Washtenaw County, Michigan

[ALTA Legal description(s) to be inserted here:]

[Parcel ID Number(s) to be inserted here:]

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the DEVELOPER, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the DEVELOPER in writing that the DEVELOPER has satisfactorily corrected the item(s) the DEVELOPER has failed to perform.

(T-6) This Agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code. DEVELOPER submits to the personal jurisdiction of any competent court in Washtenaw County, Michigan, for any action arising out of this Agreement. DEVELOPER also agrees that no action will be commenced against the City because of any matter arising out of this Agreement in any courts other than those in the County of Washtenaw, State of Michigan, unless original jurisdiction can be established in the United States District Court for the Eastern District of Michigan, Southern Division, the Michigan Supreme Court, or the Michigan Court of Appeals.

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

PROJECT NARRATIVE

**711 CHURCH STREET
CITY OF ANN ARBOR REQUIRED SITE PLAN INFORMATION**
UDC Required Site Plan Information

A. Required Site Plan Information
1. Cover Sheet – The following general project information should be provided on the cover sheet of the plan set and all subsequent sheets as appropriate.
a. Project name, address or location, and type of site plan.
b. 711 Church Street, Ann Arbor, MI 48104; Site Plan for PUD Rezoning for City Council Approval.
c. Petitioner and agent information, including name, address and contact information.
d. Petitioner: LV Collective, 2340 Guadalupe Street, Austin, TX, 78705; Attn: Andree Sahakian, 512-410-0342
Agent: Midwestern Consulting LLC, 3815 Plaza Drive, Ann Arbor, MI 48108; Ph: (734) 995-0200; Attn: Scott W. Betzoldt.
e. Statement of interest in the land, including conditions for sale or purchases of parcels such as deed restrictions, reservation of land for other uses, or other conditions which may have bearing on the total land development.
f. The property is under sales contract. A letter of authorization to submit the Site Plan has been provided.
g. Vicinity map identifying the location of the Site within the City, including nearest major roads and significant features such as schools, shopping centers and parks. See Cover Sheet.
h. North indicator (pointing up or to the left) and drawing scale in bar graph form. Shown on all relevant sheets.
i. Legal description of the Site, including total acreage of the parcel(s) and total acreage of public or private roads contained in the legal description. See Existing Conditions and Survey Plans.
j. Sheet index and date of latest revision. See Cover Sheet.
k. Required Statements – A brief written statement addressing the following concerns:
i) Identifications of associated applications such as annexation petition, rezoning petition, PUD Zoning District petition, Special Exception Use petition, planned project modification request, landscape modification request, or variance application. Identification of special circumstances associated with the application that require additional procedures or specific approvals such as Natural Features buffer area. A Site Plan application for PUD Rezoning is being proposed. A PUD is being sought for deviations in area, height and placement requirements.
ii) Proposed development program, including proposed land use, improvements, Floor Area or number of Dwelling Units and bedrooms, access and circulation, off-street parking, preliminary construction phasing and estimated construction costs. The proposed development is located in the R4C zoning district. The site has frontage on Church Street and Willard Street with Church Street being the primary frontage. The project includes combination of 6 parcels and removal of existing structures, all student rental homes and apartments.
iii) Proposed Development Summary:
One building: a 17 apartment building fronting Church Street.
272 dwelling units/1011 bedrooms
445,456 sq ft of total area including the retail space
Building height: 212 feet
Storm water management: Stormwater will be collected primarily through roof drains with limited surface collection. The roof conduits and surface drains will be routed to an underground tank at the south part of the site. The system will discharge primarily by infiltration with an emergency overflow to the City storm sewer in Church Street.
82 parking spaces are provided: 2 barrier free and 2 rideshare spaces shall be EVI and 46 will be EV-C
The building roof will have on-site solar panels with a projected output and storage of approximately 125,000 kWh/yr.
Proposed Phasing and Probable Construction Cost: The development will be constructed in one phase, beginning on or before 4/1/24, with completion on or before 8/1/2026. The estimated construction cost is \$58,000,000.
l. Community Analysis:
i) Impact of proposed development on public schools. The units are apartments one to six. The units are designed primarily for college students. The number of children living in the building is expected to be virtually no impact on public elementary and high schools.
ii) Relationship of intended use to neighboring uses. The residential units will provide additional housing and additional parking very close to the University of Michigan Central Campus. The residents are likely to patronize existing restaurants, proposed retail, and other businesses in the nearby buildings, and may attend local churches. The proposed commercial use will provide services for the residences and for the neighborhood. Adjacent buildings include a mix of commercial and residential uses.
iii) Impact of adjacent uses on proposed development. Residents will likely patronize the businesses and institutions in the surrounding area.
iv) Impact of proposed development on the air and water quality, and on existing Natural Features of the Site and neighboring Sites. There will be no significant impact on air and water quality is expected. There are 2 landmark trees adjacent to the site but are not proposed for removal.
v) Impact of the proposed use on historic Sites or structures which are located within a historic district or listed on the National Register of Historic Places. The site is not within a historic district and the existing buildings are not historic structures.
vi) Natural Features: Grading and Soil Erosion Control. Drawings and written descriptions demonstrating compliance with the applicable Development standards for Grading and Soil Erosion controls must be provided on the plans, including the following:
a. A vicinity map showing location of Site and adjacent properties within 500 feet of the Site boundaries showing relationship to any Watercourse. See Vicinity Map on the Cover Sheet. There are no Watercourses within 500 feet of the Site.
b. Soil investigation report, survey or profile of data regarding the nature, soil type, distribution, erodibility, and supporting ability of existing soils or rock on the site in accordance with the United States Department of Agriculture soil survey standards. Soils Report has been submitted separately. An infiltration test was performed in the area of the proposed underground detention chambers. Test pit locations are shown on sheet 7 and the geotechnical report has been submitted under a separate cover.
c. Existing and proposed topography at a maximum of two-foot contour intervals, elevations or similar slope descriptions, extending at least 50 feet beyond site boundary. See Existing Conditions and Survey Plan and Grading Plan.
d. Location of any existing Structures or Natural Feature on the Site and on land extending at least 50 feet beyond the Site boundary lines. See Existing Conditions and Survey Plan and Grading Plan.
e. Location of proposed Structures or Development on the Site including physical limits of each proposed Earth Change and all proposed temporary and permanent soil Erosion and Sedimentation Control Measures. See Existing Conditions and Survey Plan, Grading Plan and Soil Erosion Control Plan.
f. Plans, section and construction – quality details of all soil Erosion and Sedimentation Control Measures, existing and proposed on-site drainage and dewatering facilities, retaining walls, cribbing, planting, soil-erosion devices or other protective devices to be constructed in connection with, or as part of, the proposed work. See Soil Erosion Control Plan details. Dewatering of the site is not required.
g. Estimated total cost of the required controls during construction, including dust emission control. See Soil Erosion Control Plan, Soil Erosion Control Notes, sheet 7.
h. Estimated total cost of protecting all exposed soil surfaces from erosion should construction discontinue. See Soil Erosion Control Plan, Soil Erosion Control Notes, sheet 7.
i. Estimate of the quantity of excavation and fill involved. See Soil Erosion Control Plan, Soil Erosion Control Notes, sheet 7.
j. Amount of impervious area existing and proposed, and square footage of impervious area reconfigured to accommodate new improvements. Existing: 34,168 sf (74%); Proposed: 42,200 SF (91%), if a Storm Water Management System is required; completion and design of the Storm Water Management System, such as: See Storm Water Management Calculations for the proposed detention chamber.
k. Calculations used to derive the run-off coefficients. See Basin Storm Water Calculations, W1.
l. Map showing the drainage area and land tributary to the Site and estimated runoff of the area served by any drain. See Stormwater Management Plans.
m. Required storage volume calculations, including total first flush, bankfull, and 100-year storm events. See Basin Storm Water Calculations, W2-W13.
n. Calculations for the provided/proposed storage facility. See Basin Storm Water Calculations, Detention Outlet Calculations.
o. Required and proposed release rate calculations.
p. See Basin Storm Water Calculations, Detention Outlet Calculations.
q. A plan for the continued maintenance of the permanent Storm Water Management System. See Soil Erosion Control Plan, Storm Water Management System Permanent Maintenance Plan, Schedule and Cost Estimate.
r. Any other pertinent calculations as determined necessary by the PSA Administrator. To be provided if required.
s. If an alternative method of storm water detention is proposed, a written description of the alternative method of storm water detention and a written explanation as to why the proposed alternative conforms to the Development standards of this Code. N/A.
t. Timing and construction sequence of each proposed Earth Change, including installation of temporary and permanent soil Erosion and Sedimentation Control Measures, stripping and clearing, rough grading, installation and stabilization of Storm Water Management Systems, construction of utilities, roads, infrastructure, and Buildings, final grading and landscaping, and removal of temporary soil Erosion and Sedimentation Control Measures. Identify all proposed phasing consistent with the approved site plan or final preliminary plan. See Soil Erosion Control Plan Construction Sequence. (A Gantt chart has also been provided.)
u. A program proposal for the continued maintenance of all permanent soil Erosion and Sedimentation Control Measures that remain after Project Completion, including: designation of the person or party responsible for the maintenance, maintenance responsibilities shall become part of any sales or exchange agreement for the land on which the permanent soil Erosion and Sedimentation Control Measures are located. See Soil Erosion Control Plan, Maintenance Program for Soil Erosion Controls.
v. Other information or data as may be required to demonstrate compliance, such as a soil Erosion control statement including: N/A.
w. Consideration of alternative actions with evaluation of each. N/A.
x. Description of probable adverse environmental effects that cannot be avoided. N/A.
y. Identification of any negative impact to Natural Features, including Woody Plants. N/A.
z. Analysis of primary and secondary consequences of short-term uses of the environment in relation to the maintenance and enhancement of long-term productivity. Remedial, protective and mitigation measures are to be developed for any environmentally detrimental aspect. N/A.
aa. If determined that the Code Official, a hydrological study may be required where the clearing, grading, or addition of impervious Surface is proportionate to the MDEQ or unimpacted flood prone areas or any lake, pond, Watercourse, or Wetlands. The study shall follow the format used by the MDEQ for hydraulic reports and shall demonstrate that the proposed activity complies with the review standards of this Code. N/A.
bb. Massing and Architectural Plans – Drawings and written descriptions of the massing, architectural design and details, and facade materials of proposed Buildings must be provided on the plans, including:
a. Dimensioned floor plans of each building Floor identifying areas excluded from Floor Area and excluded from FAR calculations. See Architectural Plans.
b. Vertical sections through the Site showing existing and proposed elevations. See Architectural Plans.
c. Dimensioned architectural design and details with labeled materials. See Architectural Plans.
d. Perspective renderings of the proposed Buildings. See Architectural Plans.
10. Photometric Plan – Drawings and written descriptions of proposed lighting demonstrating compliance with the applicable Development standards, including: Provided.
a. Location, type and details of proposed lighting fixtures. Relocated/proposed streetscape lightpole locations are shown on the Dimensional Site Plan, Utility Plan and Landscape Plan.
b. Photometric diagram showing predicted maintained foot-candle levels of the proposed lighting fixtures. Provided.
11. Traffic Impact Analysis – For proposed Developments that will generate more than three vehicle trips per unit per hour or 50 vehicle trips per day, a traffic impact traffic analysis must be provided including the following: A Traffic Impact Assessment has been submitted under separate cover.
a. Existing traffic volumes passing on all streets abutting the proposed development during the peak hour. Traffic from other new and proposed Developments in the area should be considered.
b. Existing peak hour turning movements of vehicular traffic at all public street intersections within 200 feet of the proposed Development, or those intersections that may be impacted by the proposed Development.
c. Projected peak hour generation rate and peak hours of generation for the proposed Development.

d. When any activity within the Natural Features buffer is proposed, a written justification responding to each general criteria for determining a proposed activity in the Natural Features buffer is in the public interest. N/A.
e. Protection measures for those existing Natural Features proposed to be protected as part of the Development, including protections from the construction of the Development. Tree protection will be provided for landmark trees to remain.
f. Identification of all Natural Features proposed to be impacted, disturbed, or removed by the Development, including the construction of the Development. Refer to sheet 12 Natural Features analysis.
g. Alternative Analysis: When any Natural Features are proposed to be removed or disturbed, drawings and descriptions of at least two alternative plans that were prepared and considered but are not proposed which demonstrate and justify that the proposed Development meets the disturbance removal of Natural Features on and adjacent to the Site to the minimum necessary to reasonably accomplish the permitted use. Alternative Analysis provided on sheet 11 of the plans.
h. Proposed mitigation measures: When any Natural Features are proposed to be removed or disturbed, proposed mitigation measures must be provided including: The petitioner will provide both on site mitigation and in lieu payment to City tree fund.
i. Written description of the mitigation program, identifying the type and appropriate quantity (i.e. basal area, species, caliper) of Natural Features removed or disturbed and the appropriate quantity of the mitigation proposed. See Sheet 9.
j. Proposed calculations: See Sheet 9.
k. Location of proposed mitigation plantings. See Sheet 9.
l. Chart listing the proposed mitigation plantings, including botanical and common names, caliper sizes, root type and height. See Sheet 9.
m. Timing schedule for implementation of mitigation measures. See Sheet 14.
n. Notation and description of any proposed alternative mitigation measures. N/A.
12. Natural Features Overlay Plan – A drawing including the dimensional layout and the existing Natural Features on Site. See Sheet 12.
13. Landscape Plan – Drawings and written descriptions of proposed landscaping, screening and buffers demonstrating compliance with applicable Development standards such as interior landscaping of Vehicular Use Areas, Right-of-Way screening, confining land use buffers, and Natural Features mitigation in order to demonstrate compliance with applicable Development standards must be provided on the plans, including the following:
a. Location, size and species of existing trees and vegetation, and Natural Features. See Existing Conditions and Survey Plan.
b. Location of light poles, refuse containers and enclosures, mechanical equipment and hydrants. See Dimensional Site Plan, Landscape Plan, and Architectural Plans.
c. Limits of Vehicular Use Area and notation of its size in square feet. See Landscape Plan.
d. Proposed locations of required landscaping, screening and buffers, street trees and plantings. See Landscape Plan and Architectural Plans.
e. Table identifying Vehicular Use Area, interior landscape islands, Right-of-Way screening, confining land use buffer, and street tree planting requirements and standard plantings and areas to satisfy requirements. Vehicular Use Area is approximately 2790 SF and requires no interior landscaping.
f. Proposed plant list, including caliper sizes, root type, height of material, botanical and common name, type and amount of soil, ground cover and grasses. See Landscape Plan.
g. Notation of requested modifications if any. N/A.
h. Planting and staking details in accordance with the standards established by the PSA Administrator. See Miscellaneous Notes and Details sheet.
i. Specification for treatment of compacted soil on the entire Site. See Landscape Plan, Landscape Notes, number 9.
j. Specification for planting media in landscape areas. See Landscape Plan, Landscape Notes, number 12.
k. Irrigation plan or water outlets (hose bibs). See Landscape Plan, Landscape Notes, number 1. See also Architectural Plans.
l. Landscape maintenance program, including a statement that all diseased, damaged, or dead material shall be replaced in accordance with this Code by the end of the following planting season as a continuing obligation for the duration of the site plan. See Landscape Plan, Landscape Notes, number 2.
m. Identification of snow storage areas, including a statement that snow shall not be pushed onto interior landscape islands unless designed for snow storage. Indicated on sheet 9.
n. Berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, culverts to maintain natural drainage patterns, or any other construction details necessary to resolve specific Site conditions. See Architectural Plans.
14. Utility Plan – Drawings and written descriptions of the existing and proposed public utilities serving the Site must be provided on the plans, including the following:
a. Location and size of existing and proposed public water, sanitary sewer and storm sewer mains and leads. Note cover elevations of storm and sanitary mains. See Existing Conditions and Survey Plan, and Utility Plan.
b. Location of existing and proposed fire hydrants. Indicate a 250-foot or 350-foot radius, as appropriate for the type of proposed Development, around each hydrant. Show and dimension hose lay to any external portion of a Structure via an approved fire route from any hydrant or combination of hydrants. Location of fire department connections (FDC) to Buildings. Dimension and distance of the hose lay from the FDC to the nearest hydrant via an approved fire route (provide dimension following an actual hose laying route). Location of Knox Box, if applicable. Include a separate Fire Protection and Access Plan sheet if necessary for clarity. See Existing Conditions and Survey Plan, Utility Plan, and Fire Protection Plan.
c. Location of existing Public Utility easements, including lotter and page number. N/A.
d. Location and dimension of proposed Public Easements. Notation that legal descriptions of proposed easements will be provided with construction drawings and engineering plan submittals as required. N/A.
e. Sanitary sewer flow mitigation. See Utility Plan.
f. Location and notation of firewalls within existing or proposed Buildings, or notation that none are existing or proposed. There are no firewalls in the proposed building. The building is fully fire suppressed.
15. Grading and Soil Erosion Control Storm Water Management Plan – Drawings and written descriptions demonstrating compliance with the applicable Development standards for Grading and Soil Erosion controls must be provided on the plans, including the following:
a. A vicinity map showing location of Site and adjacent properties within 500 feet of the Site boundaries showing relationship to any Watercourse. See Vicinity Map on the Cover Sheet. There are no Watercourses within 500 feet of the Site.
b. Soil investigation report, survey or profile of data regarding the nature, soil type, distribution, erodibility, and supporting ability of existing soils or rock on the site in accordance with the United States Department of Agriculture soil survey standards. Soils Report has been submitted separately. An infiltration test was performed in the area of the proposed underground detention chambers. Test pit locations are shown on sheet 7 and the geotechnical report has been submitted under a separate cover.
c. Existing and proposed topography at a maximum of two-foot contour intervals, elevations or similar slope descriptions, extending at least 50 feet beyond site boundary. See Existing Conditions and Survey Plan and Grading Plan.
d. Location of any existing Structures or Natural Feature on the Site and on land extending at least 50 feet beyond the Site boundary lines. See Existing Conditions and Survey Plan and Grading Plan.
e. Location of proposed Structures or Development on the Site including physical limits of each proposed Earth Change and all proposed temporary and permanent soil Erosion and Sedimentation Control Measures. See Existing Conditions and Survey Plan, Grading Plan and Soil Erosion Control Plan.
f. Plans, section and construction – quality details of all soil Erosion and Sedimentation Control Measures, existing and proposed on-site drainage and dewatering facilities, retaining walls, cribbing, planting, soil-erosion devices or other protective devices to be constructed in connection with, or as part of, the proposed work. See Soil Erosion Control Plan details. Dewatering of the site is not required.
g. Estimated total cost of the required controls during construction, including dust emission control. See Soil Erosion Control Plan, Soil Erosion Control Notes, sheet 7.
h. Estimated total cost of protecting all exposed soil surfaces from erosion should construction discontinue. See Soil Erosion Control Plan, Soil Erosion Control Notes, sheet 7.
i. Estimate of the quantity of excavation and fill involved. See Soil Erosion Control Plan, Soil Erosion Control Notes, sheet 7.
j. Amount of impervious area existing and proposed, and square footage of impervious area reconfigured to accommodate new improvements. Existing: 34,168 sf (74%); Proposed: 42,200 SF (91%), if a Storm Water Management System is required; completion and design of the Storm Water Management System, such as: See Storm Water Management Calculations for the proposed detention chamber.
k. Calculations used to derive the run-off coefficients. See Basin Storm Water Calculations, W1.
l. Map showing the drainage area and land tributary to the Site and estimated runoff of the area served by any drain. See Stormwater Management Plans.
m. Required storage volume calculations, including total first flush, bankfull, and 100-year storm events. See Basin Storm Water Calculations, W2-W13.
n. Calculations for the provided/proposed storage facility. See Basin Storm Water Calculations, Detention Outlet Calculations.
o. Required and proposed release rate calculations.
p. See Basin Storm Water Calculations, Detention Outlet Calculations.
q. A plan for the continued maintenance of the permanent Storm Water Management System. See Soil Erosion Control Plan, Storm Water Management System Permanent Maintenance Plan, Schedule and Cost Estimate.
r. Any other pertinent calculations as determined necessary by the PSA Administrator. To be provided if required.
s. If an alternative method of storm water detention is proposed, a written description of the alternative method of storm water detention and a written explanation as to why the proposed alternative conforms to the Development standards of this Code. N/A.
t. Timing and construction sequence of each proposed Earth Change, including installation of temporary and permanent soil Erosion and Sedimentation Control Measures, stripping and clearing, rough grading, installation and stabilization of Storm Water Management Systems, construction of utilities, roads, infrastructure, and Buildings, final grading and landscaping, and removal of temporary soil Erosion and Sedimentation Control Measures. Identify all proposed phasing consistent with the approved site plan or final preliminary plan. See Soil Erosion Control Plan Construction Sequence. (A Gantt chart has also been provided.)
u. A program proposal for the continued maintenance of all permanent soil Erosion and Sedimentation Control Measures that remain after Project Completion, including: designation of the person or party responsible for the maintenance, maintenance responsibilities shall become part of any sales or exchange agreement for the land on which the permanent soil Erosion and Sedimentation Control Measures are located. See Soil Erosion Control Plan, Maintenance Program for Soil Erosion Controls.
v. Other information or data as may be required to demonstrate compliance, such as a soil Erosion control statement including: N/A.
w. Consideration of alternative actions with evaluation of each. N/A.
x. Description of probable adverse environmental effects that cannot be avoided. N/A.
y. Identification of any negative impact to Natural Features, including Woody Plants. N/A.
z. Analysis of primary and secondary consequences of short-term uses of the environment in relation to the maintenance and enhancement of long-term productivity. Remedial, protective and mitigation measures are to be developed for any environmentally detrimental aspect. N/A.
aa. If determined that the Code Official, a hydrological study may be required where the clearing, grading, or addition of impervious Surface is proportionate to the MDEQ or unimpacted flood prone areas or any lake, pond, Watercourse, or Wetlands. The study shall follow the format used by the MDEQ for hydraulic reports and shall demonstrate that the proposed activity complies with the review standards of this Code. N/A.
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b. Existing peak hour turning movements of vehicular traffic at all public street intersections within 200 feet of the proposed Development, or those intersections that may be impacted by the proposed Development.
c. Projected peak hour generation rate and peak hours of generation for the proposed Development.

711 CHURCH STREET

CITY OF ANN ARBOR, WASHTENAW CO. MI

SITE PLAN AND PUD REZONING FOR CITY COUNCIL

OWNER/APPLICANT

LV COLLECTIVE
2340 GUADALUPE STREET
AUSTIN, TX 78705
ANDREE SAHAKIAN
512-410-0342

ARCHITECT

OZ ARCHITECTS
3023 LARIMER STREET
DENVER, CO 80205
ARI IRFANO
303-861-5704

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: SCOTT BETZOLDT
734-995-0200

LEGAL DESCRIPTION

SEE SHEET 2

PROJECT NARRATIVE (cont.)

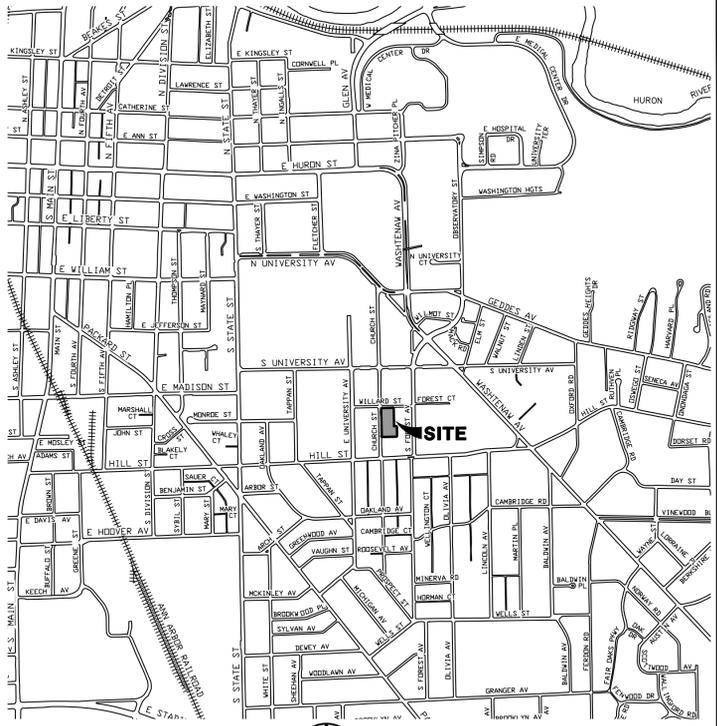
d. Projected peak hour traffic movements as a result of the establishment of the proposed facility.
e. A capacity analysis for impacted intersections.
f. A statement of the total impact the projected generation will have on the existing level of service as determined and certified by a registered engineer.
g. A sketch plan showing all existing Driveways to public streets within 200 feet of the proposed Development and all on-street parking or loading areas.
h. Proposed Site access Driveways with a determination if a deceleration lane or taper is necessary based on current City warrant analysis standards, a determination if a left-turn by-pass lane is necessary based on a warrant analysis, and a sight distance study at the Site access Driveway.
i. A pedestrian circulation plan showing all possible points of conflict between motorized traffic and pedestrian/bicycle traffic on public streets and sidewalks within 200 feet of the proposed Development, or those intersections that may be impacted by the proposed Development.
j. A gap study for pedestrian or vehicular traffic may be required at non-signalized locations that may be impacted by the proposed Development. The traffic and/or parking impact analysis shall be reviewed by the Department of Transportation for completeness and accuracy.
k. A determination of the service volume and capacity of adjacent streets including the traffic from the new development. The methodology to be employed in determining street capacities shall conform to the 1985 edition of the Highway Capacity Manual, Special Report Number 208, or the latest revision thereof. Proposals that will contribute traffic to streets or intersections that are or will be as a result of this proposal at a level of Service D, E, or F as defined in the Highway Capacity Manual may be denied by Commission and Council until such time as necessary street or traffic improvements are scheduled for construction.

PUD DEVIATIONS FROM UDC REQUIREMENTS

1. CONFLICTING LAND USE BUFFER USE OF ALTERNATIVE EVERGREEN HEDGE.

DEVELOPMENT SUMMARY AND COMPARISON CHART

	R4C Permitted/Required	Comparison	Comparison	Comparison	Proposed
Site Area:	8,500 SF Min.	N/A	No Minimum	No minimum	1.06 ac / 46,302 sf
Lot Width:	60' Min.	N/A	324.00 ft.	324.00 ft.	324.00 ft.
Zoning:	R4C	C1A/R	D2	D1	PUD
Land Use:	Campus Bus./Apartments	Campus Business/Residential	Apartments/Parking	Apartments/Parking	Apartments/Parking
Max. Building coverage	N/A	N/A	Max. 80% Coverage	N/A	79.9%
Floor Area:	N/A	N/A	N/A	N/A	445,456 sf
Basement Parking:	N/A	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	300%	200%, 400%/w/premiums	400%, 900%/w/premiums	962.0%
Dwelling Units:	11 Structures/Units Unknown	91	87	253	273
Max Density (DU/Acre)	None	N/A	N/A	N/A	257
Bedrooms:	Unknown	N/A	N/A	N/A	1011
Min. Lot Area (sf) per Unit	2.175	N/A	N/A	N/A	170
Min. Open Space %	40%	N/A	10%	N/A	10,054 SF, 21.7%
Min. Active Open Space	300 SF/DU	N/A	N/A	N/A	N/A
Building Height:	30' Max.	No Max	60'	60'	212'
Unit Types/No.s:					See architectural plans
Req'd Vehicular Parking*	None Req'd	None Req'd	None Req'd	None Req'd	None Req'd
Total Vehicular Parking			None	None	52 Total, 2 BF, 2 Rideshare
Req'd Bicycle Parking**:	1 space/5 units	2 space/5 units	1 space/5 units	1 space/5 units	575 CL A provided 16 CL C City owned provided in RGVW
Total provided bike parking					575 Total prov. Onsite
Total Required					16 CL C City owned provided in RGVW
Setbacks:	Front: 25' Min. Side: 12' Min. Rear: 30' Min	Front: 10' Min. Side: 12' Min. Rear: 30' Min.	Front Min. 0', Max. 10' Side, 0'	Front Min. 0', Max. 10' Side, 0'	Church St. -Varies, 148' Min. Willard St. - 175' Min. Side - 124'
Impervious Surface			40' From Residential	30' From Residential	Rear - South -24.18'



VICINITY MAP
SCALE : NTS

Sheet List Table

NUMBER SHEET TITLE
1 COVER SHEET
2 EXISTING CONDITIONS AND ALTA SURVEY
3 DEMOLITION PLAN
4 DIMENSIONAL SITE PLAN
5 GRADING AND SOIL EROSION CONTROL PLAN
6 UTILITY PLAN
7 STORM WATER MANAGEMENT PLAN
8 LANDSCAPE PLAN
9 LANDSCAPE NOTES AND DETAILS
10 FIRE PROTECTION PLAN
11 SOLID WASTE MANAGEMENT PLAN
12 ALTERNATIVE ANALYSIS
13 SITE ANALYSIS, NATURAL FEATURES AND OVERLAY PLAN
14 MISCELLANEOUS DETAILS
15 PHOTOMETRIC PLAN
16 LIGHTING DETAILS

711 CHURCH STREET

JOB No. **23041**
DATE: 6/15/23
SHEET 1 OF 16
REV. DATE: 9/15/23
REV. DATE: 11/28/23
REV. DATE: 1/12/24
CADD: ENG: JCA
PM: SWB
TECH: JZ3041CV1



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RELEASED FOR DATE

50% DESIGN DEVELOPMENT 12/08/23



P.E. #

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



collective

711 CHURCH STREET ANN ARBOR, MI 48104

REVISIONS:
NO DATE DESCRIPTION

PROJECT NUMBER:
123011.00

DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

SHEET TITLE:
COVER SHEET

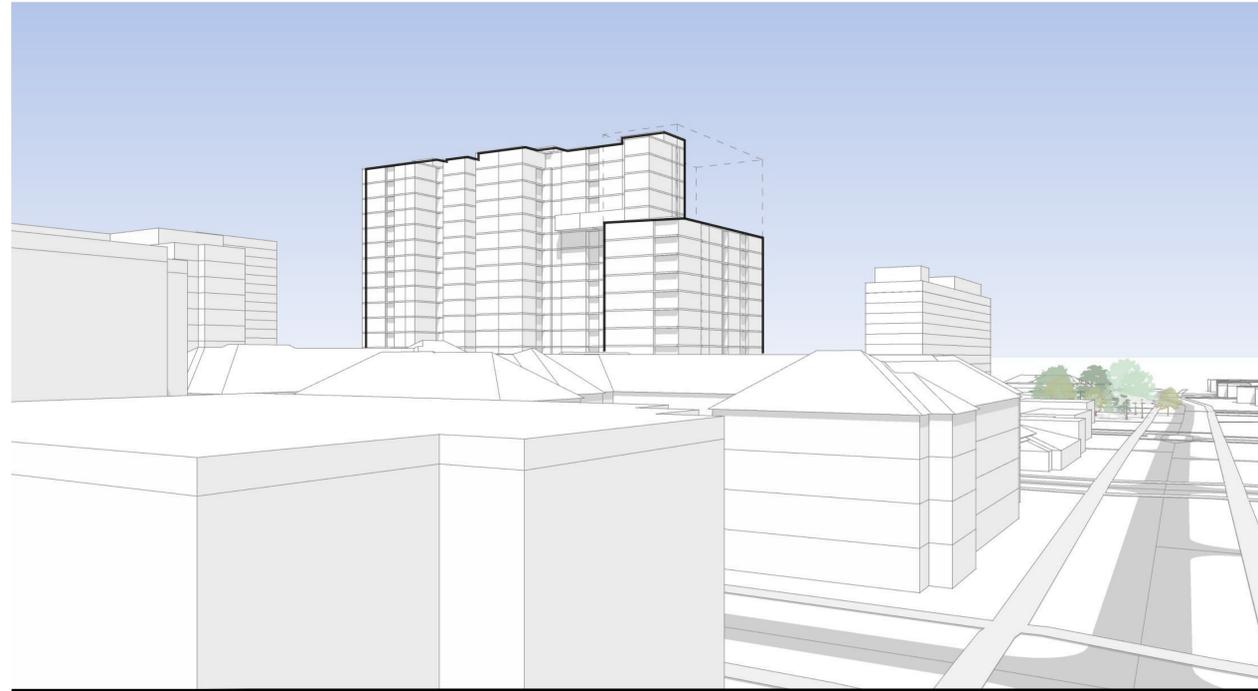
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A000

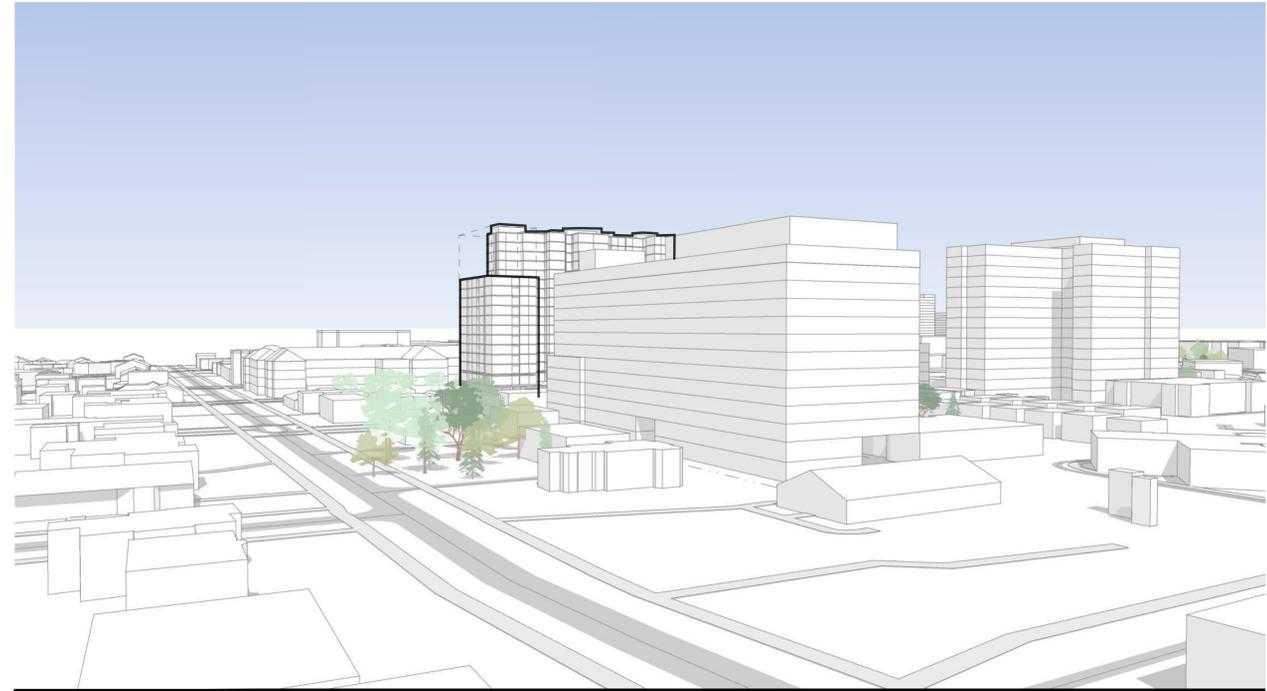




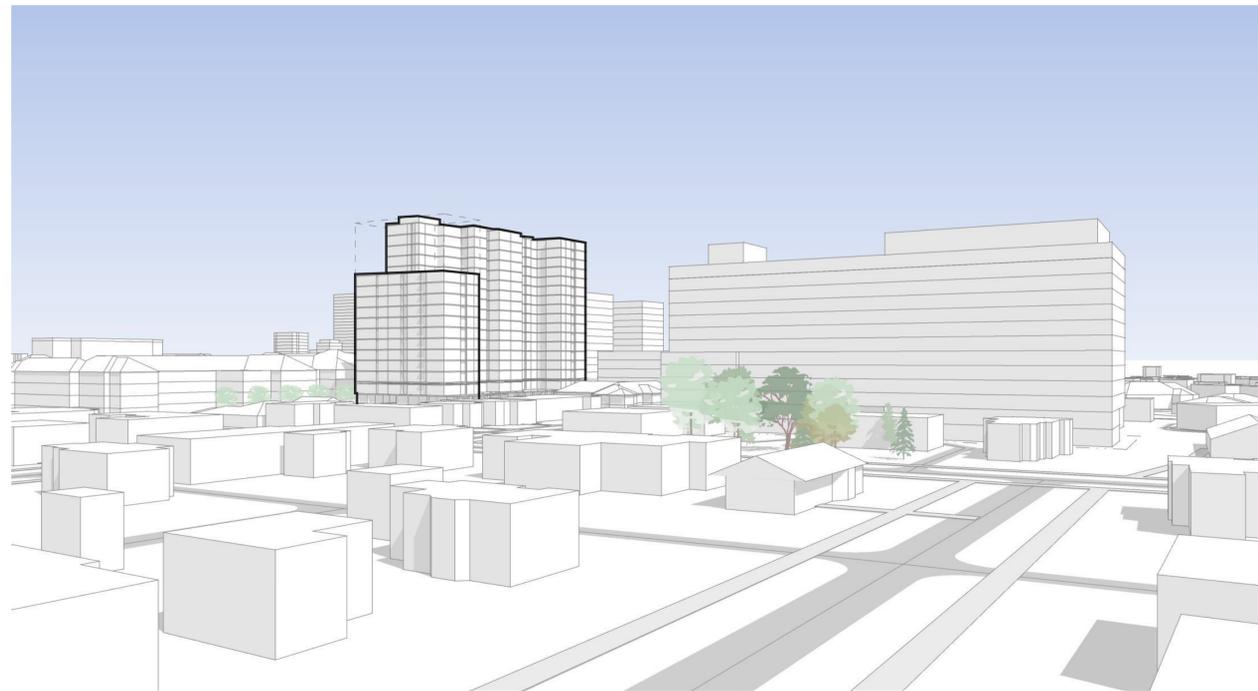
collective



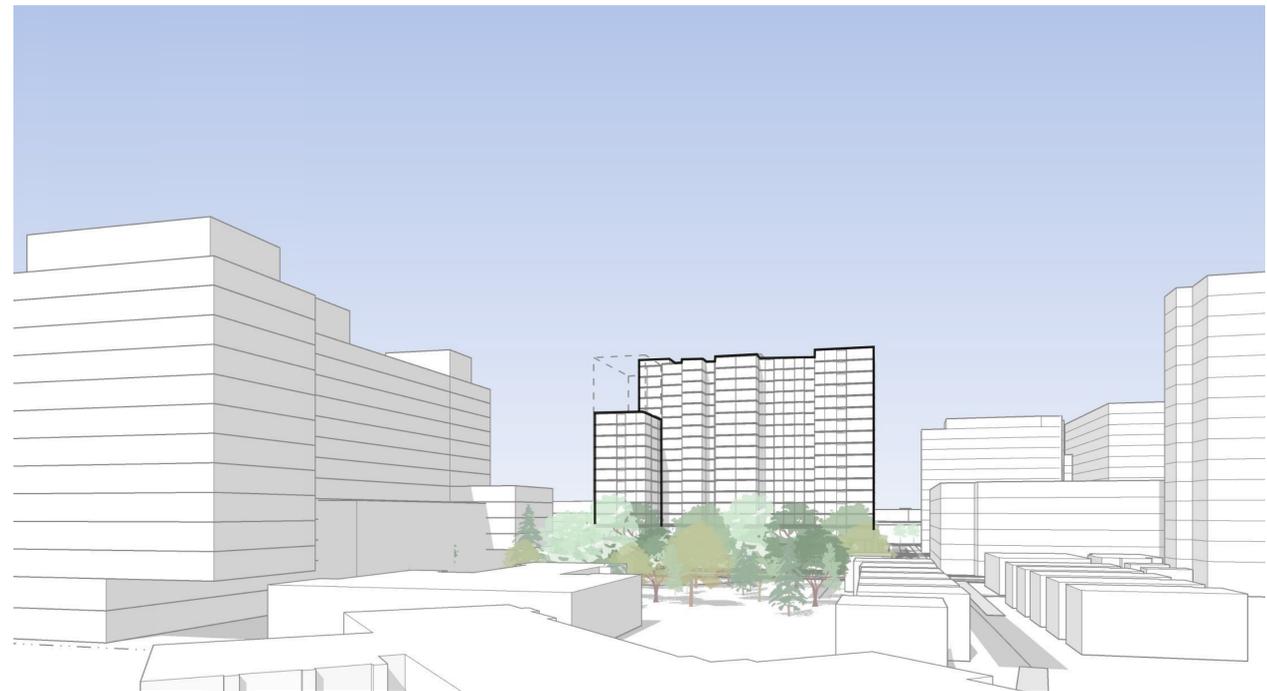
PERSPECTIVE LOOKING NORTH EAST



PERSPECTIVE LOOKING SOUTH EAST



PERSPECTIVE LOOKING NORTH WEST



PERSPECTIVE LOOKING SOUTH WEST

711 CHURCH STREET ANN ARBOR, MI 48104

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
123011.00

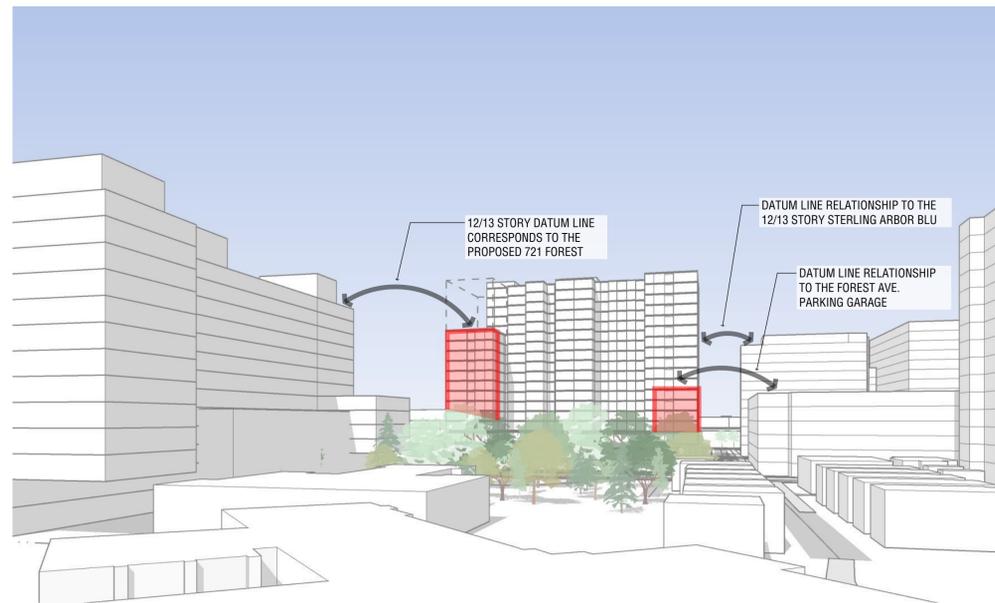
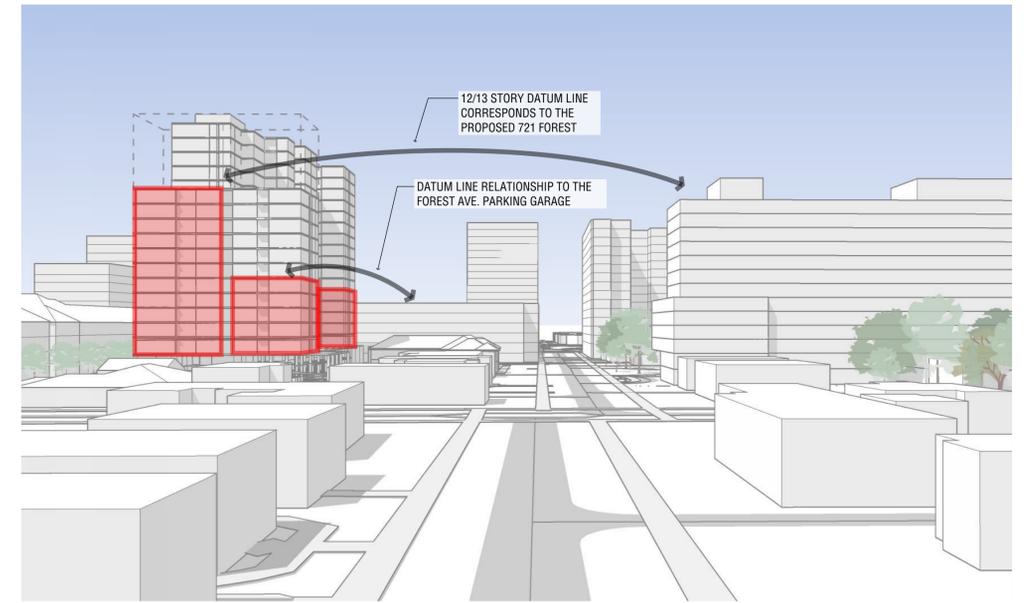
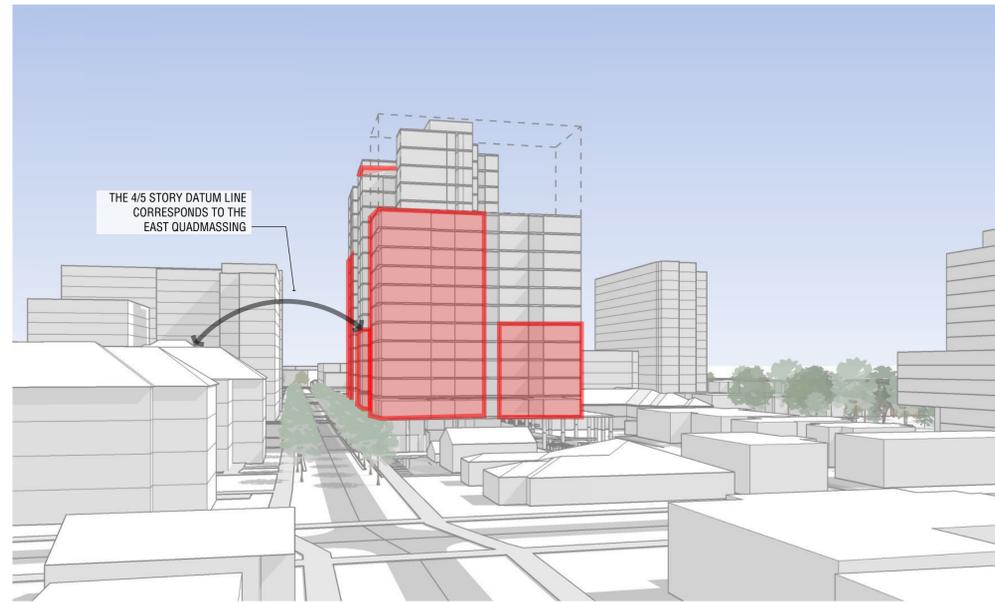
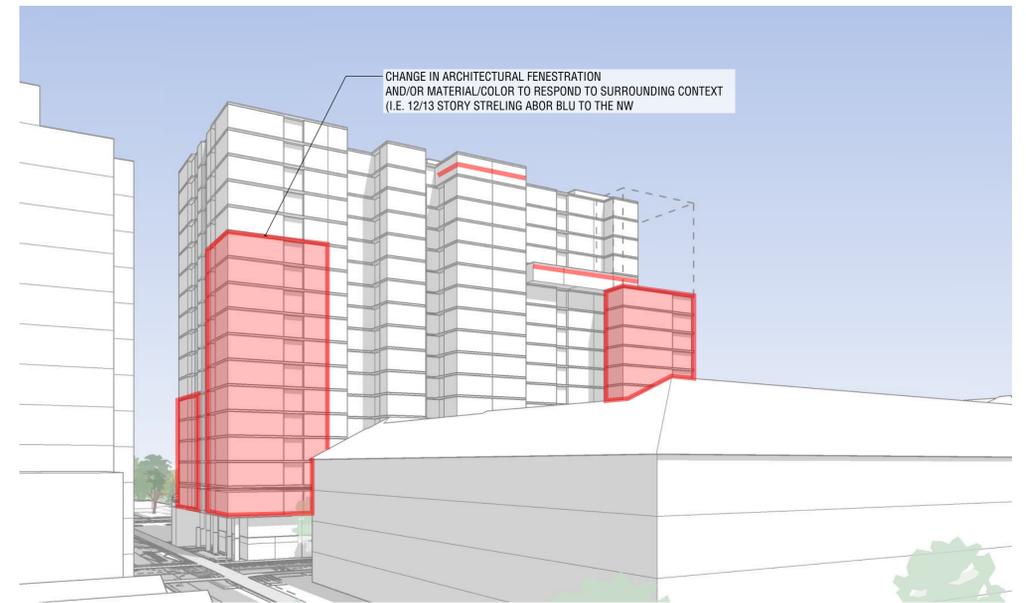
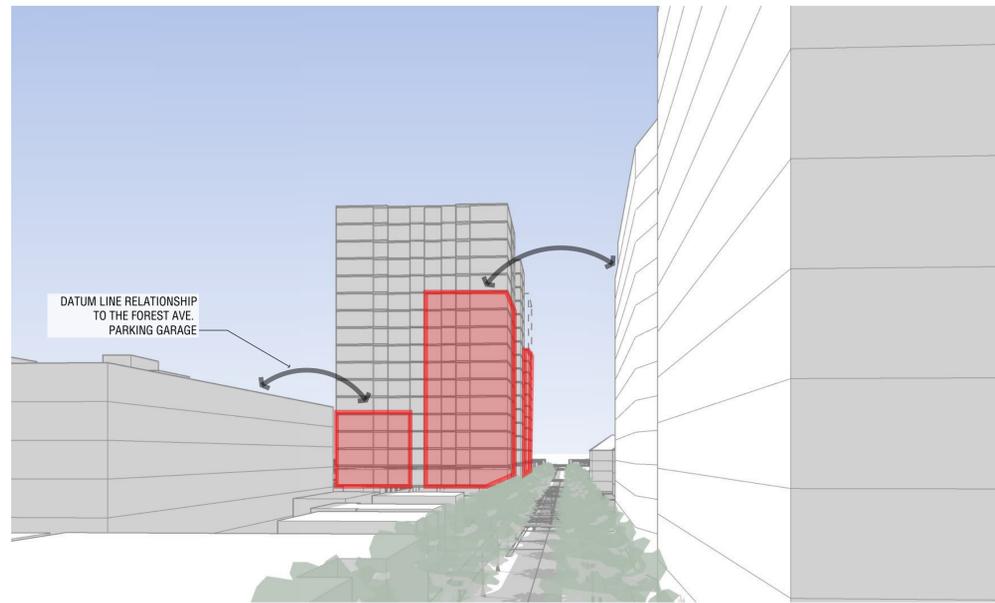
DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

SHEET TITLE:
CONTEXT

SHEET NUMBER

A001



711 CHURCH STREET
ANN ARBOR, MI 48104

REVISIONS:

NO	DATE	DESCRIPTION
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PROJECT NUMBER:
123011.00

DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

SHEET TITLE:
CONCEPT MASSING

SHEET NUMBER:
A002



PERSPECTIVE VIEW FROM EAST ALONG & WILLARD ST.



PERSPECTIVE VIEW FROM NORTH ALONG CHURCH ST.



PERSPECTIVE VIEW FROM NORTHWEST FROM INTERSECTION OF CHURCH ST. & WILLARD ST.



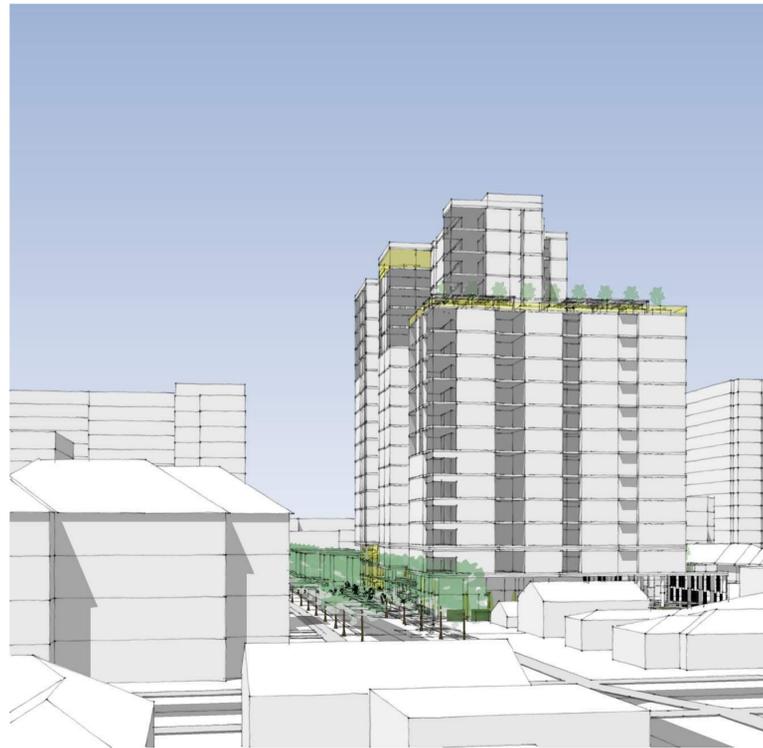
PERSPECTIVE VIEW FROM SOUTHWEST ALONG CHURCH ST.



PERSPECTIVE VIEW FROM SOUTHWEST ALONG CHURCH ST.



PERSPECTIVE VIEW FROM NORTHWEST FROM INTERSECTION OF CHURCH ST. & WILLARD ST.



PERSPECTIVE VIEW FROM SOUTH CHURCH ST.



PERSPECTIVE VIEW FROM NORTHWEST FROM INTERSECTION OF CHURCH ST. & WILLARD ST.



PERSPECTIVE VIEW FROM NORTHWEST



PERSPECTIVE VIEW FROM EAST FROM WILLARD ST. / FOREST AVE.



711 CHURCH STREET
ANN ARBOR, MI 48104

REVISIONS:
NO DATE DESCRIPTION

PROJECT NUMBER:
123011.00

DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

SHEET TITLE:
CONCEPT MASSING

SHEET NUMBER

A003



711 CHURCH STREET ANN ARBOR, MI 48104

REVISIONS:
NO DATE DESCRIPTION

PROJECT NUMBER:
123011.00

DATE:
01/26/2024

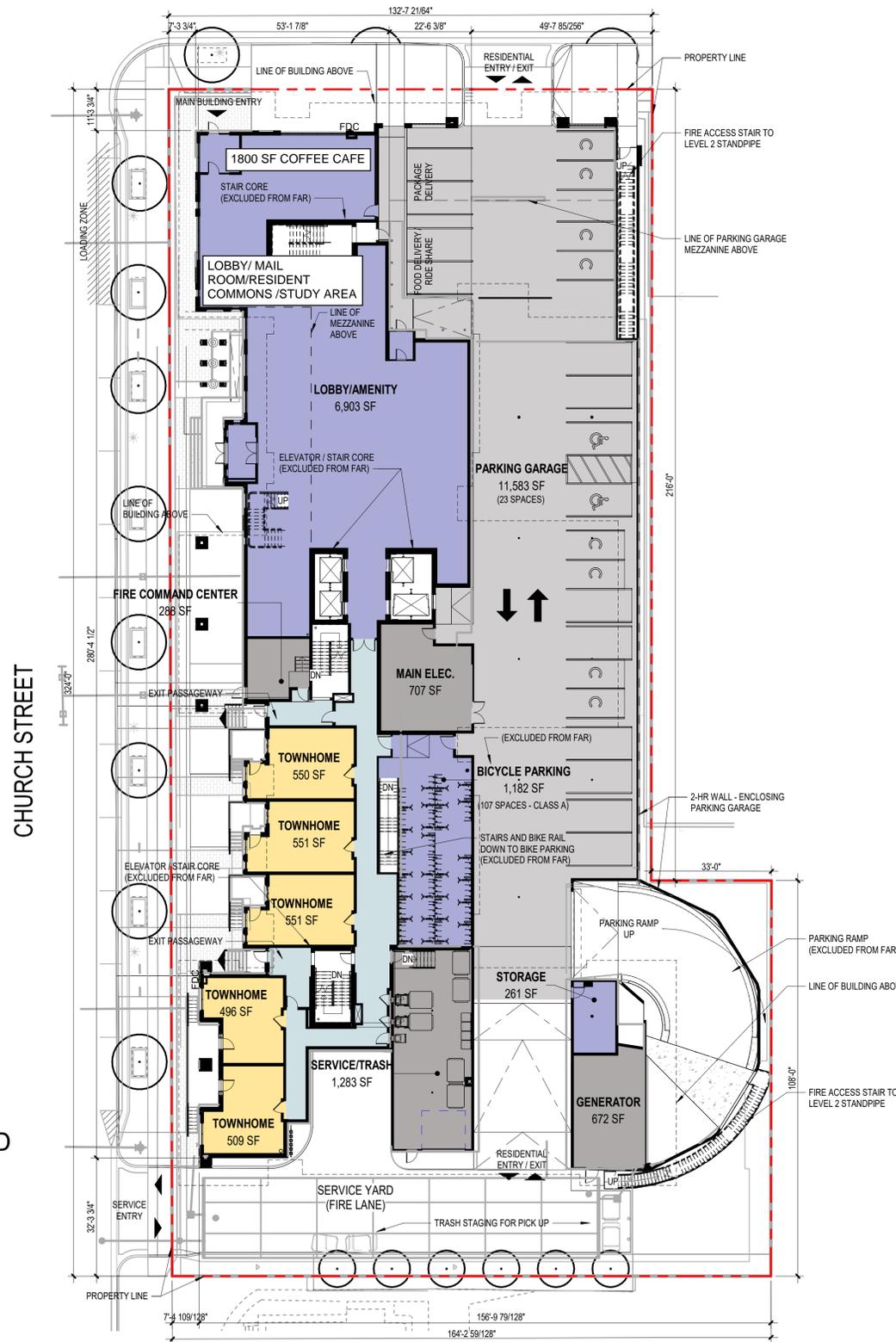
ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL
SHEET TITLE:
LEVELS B1 & 1 FLOOR PLANS

SHEET NUMBER

A101

1/26/2024 12:51:12 PM Autodesk Docs://123011.00 711 Church Street/123011_00 711 Church Street/123011_711 Church Street_A23.rvt

WILLARD STREET



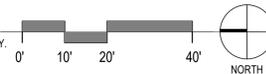
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- AMENITY
- COMMON
- PARKING
- RESIDENTIAL
- SERVICE

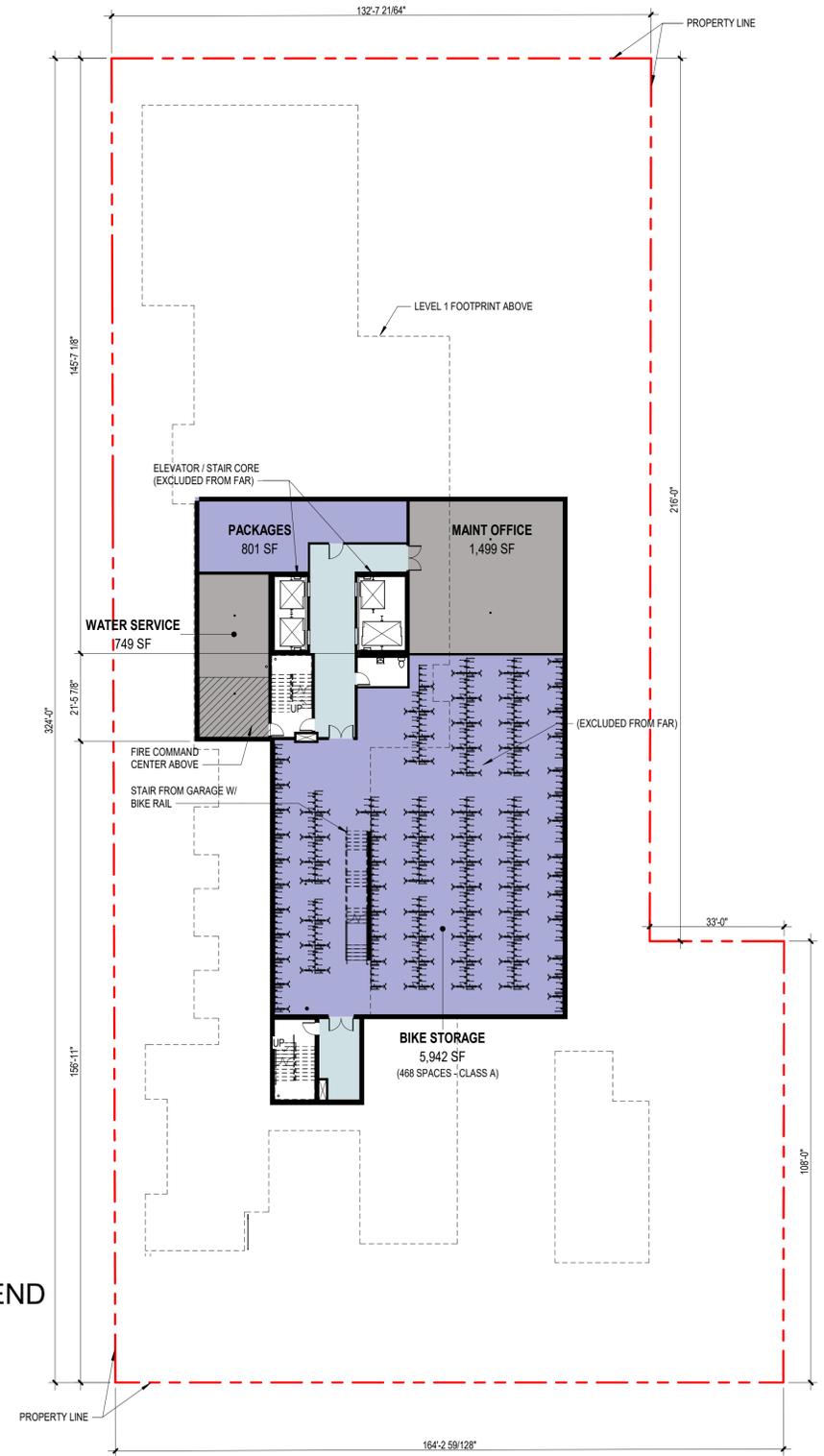
2 | LEVEL 1 FLOOR PLAN (27,589 SF)

1" = 20'-0"

*AREA EXCLUDES PARKING GARAGE RAMPS. AREA FOR STAIR/ELEVATOR CORES INCLUDED ON THIS FLOOR ONLY.



WILLARD STREET



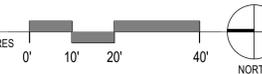
SPACE TYPE LEGEND

- AMENITY
- COMMON
- SERVICE

1 | LEVEL B1 FLOOR PLAN (4,882 SF)

1" = 20'-0"

*AREA EXCLUDES BIKE STORAGE AND STAIR/ELEVATOR CORES





711 CHURCH STREET ANN ARBOR, MI 48104

REVISIONS:
NO DATE DESCRIPTION

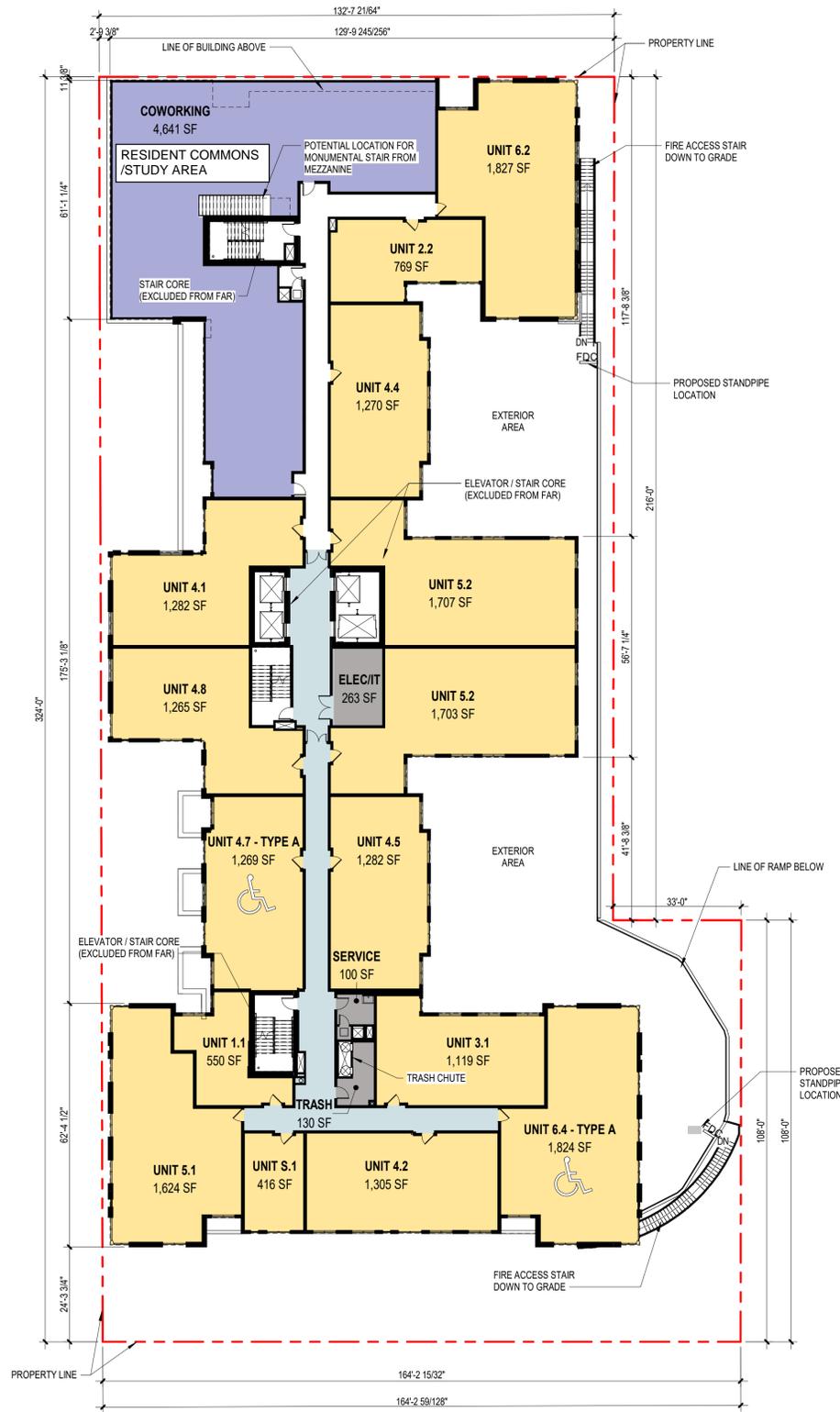
PROJECT NUMBER:
123011.00

DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL
SHEET TITLE:
LEVELS MEZZANINE &
2 FLOOR PLANS

SHEET NUMBER

A102



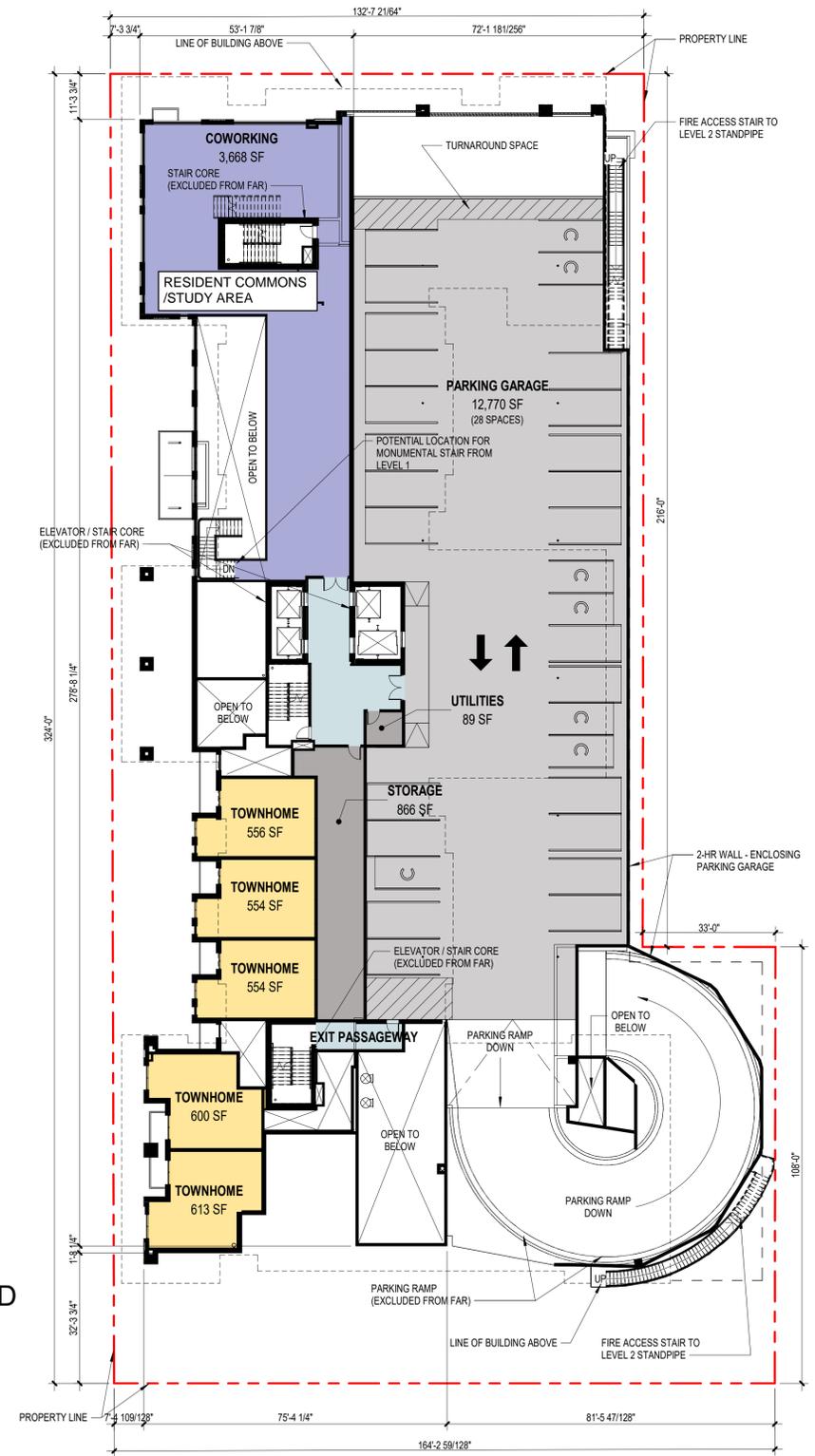
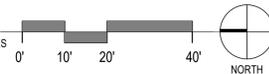
SPACE TYPE LEGEND

- AMENITY
- COMMON
- RESIDENTIAL
- SERVICE

2 | LEVEL 2 FLOOR PLAN (26,473 SF)

1" = 20'-0"

*AREA EXCLUDES TRASH CHUTES AND STAIR/ELEVATOR CORES



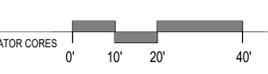
SPACE TYPE LEGEND

- AMENITY
- COMMON
- PARKING
- RESIDENTIAL
- SERVICE

1 | LEVEL MEZZANINE FLOOR PLAN (20,829 SF)

1" = 20'-0"

*AREA EXCLUDES PARKING GARAGE RAMPS AND STAIR/ELEVATOR CORES





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123011.00

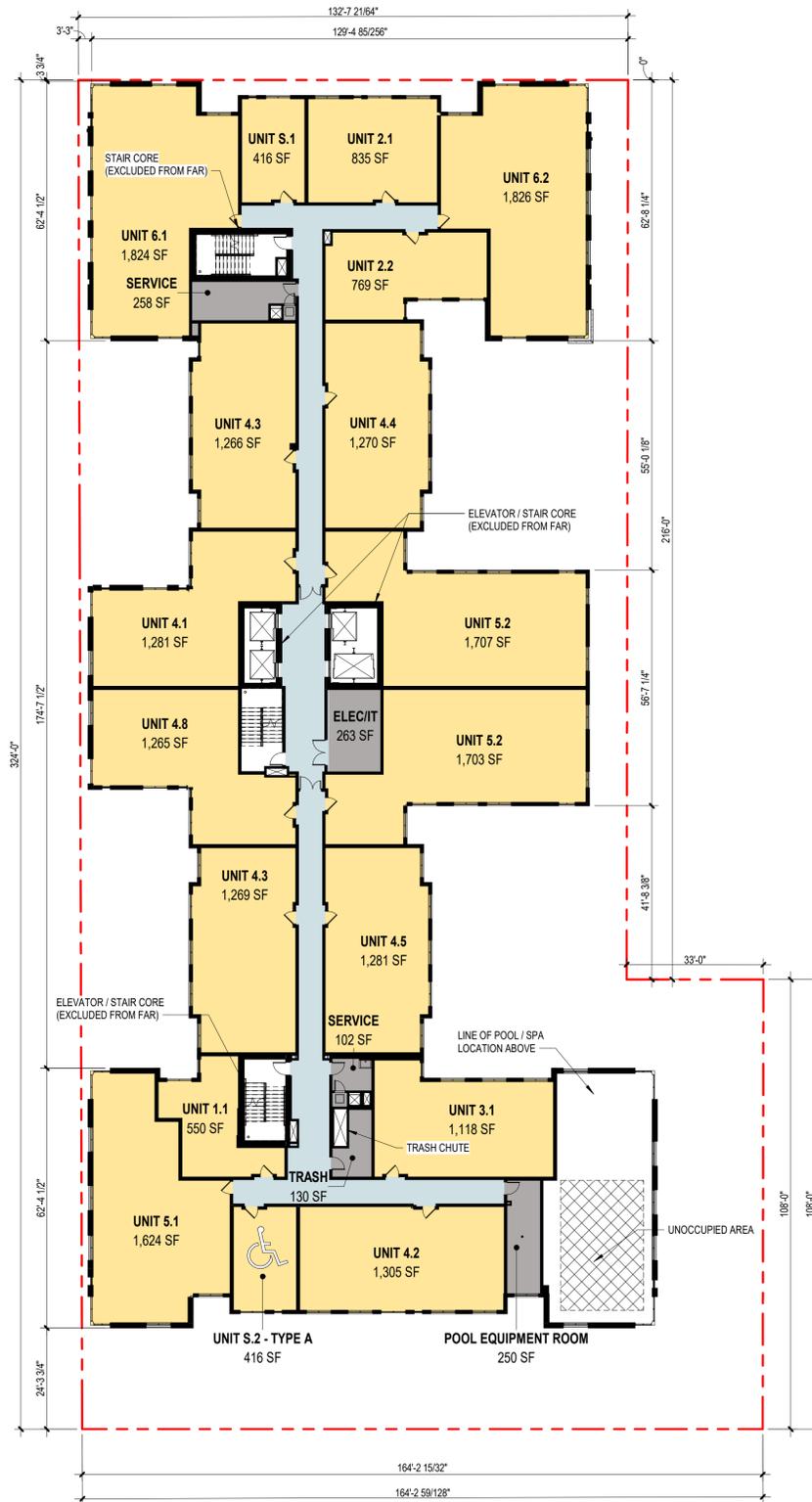
DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

SHEET TITLE:
LEVELS 3-11 & 12
FLOOR PLANS

SHEET NUMBER

A103



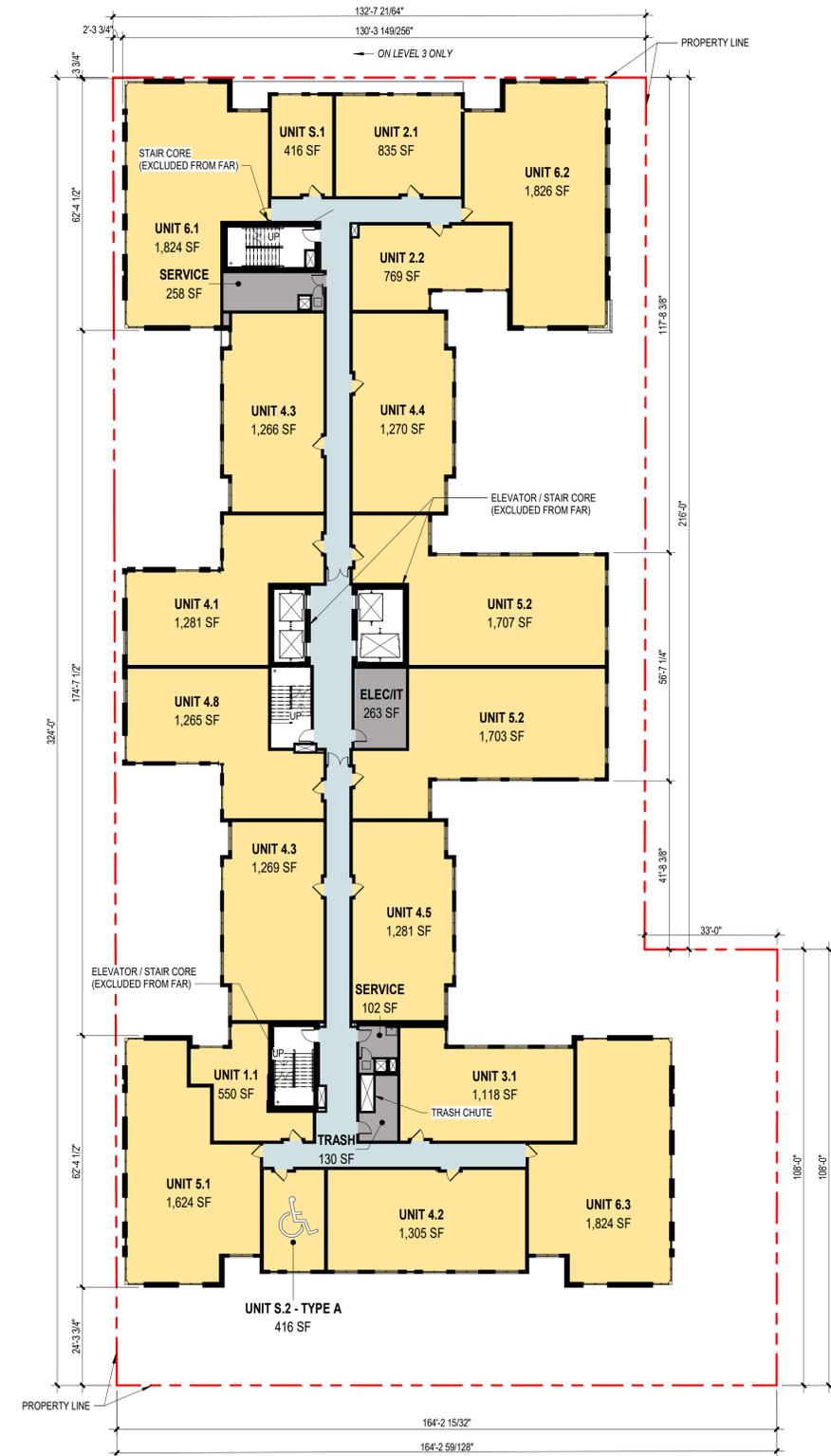
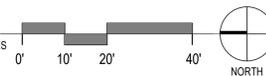
SPACE TYPE LEGEND

- COMMON
- RESIDENTIAL
- SERVICE

2 LEVEL 12 FLOOR PLAN (26,665 SF)

1" = 20'-0"

*AREA EXCLUDES TRASH CHUTES AND STAIR/ELEVATOR CORES



SPACE TYPE LEGEND

- COMMON
- RESIDENTIAL
- SERVICE

1 LEVELS 3-11 FLOOR PLAN (26,660 SF)

1" = 20'-0"

*AREA EXCLUDES TRASH CHUTES AND STAIR/ELEVATOR CORES





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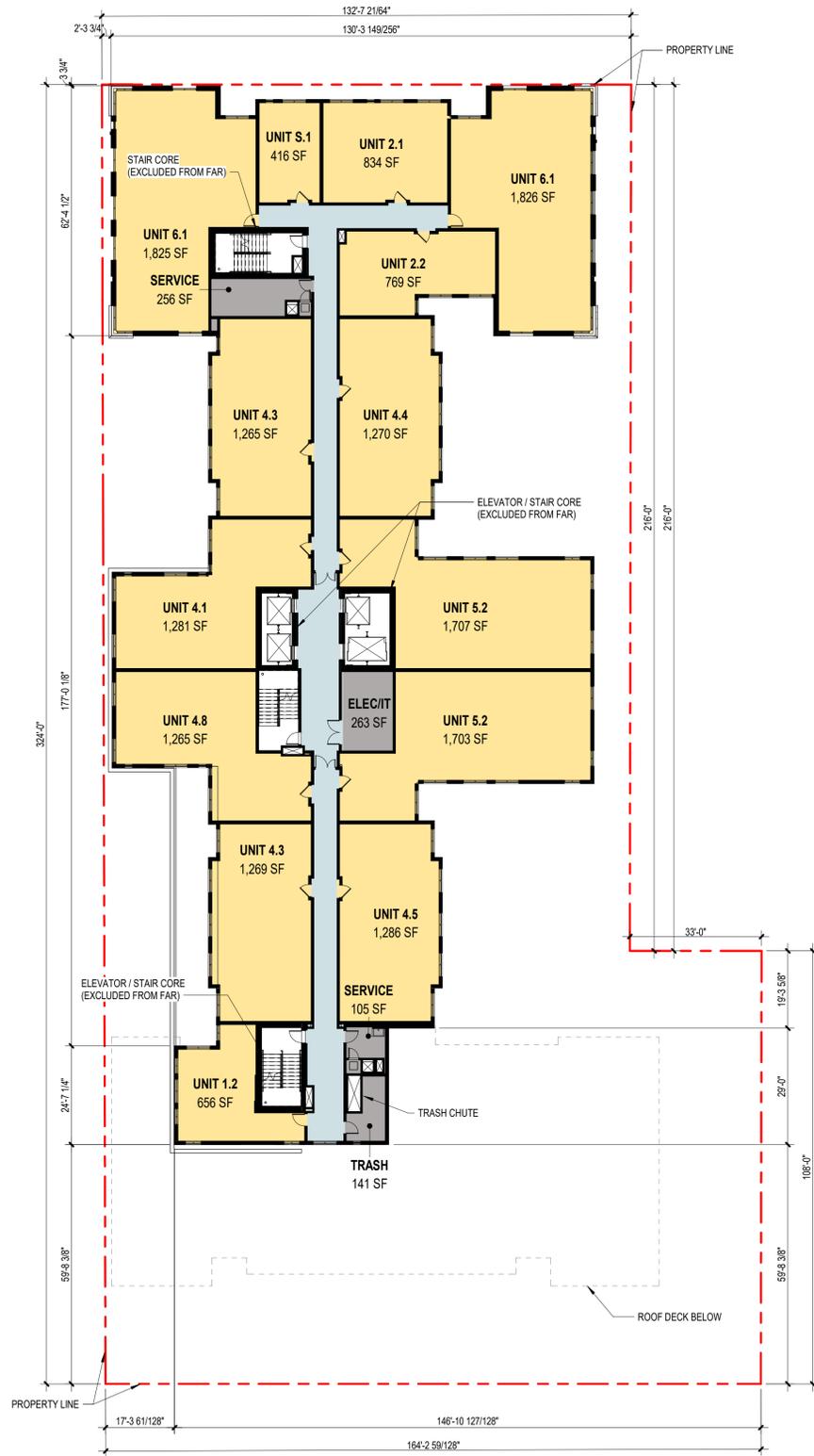
DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

SHEET TITLE:
LEVELS 13 & 14-16
FLOOR PLANS

SHEET NUMBER

A104

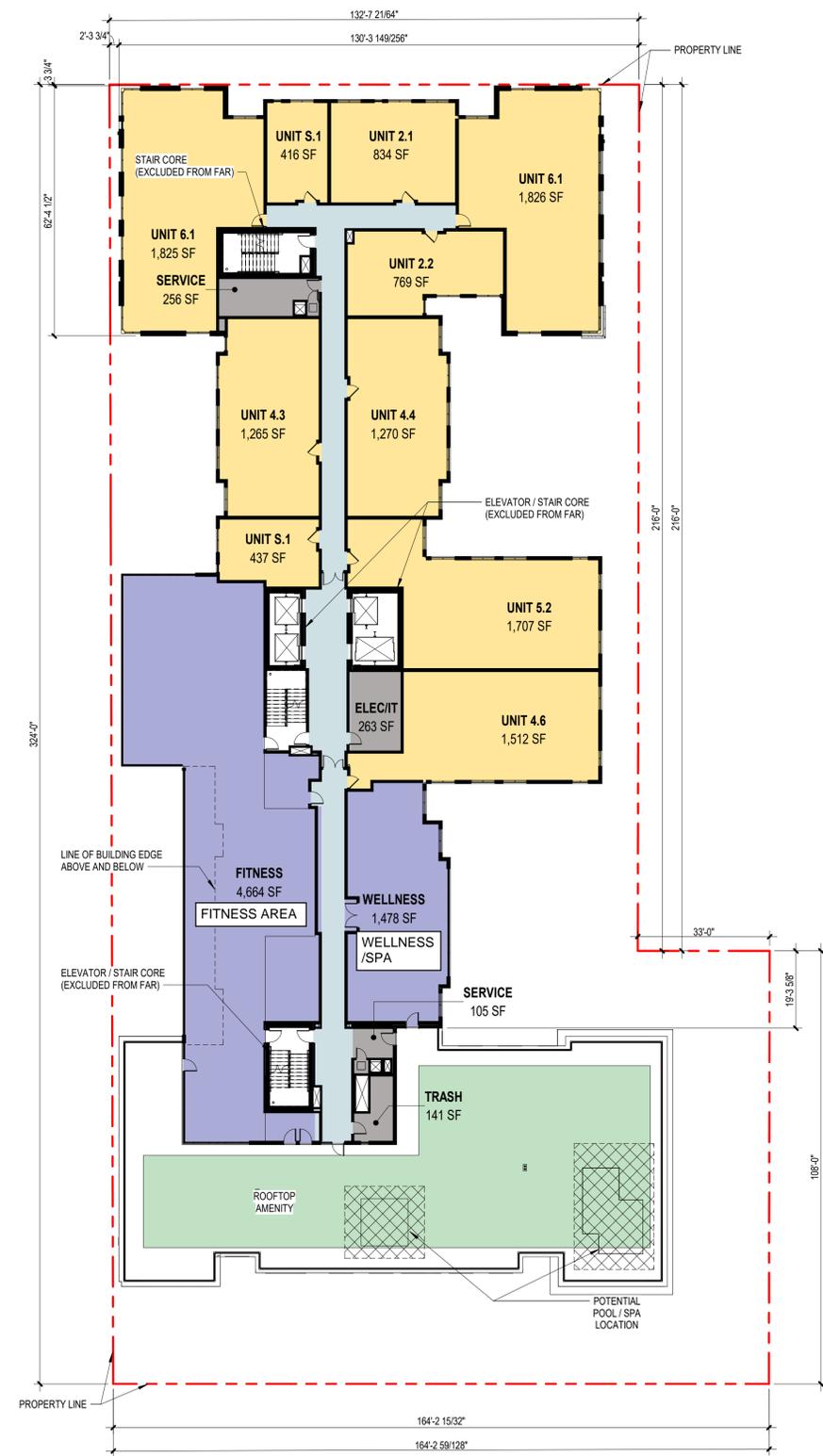
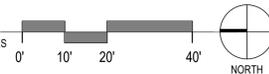


SPACE TYPE LEGEND

- COMMON
- RESIDENTIAL
- SERVICE

2 | LEVELS 14-16 FLOOR PLAN (20,110 SF)
1" = 20'-0"

*AREA EXCLUDES TRASH CHUTES AND STAIR/ELEVATOR CORES

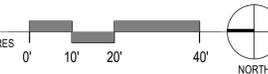


SPACE TYPE LEGEND

- AMENITY
- COMMON
- RESIDENTIAL
- SERVICE

1 | LEVEL 13 FLOOR PLAN (20,681 SF)
1" = 20'-0"

*AREA EXCLUDES TRASH CHUTES AND STAIR/ELEVATOR CORES





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PROJECT NUMBER:
123011.00

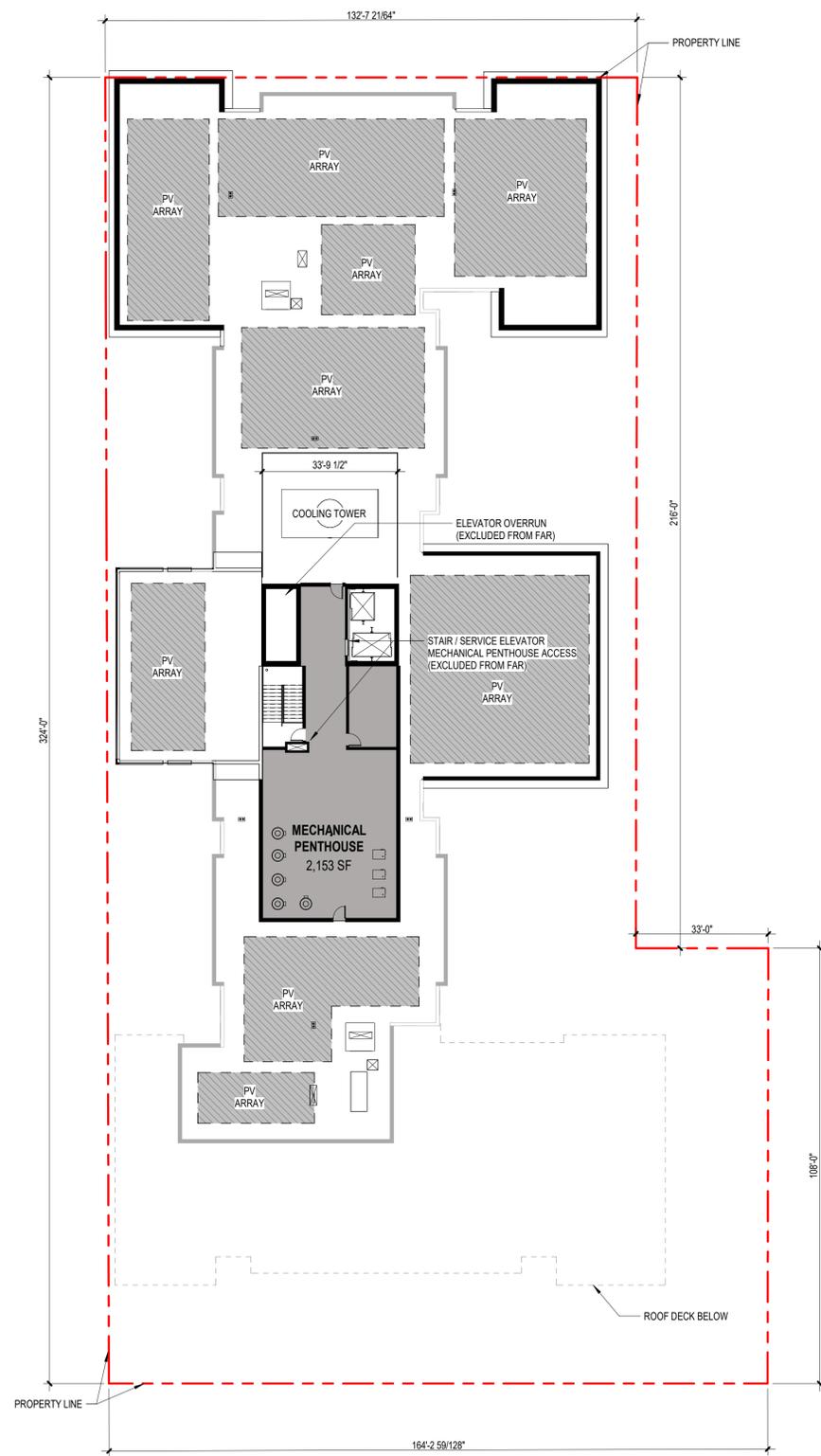
DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

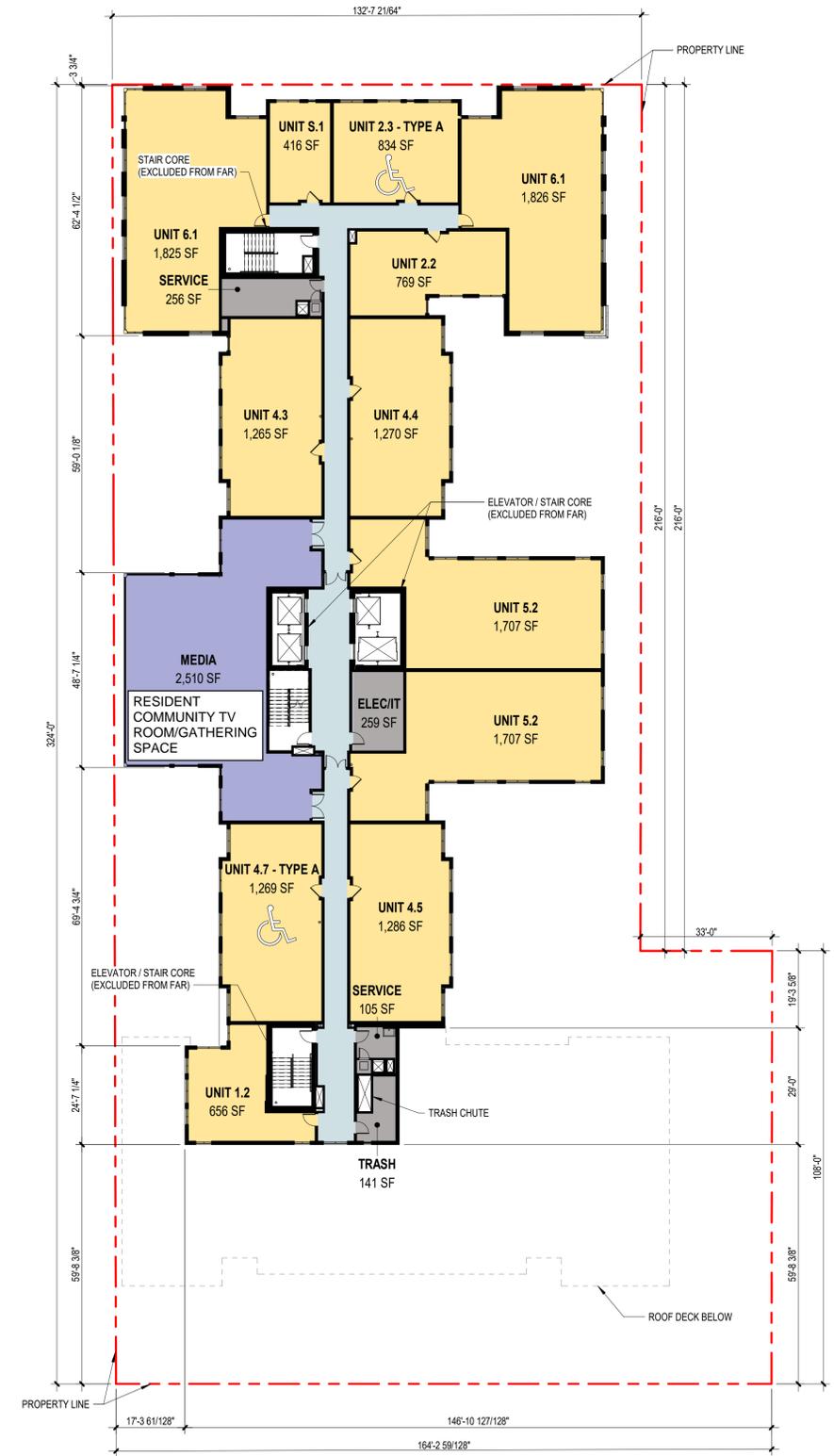
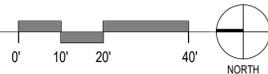
SHEET TITLE:
LEVEL 17 FLOOR PLAN
& ROOF PLAN

SHEET NUMBER

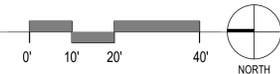
A105



2 | ROOF PLAN (1,753 SF)
1" = 20'-0"



1 | LEVEL 17 FLOOR PLAN (20,105 SF)
1" = 20'-0"



SPACE TYPE LEGEND

- AMENITY
- COMMON
- RESIDENTIAL
- SERVICE



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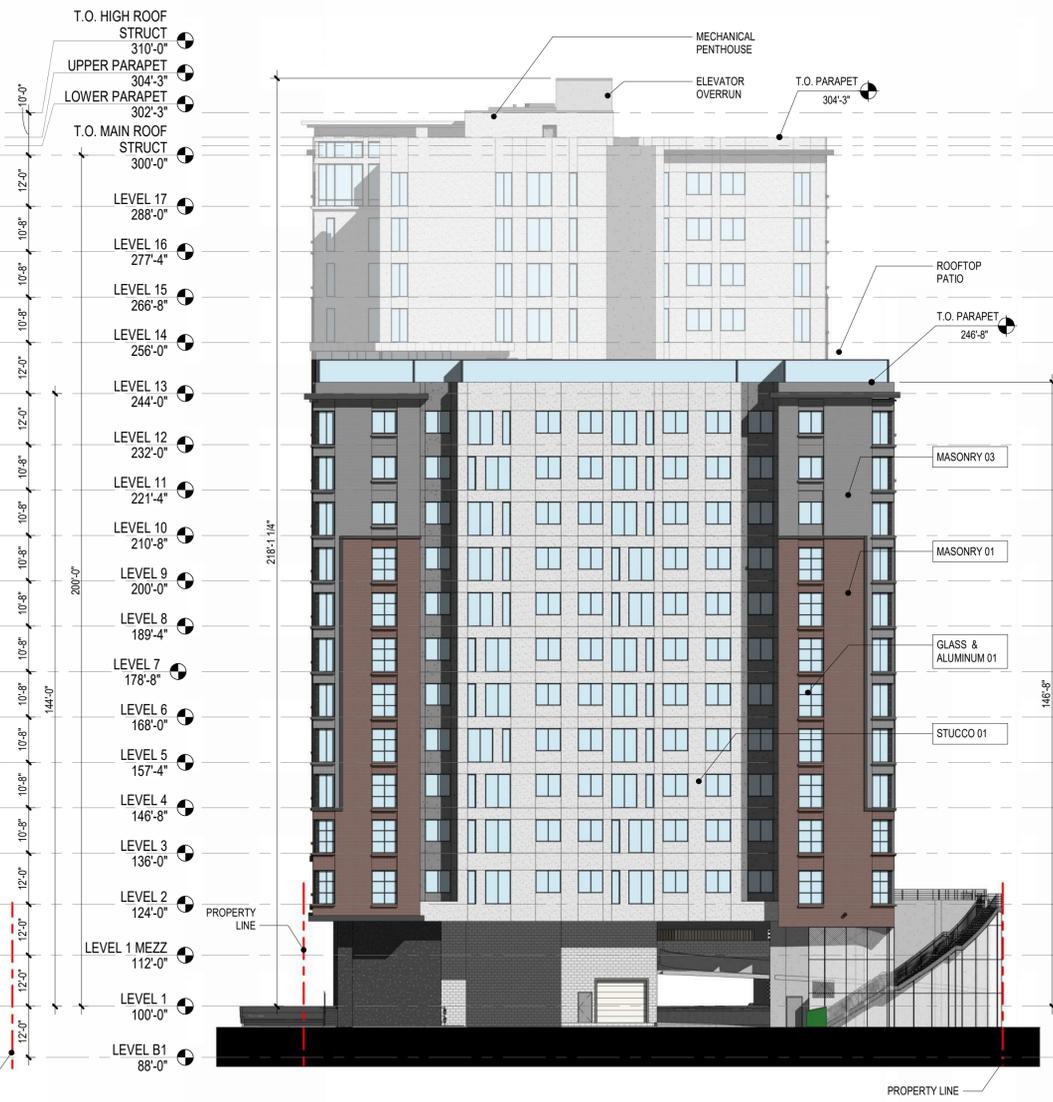
REVISIONS:
NO DATE DESCRIPTION

PROJECT NUMBER:
123011.00
DATE:
01/26/2024
ISSUED FOR:
**PUD SITE PLAN
RE-SUBMITTAL**
SHEET TITLE:
BUILDING ELEVATIONS

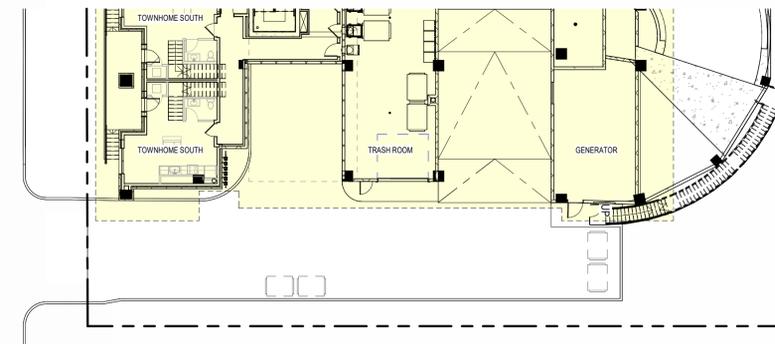
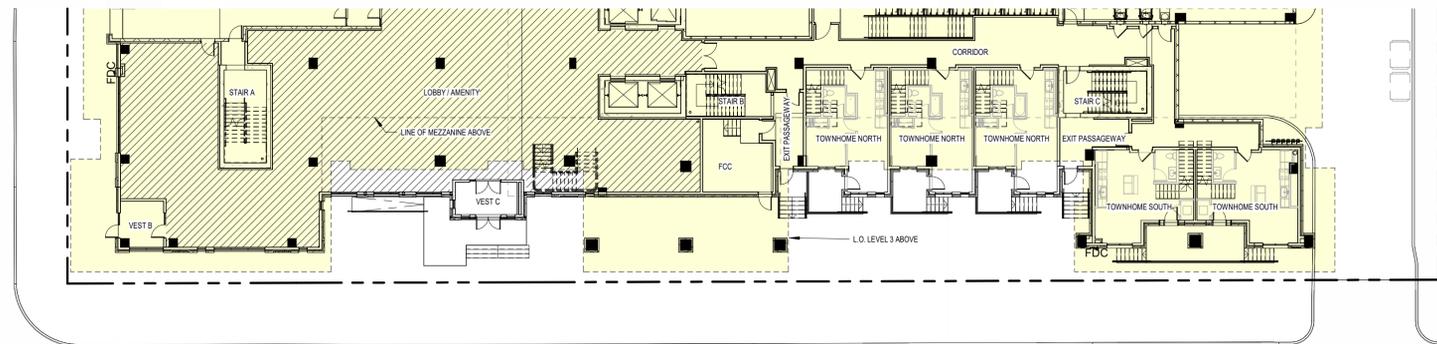
SHEET NUMBER
A201



2 ELEVATION WEST (LOOKING EAST)
1" = 20'-0"



1 ELEVATION SOUTH (LOOKING NORTH)
1" = 20'-0"



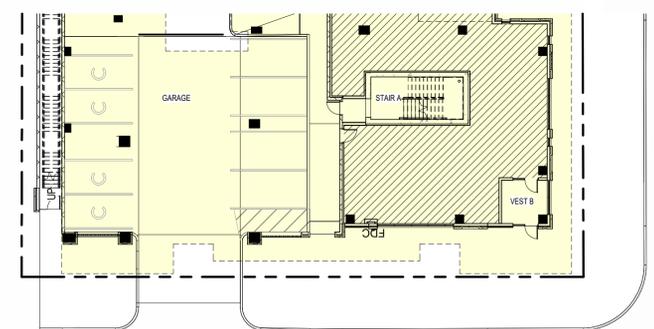
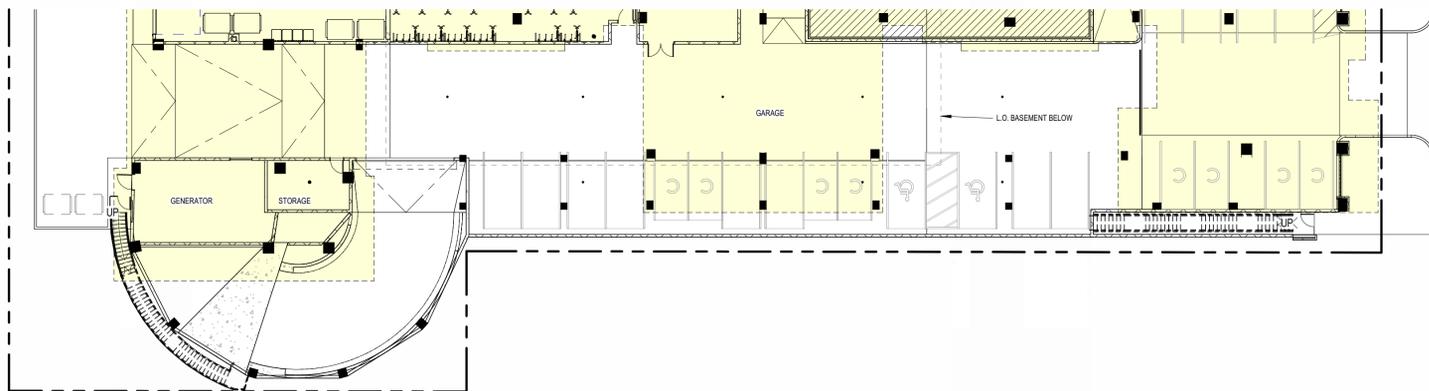
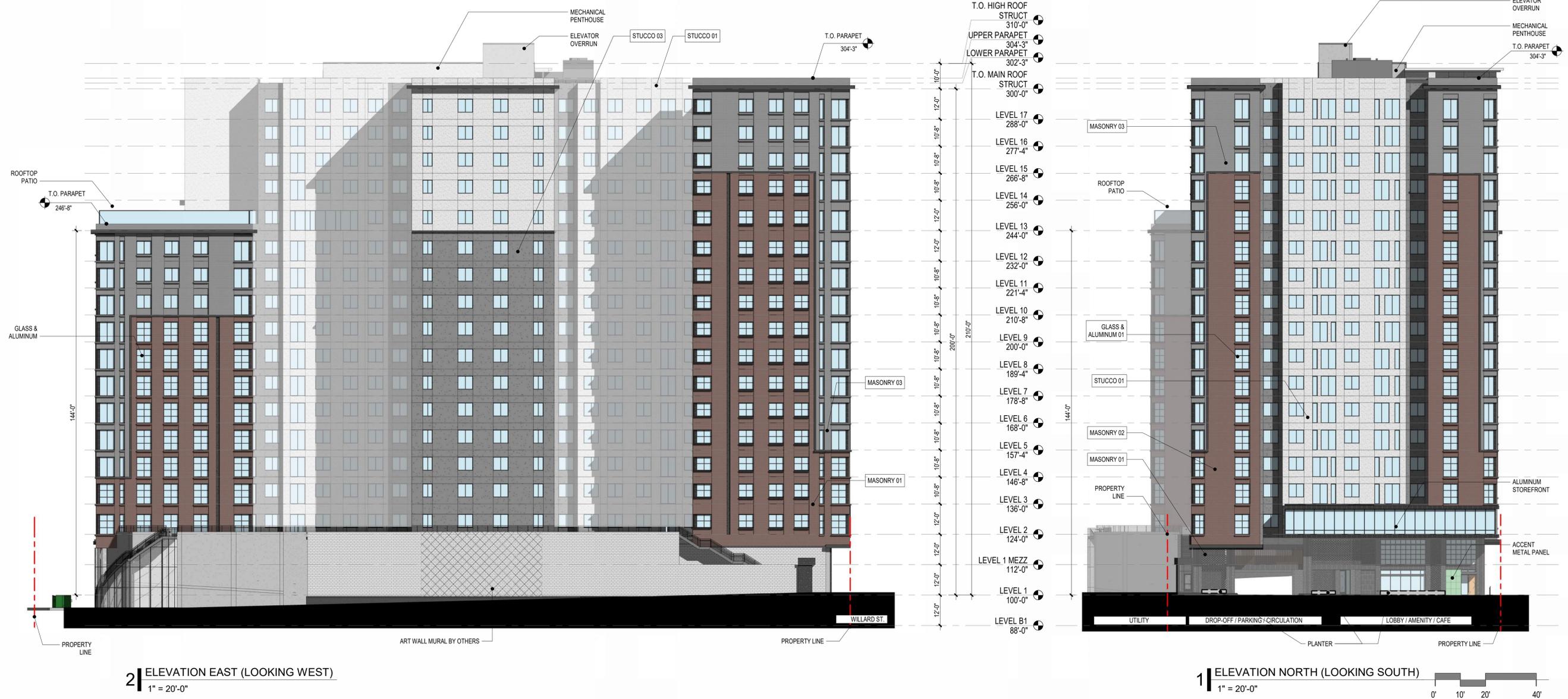


711 CHURCH STREET ANN ARBOR, MI 48104

REVISIONS:
NO DATE DESCRIPTION

PROJECT NUMBER:
123011.00
DATE:
01/26/2024
ISSUED FOR:
**PUD SITE PLAN
RE-SUBMITTAL**
SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER
A202



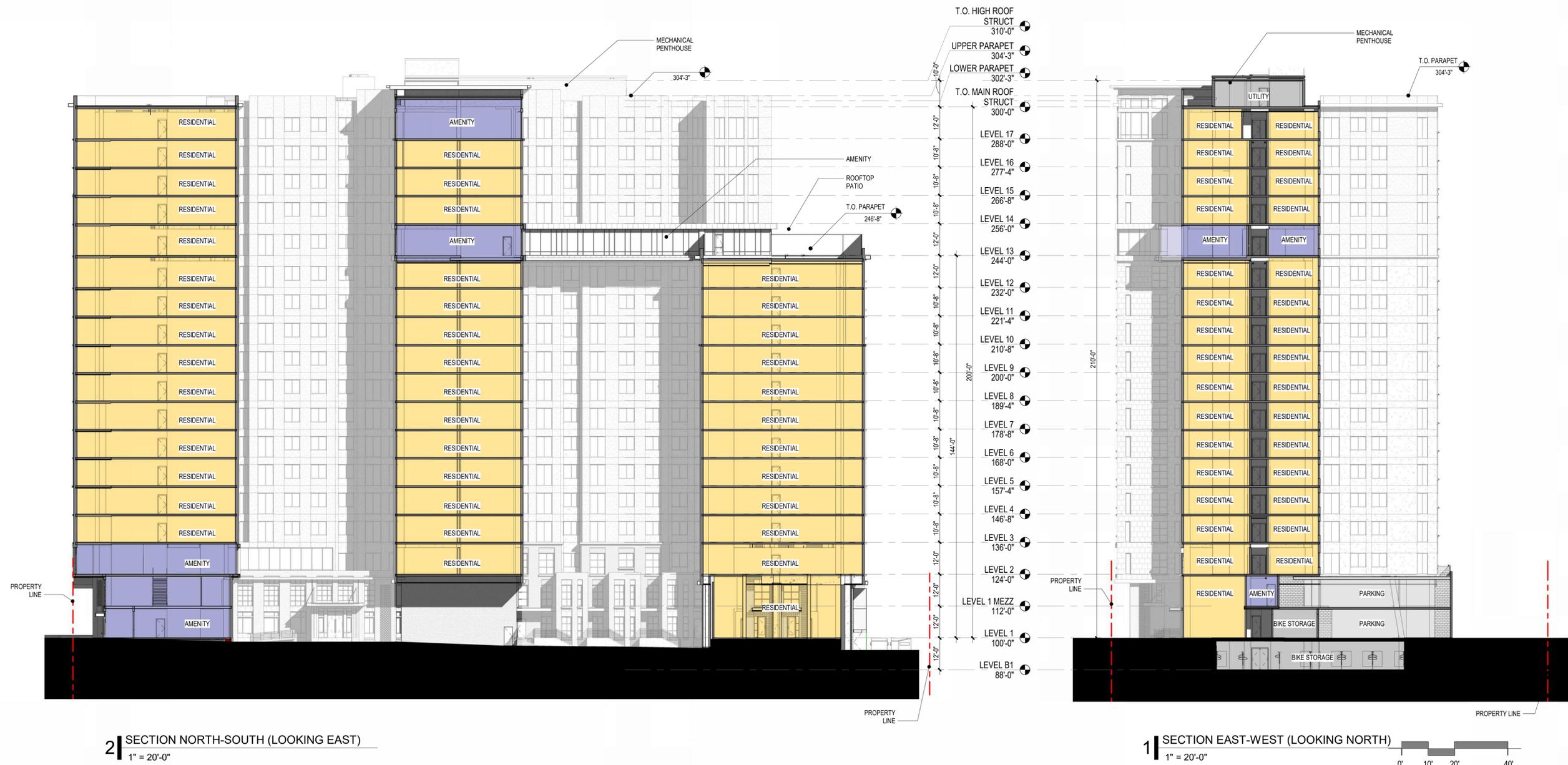


711 CHURCH STREET ANN ARBOR, MI 48104

REVISIONS:
NO DATE DESCRIPTION

PROJECT NUMBER:
123011.00
DATE:
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ISSUED FOR:
**PUD SITE PLAN
RE-SUBMITTAL**
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER
A301



2 SECTION NORTH-SOUTH (LOOKING EAST)
1" = 20'-0"

1 SECTION EAST-WEST (LOOKING NORTH)
1" = 20'-0"



PERSPECTIVE FROM NORTHWEST (LOOKING SOUTHEAST)



PERSPECTIVE FROM SOUTHWEST (LOOKING NORTHEAST)



PERSPECTIVE FROM NORTHEAST (LOOKING SOUTHWEST)



PERSPECTIVE FROM SOUTHEAST (LOOKING NORTHWEST)



**711 CHURCH STREET
ANN ARBOR, MI 48104**

REVISIONS:
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PROJECT NUMBER:
123011.00

DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER

A401





collective



11



10



09



08



12



07



01



06



02



03



04



05

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REVISIONS:
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123011.00

DATE:
01/26/2024

ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL

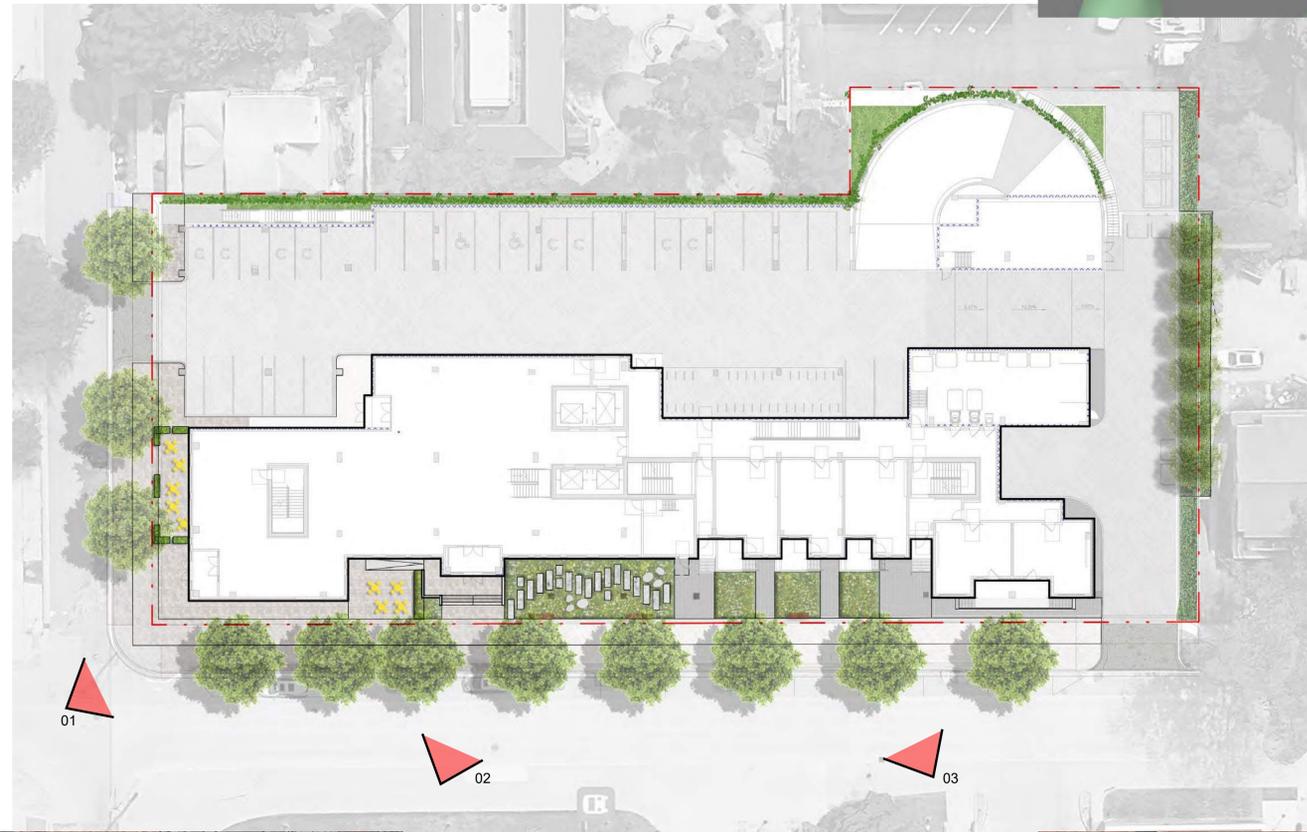
SHEET TITLE:
VIGNETTES

SHEET NUMBER

A601



03



711 CHURCH STREET ANN ARBOR, MI 48104

REVISIONS:
NO DATE DESCRIPTION

PROJECT NUMBER:
123011.00
DATE:
01/26/2024
ISSUED FOR:
PUD SITE PLAN
RE-SUBMITTAL
SHEET TITLE:
VIGNETTES

SHEET NUMBER
A602

MASTER PLAN CONFORMANCE AND PUD JUSTIFICATION

We recognize that the Comprehensive (Master) Plan is in the process of being updated. Still, our project is consistent with many of the City's recent policies that will likely be a foundation for the Plan's update. Our setting, design and features will advance some of the best national development practices for adding density where it can best be accommodated.

Our site is within walking distance to shops, entertainment, the University, employees, and other destinations. Adding residential density to the existing urban core within a network of travel choices will help advance efforts for people to walk, bicycle or use transit instead of driving.

Our energy efficient design and use of electric power will also help reduce the carbon footprint of alternative housing at a more remote location. We are also making contributions for more attainable housing and offsetting our impacts with donations toward those who need housing assistance.

We are also consistent with many of the existing Comprehensive Plan Goals:

- The Plan promotes development where there are “strong pedestrian connections, (and) access to several modes of transportation. “ (p. 27)
- Providing pedestrian, bicycle and transit connections and amenities encourage alternatives to vehicular access by increasing travel choices. (This includes) secure bicycle storage facilities such as covered parking, lockers and designing sites with an emphasis on pedestrians, bicyclists and transit riders.” (p. 29)
- Encourage developers and property owners to use innovative designs (i.e. “green construction”) and best management practices for storm water detention
- Encourage the use of public transit and non-motorized modes of transportation through land use design and incentive programs to help reduce the total number trips made by gasoline, diesel, and other air polluting vehicles, based on the following goals:
 - Encourage developers to provide on-site and off-site bicycle and pedestrian amenities to mitigate traffic impacts.
 - Allow electric and alternative fuel and recharge centers to be installed at appropriate locations.

UNIQUE SETTINGS TO SUPPORT USE OF A PUD

One of the tests of a Planned Unit Development is that we are offering features that could not be provided through a project developed under a more conventional zoning district. One of the specific PUD criterion is that we need to demonstrate our project has some unique features.

While we are including a limited amount of mixed use within the project, it is primarily a residential project. But there are many unique features compared to other locations within the City. First, our project is sandwiched between university buildings. We are adjacent to the university and in close proximity to classrooms and its facilities.

Our site is within easy walking distance to all types of stores, shopping, entertainment, and restaurants. Those businesses are very dependent upon walk-in traffic to offset internet shopping and competition. Our density can help existing businesses thrive and induce more activity in the existing commercial

districts. And we can do this without adding to the parking demands caused by visitors from outside a walkable district.

ACHIEVE ECONOMY AND EFFICIENCY IN THE USE OF LAND AND ENERGY

Adding density adjacent to the University and its commercial business districts achieves goals for an efficient use of land. Adding density outside of the City's core would increase traffic, parking demands, congestions and emissions. In contrast, our site is with a very high walk score zone, within easy walking distance of the university, commercial uses, parks, the libraries, and other urban destinations. We expect many of our residents to arrive without need for a car, and thus we have little auto parking but lots of bicycle parking. We have bus stops along our frontage, and other bus routes are just a block away. With all the travel choices provided in the vicinity, there is not need for an auto that is expensive to maintain and pollutes our air.

The Context and connections to the sidewalk and bicycle network, and proximity to transit routes, and our limited parking, will promote non-motorized trips instead of automobile travel.

OPEN SPACE

We are developing within the urban setting, but that does not mean we cannot contribute to the benefits of Open Space. Our site plan includes landscaping features on the first floor to add to the aesthetic appeal. We offer interesting landscape treatments along our south side and to help buffer views from the adjacent school. Our upper floors contain several impressively landscaped patios and seating areas as an amenity for our residents and their visitors. And we will be making contributions to the Park fund to benefit the park systems that our residents will enjoy.

In addition, we are adding some best practices for stormwater management.

WHY PUD INSTEAD OF OTHER ZONING OPTIONS

The PUD offers developers the opportunity to design a site to fit the characteristics of a particular property. In return, the City expects Public Benefits that would not be realized through development under one of the City's Zoning Districts. Many of those benefits are required, and those will be met. But if this project were not developed as a PUD, those benefits, such as affordable housing support, would not be provided. In addition, we are adding many benefits beyond what is required. Those benefits are articulated in the "Community Benefits" listed separately. Those include support for homeless households, a donation to the City's Park Fund, LEED standards, Passive Home Technology, all electric appliances, solar power to help offset our energy needs, double the EV charging stations required, and a tremendous increase in the City's tax base compared to the existing use.

711 Church Street – Zoning Comparison

One of the requirements of the Planned Unit Development (PUD) submittal is a comparison between the existing and proposed zoning. That attached chart compares the current R4C zoning with the requested PUD designation **(as well as other nearby zoning districts)**.

The City has an array of zoning districts. The development team reviewed those options, and found each district had some constraints that would not be applicable to a successful redevelopment of our site. This is why the City has a PUD District, to provide flexibility to allow development on a particular site that has unique attributes.

In our case, we are adjacent to University buildings in the midst of an area being redeveloped with mid-rise housing. We are replacing 11 structures with a new building that meets or exceeds the City's policies for sustainable design measures to reduce the carbon footprint, and adding housing at an appropriate location. The building mass and height meeting the economic requirements to support the project but are also considerate of our neighbors. The design considers views, shading, traffic and pedestrian flow, all while providing our future tenants with a high-quality living environment.

A PUD allows us **greater efficiency of land use in balancing** the need for more housing density and height so that the development can be integrated into the framework of the existing land use pattern. The flexibility of the PUD allows our team to adjust the height after the initial feedback from the city, the planning commission and neighborhood comments. We now have a more tiered design to improve views, offer a variety of rooftop amenities, and create more interest when viewed from the street and nearby properties.

In comparing the existing dimensions to the PUD on the attached chart, you can see the limitations of the R4C District. Instead of single-family residential setbacks, our building will be along the sidewalk, similar to other buildings in the vicinity. We are offering bicycle and EV parking, with a low number of vehicle parking spaces. The basis for the proposed dimensions are described in more detail in the separate "Supplementary Regulations" report.

DEVELOPMENT SUMMARY AND COMPARISON CHART

	R4C Permitted/Required	Comparison	Comparison	Proposed
Site Area:	8,500 SF Min.	No Minimum	No minimum	1.06 ac / 46,302 sf
Lot Width	60' Min.	324.00 ft.	324.00 ft.	324.00 ft.
Zoning:	R4C	D2	D1	PUD
Land Use:	Campus Bus./Apartments	Apartments/Parking	Apartments/Parking	Apartments/Parking
Max. Building coverage	N/A	Max. 80% Coverage	N/A	
Floor Area:	N/A	N/A	N/A	443,938 sf
Basement Parking:	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	200%, 400% w/premiums	400%, 900% w/premiums	959.0%
Dwelling Units	11 Structures/Units Unknown	N/A	N/A	272
Max Density (DU/Acre)	None	N/A	N/A	258
Bedrooms	Unknown	N/A	N/A	1002
Min. Lot Area (sf) per Unit	2,175	N/A	N/A	170
Min. Open Space %	40%	10%	N/A	4,536 SF, 9.8%
Min. Active Open Space	300 SF/DU	N/A	N/A	N/A
Building Height:	30' Max.	60'	180'	175' - 217'
Unit Types/No.s:		See architectural plans	See architectural plans	See architectural plans
Req'd Vehicular Parking*:	None Req'd	None Req'd	None Req'd	None Req'd
Total Vehicular Parking		None	None	44 Total, 2 BF, 2 Rideshare 6 EV-I & 38 EV-C
Req'd Bicycle Parking**:	1 space/5 units	1 space/5 units	1 space/5 units	20 CL C
Total provided bike parking				440 CLA 460 Total
Total Required				
Setbacks:	Front: 25' Min. Side: 12' Min. Rear: 30" Min	Front Min. 0', Max. 10' Side, 0' Rear, 0'	Front Min. 0', Max. 10' Side, 0' Rear, 0'	Church St. -Varies, 1.48' Min. Willard St. - 1.75' Min. Rear - 1.24' Side - South -24.18'
Impervious Surface		40' From Residential N/A	30' From Residential N/A	