

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 20, 2012

**SUBJECT: City of Ann Arbor Water Treatment Plant West High Service Pump Station -
Public Project Review
(919 Sunset Road) File No. SP12-003**

PROPOSED CITY PLANNING COMMISSION MOTION

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds the City of Ann Arbor Water Treatment Plant West High Service Pump Station Project generally adheres to City private development standards.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion above regarding this public project because it generally complies with local, state and federal laws and regulations to the greatest extent feasible; and would not cause a public or private nuisance or have a detrimental effect on the public health, safety and welfare.

LOCATION

The site is located on the south side of Sunset Road, east of Pomona (West Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The proposed 5,114-square foot West High Service Station Pump Station is proposed to be located on the east side of the existing administration building on the water treatment plant site. The Pump Station is proposed to have three floors, with two of the floors located below grade. The elevations of the proposed addition match the existing materials and architecture of the administration building.

An existing entrance off Sunset Road will be used to access the site for construction purposes. The access road is proposed to be removed and later replaced to allow for underground piping construction. The petitioner indicates most construction work will occur inside the existing fence line with the possible exception of underground work just beyond the fence line.

The proposed storm water system will collect on-site storm water and convey it to the existing pond located off site (west of Wines Elementary). First flush, bankfull and 100-year storm event requirements are met in the existing detention pond.

No natural features are impacted from this project.

SURROUNDING LAND USES AND ZONING

LAND USE		ZONING
NORTH	Residential	R1B (Single-Family Dwelling District)
EAST	Residential	R1A (Single-Family Dwelling District)
SOUTH	Residential	R1B
WEST	Residential	R1B

PROJECT HISTORY

The water plant was built in 1938 and expanded in 1949, 1965, and 1975. An office addition and the ozonation project were completed in 1996. In 1999, a public project review was approved for an on-site emergency generator.

The Recycle Rule Compliance Project was approved in 2005 and included construction of a concrete Equalization Tank for storage and flow equalization of process water at the Ann Arbor Water Treatment Plant. The project also includes construction of a Recycle Pump Station located on top of the Equalization Tank, for pumping equalized process water to the beginning of the treatment process.

A public meeting was held on Thursday, February 9, 2012, to inform the neighbors within 300 feet of the water plant about the new pump station. Results of this meeting are attached. The water plant serves the entire City as well as parts of Scio Township.

PLANNING BACKGROUND

The Master Plan: Land Use Element recognizes the need for utility service structures, such as existing water pumping stations and the Water Treatment Plant, will require upgrading, expansion or abandonment. The 2012-2017 Capital Improvements Plan (CIP) references the need to replace the west high service station pumps to meet increased demand from Scio Township by 2013.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – The City Planning Commission is required to review all public projects before City Council approval if the project costs more than \$250,000 (see attached resolution).

Staff applies the City's private development standards for the review of public projects for the purpose of striving to adhere to these standards as close as practical. This project generally meets the private standards, such as land use, setbacks, storm water detention and height.

Staff supports this public project as it will meet the existing demands in the West High Service District.

Prepared by Christopher Cheng
Reviewed by Jeff Kahan
mg/3/14/12

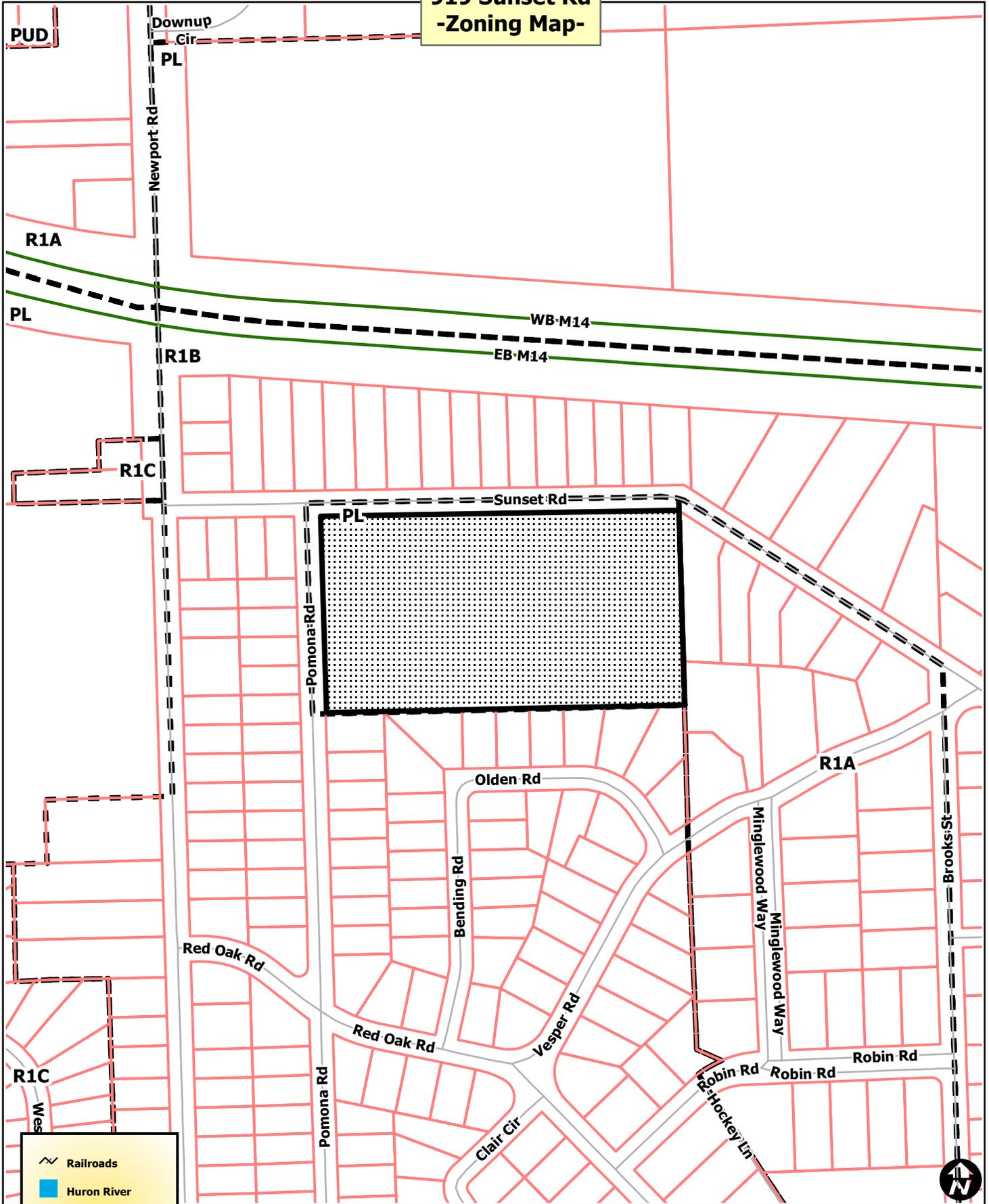
Attachments: Zoning Map
Aerial Map
2/9/12 Neighborhood Notification
Site Plan
Landscape Plans
Elevations
Public Project Resolution

c: Owner: City of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48107

Petitioner's Agent: Glen Wiczorek, P.E.
Stantec Consulting Michigan Inc.
3959 Research Park Drive
Ann Arbor, MI 48108

Building
Systems Planning
File No. SP12-003

919 Sunset Rd -Zoning Map-



-  Railroads
-  Huron River
-  Parcel Property
-  Township
-  City of Ann Arbor



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 Map Created: 1/31/2012



919 Sunset Rd -Aerial Map-



-  Railroads
-  Huron River
-  Parcel Property



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Meeting Notes



Stantec

City of Ann Arbor Treatment Plant West High Service Pump Station Project Neighborhood Meeting

Date/Time: Thursday, February 9, 2012 7:00 PM
Place: City of Ann Arbor Water Treatment Plant
Next Meeting: N/A
Attendees: See attached sign-in sheet

Item:

INTRODUCTION

In order to meet existing water demands in the West High Service District, the City of Ann Arbor Water Treatment Plant (WTP) will be constructing a new pump station immediately adjacent to the existing WTP administration building. This new pump station will replace the existing pump station currently located within the WTP,

Brian Steglitz (City of Ann Arbor, Senior Utilities Engineer) presented a slide presentation to the attendees. Please see the attached presentation.

At the completion of the presentation, Questions and Answers were discussed.

Q: Is there any construction anticipated outside of the Water Treatment Plant's (WTP) fence line?

A: **There may be a minimal amount of underground pipework and thrust blocks that extend just beyond the fence line. But almost all construction is anticipated to be within the fence line at the Water Treatment Plant.**

Q: There is concern about the safety of the students walking to school.

A: **There will be increased traffic in and around the WTP; however the construction work will be almost entirely within the fence line at the WTP.**

Q: Will water service to existing customers be interrupted?

A: **The project is currently in the design phase. All efforts are being considered to minimize down time to customers. There are no significant shutdowns anticipated, and any necessary interruptions will be coordinated well in advance with those impacted.**

Q: What is the status of the 1,4 – Dioxane cleanup?

A: **The cleanup effort is still on-going.**

One Team. Infinite Solutions.

Stantec

Thursday, February 9, 2012 7:00 PM
City of Ann Arbor Treatment Plant

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Q: Will there be additional noise generated by the operation of this new pump station?

A: **The new building will enclose the pumps and associated equipment. There will be no additional noise generated outside by the operations.**

Q: Will a large amount of dust be generated by construction activities?

A: **This project does not involve a large amount of mass grading which is generally the source of most dust. Excavated materials will be hauled away. Some dust may still be anticipated during dry, windy conditions, and dust suppression activities would be employed if there were a problem.**

Q: What is the Green Project Reserve Assistance?

A: **The City demonstrated that this project improves the efficiency of the system operations by over 25%. Consequently, the City is receiving a grant of approximately \$1.7 million from the Green Project Reserve Assistance for the construction of this project.**

Q: Are there other projects anticipated in the same area?

A: **There is currently no anticipated work in the same vicinity.**

Q: Which roads will be used for construction deliveries?

A: **It is anticipated that Newport Road will be used for construction deliveries depending upon the load requirements.**

Q: Is this project being submitted to the Planning Commission for review.

A: **Yes**

The meeting adjourned at 8:30 pm

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

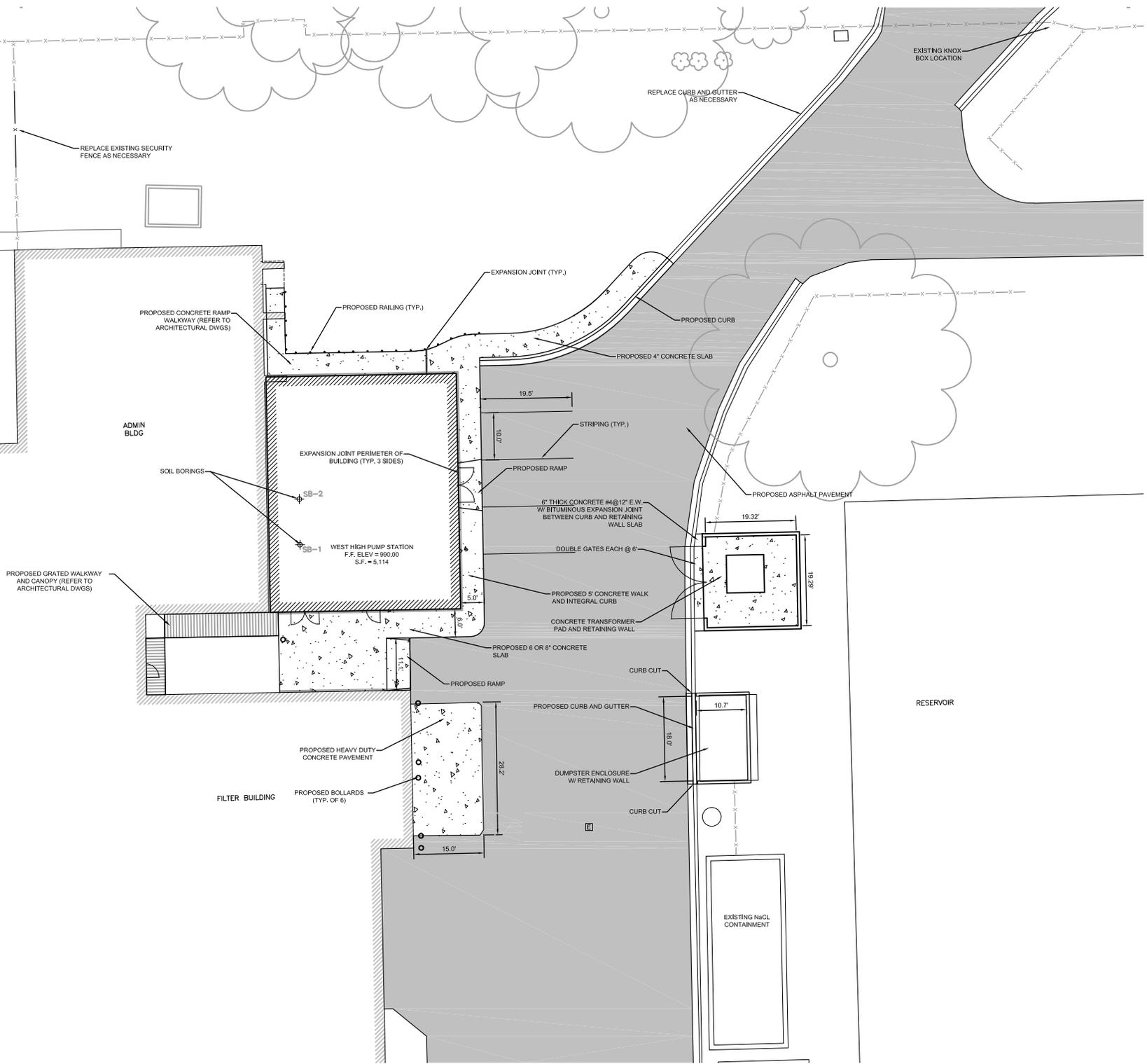
Attachment: Attendance Sign-In Sheet
Slide Presentation



CITY OF ANN ARBOR WATER TREATMENT PLANT
WEST HIGH SERVICE PUMP STATION PROJECT

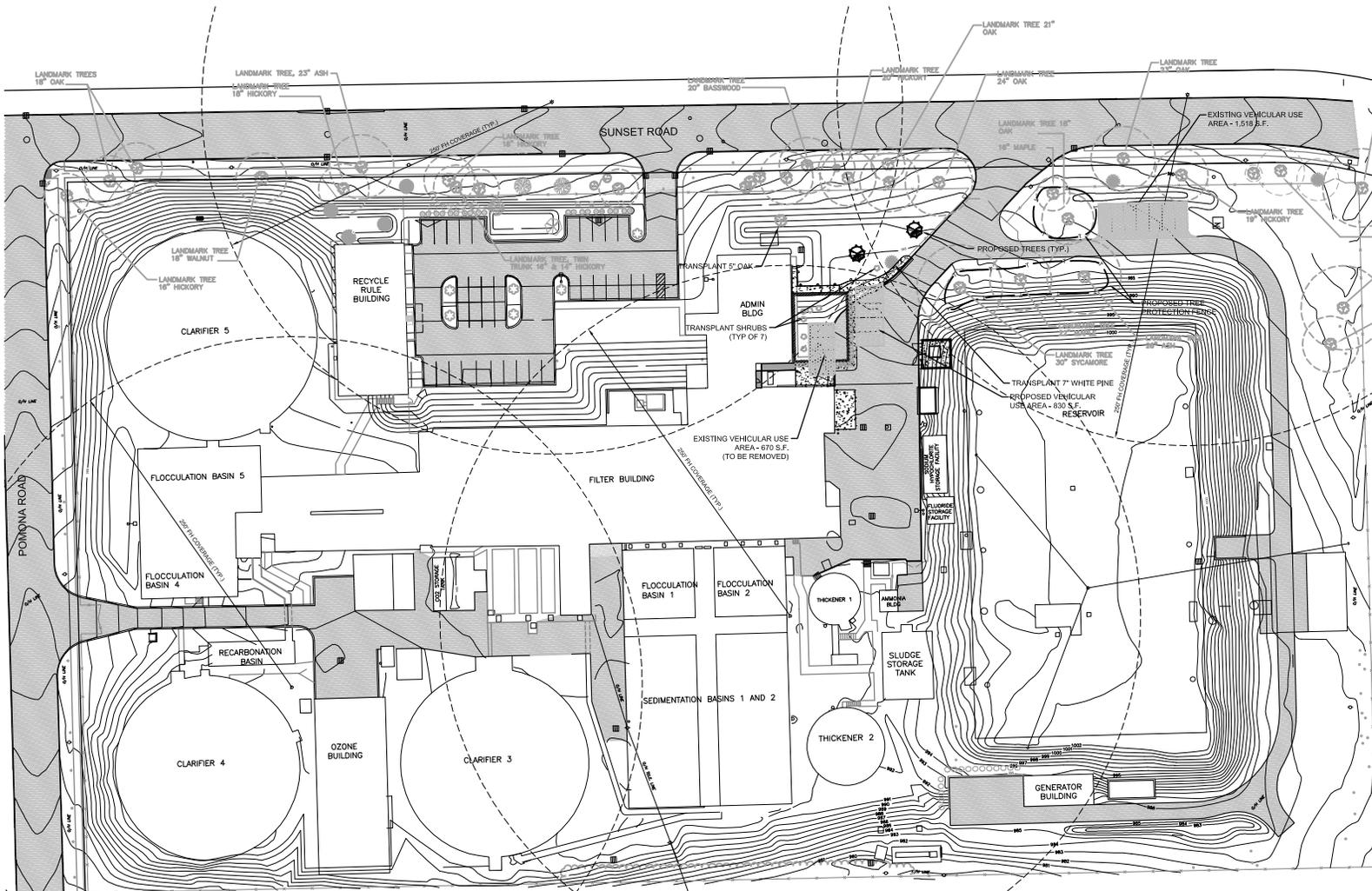
NEIGHBORHOOD MEETING
THURSDAY, FEBRUARY 9, 2012; 7:00PM

Name	Address
Sandra Hobkirk	905 Sunset Ann Arbor
Marcia Barbour	1044 Sunset Ann Arbor
David LeRoy	716 Sunset A ²
Ruth Reppolds	1301 Pomona
Jill Bugay	1441 Sunset



TITLE:
CIVIL
SITE PLAN

DRAWING NO.
C-104



CONSTRUCTION NOTES:

1. OWNER SHALL PROVIDE LOCATIONS FOR TRANSPLANTED TREES AND SHRUBS ON PLANT SITE DURING CONSTRUCTION.
2. ALL DISEASED, DAMAGED OR DEAD MATERIAL ON THE SITE SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.
3. PROTECT TREES WITH FENCING AND ARMORING DURING THE ENTIRE CONSTRUCTION PERIOD. THE FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OF THE TREE.
4. AVOID EXCAVATIONS BENEATH THE CROWN OF THE TREE.
5. AVOID COMPACTION OF THE SOIL AROUND EXISTING TREES DUE TO HEAVY EQUIPMENT. DO NOT PILE DIRT OR OTHER MATERIAL BENEATH THE CROWN OF THE TREE.
6. KEEP SOURCES OF EXTREME HEAT WELL CLEAR OF EXISTING TREES.
7. REPAIR DAMAGED ROOTS AND BRANCHES IMMEDIATELY. SEVERED LIMBS AND ROOTS SHALL BE PAINTED. WHENEVER ROOTS ARE DESTROYED, A PROPORTIONAL AMOUNT OF BRANCHES SHALL BE PRUNED SO THE TREE DOES NOT TRANSPIRE MORE WATER THAN IT TAKES IN.
8. NO PAVING OR IMPERMEABLE GROUND COVER SHALL BE PLACED WITHIN THE DRIP LINE OF TREES TO BE RETAINED. ALL SUCH TREES SURROUNDED BY PAVEMENT SHALL BE PRUNED TO AVOID DEHYDRATION.
9. THE CONTRACTOR SHALL SUBMIT A PLANTING TIMELINE FOR REVIEW PRIOR TO PLANTING.
10. DIG THE TREE PIT AT LEAST ONE FOOT WIDER THAN THE ROOT BALL AND AT LEAST SIX INCHES DEEPER THAN THE BALL'S VERTICAL DIMENSION.
11. IN AREAS WHERE CONSTRUCTION ACTIVITY HAS COMPACTED THE SOIL, THE BOTTOM OF THE TREE PIT SHALL BE SCARIFIED TO LOOSENED WITH A PICK AXE OR SHOVEL.
12. AFTER THE TREE PIT IS EXCAVATED, OBSERVE SUBSURFACE DRAINAGE CONDITIONS. WHERE POOR DRAINAGE EXISTS, THE TREE PIT SHALL BE DUG AT LEAST AN ADDITIONAL TWELVE INCHES AND THE BOTTOM SHALL BE FILLED WITH COARSE GRAVEL.
13. IMMEDIATELY AFTER THE TREE IS PLANTED, SUPPORT THE TREE WITH STAKES AND GUY WIRES TO FIRMLY HOLD IT IN PLACE AS ITS ROOT SYSTEM BEGINS TO DEVELOP. REMOVE STAKES AND TIES AFTER ONE YEAR.
14. SPREAD AT LEAST THREE INCHES OF MULCH OVER THE ENTIRE TREE AND SHRUB EXCAVATION IN ORDER TO RETAIN MOISTURE AND KEEP DOWN WEEDS. AN ADDITIONAL THREE-INCH SAUCER OF MULCH SHALL BE PROVIDED TO FORM A BASIN AROUND THE TRUNK OF THE TREE AND SHRUB. THIS SAUCER HELPS CATCH AND RETAIN MOISTURE.
15. CONTRACTOR SHALL STAKE PROPOSED LOCATIONS OF ALL TREES AND SHRUBS PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE AT LEAST TWO WEEKS AFTER STAKING FOR OWNER TO ADJUST PLANTING POSITIONS PRIOR TO INSTALLATION BY CONTRACTOR.

TREE AND SHRUB PLANTING SCHEDULE

SYM.	NO.	COMMON NAME	SCIENTIFIC NAME	MIN. CALIPER	MIN. HEIGHT	MIN. SPREAD
	2	EASTERN RED CEDAR	JUNIPERUS VISIINIANA	3"	7'	3'

* ROOT BALL MUST BE AT LEAST 10 TIMES THE CALIPER SIZE

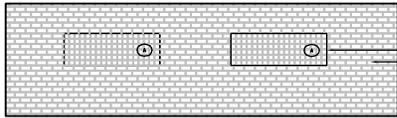
INTERIOR LANDSCAPING CALCULATIONS

EXISTING VEHICULAR USE AREA	2,188 SQFT
PROPOSED VEHICULAR USE AREA	2,348 SQFT
REQUIRED VEHICULAR USE AREA RATIO	1.20
REQUIRED INTERIOR LANDSCAPE AREA*	0 SQFT
EXISTING INTERIOR LANDSCAPE AREA	0 SQFT
PROPOSED INTERIOR LANDSCAPE AREA*	0 SQFT

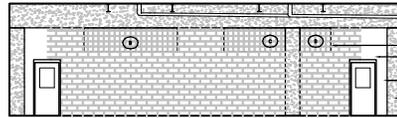
*NO INTERIOR LANDSCAPE AREA REQUIRED FOR LESS THAN 3,300 SQFT OF VEHICULAR USE AREA

TITLE:
LANDSCAPE PLAN

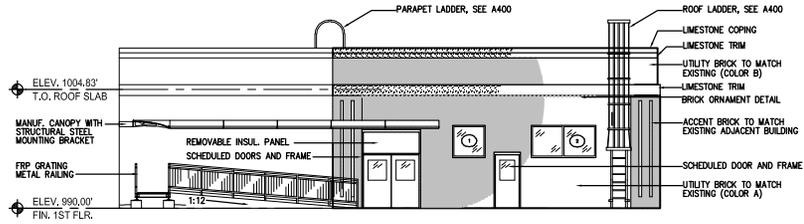
DRAWING NO.
C-108



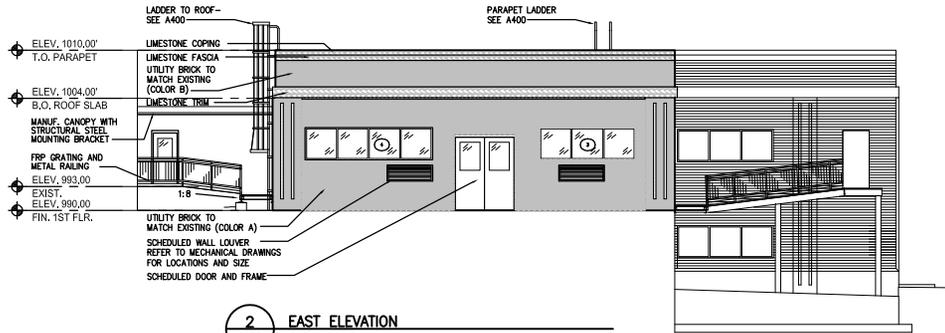
5 INTERIOR ELEVATION
A200 1/8" = 1'-0"



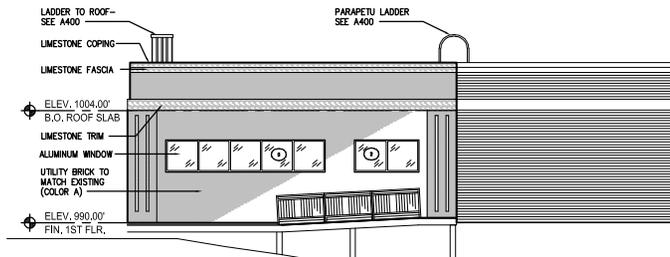
4 INTERIOR ELEVATION
A200 1/8" = 1'-0"



3 SOUTH ELEVATION
A200 1/8" = 1'-0"



2 EAST ELEVATION
A200 1/8" = 1'-0"



1 NORTH ELEVATION
A200 1/8" = 1'-0"

TITLE:
ELEVATIONS

DRAWING NO.
A200

RESOLUTION REQUIRING THAT
MAJOR CITY IMPROVEMENTS BE REVIEWED
BY CITY DEPARTMENTS AND THE CITY PLANNING COMMISSION

Whereas, Many public improvements undertaken by the City and other governmental units strive to meet private development standards; even though they are not required to meet some of the standards that are required of private developments;

Whereas, It is desirable to have public improvements adhere as close as practical to the same development standards that are required of private developers;

Whereas, The City and other governmental units can set a positive example for the private development community when it constructs new or expanded public facilities;

Whereas, It is recognized that adopted standards do not exist for some projects, such as road re-construction, which makes it impossible to compare public and private projects;

RESOLVED, By City Council that the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to City projects meeting private development regulations prior to recommending that the City Council approve funding for them, and that if the following City improvements cost more than \$250,000 they are to be reviewed by the City Planning Commission prior to Council approval:

- 1) new or reconstructed streets which change the streets geometric configuration or operations;
- 2) new or expanded public buildings which would normally require site plan review; and,
- 3) new or expanded parking lots or structures which would normally require site plan review.

RESOLVED, That in making a recommendation to the City Council the City Administrator shall indicate which private development regulations are not being met and indicate projects which do not have existing comparable private standards;

RESOLVED, That a copy of this resolution be sent to other governmental units that own property in the City with the request that they also obtain City review and comments regarding their proposed major improvements; and,

RESOLVED, That as a policy, City Council may proceed to construct public projects which do not meet all existing private development regulations when budget limitations prevent meeting such requirements.

DB:RAO:dcs

APPROVED
BY COUNCIL

MAR 20 1989

W. NORTHCROSS
CITY CLERK

290

G-9