

Veridian at County Farm

Submitted by Avalon Housing, Inc. and Thrive Collaborative

October 23, 2019

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Overview

A public engagement session organized by members of Avalon and Thrive's development teams was held at The United Way at 2305 Platt Road on July 17, 2019. The objective of this meeting was to engage the community on the concept and reasoning behind the development of the site located at 2270 Platt Road while receiving public input on proposed plans.

Thrive Collaborative and Avalon Housing mailed notices via 1,369 postcards per the list provided by the City of Ann Arbor. Households within 1000 feet of the proposed development received notice of the public meeting, per the City's requirement. The meeting notices indicated the development is seeking PUD and site plan approval. The United Way building is immediately adjacent to the site, fully accessible, and with adequate parking.

Fifty (50) members of the public attended the 7/17/2019 community meeting and signed the sign-in sheet. Copies of the sign-in sheets are enclosed.

Attached Materials:

- Copy of postcard mailed to community on 7/1/2019
- Sign-in Sheets
- Agenda/station descriptions, distributed at the meeting
- FAQ sheet, available at the meeting
- Site plan, available at the meeting
- Veridian drawings and plans, available at the meeting
- Chart showing green certification information, available at the meeting
- Enterprise Green information, available at the meeting
- Feedback forms, gathered from meeting participants

INFORMATION STATIONS AT THE MEETING

STATION: All about Avalon and Thrive Collaborative

Marcia Luke-van Dijk, Avalon's Director of Communications/Fund Development provided information and answered questions about Avalon, how we are working together with Thrive, and helped direct those in attendance to their specific areas of interest. As ten of the units on the Avalon portion of the site are for Ozone clients, Krista Girty, Ozone House's Executive Director was also at this table to address any questions related to Ozone House.

STATION: Site Plan and Building Design

Joey Jonna of Thrive Collaborative; Wendy Carty-Saxon, Avalon's Director of Real Estate Development; Jason Potter, Avalon's Director of Asset Management; and David Esau, Avalon's Project Architect from Cornerstone Design, Inc. provided information and responded to questions and comments on the site plans and building design.

Concerns and Comments Raised and Developer Response to Concerns

Q: Interest in the continuity of the development, if the buildings will look similar in appearance. Concerns were also expressed that the affordable and market rate units were separate from one another and how the affordable and market unit might blend together.

A: The market rate and affordable housing components of the development will share similar exterior materials that are consistent in appearance and design. This is to ensure the development is cohesive with no obvious visual distinction between subsidized and market rate sections of the project. The sections of the development have as blended a boundary as feasible under current funding guidelines and other regulatory limitations. Furthermore, all residents will have access to the community center, the 'barn' and other amenities throughout the site.

Q: Unsure the development will have enough parking spaces, concerned residents will park in adjacent businesses' lots.

A: The Avalon site is designing more built parking spaces per unit than Avalon's other recent new construction developments in Ann Arbor, though slightly less than what the ordinance would otherwise require. Avalon is at approximately 1.4 spaces per unit while the ordinance would look for 1.5. Avalon's experience with managing properties for a similar tenant population has indicated that the spaces proposed will be sufficient. The parking spaces proposed for the Thrive site are generally consistent with the ordinance standards. In addition, discussions are underway with the church across the street for overflow parking, if necessary. It is also of note that the church has similar agreements with other neighbors that can act as models. Conversations with neighbors also highlighted the emphasis on alternative transportation options incorporated into the development, including parking for car sharing, extensive bike parking and pedestrian connections—all of which should help reduce the need for parking spaces.

Q: Interest in what will be adjacent to homes on the south of the development.

A: Some residential, the farmhouse retail center (based on Argus Farmstop model), a restored barn, a small greenhouse and community gardens will be located at the south end of the development.

Q: General traffic concerns as the street is busy, exiting onto Huron Parkway. Question if a traffic study will be conducted.

A: The development team commissioned a traffic study that studied the driveway locations, existing vehicular traffic turning movements and volumes at adjacent signalized intersections, background traffic, and forecasted traffic at full build-out of the proposed project. Left turn by-pass analyses at the driveways were conducted and it was not recommended that a left-turn lane into the project driveways was required. There is one

proposed crosswalk across Platt Road, in order to accommodate pedestrians that may choose to use the Vineyard Church parking area. The study is recommending that we fill in sidewalk gaps along Platt Road to accommodate pedestrians that may desire to travel on the west side of Platt Road.

Q: Concern about the maintenance on the exterior of homes, how will we ensure they are maintained.

A: A Homeowners Association will be established to handle various governance and maintenance matters for the THRIVE units. Avalon's experienced property management and maintenance team will be responsible for the Avalon's rental section of the development.

Q: The south end of the site currently has excess storm water and flooding issues in neighboring backyards. Concern on how this development will affect existing issues and if it will have an impact on flooding.

A: For the storm water management issues on the market rate side of the development THRIVE is working with leading engineers including Biohabitats and Insite Design to address existing issues on the site and to ensure that innovative, environmentally sound and effective measures are used to manage storm water. Many of these measures also contribute to the restoration of natural habitat for native species. Additionally, a site plan requirement of the City is that the site be designed to handle its own stormwater on-site using a combination of strategies that can include, bioswales, native plantings, regarding and underground tanks. As a result, this development should improve current water issues on the south end of the site as the existing situation is a result of previous site plans that did not account for on-site stormwater retention. .

Q: Question regarding the funding streams for maintaining long-term affordability, as people will still need affordable housing in 100 years.

A: Avalon's funding includes affordability commitment that range from 15-45 years. In addition, as part of the Purchase Agreement entered into with the County, Avalon has committed to keeping this property affordable for 99 years. Funding streams enable an owner to apply for additional funds for the property once the original affordability period has expired. As a non-profit, community-based developer and owner, Avalon's commitment extends beyond the timeline of any individual financing commitment and Avalon has already demonstrated this commitment at its other properties through refinancing and reinvesting in projects as part of extending affordability commitments beyond the original obligation.

Q: Concern the development is too big for the space, if we will be building on parkland.

A: The site plan is appropriately size for the available space, as it meets city regulations for building size and density, with a proposed residential density below what is allowed under an R4B zoning. None of the site is on existing parkland and the former use of the site was for a juvenile detention center owned by Washtenaw County.

Q: Interest in not having a path along the rear lot lines, to ensure privacy for the neighboring houses. Also interested in maintaining trees that screen neighboring property.

A: Neighbors expressed concern for the type and nature of the activities along their property boundaries and the ability to maintain privacy on their properties. They wondered what would be built along their backyards, would people be wandering through their backyards to get to the park, could they see into their windows, etc. Matt Grocoff from Thrive Collaborative and Shannan Gibb-Randall, Landscape Architect from InSite Design, met with most of the neighbors along the southern border on Canterbury Road. They asked the neighbors about what they would like to see in the landscaping and what their concerns are. The neighbors noted they were pleased that homes would not be built directly on the property line and instead would be buffered by native landscaping. Several neighbors had requests for specific heights of foliage and expressed a preference for specific types of plantings that they favored (like Sumac). Thrive is having ongoing conversations with the neighbors and has invited them to continue the conversation throughout the design process and plans to meet again with all neighbors in the near future. The development team is working hard to preserve as many trees on the site as possible, focusing on preserving the healthy, high quality native trees. The development team is currently conducting a tree survey for prioritizing the preservation of trees. We have not yet concluded which trees will be replaced/removed, but this is something we are giving great consideration. We will have a plan in place to mitigate the removed trees, planting high quality local species on site.

STATION: Sustainability and Green Features

Matt Grocoff of Thrive Collaborative; and Sadira Clarke, Avalon's Real Estate Transaction Specialist provided information and responded to questions and comments on the sustainability and green features.

Concerns and Comments Raised and Developer Response to Concerns:

Q: Questions on why Avalon is pursuing a different green certification than the market rate units, what went into this decision.

A: The Enterprise Green Certification that Avalon anticipates pursuing for its units was selected for a number of reasons. Avalon has experience with this standard having successfully achieved it on previous projects. Additionally, Enterprise Green is common in affordable housing development and the County, along with other funding partners, recognize Enterprise Green as one of the qualifying options for meeting green standards and commitments. A comparison chart was shown of different green frameworks that details each framework. As each layer of funding comes with its own requirements and we have to coordinate our commitments to the multiple financing sources, Enterprise Green emerged as the most appropriate certification—known and respected in both the affordable housing and green development world and known to Avalon's design team.

Q: Comments on net-zero, why only the community center will be net-zero

A: The community center on Avalon's parcel is striving to achieve net zero energy as part of the Living Building Challenge. This means that renewable sources are used to meet the energy needs of the building. The goal is for the community center to use energy drawn from renewable sources to consume no more than it produces thereby having a net zero impact on carbon emissions. We will incorporate the use of solar, air source heat pumps rather than combustion sources (such as gas furnaces) on site. Additionally, insulation, continuous building envelope, and early incorporation of sustainable design features into the plans have been done to achieve this. This is the first building where Avalon is striving to achieve net zero—a significantly higher standard than required in most green certifications. We have been cautious in not overcommitting ourselves. We are also most confident in committing to the systems and outcomes that are part of a net-zero building in the common building where our staff can control use over time. Private rental residences create more challenges in incorporating new technologies and changes in energy use.

Q: How will heating work if the development is combustion free?

With regard to heating, the development will be combustion free throughout. The approach to achieving this may differ between market rate and affordable units. Avalon is using air source heat pumps in another development currently under construction. This experience will guide the decisions Avalon makes regarding the specific heating systems for Veridian. Other methods, such as geothermal, are under consideration for the market rate units, but are most likely not economically feasible for the affordable units.

Q: Thrive mentioned building micro-units. What is a micro-unit and what is the target market?

A: The micro units will have a bedroom, bath and small kitchenette and will share a chef's kitchen and common gathering areas. The micro-units may be sold or may be retained by Thrive and leased to individuals. Leasing will provide greater ability to control the common areas. The target market for the micro-units is single individuals.

[STATION: Property Operations and Supportive Services](#)

Aubrey Patiño, Avalon's Executive Director; Tara Tarbox, Avalon's Director of Property Management; and Lauren Velez, Avalon's Director of Services provided information and responded to questions and comments on Avalon's property operations and supportive services.

[Concerns and Comments Raised and Developer Responses to Concerns](#)

Q: Why isn't there a presentation?

A: We have found this format (tables devoted to specific aspects of the development) allows individuals to access the info they are most interested in and provides more opportunity for conversation and follow-up discussions.

Q: Questions raised on the distinction between workforce housing and affordable housing, Which of these will this development be, what are the income determinations?

A: Avalon will have fifty units, all of which are affordable housing. There will be a combination of 1, 2, 3 and 4 bedroom units. The Avalon units will be part of a larger mixed income development that includes both the market-rate units that Thrive is developing, along with Avalon's affordable units. All fifty Avalon units are restricted to those earning at or below 60% AMI; of these, thirty units will be supportive housing targeted to those earning at or below 30% AMI, including ten (10) units for Ozone House's youth clients.

Q: Who is going to be eligible/how will we decide who lives there?

A: Avalon staff explained that there is a centralized list in the County for anyone experiencing homelessness and seeking housing. Households for the supportive housing units will come off of this list. The remaining twenty Avalon units will be available to households at or below 60% of area median income. Avalon staff reviewed income limits as set by HUD for 2019. The Avalon units will all be rental.

Q: Concerns regarding the number of children in the development and if this can cause over-crowding at Allen Elementary and Pioneer High School

A: Avalon goes out of their way to be a good neighbor and landlord, supportive services team works with community establishments such as schools to ensure tenants have the support they need to be successful and that communication/support is mutual between those invested in the community. Avalon has worked with schools in other parts of Ann Arbor where tenants with families reside and has a positive working relationship with Ann Arbor's public schools; we anticipate the dynamics of this development to be no different.

Q: Interest in the affordable housing outcomes, how success is measured.

A: Avalon evaluates a number of factors, including housing retention rates-- if residents retain their housing, that is a success. Avalon has 93% of tenants staying housed for at least one year; nationally there is an 84% housing retention rate. In our one-on-one work with tenants, we also consider if residents are maintaining or increasing their income and how we can assist them. Are they furthering their education goals? Avalon offers individual supports available to all of our residents, community building activities for both adults, youth and families. All of our services are person-centered and client driven.

Q: Concern about who will be able to access affordable units and if they will only be for residents of Washtenaw County, along with a comment about the need for affordable housing in Ann Arbor and questions on how it will be determined who will have access to units.

A: Households for the thirty (30) supportive housing units will be referred through the County's central intake for persons who are homeless, Housing Access of Washtenaw County. Avalon will manage a separate waitlist for the 20 other affordable units set at 60% AMI. Avalon's units will all be rental. The specific dollar amount of the income limits change from year to year. As required through the federal subsidies that are key to affordable housing development, the affordable units are available to people without a specific Ann Arbor or Washtenaw County preference.

Attached Materials

- Copy of postcard mailed to community on 7/1/2019
- Sign-in Sheets
- Agenda/station descriptions distributed at the meeting
- FAQ sheet
- Site plan
- Veridian drawings and plans
- Chart showing green certification information
- Enterprise Green information
- Feedback forms

RESIDENT PARTICIPATION MEETING!

A PUBLIC MEETING IS BEING HELD BY **Avalon Housing & THRIVE Collab.**

FOR A PROJECT AT **2270 Platt Road**

VERIDIAN AT COUNTY FARM:

A proposed mixed-income, sustainable design, single & multi-family residential neighborhood with minimum 400kW solar, and with proposed local farm stop grocery, greenhouse, bike/garden shed, community barn, community center, and community gardens.



MEETING INFORMATION

Date: July 17, 2019

Time: 6 PM to 8 PM

Place: **United Way of Washtenaw County**
2305 Platt Road, Ann Arbor

Accommodations for individuals with disabilities can be arranged by contacting:

Avalon Housing at (734) 663-5858

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the Developer for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6265 or planning@a2gov.org.

Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

RESIDENT PARTICIPATION OPPORTUNITY!

You are invited to attend a Resident Participation Meeting hosted by the Developer for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by the Developer and submitted to the City of Ann Arbor with their final application. The report will include attendance, a summary of the meeting, and any written correspondence received by the Developer.

Resident Participation Meeting

Project: Veridian at County Farm

Meeting Date: July 17, 2019

Resident Attendee Contact Information Log

Name (Please Print)	Mailing Address	Email Address
Gloria Zimet	3233 Lockridge, AZ 48108	gloriazimet@gmail.com
Mary Beth Damm	2657 Essex Rd, A ² 48104	mbdamm@gmail.com
Molly Lait	820 Granger 48104	dr.molly@stivershealth.org
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Gwen Alexander	2209 Vinewood Bl 48104	Jwen2209@gmail.com
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Sue Sy mungtin		smpllice@hotmail.com
Christian Royce	700 N congress st Apt 1	royce1993@gmail.com
Rosanne Emanuele	2836 Canterbury 48104	adwrosed@gmail.com
Marilyn Ed Coulter	2865 Gladstone 48104	—
Paul Hanna	2344 Parkwood 48104	—
Garret Potter	2668 Arrowwood Trail 48105	garretpotter@yahoo.com
Bronwen Gates	2711 Cranbrook Road 48104	Ubronwilde@gmail.com
Teresa Gillotti	washington OCEP	gillotitm@washstatenw.org

Resident Participation Meeting

Project: Veridian at County Farm

Meeting Date: July 17, 2019

Resident Attendee Contact Information Log

Name (Please Print)	Mailing Address	Email Address
Russ H- MHP PARTNERS	2301 PLATT RD.	RUSS HOLZMAGLE@RISADVISORY.G
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Tom Euswell	47 Fairhills Dr	jlevesheto@umich.edu
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Ameniek Lucas	1454 Astor Avenue	ameniek.lucas@hotmail.com
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Darce Moran		dmoran@mlive.com
Denise Sisk	9843 Canterbury	
A MCHerson	2817 Canterbury	
Anthony Nitsos	2303 East St	aanitsos@gmail.com
John Hieep	2465 Dorchester	jhieep@umich.edu
Erin McCargar		
Jan Sovak (+ Ron Emsus)	2503 Hampshire Rd.	sovakemans@comcast.net

Resident Participation Meeting

Project: Veridian at County Farm

Meeting Date: July 17, 2019

Resident Attendee Contact Information Log

Name (Please Print)	Mailing Address	Email Address
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Aviva Nobel	3001 Fernwood Ave Apt 48108 #201	avivasmail@gmail.com
Ann Myers	2826 Beacon Hill	ann.myersak@gmail.com
Anthony Emerson	2811 Canterbury Rd	Ortonville2@yahoo.com

Welcome to the Citizen Participation Meeting for Veridian at County Farm Park! July 17, 2019

Please visit the following interest areas this evening to learn more about Avalon Housing, Thrive Collaborative and our proposed development at 2270 Platt Road, Ann Arbor.

All About Avalon Housing and Thrive Collaborative

Learn more about both organizations and how we're partnering to provide an exciting new mixed-income, affordable housing development.

Sustainability and Green Features

Veridian at County Farm will provide 50 units of new supportive and affordable housing, alongside approximately 75 units of market rate housing. With innovative approaches to climate justice and affordable housing, this mixed-income community will offer a beautiful design aesthetic.

The development will offer ample access to green space and naturescapes to promote human connections with nature. Mixed-income development will promote neighborhood connectivity, plus access to quality schools, public transit, a nearby park, and other amenities.

Thrive Collaborative has committed to developing 400 kW of renewable energy connected with this development. Thrive is seeking certification for their portion of the development under the International Living Future Institute's Living Community Challenge. Thrive staff will be on hand to share their vision for achieving industry-leading sustainable design practices throughout the community.

Avalon is working to achieve Net Zero Energy for the Avalon Community Center under ILFI's Affordable Housing Pilot Program. The Avalon units are also expected to be Enterprise Green Certified. Avalon staff will be happy to share more information on the sustainable features incorporated into our homes on this site.

Site plan and building design

Thrive is excited to show you concept and site plan drawings for their market-rate homes with interior and exterior community spaces. Thrive's team will be present to answer questions about their units.

Avalon will show you our site plan drawings for 50 units of supportive and affordable housing, including 10 units of housing for young adults served by Ozone House. Please stop by and meet a principal from Cornerstone Design, Inc., Avalon's architect, who can answer your design and site plan questions. Avalon expects to finance their units with private equity raised through Low Income Housing Tax Credits, Federal Home Loan Bank (FHLB) funds, County HOME funds and a conventional mortgage loan. Avalon staff will be present to answer questions regarding project funding and our anticipated construction timeline.

Property Operations and Supportive Services

Avalon currently owns and manages 292 units throughout Washtenaw County using our Enhanced Property Management model, which includes 24-hour on-call property management and maintenance staff. Learn how we will apply our expertise to Veridian with dedicated staffing. Avalon has developed a nationally-recognized Supportive Housing Services program, and we look forward to applying our experience to help individuals succeed and build community at Veridian.



VERIDIAN
AT COUNTY FARM

F.A.Q. Veridian at County Farm

Where is Veridian at County Farm?

2270 Platt Road, adjacent to County Farm Park, south of Washtenaw Avenue.

What was on the property before?

In the 1800s, the site was used as the County Poor House. In the 1960s it was home to the Washtenaw County Juvenile Center. It was used as a youth detention center until the early 2000s and the buildings were abandoned and later demolished.

Who is creating this community?

Thrive Collaborative and Avalon Housing are working in close collaboration on this site.

Avalon is developing the affordable housing:

Avalon Housing, Inc.; Sponsor/Owner/Developer/Property Manager/Supportive Services

Architect: Cornerstone Design, Inc.


Civil Engineer: Perimeter Engineering

Thrive is developing the market rate housing:

Thrive Collaborative: Ann Arbor-based Developer / Builder

Architect and Master Planner: Union Studio Architecture and Community Design

Sustainable Design and Civil Engineering: Midwestern Consulting, Biohabitats, InSite Design



Collaborators: National Wildlife Federation, Huron River Watershed Council, Cobblestone Farmers' Market, Center for Independent Living, Washtenaw County Parks and Rec, Michigan Barn Preservation Network, Genze (Electric Bike Share), Sway Mobility (EV Car Share), and many more.

How will this impact the character of the neighborhood?

We are working with nationally renowned architects, landscape designers and community planners. We are designing Veridian at County Farm using Human Scale Design. Connections into County Farm Park will be improved through collaborations with our team, County Parks & Rec, and organizations specializing in habitat restoration, innovative nature play spaces, accessibility, and more. We are aspiring to create layered social spaces with front porches will face onto pedestrian only greenways leading into County Farm Park.

What types of housing will be available? How many?*

Avalon Housing anticipated unit breakdown:

Fifty (50) of the units will be developed as affordable housing by Avalon Housing. Of those 50, 10 are designated for Ozone House. There will be a combination of 1, 2, 3 and 4 bedroom units.

Thrive Collaborative anticipated unit breakdown:

Walk-up flats: 30 - 1 br market rate

Nest Flats: 10 single units market rate - designed into one single-family style home

Townhouses: 40 - 2/3/4 br market rate

Cottage Homes: 16 - 3/4 br market rate

What are the rental rates for the Avalon Affordable Housing?*

At least thirty (30) of Avalon's units will be supportive housing with project-based vouchers tenants will only pay roughly 30% of their monthly income towards rent.

Avalon's other affordable units are anticipated to have rents set around 50% of Area Median Income.

What will the market rate units cost?*

Estimated prices will range from \$135k - \$760k. Thrive Collaborative is working hard to create a diversity of housing types in order to reach as many income levels as feasible. Thrive units are targeting net zero energy; they should produce all the energy they need on a net annual basis. Consequently, the true cost of ownership is likely to be lower compared to a standard code-built home.

Why will there be no gas hookups?

The entire neighborhood will be all-electric and have no fossil fuels or gas lines connected to the property. It will be capable in the future of being powered by 100% renewable energy.

What is the Living Community Challenge?

The Living Community Challenge (LCC) is considered the world's most rigorous green building standard. The Thrive parcel of Veridian at County Farm is registered for this Challenge, and could be the world's first LCC Compliant Master Plan.

The Challenge asks "How do we create communities that are good for everyone?" The Living Community Challenge is a framework for master planning, design, and construction. It is a tool to create a symbiotic relationship between people and all aspects of the built environment.

The program is a call to action to governments, campuses, planners, developers and neighborhood groups to create communities that are as connected and beautiful as a forest.

What is Net Zero Energy?

Avalon Housing is striving to achieve Net Zero Energy for its community center. Avalon has been awarded a technical assistance grant from the International Living Future Institute and is a Living Building Challenge Affordable Housing Pilot Project recipient.

The intent of Net Zero Energy is to rely solely on renewable forms of energy and operate year-round in a safe, pollution-free manner. Avalon will be striving to achieve that for its community center.

What amenities are planned? Can everyone use them?

The THRIVE parcel is expected to include: The Farmhouse - a 7-day week farm stop grocery (based on Argus Farmstop model), Community Gardens, Abundant Bike Storage, Bike Repair Shed, Nature play spaces, Restored Barn, Greenway connections into park, Garden tool shed, EV Bike share, EV Car Share, and more. Most of the amenities will be available for non-residents to use.

What is the anticipated development timeline?*

2019/2020	Site Plan and Zoning Submissions: both THRIVE and Avalon Housing.
Early 2020	Anticipated Funding submissions for Avalon Housing; Reservations for Market Rate Homes Begin
Mid-Late 2020	THRIVE Infrastructure Construction (Drives and Utilities) Begins

Early-Mid 2021	Avalon Construction (<i>if funding awarded in 2020</i>); Market Rate Home Construction Begins
2022	Avalon Leases Begin (<i>if funding awarded in 2020</i>)

What is the funding anticipated for the affordable section of the development?

Avalon Housing will be applying for the same funding mechanisms it has successfully leveraged for past developments, including: Private Equity through Low Income Housing Tax Credits, FHLB Affordable Housing Program Funds, Washtenaw County HOME funds, Conventional Note and Mortgage

BONUS: Why do the native honey locust trees that line the entrance drive to Veridian at County Farm have giant 6” spikes sticking out of the bark?

Mastodons! Yup, it’s true. Giant megafauna have long disappeared from Michigan. But, flora like the spiked honey locust, Osage Orange and Kentucky Coffee Tree remain as reminders of a time when they evolved to provide food for big creatures like Mastodons. The giant spikes were a defensive mechanism to keep the elephant-like animal from gnawing its bark.

*NOTE: As this development proposal continues through the site plan and funding processes, there may be changes to what is currently anticipated.



DEDICATED RESIDENT
PARKING TYPICALLY IN
MID-BLOCK AREAS

GUEST/FLEX PARKING
ALONG LOOP ROAD

TREE SAVE AREAS
(TYPICAL)

NORTHERN AND SOUTH
ACCESS POINTS ALIGN
WITH DRIVEWAYS ALONG
PLATT ROAD

PARKING/EVENT FLEX

FARMHOUSE

GREENHOUSE

GARDEN & BIKE SHED

BARN

OPEN SPACE AREAS TO
INCLUDE COMBINATIONS
OF STORMWATER MANAGE-
MENT, COMMUNITY GARDEN,
AND PASSIVE RECREATION

COMMUNITY
BUILDING

PLAYGROUND

PEDESTRIAN
CONNECTIONS TO
PARK THROUGH
COURTYARDS

SERIES OF GREEN
SPACES CONNECT
COMMUNITY
AMENITIES

PERPENDICULAR
PARKING DEDICATED
TO ADJACENT UNITS

VERIDIAN AT COUNTY FARM

PLANNING COUNCIL WORKING SESSION

JULY 9, 2019



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com

140 Union Street Providence, RI 02903

401.272.4724

401.272.4825



VERIDIAN AT COUNTY FARM

EXISTING CONDITIONS

JULY 9, 2019

SCALE: 1"=100'-0"



PROJECT NUMBER

PAGE 2



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



DEDICATED RESIDENT PARKING TYPICALLY IN MID-BLOCK AREAS

GUEST/FLEX PARKING ALONG LOOP ROAD

TREE SAVE AREAS (TYPICAL)

NORTHERN AND SOUTHERN ACCESS POINTS ALIGNED WITH DRIVEWAYS ACROSS PLATT ROAD

PARKING/EVENT FLEX COURT

FARMHOUSE

GREENHOUSE

GARDEN & BIKE SHEDS

BARN

OPEN SPACE AREAS TO INCLUDE COMBINATION OF STORMWATER MANAGEMENT, COMMUNITY GARDENS, AND PASSIVE RECREATION

COMMUNITY BUILDING

PLAYGROUND

PEDESTRIAN CONNECTIONS TO PARK THROUGH COURTYARDS

SERIES OF GREEN SPACES CONNECT COMMUNITY AMENITIES

PERPENDICULAR PARKING DEDICATED TO ADJACENT UNITS

UNIT TYPE KEY

	Walk-up Flats 1BR market rate 30 shown
	Micro-Units 1BR market rate 10 shown
	Stacked Flat Units 1/2/3BR Avalon 30 shown
	Integral Garage Units 2/3/4BR market rate 40 shown
	Townhouse Units 3/4BR Avalon 20 shown
	Cottage Units 3/4BR market rate 16 shown
	Community Buildings Commercial & Community Amenity
146 Total Units	

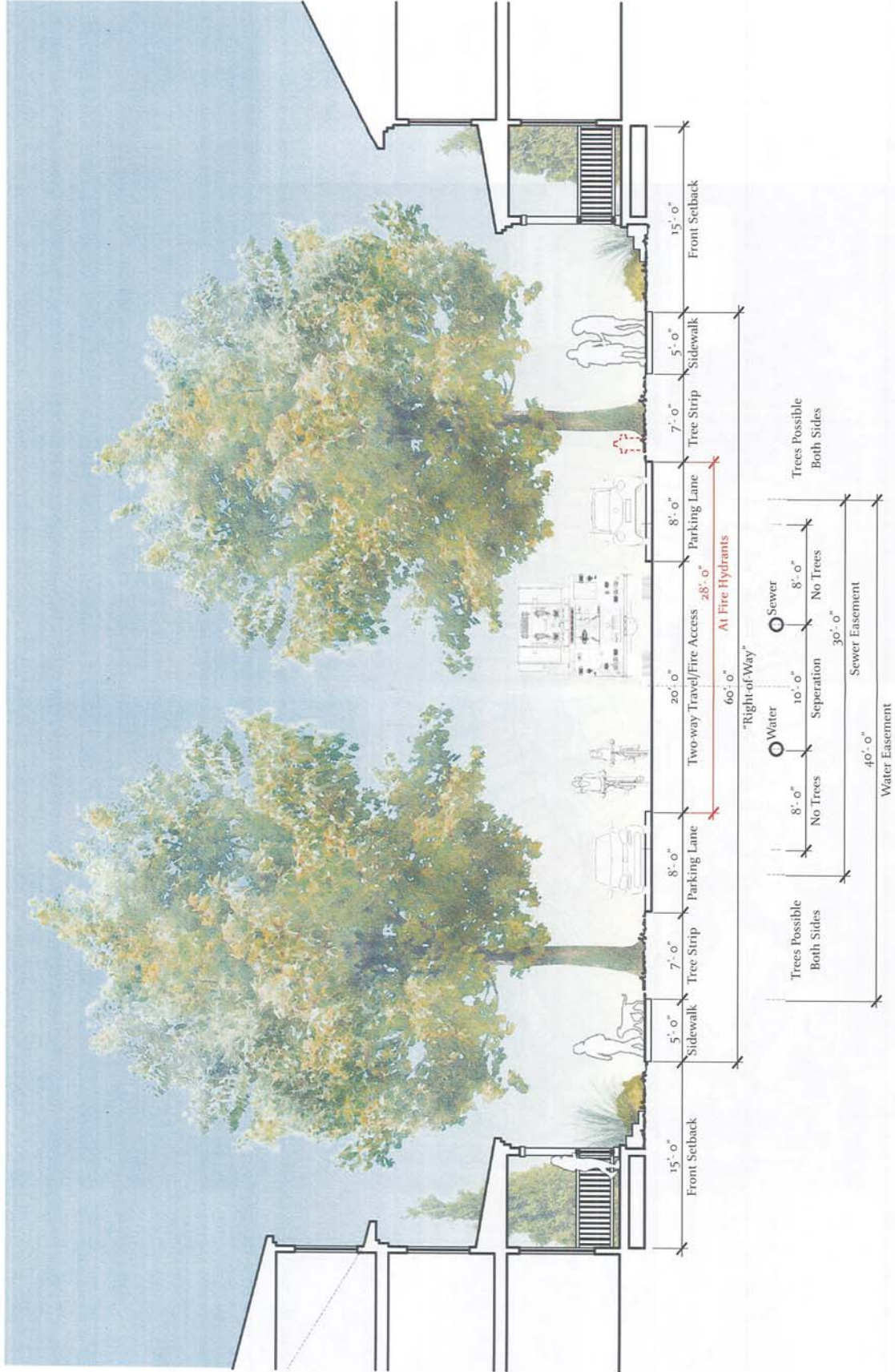
VERIDIAN AT COUNTY FARM

CURRENT PROPOSED SCHEME

JULY 9, 2019

SCALE: 1"=100'-0"





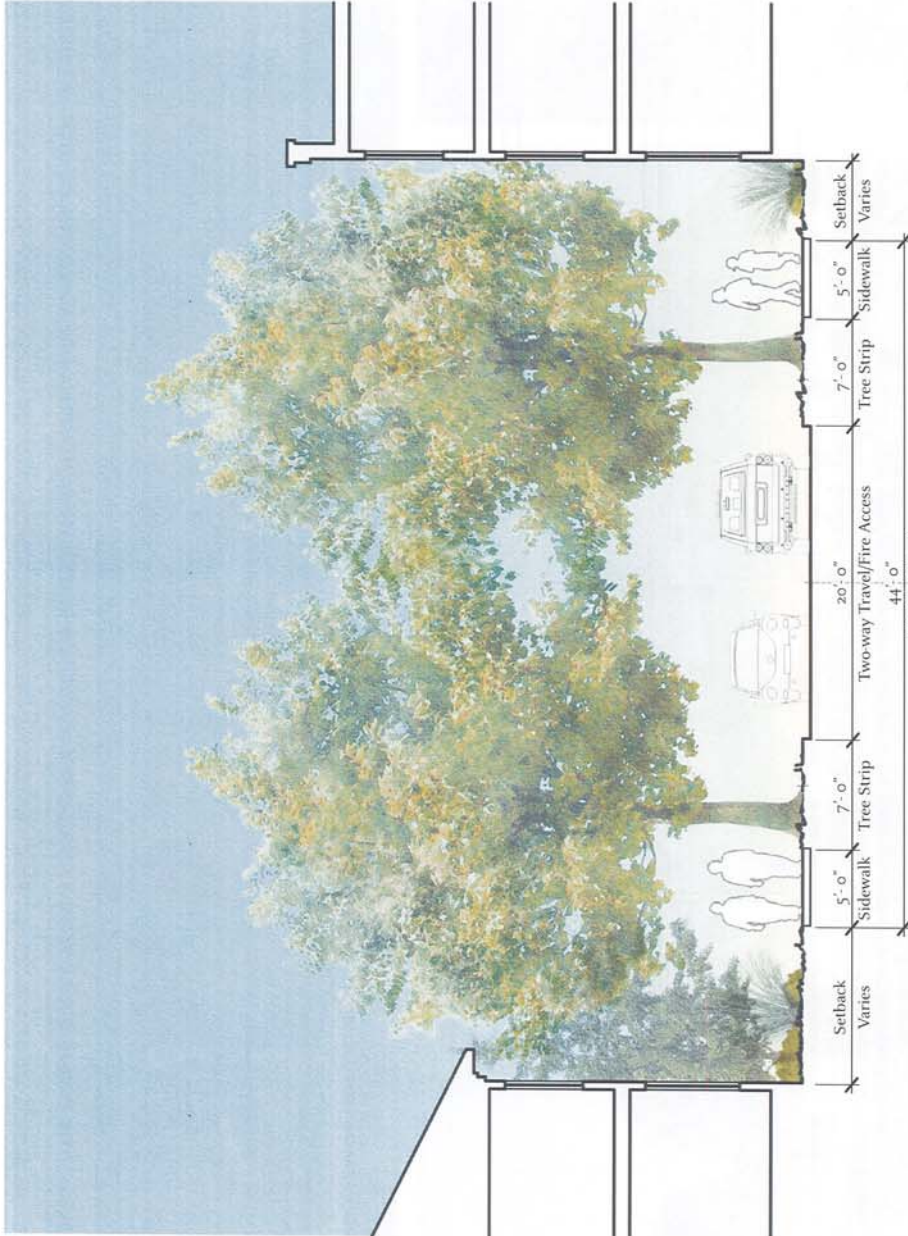
VERIDIAN AT COUNTY FARM

STREET SECTIONS: TYPICAL LOOP ROAD (SHOWN WITH PARKING BOTH SIDES)

JULY 9, 2019

SCALE: 1/8"=1'-0"



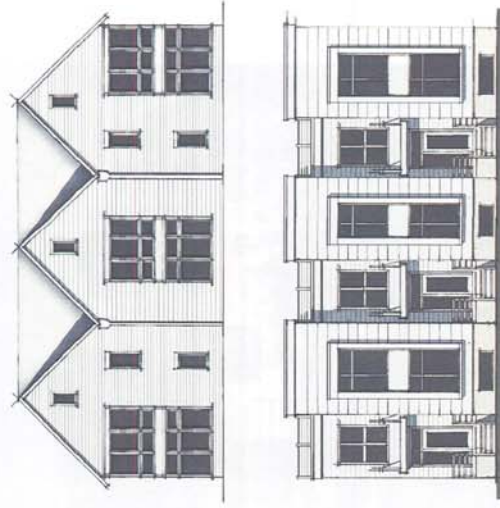
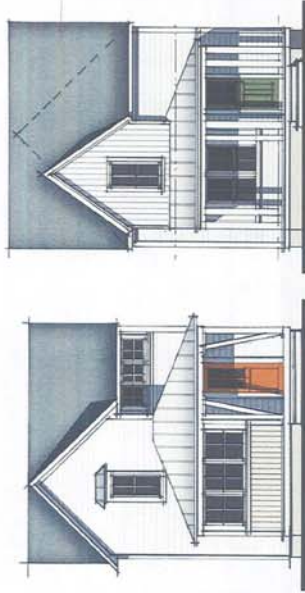


VERIDIAN AT COUNTY FARM
 STREET SECTIONS: LOOP ROAD AT PINCH POINTS (NO PARKING)

JULY 9, 2019

SCALE: 1/8"=1'-0"





VERIDIAN AT COUNTY FARM

NEIGHBORHOOD CHARACTER: RESIDENTIAL BUILDINGS

JULY 9, 2019

NOT TO SCALE



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Project Name: Verdian at County Farm+A1:14		Per concept package dated 07.02.2019		Date: July 9, 2019 Rev: July 9, 2019	
Zoning/ Site Area					
Existing	Allowed/ Required	Proposed			
PL - Public Land	R4B - Multiple Family Dwelling	PUD - Planned Unit Development			
Land Use	Single/Multi/Two Family and Townhouse	Dwellings Townhouse, Efficiency Retail Sales: Farmers Market Community Building Accessory Structures: Greenhouse, Barn, Garden Shed			
Gross Site Area	13.58	4.69	8.89	Acres	
Net Site Area	14000	565594	196812	sf	
	0.32	12.98	4.52	Acres	
Min. Lot Width	120	800	560	ft	
Density	15	8.90	9.00	Units/Acre Max.	
Lot Area	2900	-	-	sf/dwelling min.	
Open Space	55	57.8%	60.10%	% of lot area	
Active Open Space Per Unit	300	300	TBD	sf/unit	
Building					
Ground Floor Area	NA	NA	9,100	sf	
			3 bdrm TH	650sf/14 units	
			4 bdrm TH	1080sf/6 units	
			1 bdrm Flat	7,350sf/7 units	
			2 bdrm Flat	1092sf/5 units	
			3 bdrm Flat	3,648sf	
			TH w/ Garage	880sf/40 units	
			Cottage	880sf/16 units	
			Walk Up Flat	10,200sf	
			Micro-Unit	2,560sf/10 units	
				35,200sf	
				14,080sf	
				10,200sf	
				2,560sf	
Maximum Floor Area Ratio	NA	NA	% maximum	35 or 45 if parking 35%beneath	
Maximum Height	NA	ft	35 or 45	ft max.(45 if parking 35%beneath)	
Retail floor area - first floor	NA	sf	NA	Stories Max	
Total Residential units	NA	sf	NA	Stories	
Setbacks					
Front	NA	ft	15	ft min.	
Side	NA	ft / ft total	12	ft min.	
Rear	NA	ft	30	ft min.	
Minimum Building Spacing	NA	ft	20	ft min.	
Front Greenbelt - Vehicle Use Areas	ft	ft	10	ft	
Natural Features Setback	ft	ft	25	ft from OHWM of watercourse and edge of wetland	
Vehicular Parking					
Required Parking	1.5 / DU	130 dwelling units= 195	195	714 (EV)	
	2 / DU	dwelling unit= 32	32	32(16 EV)	
	1 / 310sf	3024/310sf min. = 10 spaces	10	10(6 EV)	
Bicycle Parking	1 per	5 dwelling units (50%A, 50%C) - 32 total = 16 Type A/ 16 Type C	150	8+	
	1 per	3000sf min. (50%B, 50% C) = 1 space required	20	-	
Landscape					
Tree Mitigation	NA	NA	NA	NA	
ROW Street Tree Escrow	NA	NA	NA	NA	
Parking Lot	NA	NA	NA	NA	
Front Greenbelt	10ft. 1 tree per 30ft, screening hedge/berm/wall	NA	NA	NA	
Interior Islands	50% bio-retention required	NA	NA	NA	
Interior island trees	xx,xxxsf VUA = xx,xxxsf required	NA	NA	NA	
Street trees (Internal)	1 tree / 30 ft	NA	NA	NA	
Outdoor refuse	screening wall, trash and recycling dumpsters each	NA	NA	NA	
Conflicting Land Use Buffer	North and South	NA	NA	NA	
Utilities	NA	NA	NA	NA	
Sanitary	Provided	NA	NA	NA	
Water	Provided	NA	NA	NA	
Storm/Stormwater management	Provided	NA	NA	NA	
Gas	NA - Solar Power	NA	NA	NA	
Electric	Provided	NA	NA	NA	
Franchise	Provided	NA	NA	NA	

GREEN CERTIFICATION

HOW TO USE THIS GUIDE

Navigating all the possibilities and options out there for green certification for your project can be really complicated and overwhelming. Each program has its own focus, process and standards, and not every certification project is right for your project. We've created this guide to help you identify, early on in the process of community development, what certifications might be right for you based on basic features and priorities of your project. We've found that if you can set your green goals and an intention to certify at the beginning of the project while you are still firming up the budget, you can make the key upfront decisions in your funding applications and work with building professionals that actually allow you to later meet those goals—and put the processes in place to certify so that you're not scrambling at the last minute in a pile of certification paperwork.

Use this decision tree to help you narrow down the certification options that might be right for you and then use them to start a conversation with architects and contractors during the bidding phase. Some questions you might ask them: What would it take to go after X certification with this project? Can you write into your bid the added cost of pursuing Y certification? How about Z certification? How would that change the typical design process? The project construction? We hope this guide helps you cut through the noise so you can get to work on a project that meets your community's needs and holistic environmental goals.

WHY CERTIFY ANYWAY?

Pursuing a green certification can make your project better and set your organization apart. Some reasons to certify:

- Funding** Many funding sources require or preference green certification
- Codes and zoning** In some areas codes and zoning also require or preference projects with green certification
- Portfolio strength** Projects with green features and certified projects make your portfolio stronger and help you stand out from the competition
- Long term investment and improve management practices** Making decisions at the front end that improve your property's performance—especially from an energy standpoint can make the property cheaper and easier to manage over the long haul
- Marketing and media** Projects with green certification can garner recognition for the property and your organization that builds your reputation and opens doors for future efforts
- Environmental mission** The building design decisions we make today affect our communities' health and climate tomorrow. Going green is the right choice for the future.
- Record actions for design and construction** The process of green certification allows you to record design and construction choices that you can learn from in future projects so you don't have to reinvent the wheel.

IN-HOUSE OR OUTSIDE CERTIFICATION?

Some certification programs require hiring outside certifiers, or special submissions such as models during the process. You can ask your architects, contractors or sustainable consultants to estimate how much it would add to the process to go after individual certifications. Note that programs that don't require outside certification will still require some staff time, knowledge and capacity.

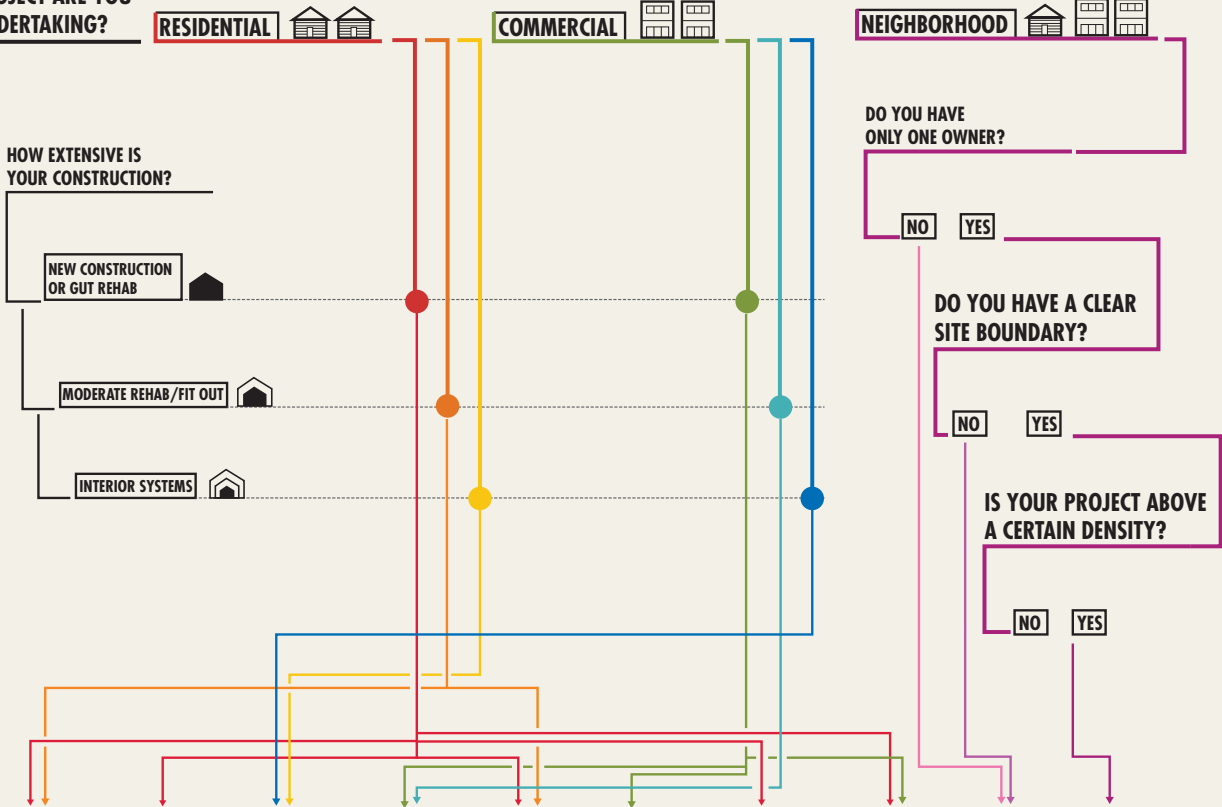
ENERGY OR HOLISTIC GREEN?

Some certification programs focus more holistically on water use and stormwater capture, materials and more, while others focus more on energy efficiency. Do you need to be laser-focused on cutting energy bills for tenants given a limited budget, or can you afford to think more holistically about health and ecology? Are there other factors that may push a more holistic focus such as a project aim or a city regulation that requires you to pay for stormwater your site generates?

HOW AMBITIOUS IS YOUR BUDGET?

Some certification programs are more ambitious and have stricter standards than others—whether that's the LEED Platinum level vs. the LEED silver level, or the Living Building Challenge which is an ambitious standard. Many of the benefits to certifying in general can be increased when certifying with stricter standards and the pursuit of those standards can help your project achieve ambitious goals.

WHAT KIND OF PROJECT ARE YOU UNDERTAKING?



ENTERPRISE GREEN COMMUNITIES

Enterprise Green Communities is a holistic approach to green building and community development with a focus on affordable housing. It targets resource conservation, energy efficiency, efficient operations of homes and buildings, and a healthy living environment.



LEED FOR HOMES

Developed by the U.S. Green Building Council (USGBC), LEED for homes includes all residential types under mixed use. It's subcategories, which had different requirements include single family, low-rise multifamily (under 3 stories) mid-rise multi-family (4-8 stories) and also includes hospitality, data centers, warehouses & distribution centers, and healthcare. Note that if your project is above 3 stories, the standards change and you will have to change your HVAC approach.



LEED OPERATIONS & MAINTENANCE

This LEED program is intended for existing buildings with little to no construction. It includes existing office buildings, schools, retail, hospitality, data centers, warehouses and distribution centers.



LEED BUILDING DESIGN & CONSTRUCTION

This LEED program is intended for new construction and major renovations. It includes office and business uses, core and shell, schools, retail, hospitality, data centers, warehouses, distribution centers and healthcare centers.



ENERGY STAR FOR HOMES

ENERGY STAR has a certification pathway for homes. Note that if your project is above 3 stories, the standards change and you will have to change your HVAC approach.



ENERGY STAR FOR BUILDINGS

ENERGY STAR for Buildings includes specifications for Existing Buildings, Commercial New Construction, Industrial Energy Management, and ENERGY STAR for Small Business. The program includes three tools for assisting and encouraging organizations in their efforts to reduce energy use and limit resulting greenhouse gas emissions.



PASSIVE HOUSE

The "passive" in "passive house" refers to achieving overall energy savings of 60%-70% and 90% of space heating without applying expensive "active" technologies such as photovoltaics or solar thermal hot water systems. Energy losses are minimized and gains are maximized. This certification is most applicable when you can control the 'shell' of your building to control heat loss and gain.



LIVING BUILDING CHALLENGE

The Living Building Challenge (LBC), administered by the International Living Future Institute (ILFI), is a philosophy, advocacy platform, and certification program that promotes a high standard for buildings. The challenge has a very holistic focus consisting of seven performance areas: Site, Water, Energy, Health, Materials, Equity, Beauty.



ECODISTRICTS

A holistic neighborhood certification program that focuses on district-scale performance to drive rigorous outcomes across equity, resilience and climate protection areas.



LEED NEIGHBORHOOD

A LEED program for new or existing land developments with residential, non-residential, or mixed uses. It can be applied at any stage of development from conceptual to built.



Integrative Design

**Operations, Maintenance
+ Resident Engagement**



**Location +
Neighborhood Fabric**

A holistic
approach to
building
a green
community



**Healthy Living
Environment**



Site Improvements



Materials



Water Conservation



Energy Efficiency

Comments & Ideas: Veridian Citizen Participation Meeting - July 17th, 2019

Your comments and ideas regarding the development of Veridian are important to us. Please write your comments or ideas in the space below, or contact Wendy Carty-Saxon at: Avalon Housing, Inc., 1327 Jones Drive, Suite 102, Ann Arbor, MI 48105. Phone: (734) 663-5858. Email: wcarty-saxon@avalonhousing.org



Thank you for continuing to work toward equity and sustainability.

I am grateful to hear about the Avalon and Thorne collaboration.

I hope projects like Veridian abound and that sustainable living can be affordable for all — even people like me who make a teacher's (public school) income (41,000/yr ^{after healthcare and retirement, about \$2000/month})

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I am strongly supportive of the Veridian plan. I love the environmental features & the affordable housing. I especially love that non-toxic building materials will be used, and I hope Veridian sticks to that closely throughout the project. I'd ideally like the affordable & market-rate to be more integrated, but I think there was an obstacle to that?

I would love to see ~~increased~~ more opportunities for help and involvement from interested volunteers to help out with the project. I'd love to help in any way.

-Parnell McCarter
dparnellm@gmail.com

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I think is a good idea and I will looking forward to hear from you with more information after everything is planned out.

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I'm excited about this project!

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Great environmental principles at work
but I question that there will be
too many people concentrated here.
w/ too many cars.
Wish it were for fewer people.

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I am curious about noise, parking, shared spaces
and community development on the Thive side.
Avalon has a community building but Thive
has "Argus" commercial?

