

**PLANNING AND DEVELOPMENT SERVICES REVISED STAFF REPORT**

**For Planning Commission Meeting of August 5, 2020**

**SUBJECT: Veridian at County Farm PUD Zoning and Supplemental Regulations  
Project No. Z19-013  
Veridian at County Farm North Site Plan (Avalon)  
Project No. SP19-038  
Veridian at County Farm South Site Plan (Thrive)  
Project No. SP19-039  
2270 Platt Road**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Veridian at County Farm PUD Zoning District and Supplemental Regulations.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Veridian at County Farm North Site Plan (Avalon Housing) and Development Agreement, subject to land division approval prior to applying for any permits.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Veridian at County Farm South Site Plan (Thrive Collaborative) and Development Agreement, subject to land division approval prior to applying for any permits.

**STAFF RECOMMENDATION:**

Staff recommends that the **Veridian at County Farm PUD Zoning District and Supplemental Regulations** be **approved** because the uses, physical characteristics, design features, and amenities proposed provide a beneficial effect for the City, could not be achieved under any other zoning classification, will not have a detrimental effect on public utilities or surrounding properties, provides adequate justification for deviating from the master plan future land use recommendation, provide sufficient analysis and justification in the supplemental regulations, and provides acceptable circulation.

Staff recommends that the **Veridian at County Farm North Site Plan** and **Veridian at County Farm South Site Plan** each be **approved** because the contemplated developments comply with all applicable state, local and federal law, ordinances, standards, and regulations; the developments limit disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the developments will not cause a public or private nuisance and will not have a detrimental effect on the public health, safety, or welfare; and the proposed uses are consistent with the proposed PUD Supplemental Regulations.

#### **LOCATION:**

This 12.8-acre site is located on the west side of Platt Road between Washtenaw Avenue and Huron Parkway. It is currently part of a larger Washtenaw County owned parcel and will be divided from that parent site upon zoning and site plan approval in accordance with a purchase and development agreement with Washtenaw County. Ward 3.

#### **SUMMARY:**

The proposed project includes three petitions.

- 1) Rezoning: A petition to rezone a 12.8-acre site from PL (Public Land) to PUD (Planned Unit Development) and Supplemental Regulations for a mixed-type residential development with community spaces, accessory retail, and advanced sustainable construction methods, including a significant percentage of affordable housing.
- 2) Site Plan (North): A site plan for a 50 affordable apartment homes in 9 two-story<sup>1</sup> buildings on a 4.4-acre site.
- 3) Site Plan (South): A site plan for 99 homes including detached, attached, and apartments, and community buildings on an 8.4-acre site with advanced sustainability and efficiency.

#### **PROJECT DESCRIPTION:**

Existing Conditions – A 12.8-acre site is part of the County Farm Park site. The subject site fronts Platt Road just north of Huron Parkway and was the location of a now-demolished juvenile detention facility and court facility. The Washtenaw County Board of Commissioners first entered into a process to determine the preferred use of the site, and then issued a request for proposals to develop it for primarily residential use, including some affordable housing.

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<sup>1</sup> Original report indicated three-stories; the residential buildings are two stories and the community building is one story. Corrected here and throughout the staff report.



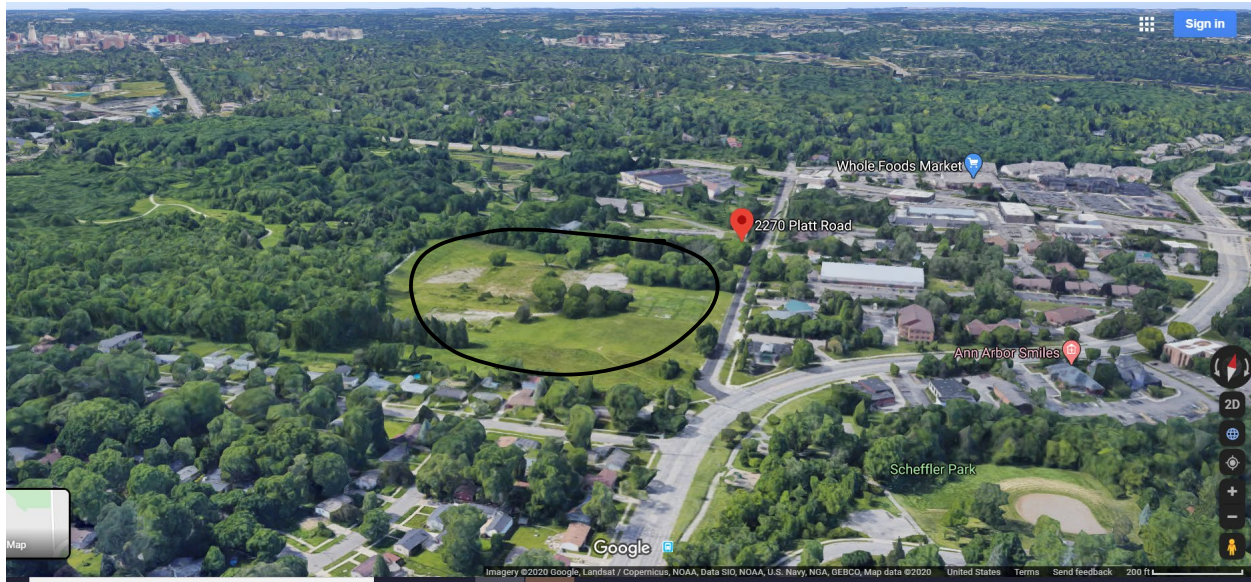


Figure 1 - Bird's Eye View 2270 Platt Road (2020 Imagery from Google)

The site is generally flat with a slight downward slope to the southeast. It is open except for some trees near the former buildings and parking lot, and old hedgerows.

PUD Zoning District and Supplemental Regulations – A joint petition to rezone the site from PL (Public Land) district to PUD (Planned Unit Development) has been submitted by the development team. Supplemental Regulations have been prepared (attached), as required, to establish the use, density, height, placement, off-street parking, landscaping, and other development regulations for the proposed PUD district.

These PUD Supplemental Regulations were written to enable the proposed development while requiring the features, amenities and community benefits that support and justify the PUD Zoning designation to be realized and maintained. There are three predominant benefits of the PUD zoning designation that justify the request (see PUD Development Program, attached): affordable housing, mixed-income residential development, and sustainable living. All 50 dwelling units on the north portion of the site will be affordable housing, approximately one-third of the total number of dwelling units in the PUD district. All of the approximately 99 dwelling units on the south portion of the site will be market rate units but in a variety of sizes and configurations ranging from detached houses to a micro-apartment building. This variety of housing on the south portion creates a unique mix of types and price points and, particularly when combined with the affordable housing on the north portion, provides a mixed-income residential neighborhood. The proposed supplemental regulations do require the UDC-specified 15% of affordable units on the south portion in the event that this component proceeds prior to or independent of the north portion.

The proposed PUD district seeks to be an environmentally sustainable development in the city by committing to all electric utilities, with no gas supply to the site and no gas-powered appliances, utilities or equipment. The South Site Plan (Thrive) is registered as a Living Community Challenge project (a rigorous and inspiring green-building standard) and has committed to developing renewable energy. The North Site Plan (Avalon) will achieve Enterprise Green Certification.

Community-oriented design is a key principle of development with the proposed PUD district. Buildings are arranged in a compact, clustered arrangement allowing for more public open spaces and green infrastructure. Usable front porches facing greenways, entrances facing drives and gathering spaces, open space greenways linking into County Farm Park, and a sense of neighborhood are design amenities proposed in the development and addressed in the PUD Supplemental Regulations.

The south portion has a local retail farm store, walkable to residents and neighbors. A restored barn will be relocated to the site for repurposing as a multi-functional community space.

The PUD Supplemental Regulations divide the district into two components, North and South. Some regulations are unique to each component, some are applicable to both components. A summary of the regulations is provided in the below.

<b>Summary of Veridian at County Farm PUD Supplemental Regulations</b>		
	<b>North (Avalon) Component</b>	<b>South (Thrive) Component</b>
<b>Principal Uses</b>	Residential Dwellings	
<b>Accessory Uses</b>	District: Community Center, Child Care Center, Office, Private School, Personal Scale Solar Energy, Solar Energy System South Only: Retail, Restaurant, Outdoor Sales, Personal Services	
<b>Density</b>	16 dwelling units per acre	
<b>Floor Area</b>	6,000 square feet accessory uses	24,000 square feet accessory uses
<b>Setbacks</b>	Minimum 10 feet from Platt Road Minimum 20 feet from North and West boundary Minimum 50 feet from South boundary Building spacing as required by Building Code	
<b>Height</b>	Maximum 45 feet	
<b>Parking</b>	Maximum 2 per dwelling unit Maximum 1 per 500 SF nonresidential uses Bicycle parking per Unified Development Code (Note, the petitioner has proposed minimums as well)	
<b>Landscaping and Buffer</b>	Conflicting Land Use Buffer added as requirement along West and North (not required by UDC); Enhanced Conflicting Land Use Buffer along South; At maturity, deciduous trees to shade 50% of vehicular use area surfaces	
<b>Affordable Housing</b>	All residential dwellings in North must be affordable housing per UDC (affordable to households at or below 60% area median income); 15% must be affordable housing in South in the event that North component not realized.	
<b>Community Design</b>	Community-oriented design principles of the Master Plan Land Use Element are required in the district	
<b>Sustainability</b>	North development must achieve Enterprise Green Certification South development must be registered as Living Community Challenge project	

**North Site Plan** – Avalon Housing, Inc. proposes a site plan for the northern 4.4-acre portion of the site. Consistent with the proposed PUD Supplemental Regulations, 50 affordable housing units will be constructed in nine 2-story buildings. Highlights of the site plan (layout, landscape and building plan sheets attached) include:

- Stacked flats and townhome housing units.
- Interconnected sidewalks, front porches, front doors facing streets and greenways.
- Community building located adjacent to South component.
- One of the two entrance drives to the development is located on the north site. A private main drive circulates through this portion of the development and continues through the south portion.
- Surface parking is provided for each dwelling unit. Additional spaces are located parallel to the main drive.
- A traditional conflicting land use buffer is provided along the north and west sides of the development.
- Storm water management is proposed in a pipe system underneath the parking areas.
- The development will provide one pedestrian activated crossing signal at Platt Road (for a total of two pedestrian crossings of Platt Road).

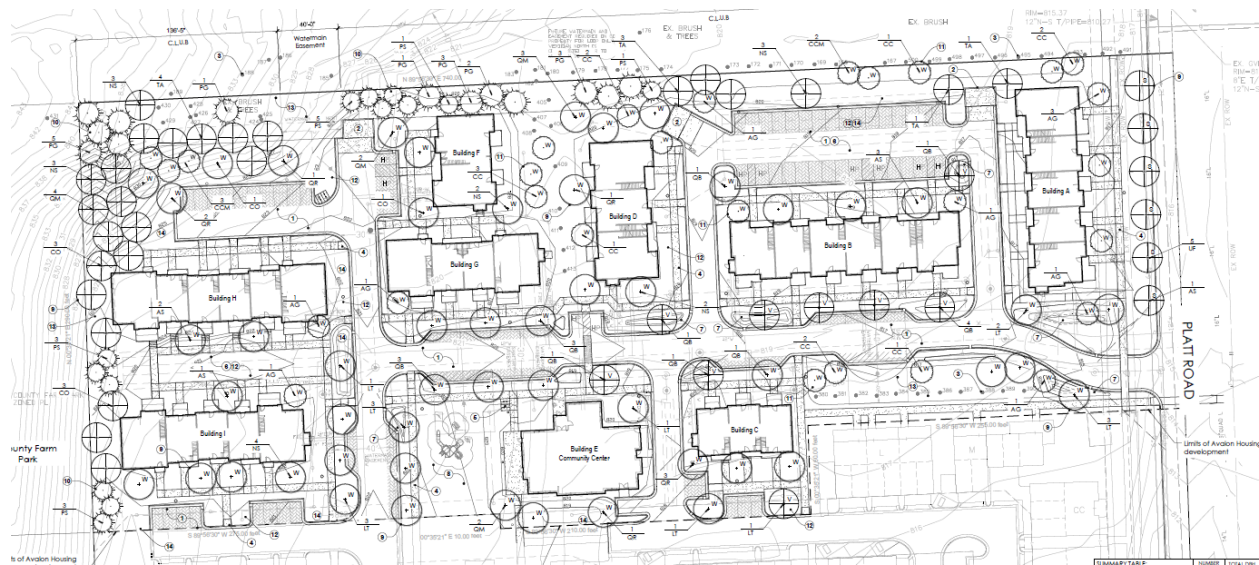


Figure 2 - North Site Plan (Avalon) with Landscape Notes

**South Site Plan** – Thrive Collaborative proposes a site plan for a variety of residential units and accessory retail use on the 8.4-acre south portion of the site. Highlights of the site plan (layout, landscape, and building plan sheets attached) include:

- 16 “Village” homes
- 42 Townhouse homes

- 30 Walk-up Flats
- 11 “Nest” micro-unit apartments
- Farmhouse building
- Barn
- Garden shed and bike shed
- Interconnected sidewalks including direct connection with path in County Farm Park, front porches, front doors facing streets and greenways.
- One of the two entrance drives is located on the south portion of the site. A private main drive circulates through this portion of the development and continues through the south portion.
- A storm water management system is proposed to infiltrate all stormwater into the ground through interconnected rain gardens and bioswales and a significant amount of pervious pavement. Storm water management is outside of the scope of the proposed PUD district and Supplemental Regulations but the system is demonstrative of the proposed PUD development's commitment to sustainability.
- The development will provide one pedestrian activated crossing signal on Platt Road (for a total of two new crossings).

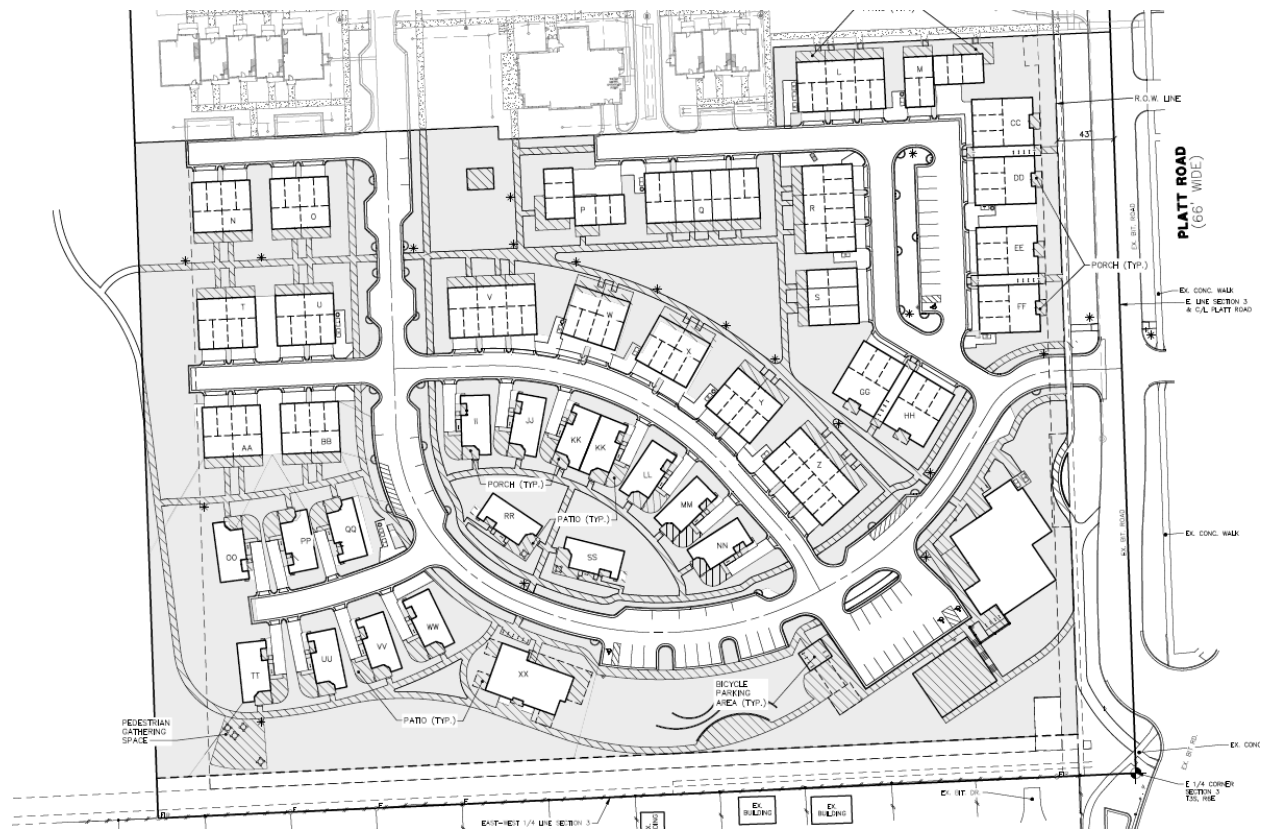


Figure 3 - South Site Plan (Thrive)



## **BACKGROUND:**

The Washtenaw County Board of Commissioners (BOC) formed a Community Advisory Committee in 2013 to help determine disposition of this portion of the County Farm Park. The BOC accepted the committee's recommendations in 2014 and then the committee continued to support planning and outreach. A multi-day community design process, in the form of a charrette, was held in 2014. The BOC adopted the Housing Affordability and Economic Equity report in 2015 as well as finalized the desired outcome when disposing the Platt Road site. A request for proposals was issued and six proposals were received in 2016. Three applicants were chosen to make presentations to the BOC. The Thrive Collaborative and Partners group was chosen by the BOC in August 2017 as the best qualified bidder to develop the site.

Thrive Collaborative and Avalon Housing submitted a joint PUD Zoning District petition and individual site plan applications on October 21, 2019.

## **MASTER PLAN REVIEW:**

Eight documents constitute the elements of the City Master Plan:

1. Sustainability Framework (2013)
2. Land Use Element (2009)
3. Downtown Plan (2009)
4. Transportation Plan Update (2009)
5. Non-motorized Transportation Plan (2007) and Update (2013)
6. Parks and Recreation Open Space Plan (2016-2020)
7. Natural Features Master Plan (2004)
8. Treeline Allen Creek Urban Trail Master Plan (2018)

Together, the Master Plan elements seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and denser, mixed uses on vibrant, active friendly streets. There is no specific future land use recommendation for this site in the Land Use Element as, generally speaking, this plan does not plan for publicly owned lands. However, Washtenaw County, the owner of the site, organized a community-driven design process to [determine the desired use](#) of the site when they dispose of it.

The design and principles developed and/or affirmed through the Platt Road charrette process included: integrating with the neighborhood, mixed-income development with affordable and moderately priced housing, nonresidential uses that would be accessory and supportive to the neighborhood, varied housing types and forms for all ages and stages, utilizing green technologies and sustainable design (storm water management, green energy, limiting use of impervious surface), reduced auto-dependency, embracing alternative transportation (walking, biking, transit), and promoting a pedestrian-oriented development pattern.

## **PLANNED UNIT DEVELOPMENT PROCESS:**

Section 5.29.10 of the UDC provides for PUD zoning to obtain more flexibility in development than is provided by the standard zoning districts within certain limitations and meeting certain criteria.

Limitations of PUD zoning flexibility include increases, decreases or elimination of just three development standards: use regulations and area, height and placement regulations; off-street parking regulations; and landscaping, screening and buffering requirements. (Development standards for storm water management and soil erosion, natural features, and signs are not eligible for flexibility.)

The PUD process involves five steps as set forth in Section 5.29.10.C. Each step is listed below with staff commentary.

1. Citizen Participation – A citizen participation meeting was held on July 17, 2019 and attended by approximately 50 people. The applicant's report on this meeting is attached. In addition, although outside of the PUD process, the Washtenaw County Office of Community and Economic Development sponsored a three-day design charrette on August 26, 27 and 28, 2014 to craft a community-driven design and plan for the site. More information on the charrette can be found [here](#).
2. Pre-Application meetings with staff – were held as needed to prepare the required materials.
3. Pre-Application Conference with Planning Commission – The applicant team discussed the proposed project with the Planning Commission at its July 9, 2019 working session. [Renderings](#) and an [overview](#) of the project were included in the meeting packet.
4. PUD Zoning District Review – This step involves determining consistency with, or the appropriateness of deviating from, the City's adopted plans and policies and the suitability of adopting the supplemental regulations as part of the zoning ordinance. Once reviewed by the Planning Commission and approved by City Council, the property is zoned to a PUD district and use and development of the property is regulated by the Supplemental Regulations and any other applicable code requirements.
5. PUD Site Plan Review – Site plan approval is required for issuance of any permits to development property. In the case of property in a PUD district, the standards for PUD Site Plan Review are similar to a standard site plan and include compliance with the adopted PUD Supplemental Regulations in addition to any other applicable code requirements. For the proposed project, steps 4 and 5 have been combined and are being handled simultaneously.

#### **PLANNED UNIT DEVELOPMENT ANALYSIS:**

As set forth in Section 5.29.10.F of the UDC, the Planning Commission may recommend approval and City Council may approve a PUD Zoning District and Supplemental Regulations based on the following standards:

1. The proposed district offers a beneficial effect, such as a) an innovative land use or variety in design; b) economy and efficiency of land use, natural resources, energy, services, or utilities; c) open space; d) preservation of natural features that exceeds minimum requirements; e) employment and shopping opportunities; f) affordable housing; g) use/reuse of existing sites and buildings.
2. The beneficial effect cannot be achieved under any other zoning classification and is not required by other codes or regulations.
3. The uses are not detrimental to public utilities or surrounding properties.
4. The proposed uses are consistent with the master plan or are a justifiable departure.
5. If applicable, residential densities must be consistent with the master plan or underlying zoning, but additional density is allowed in order to provide affordable housing.
6. The Supplemental Regulations contain certain required sections and information.
7. Transportation for all modes is safe, convenient, uncongested, and well-defined and alternative modes are encouraged and supported.
8. Any disturbance to natural features or significant architectural features is limited to the minimum necessary and the beneficial effects are greater than any negative impacts.

Staff Comments – The proposed PUD Zoning District meets all of the standards for approval.

Staff finds the proposed project provides several of the sample beneficial effects, notably “an innovation in land use and variety of design, layout and type of structures that furthers the stated design goals and physical character of the adopted land use plans and policies;” economy and efficiency of land, energy and utilities, affordable housing, and reuse of an existing site “that contributes to the desired character and form of an established neighborhood.”

The purpose of the proposed PUD is to develop the site in an innovative manner with a variety of housing types as a mixed-income neighborhood using emerging best practices for sustainable construction and sustainable living. This innovation, along with the dedication of affordable housing, are the most compelling reasons to approve the proposed PUD but its additional benefits are equally worthwhile and should not be discounted. The proposed development has sufficient density and proximity for public transit use; is near employment and retail centers; maintains a comparable scale and density to established residential neighborhood. Staff also note the proposed development is in keeping with the goals established through the community-driven design process created for this site and the basis of the Washtenaw County BOC’s winning bid award.

The proposed PUD development is certainly one that cannot be achieved by a standard zoning district and will not have a detrimental impact on either public utilities or surrounding properties. The proposed use is not consistent with the master plan land use recommendation for continued publicly owned land, but is consistent with all other elements of the master plan regarding sustainability, transportation, nonmotorized transportation, climate action, and housing affordability, and is consistent with the community-driven planning effort led by Washtenaw County for the future use of this land.

Affordable housing is a significant and integral part of the proposed PUD. The proposed Supplemental Regulations include analysis and justification sufficient to determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation is provided within and to the proposed PUD district and, further, the development encourages and supports alternative modes of transportation. Finally, disturbance to existing natural features has been kept to a minimum.

#### **DEVELOPMENT REVIEW TEAM COMMENTS:**

Planning – Staff have analyzed the proposed PUD zoning and Supplemental Regulations, and have reviewed the proposed site plans, and found all to comply with the standards of approval. Other staff on the development review team have generally found the site plans comply with applicable development requirements, with the specific exceptions noted in this section:

The proposed project will further many of the goals expressed in the various Master Plan elements and the community-design driven principles identified for the site. Staff hope these developments will demonstrate and encourage other new projects to consider and incorporate the unique, innovative, and desirable characteristics of the PUD district into their standard district developments. Perhaps, as well, the Veridian at County Farm development will serve as a model for amending some development standards to make a mixed type, mixed income, sustainable community easier to realize.

Development agreements have been drafted for each site plan to address performance standards as well as construction coordination in addition to typical provisions.

Sustainability & Innovations – The proposed district and developments within it have numerous design elements identified as supporting the A2Zero Plan and its carbon neutrality goals. Staff's full analysis of the North Site Plan is [here](#) and the South Site Plan is [here](#).<sup>2</sup>

Engineering – South Site Plan (Thrive) – Staff continue to work with the applicant's engineers and designers to refine the engineering plans to minimize overlap between the underground water and sanitary sewer mains and water and sanitary leads and the above ground bioswales and rain garden conveyance systems. The goal of this work is to limit the restoration work that may be necessary should any repairs or maintenance is needed in the future.

Prepared by Alexis DiLeo  
Reviewed by Brett Lenart  
7-31-20

Attachments:   A) Zoning Map  
                      B) PUD Development Program  
                      C) PUD Supplemental Regulations

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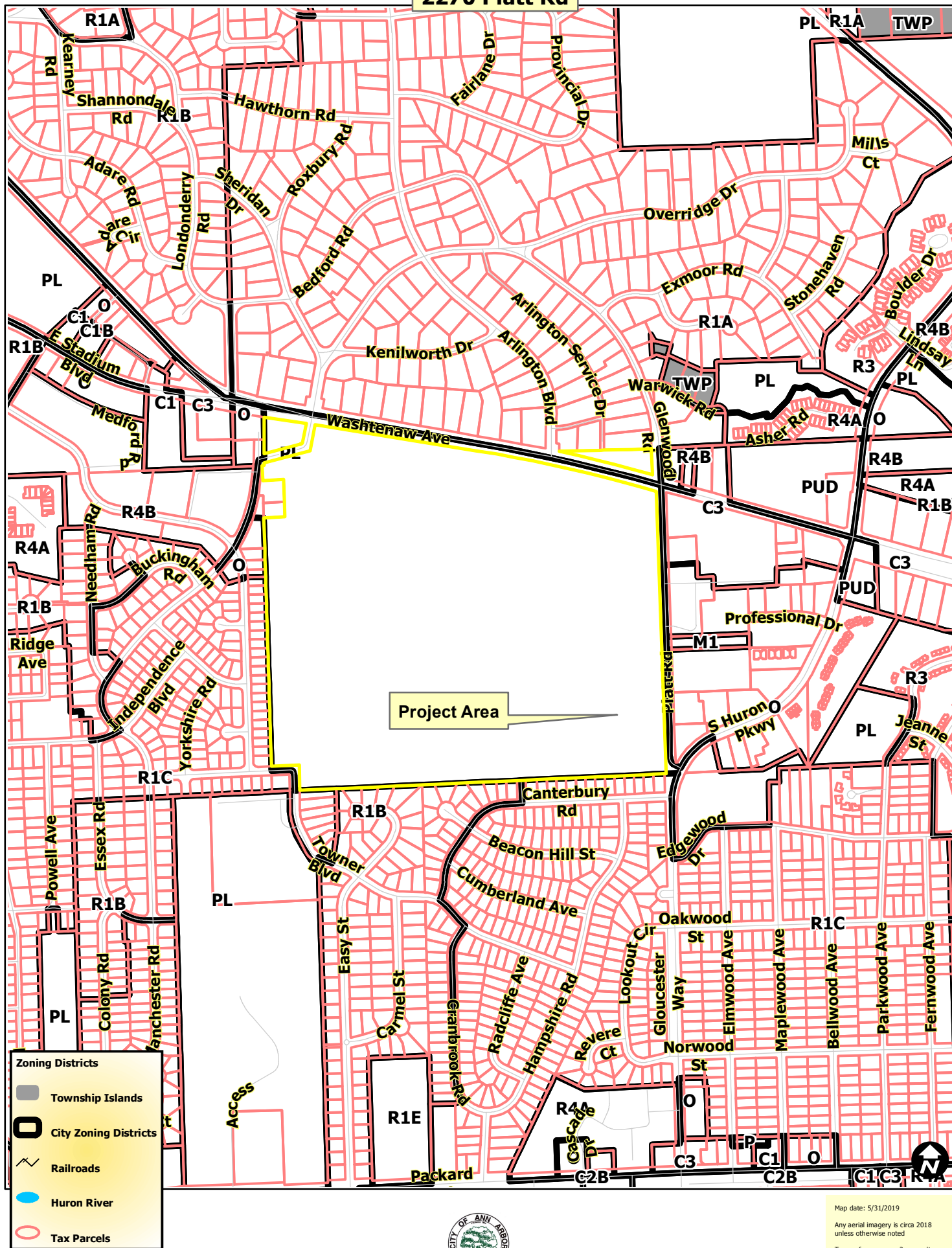
<sup>2</sup> Memos were updated by staff with correct subject lines and hyperlinks reconnected.



- D) Resident Participation Meeting Report
- E) Overall Site Plan (Veridian at County Farm)
- F) North Site Plan Layout Sheet
- G) North Site Plan Landscape Sheets
- H) North Site Plan Building Sheets
- I) South Site Plan Layout Sheet
- J) South Site Plan Landscape Sheet
- K) South Site Plan Building Sheets
- L) Draft Development Agreement (Veridian at County Farm North)
- M) Draft Development Agreement (Veridian at County Farm South)

c:     Applicant (Thrive Collaborative, 6200 Second Ave, D102, Detroit, MI 48202, attn.  
          Matthew Grocoff)  
       Applicant (Avalon Housing, Inc., 1327 Jones Dr, Ste 102, Ann Arbor, MI 48105, attn.  
          Wendy Carty-Saxon)  
       Development Review Team  
       Files

# 2270 Platt Rd



## **PUD Development Program**

**Veridian at County Farm  
2270 Platt Road  
Ann Arbor, MI  
October 23, 2019**

### **1. Objectives, Purposes and Beneficial Impacts**

#### Objectives

We are requesting a rezoning of 2270 Platt Road from Public Land to Planned Unit Development (PUD) to accommodate the proposed Veridian at County Farm, consisting of Veridian at County Farm South (VCF-S) developed by Thrive Collaborative and Veridian at County Farm North (VCF-N) developed by Avalon Housing.

Our objective is to create a vibrant, mixed-income community with a focus on environmental sustainability. Mixed income housing will be achieved with a total of 149 residential units across the entire site. Ninety-nine (99) market rate units will be at Veridian at County Farm South by Thrive, and fifty (50) affordable housing units will be at Veridian at County Farm North by Avalon Housing. Thirty (30) of the Avalon units will be further targeted as supportive housing. In addition, Veridian at County Farm South site will also include a 6000 sq. ft. retail component (farmhouse), a restored barn with a greenhouse,, open space and community gardens. The Veridian at County Farm North site will include a Community Center and playground.

Both sites will pursue environmental sustainability by committing to all electric utilities on the site, with no gas supply or combustion appliances and equipment. The Thrive site is registered as a Living Community Challenge (LCC) project, and has committed to developing a minimum of 400 KW of renewable energy. Avalon will achieve Enterprise Green Certification and, as part of its registration of its community building with the Living Building Challenge (LBC), is striving to make its Community Building Net Zero. LCC and LBC are known as rigorous and inspiring green-building standards.

#### Purposes

The purpose of this PUD is to provide for the orderly development of multi-family residential, single family residential, retail and office use, and associated community space in a mixed-income, mixed-use community in a cohesive neighborhood with environmentally sustainable features, and to provide eligible households from the City of Ann Arbor and surrounding communities the benefits from such development.

This proposal seeks to promote development that provides a mix of desirable and beneficial uses arranged in a compatible manner that is sensitive to the surrounding established uses and is conveniently located to serve existing and future residents of the district, its surrounding area and the community at large.

#### Beneficial Effects

This development achieves a number of beneficial effects for the City, including the following:

- 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 land use plans and policies.

Veridian at County Farm North and South achieve this beneficial effect by developing a mixed-income and mixed-use development that blends both parcels into one cohesive site. To this end, Avalon and Thrive will create a complimentary exterior appearance throughout the site; develop building layouts and orientations that enhance environmental benefits; utilize creative land division techniques; and maximize access throughout the site to develop a cohesive community through the use of shared community buildings, roads, pedestrian networks, gardens and other common areas.

This development includes:

- A mix of unit types:
  - Affordable housing (99 year affordability commitment)
  - Market rate homes (2300 sq ft)
  - Market rate multi-family housing units and flats (400-800 sq ft)
  - Market rate townhomes (1200-1900 sq ft)
  - Inclusiveness to a diversity of incomes (Market rate homes targeting variety of price points; Affordable housing targeting households at or below 60% of AMI, with a subset of these households at or below 30% of AMI.
- Community oriented design:
  - Compact/clustered units allowing for more public open spaces and green infrastructure
    - Usable front porches facing pedestrian-only greenways
    - Entrances facing drives and gathering spaces
    - Open space greenways linking into County Farm Park and playgrounds
    - A sense of neighborhood built on layered sociality, ranging from; private spaces, semi-private on front porches, and public spaces on greenways, community gardens, farm stop, barn and other gathering places
- Mixed uses, including:
  - Local retail farm stop - walkable to residents and surrounding neighborhoods
  - Restored barn with multi-functional community space

- b. Economy and efficiency of land use, natural resources, energy and provision of public services and utilities

Veridian at County Farm offers significant environmental benefits through its production of renewable energy and connection to public utilities. It will be an all-electric site with no gas supply or combustion appliances and equipment. By excluding any combustion, the entire site will be structured such that it would be possible to transition to fully renewable sources. Other specific examples include:

- Minimum of 400 kW of renewable energy developed by THRIVE Collaborative
- Narrowed neighborhood drives to promote safe pedestrian and bicycle use
- A reduction of impervious surfaces

- Reduction in parking requirements; Thrive is planning bike and car share programs, an on-site bike maintenance shed, bike parking for every unit, as well as EV chargers; neighboring businesses have discussed partnering to allow for shared parking on their properties
- A scale to fit the nearby existing community
- Reduced setbacks; homes will be clustered to optimize green space and will face greenways and gardens with shared common space rather than private lawns; parking will be accessed via laneways behind most of the homes
- A focus on sustainable systems and resource preservation
- Restoration of natural systems using native plants and ecosystems design
- Promote land stewardship
- Increase local agriculture; 30% of landscaping on the Thrive site will be dedicated to food production
- Provide healthier living, cleaner air and cleaner water; Project teams will seek to avoid Red List building materials.
- Create a waste management plan to work toward a zero waste community within the Thrive site.
- Provide a net zero energy community within the Thrive site; producing 100% energy needed on a net annual basis with renewable energy within the Thrive site.
- Storm water from the buildings and site will utilize best management practices with a combination of permeable pavers and on-site infiltration. The central and western portion of the site will drain to the southern area with a small detention area by the proposed public gardens. Any major storm event beyond the 100-year storm will continue to drain along the southern portion south of the commons area and will connect to the city storm drain on Platt Road. Storm water along the eastern portion of the property will utilize the same BMPs and will eventually connect at a different city storm water connection on Platt Rd.

c. Expansion of the supply of Affordable Housing for Lower Income Households

Avalon Housing, Inc. will be providing fifty (50) units of affordable housing for lower income households at Veridian at County Farm North with a 99 year affordability commitment. Thirty (30) of these units are targeted to households at or below 30% of AMI, with supportive services provided to help residents keep their housing. Twenty (20) units are targeted to households at or below 60% of AMI.

2. Beneficial effect cannot be achieved under any other zoning designation

There is no existing zoning category that fits our holistic design for the neighborhood to achieve the beneficial effects proposed. Neither the existing zoning of PL, nor the most appropriate conventional zoning of R4B, would allow for this mix of uses. R4B does not provide the flexibility needed to achieve the beneficial design objectives of Veridian at County Farm. The retail space planned for a local farm stop is one example of this. This is located within the proposed Farmhouse on the site plan. To achieve the cohesive site layout, we are developing creative methods to divide the properties—including by having parking on one site, with access on another, resulting in not meeting standard setback and circulation patterns within a zoning district, but being achievable within the PUD framework. The lot line divisions, the set back adjustments, the reduction in parking, and narrower drives to create a more pedestrian oriented development is a combination only possible under the PUD zoning

While individual proposed components could be pursued under an R4B zoning or other zoning districts, the mixed-use aspect and the high level of coordination and connectedness throughout the proposed development can only be achieved through the PUD structure.

3. Why the use or uses will not have a detrimental impact on public utilities or surrounding properties.

The proposed uses will not have a detrimental impact on public utilities or surrounding properties. Residences are being designed to minimize utility demands of all types, by means including water efficient fixtures, on-site stormwater management, energy efficient construction, and extensive on-site power generation through solar panels.

*Impact on Public Schools:* The VCF-S units range from micro and studio apartments to single family units with 1 to 4 bedrooms. The units are designed for a mixed demographic of families, young professionals, seniors, and empty nesters. The number of children living in the community is expected to be 40-60. The VCF-N units are anticipated to have approximately 60-70 children in these units. Avalon expects to coordinate with existing schools throughout the planning process even prior to leasing up the development. The overall development will have minimal impact on public elementary and high schools.

*Relationship to Neighboring Uses:* The residential units will provide additional housing within Ann Arbor proper. The residents are likely to patronize existing restaurants, proposed retail, other businesses in the nearby community, and may attend local religious institutions. The limited amount of proposed local farm stop retail use will provide services for the residents and for the neighborhood with minimal effects on parking and traffic. As a result of the community engagement planning process, the site layout paid particular attention to its orientation towards adjacent residential uses. Adjacent buildings include a mix of commercial and residential uses. Platt Rd is public and this portion of the road is a cut through between S. Huron Parkway and Washtenaw Ave. therefore has less street volume than similar roads in the area.

*Impact of Adjacent Uses on Proposed Development:* The adjacent uses will benefit residents of the proposed development who will likely patronize the businesses and institutions in the surrounding area and utilize the adjacent public park and recreation center.

4. Conformance to the Master Plan

This proposal conforms to the City of Ann Arbor's Master Plan, including the Land Use Plan, Sustainability Framework, as well as the Housing Affordability and Equity Analysis.

Land Use Plan

The Land Use Plan specifically identifies a number of goals that are incorporated into this development. Some of these goals include the development of affordable housing, having a mix of unit types, having mixed uses, the creation of barrier-free units, playground, private residential open space, pedestrian connections, and narrower drives.

Some of the goals being addressed by this development that are specifically cited in the Land Use Plan include the following:

- Land Use Goal A: To ensure that development projects are designed or constructed in a way that preserves or enhances the integrity of natural systems.

The proposed development furthers this goal through its overall stormwater management plan, including the use of pervious pavement, and through the placement of the northernmost access drive into the site designed to save existing trees. Under highest priority actions, Natural Systems, the Plan “encourage developers to use innovative designs (i.e. ‘green construction’) and best management practices for storm water detention to improve water quality.” Along with stormwater management, the project incorporates extensive green infrastructure—ranging from on-site solar energy production to achieving certifications from recognized green development standards.

- Land Use Goal C: To provide a full range of housing choices (size, price, design, accessibility, etc), that meets the existing and anticipated needs of all City residents.

The proposed development furthers this goal through an extensive range of size, price, design and the provision of accessible units. Units size ranges from micro and efficiency units to 4-bedroom homes. Price ranges from subsidized units affordable to persons at 60% AMI and below to market-rate single family homes.. Design includes multi-family, townhouse and single family structures. Accessible units are provided, as well.

#### Sustainability Framework

This proposal reflects many elements of the Sustainability framework, including significant aspects of each of the four goal areas:

- Climate and Energy Goals: This development includes a commitment to the generation of **Sustainable Energy** on site; the construction of **Sustainable Buildings** that are certified through recognized Green certification protocols; and significant **Energy Conservation** through construction and operations that greatly reduce greenhouse emissions.
- Community Goals: The development process for this project has included extensive community engagement meetings, and Avalon’s long history in Ann Arbor contributes to a strongly **Engaged Community**; **Diverse Housing** is a central aspect of this project, both in terms of unit sizes/types and through affordability in a mixed-income setting; Avalon’s supportive housing model is deeply imbedded in the **Human Services** systems of our community, assuring that those most at risk of housing instability and homelessness are given the supports they need to remain housed; community space integrated into the development that supports **Active Living and Learning** includes a community center, bike facilities, and a renovated barn, along with retail space devoted to supporting local and sustainable food that promote **Economic Vitality**.
- Land Use and Access Goals: Veridian promotes **Transportation Options** for pedestrians, bicyclists and transit users through its design, access to County Farm Park, AAATA bus lines and bicycle lanes on Washtenaw, Packard and Stadium; the development design promotes **Integrated Land Use** by providing needed expanded residential development in an area fully integrated with commercial and recreational amenities, nearby residential neighborhoods and commercial corridors with transportation options to downtown; Veridian contributes to **Sustainable Systems** of both natural and constructed infrastructure, including public transportation, parks and recreation, along with energy and water systems.

- Resource Management Goals: Veridian promotes **Responsible Resource Use** through its commitment to renewable energy and the elimination of combustion sources; **Local Food** consumption is promoted both through the choice of edible landscaping and through retail space devoted to local farm produce; these strategies along with site design enhance **Healthy Ecosystems** and promote **Clean Air and Water**.

### Housing Affordability and Economic Equity Analysis

In particular, this project addresses the following goals found in the assessment:

- The addition of 50 units of affordable rental housing in Ann Arbor contributes towards the annual goal of 140 of these units and the 2035 goal of 2,797 of these units
- These units are well located in relation to public transportation and are close to job centers—thus providing affordable housing in a location that is convenient for residents and less likely to contribute to increased commuting pressure.
- These units are less than ¼ mile from AATA bus stops providing direct access to downtown Ann Arbor, shopping, UM Hospital and jobs.
- The Executive Summary indicates: “Right now, the market is a doing an adequate job of addressing significant portions of the rental housing needs of working families. But families with poor credit and work histories, disabilities, or other challenges are not being served by the market.” These are exactly Avalon’s target tenant households and Veridian at County Farm North is reserving thirty (30) of its units for households that are homeless and/or have a special need.

#### 5 Increased residential density

The current zoning for this property is PL, and the Master Plan continues to show it as a Public/Semi-Public use. The PL zoning does not have a residential component \_\_\_\_\_, so 15% of the total units should be affordable housing. Fifty of the 146 units at this combined site will be affordable units. That is 34% of the total units, exceeding the 15% required. These units will all be provided on-site.

#### 6. Vehicular and pedestrian circulation

Veridian is designed to provide for significant and convenient non-motorized transportation alternatives, along with adequate and convenient vehicular circulation. There are pedestrian walkways throughout the site, including pathways to access the adjacent County Farm Park. There are a total of 179 bicycle parking spaces, 124 of which are enclosed.

Veridian is proposing a total of 251 spaces of on-site parking which includes; 96 spaces of interior garage parking, 155 spaces of on-street parking, and dedicated exterior/lot parking. The total will include 97 spaces of EV parking, we will dedicate car share parking in the future..

#### 7. Disturbances of natural or historical features



This project will not negatively impact natural features, historical features or historically significant architectural features.

*Impact on Air and Water Quality and Existing Natural Features:* No significant impact on air and water quality is expected. Veridian is saving most of the landmark trees on the site, and has a plan to harvest and replace any trees marked for removal.

*Impact on Historic Sites/Structures:* The site is not located in or adjacent to a Historic District. There are no existing buildings on the site.

## 8. Requested modifications to the City Code

Veridian at County Farm North is requesting the following modifications:

The PUD is requesting consideration of the following modifications for the area in the Veridian at County Farm North Site Plan: Reduced driveway widths; Reduced setbacks with the shared property line along the south side; Reduced setback along the rear property line shared with the County Farm Park; Allowance for sixteen (16) parking spaces in a row; Reduced distance between buildings; Reduced number of parking spaces; and No conflicting land use buffer along the shared property line to the south property that is being proposed in conjunction with this site plan.

Veridian at County Farm South is requesting the following modifications:

The PUD is requesting consideration of the following modifications for the area in the Veridian at County Farm South Site Plan: Reduced driveway widths; reduced district setbacks with the shared property line along the North side of Veridian at County Farm South; Reduced setback along the rear property line shared with the County Farm Park; Reduced distance between buildings; Reduced number of parking spaces due to a multitude of methods of increasing mobility options for the community (Sway, Vineyard Church Parking, and Genze's MOU's); and No conflicting land use buffer along the shared property line to the North property that is being proposed in conjunction with this site. In addition, height of buildings requested to be 36 feet instead of 35 feet to allow for three stories and smaller footprints. Also requesting a decrease of open space area to 52% for this site plan.

These requests for VCF North and VCF South serve to achieve the unique cohesive community we have planned, and to provide the community benefits identified above.

## **VERIDIAN AT COUNTY FARM PUD SUPPLEMENTAL REGULATIONS**

City of Ann Arbor, Michigan

### **Section 1: Purpose**

It is the purpose of the City Council in adopting these regulations to provide for the comprehensive and coordinated development of a 12.8 acre parcel. Any proposed development will be in a manner that results in an unified arrangement of sustainable and affordable homes and community amenities. These regulations seek to promote exceptional, orderly and best practices for single family homes, multiple-family buildings, retail and office uses, as well as shared indoor and outdoor spaces, in a mixed-income, mixed-use community at this location, integrated into the fabric and character of the City.

### **Section 2: Applicability**

The provisions of these regulations shall apply to the land described as follows:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 3;

THENCE S 89°56'30" W 740.00 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12 OF PLATS, PAGE 58, WASHTENAW COUNTY RECORDS;

THENCE N 00°35'21" E 800.00 FEET;

THENCE N 89°56'30" E 740.00 FEET TO A POINT IN THE CENTERLINE OF PLATT ROAD (66 FEET WIDE) ALSO BEING THE EAST LINE OF SAID SECTION 3;

THENCE S 00°35'21" W 800.00 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 3 AND CONTAINING 13.59 ACRES OF LAND (12.80 ACRES NET).

Further, the provisions of these regulations shall be adopted and incorporated into the Veridian at County Farm Planned Unit Development (PUD) zoning district. These regulations are intended to supplement only those provisions in the City Code 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 Code.

### **Section 3: Findings**

During the public hearings on this PUD, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the land as a mixed-income, mixed-housing type, sustainable neighborhood.
- (B) The surrounding neighborhoods include an established single-family subdivision tract to the south, a regional commercial corridor to the north, nearby office developments, and a regional county park.
- (C) It is desirable to develop the property in such fashion, developed consistent with the principles identified in a community-driven design process conducted by the Washtenaw County Board of

Commissioners, and in keeping with the overall themes of the eight elements of the City of Ann Arbor Master Plan.

- (D) Limitations placed on the district provided in these Supplemental Regulations will enable and ensure the beneficial effects are realized and maintained, specifically, a development of the desired character in (A) above.
- (E) The creation of this PUD zoning district as described above will allow a unique arrangement of homes and community amenities that are not permitted in any conventional established zoning district but which are reasonable, sustainable, beneficial, and pose no harm, threat or concern to the natural environment, surrounding area, or the City.
- (F) The land described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privilege or deprivation of property rights.

#### **Section 4: PUD Regulations**

- A. The standards and regulations provided below shall regulate development in the Veridian at County Farm 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.
- B. **District Components** – The Veridian at County Farm PUD District shall be divided into to components, matching the boundaries of the approved Veridian at County Farm North PUD Site Plan and Veridian at County Farm South PUD Site Plan, and as sketched below. The district components shall be referred to as “NORTH” and “SOUTH.”

(Sketch to be inserted)

Unless specifically distinguished, all of these regulations shall apply to both NORTH and SOUTH.

- C. **Principal Uses** – The permitted principal uses shall be residential dwellings including detached single-family, two-family, multiple-family and townhome (attached single-family).
- D. **Accessory Uses** – In addition to normal and customary accessory uses for residential dwelling units, and the accessory uses allowed in the R4B district as provided in Table 5.15.2 of Section 5.15 of the Unified Development Code, the permitted accessory uses shall be as follows:
  - 1. Community Center
  - 2. Child Care Center
  - 3. Office, General
  - 4. School, Private
  - 5. Solar Energy, Personal Scale
  - 6. Solar Energy System
  - 7. Additional permitted Accessory Uses for SOUTH:
    - a. Retail Sales, General Merchandise
    - b. Restaurant, Bar, Food Service

- c. Outdoor Sales, Permanent
- d. Personal Services

#### **E. Area, Height and Placement Standards**

1. **District Area** – The PUD zoning district shall be 12.8 acres.
2. **Lot Area** – The PUD district shall include at least 2 lots, matching the boundaries of the approved PUD Site Plans and the district components. Additional legal divisions may be created for phasing, financing or taxing purposes, however such subdivided lots shall not be considered for any zoning purposes. All regulations provided in these PUD Supplemental Regulations shall be applicable to the lot or lots that match the boundaries of the approved PUD Site Plans and district components.
3. **Density and Floor Area**
  - a. **Residential Density** – The maximum density permitted in the district, and each District Component, shall be 16 dwelling units per acre.
  - b. **Floor Area, NORTH** – In addition to the floor area of dwellings, up to 6,000 square feet of floor area is allowed for accessory uses.
  - c. **Floor Area, SOUTH** – In addition to the floor area of dwellings, up to 24,000 square feet of floor area is allowed for accessory uses.
4. **Setbacks, Building Spacing, and Height**
  - a. **Front** – All buildings and structures shall be set back a minimum of 10 feet from the Platt Road right-of-way.
  - b. **Rear** - All buildings and structures shall be set back a minimum of 20 feet from the west district boundary.
  - c. **Other Setbacks** – No other minimum setbacks are required with the following exceptions:
    1. **NORTH – District Component**
      - a. All buildings and structures shall be set back a minimum of 20 feet from the north district boundary.
    2. **SOUTH – District Component**
      - a. All buildings and structures shall be set back a minimum of 50 feet from the south district boundary.
  - d. **Height** – The maximum height permitted for any building in the district shall be 45 feet. See the Paragraph 9, community-oriented design, for further height requirements.
5. **Parking**
  - a. **Vehicle** – A maximum of 2 off-street parking spaces shall be required for each dwelling unit. A maximum of 1 off-street parking space shall be provided for every 500 square feet of nonresidential floor area. No minimum parking is required.
6. **Landscaping and Buffers**

- a. **South District Buffer** – An enhanced conflicting land use buffer shall be provided along the south side of the PUD district including the following elements:
  - i. Minimum average 25 feet in width with no point less than 15 feet in width.
  - ii. Minimum 75 deciduous and/or evergreen trees generally evenly spaced along the entire length of the buffer with spacing exceptions allowed for public utility easements and overhead wires.
  - iii. A generally continuous hedgerow of dense shrubs with a minimum planting height of 4 feet and a minimum mature height of 8 feet.
- b. **West and North District Buffer** – A conflicting land use buffer as described in Section 5.20 of the Unified Development Code is required along the west and north sides of the district.
- c. **Vehicular Use Area** – There shall be no minimum landscape area or minimum number of trees required for vehicular use area. However, deciduous trees shall be provided and maintained in sufficient numbers and placed appropriately to provide shading, at maturity, for 50% of the vehicular use area of each component.

#### 7. **Affordable Housing**

- a. **NORTH** - All dwellings in the North District Component shall be an Affordable Housing Dwelling Unit.
- b. **SOUTH** – The provision of Affordable Housing shall be as follows:
  - 1. 15% of all dwelling units in SOUTH District Component shall be affordable, or a payment in lieu for affordable housing is provided, pursuant to Section 5.29.10.F.5 of the Unified Development Code; or
  - 2. 15% of all dwelling units proposed and/or constructed for NORTH and SOUTH combined have been constructed and received a certificate of occupancy from the City in NORTH District Component.

#### 8. **Community-Oriented Design** – The community-oriented design recommendations in the Land Use Element of the Master Plan are required features and amenities for development in the district as follows:

- a. **Compact and clustered development** – Buildings shall be compact and clustered to encourage shared open spaces and nonmotorized access.
- b. **Front porches** – Usable front porches shall be provided for detached dwellings and townhouses to enhance the sense of community. Each porch shall be covered, a minimum of 16 square feet in area, and unenclosed.
- c. **Garages** – Garage doors shall be located at the rear of detached dwellings or townhouses, garages shall be located beside or behind other residential buildings.
- d. **Streets** – Drives within the district shall be interconnected and pedestrian friendly. A hierarchical network within the district including collectors, minor drives and alleys shall be provided to help reduce travel speeds, reduce unnecessary imperviousness, create a more pedestrian friendly environment. Drives shall be a maximum 20 feet in width, except where wider widths are required for emergency access.

- e. **Mixture of housing types** – A variety of housing types shall be provided within each district component as follows:

Housing Type	NORTH District Component	SOUTH District Component
Detached single-family dwellings	n/a	Minimum 10% of dwellings
Attached single-family/townhouse dwellings	Minimum of 30% of Dwellings	Minimum of 30% of dwellings
Multiple-family Dwellings	Minimum of 20% of Dwellings	Minimum of 20% of dwellings

- f. **Multiple story buildings** – Buildings in the district shall be a minimum of two stories, except for community centers or accessory structures.
- g. **Open space linkages** – Interconnected greenways, open spaces and natural areas shall be provided to connect the NORTH and SOUTH District Components, improve recreational opportunities and enhanced sense of community.
- h. **Pedestrian, bicycle, and transit connections and amenities** – Pedestrian, bicycle and transit connections and amenities shall be provided to encourage alternatives to personal vehicle use and increase travel choices. Connections and amenities include but are not limited to: safe, well lighted and convenient pedestrian and bicycle paths, providing secure bicycle storage and maintenance facilities, designing sites with an emphasis on pedestrians, bicyclists and transit users.

## 9. Sustainability

- a. **NORTH** – Development on the North component shall achieve Enterprise Green Certification.
- b. **SOUTH** – Development on the South component shall be registered as a Living Community Challenge project.
- c. **Compliance**
- Documentation shall be required for issuance of a Certificate of Occupancy.
  - Failure to maintain compliance shall require amendment to these Supplemental Regulations to replace the public benefits as a result of this sustainability section with other sustainability measures of equal or great public benefit, in accordance with the PUD amendment procedures set forth in the Unified Development Code.

# 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**

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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](mailto: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, A2 48108	gloriazimet@gmail.com
May Ben-Damm	2651 Essex Rd, A2 48104	mbdamm@gmail.com
Molly Lait	820 Granger 48104	dr.molly@stivershealth.org
Gunny Rogers	1332 White St. 48104	gunny.rogers@gmail.com
Wendy Baker	2306 EAST. 48104	wendy@wendybetbaker.com
Zari Dehdashti	3145 Asher Rd 48104	zaridasadi@gmail.com
Gwen Alexander	2209 Vinewood Bl 48104	gwen2209@gmail.com
Adam Goodman	400 Virginia Ave, A2 48103	adamgood111@gmail.com
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-Jed Coulune	2865 Gladstone 48104	—
Paul Hanna	2344 Parkwood 48104	—
Garret Potter	2668 Arrowwood Trail 48105	garretpotter@yahoo.com
Bronwen Gates	2711 Cranbrook Road 48104	bronwilde@gmail.com
Teresa Gillotti	Washington OCEP	gillottitm@washstatenar.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 HOLZNAGLE@RISADVISORY.ORG
Gary Van Kempen	492 Knapton Ave. S.L.	van.kempen@gmail.com
Mike Addonizio	3107 Asher Rd. Ann Arbor	mikeaddonio@aol.com
PHILL CAMERON	1335 Hylan River Dr #10	pcameron@umich.edu
Brandy Cameron	1335 Hylan River Dr #10 48197	bracameron@uconn.net
Don Eulswell	47 Fairhills Dr	jlevesque@umich.edu
Rebecca Jones	2915 Canterbury Dr.	rebjones@umich.edu
Anneniek Lucas	1454 Astor Avenue	anneniek.lucas@hotmail.com
Anndree Naylor	2261 Medford	
Darce Moran		dmoran@mlive.com
Denise Sisk	9843 Canterbury	
A MCHerson	2817 Canterbury	
Anthony Nicks	2303 East St	aanitsoo@gmail.com
John H. Hagg	2465 Dorchester	jhagg@umich.edu
Erin McCargar		
Jan Sovak (+ Ron Emsus)	2503 Hampshire Rd.	sovakemans@comcast.net



# AVALON HOUSING

Community Meeting Sign In Sheet Veridian Development - July 17th, 2019				
Name	Address	Phone	Email	Would you like to receive additional updates from Avalon Housing?
Joe Ricketts	2701 Beaubien Cir #2 48108	734-395,2800	j.ricketts@67. @gmail.com	YES NO
Brandy + Phil Cameron	1335 N Huron River Ypsil 48197	734-740-9282	bacameron@ weernet.edu	YES NO
				YES NO
				YES NO
				YES NO
				YES NO
				YES NO



# 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
Jaye Hare	2759 Canterbury Rd.	j1haree@sbcglobal.net
Joe Ricketts	2701 Beebe Rd Cir	jdericketts107@gmail.com
David Fluck	1330 Wisteria Dr Apt 4611	david@darvidfluck.com
Rich Clark	1950 Manchester Rd	rich@tuenewfarmsky.com
Rob Stone	3052 Turnberry Lane	info@chosenword.biz
Susan Bowers	2400 S. Huron Parkway	susanb@bowersarch.com
Joseph A. Cobb	2769 S. Knightsbridge Cir	m072723@gmail.com
Rickie Jacoby	2314 York St Rd	dickj@umich.edu
Cecilia Hernandez-Winchell	1473 Chaplain Dr. Ann Arbor	ciciwinchell@gmail.com
Karl Sikkenga	210 N Wallace, Ypsilanti	kwsikk@gmail
Rita Mitchell	681 Fifth St. Apt 2	rita1mitchell@gmail.com
Ph. Ray	2270 Manchester Rd	ph1ray@gmail.com
Joseph Wang	2684 Fernwood Ave.	cjswang@yahoo.com
Aviva Nobel	3001 Fernwood Ave Apt 48108 #201	avivasmail@gmail.com
Ann Myers	2826 Beacon Hill	ann.myers26@gmail.com
Anthony Emerson	2811 Canterbury Rd	Ortonville2@yahoo.com

***Project:*** Veridian at County Farm

**Meeting Date:** July 17, 2019

3

[illegible]

## **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

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# 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

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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 SOUTHERN  
ACCESS POINTS ALIGN  
WITH DRIVEWAYS ALONG  
PLATT ROAD

PARKING/EVENT FLEX

FARMHOUSE

GREENHOUSE

GARDEN & BIKE SHED

BARN

OPEN SPACE AREAS THAT  
INCLUDE COMBINATION OF  
STORMWATER MANAGEMENT,  
COMMUNITY GARDEN,  
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](http://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"



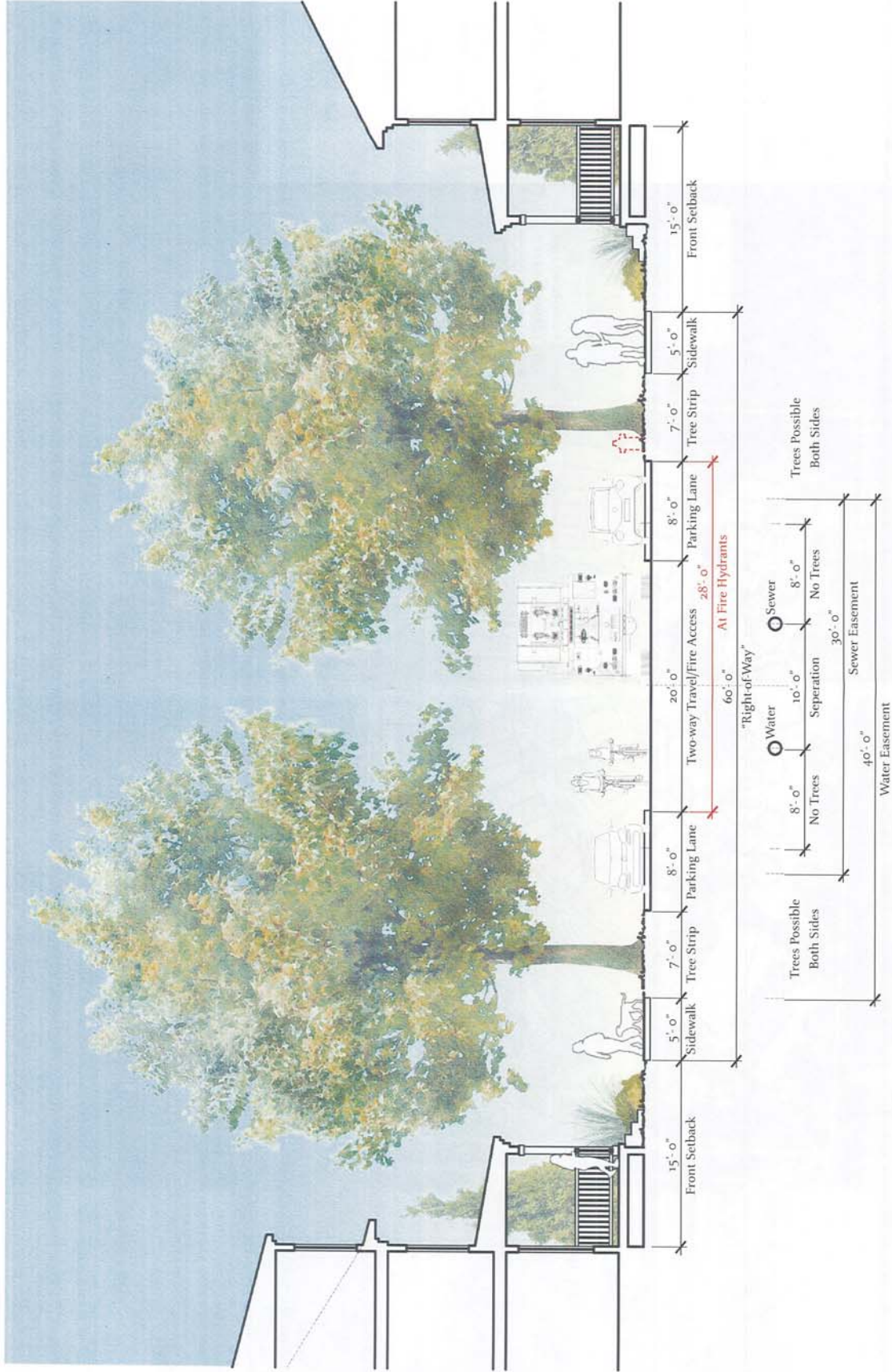
UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN





UNIT TYPE KEY	 <p><b>Walk-up Flats</b> 1BR market rate 30 shown</p>	 <p><b>Micro-Units</b> 1BR market rate 10 shown</p>	 <p><b>Stacked Flat Units</b> 1/2/3BR Avalon 30 shown</p>	 <p><b>Integral Garage Units</b> 2/3/4BR market rate 40 shown</p>	 <p><b>Townhouse Units</b> 3/4BR Avalon 20 shown</p>	 <p><b>Cottage Units</b> 3/4BR market rate 10 shown</p>	 <p><b>Community Buildings</b> Commercial &amp; Community Amenity</p>	<p><b>146 Total Units</b></p>
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# VERIDIAN AT COUNTY FARM

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

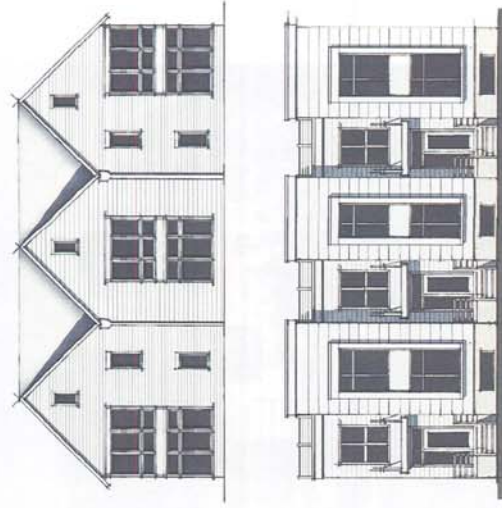
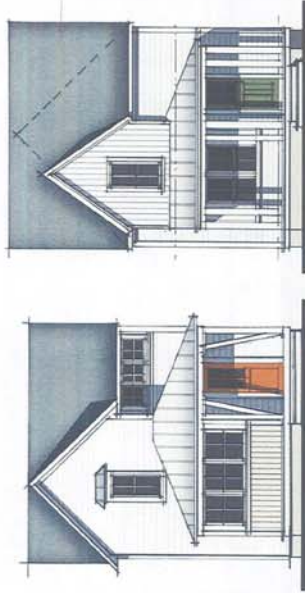
JULY 9, 2019

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









# VERIDIAN AT COUNTY FARM

NEIGHBORHOOD CHARACTER: RESIDENTIAL BUILDINGS


JULY 9, 2019

NOT TO SCALE



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN





MIDWESTERN  
CONSULTING



# 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.

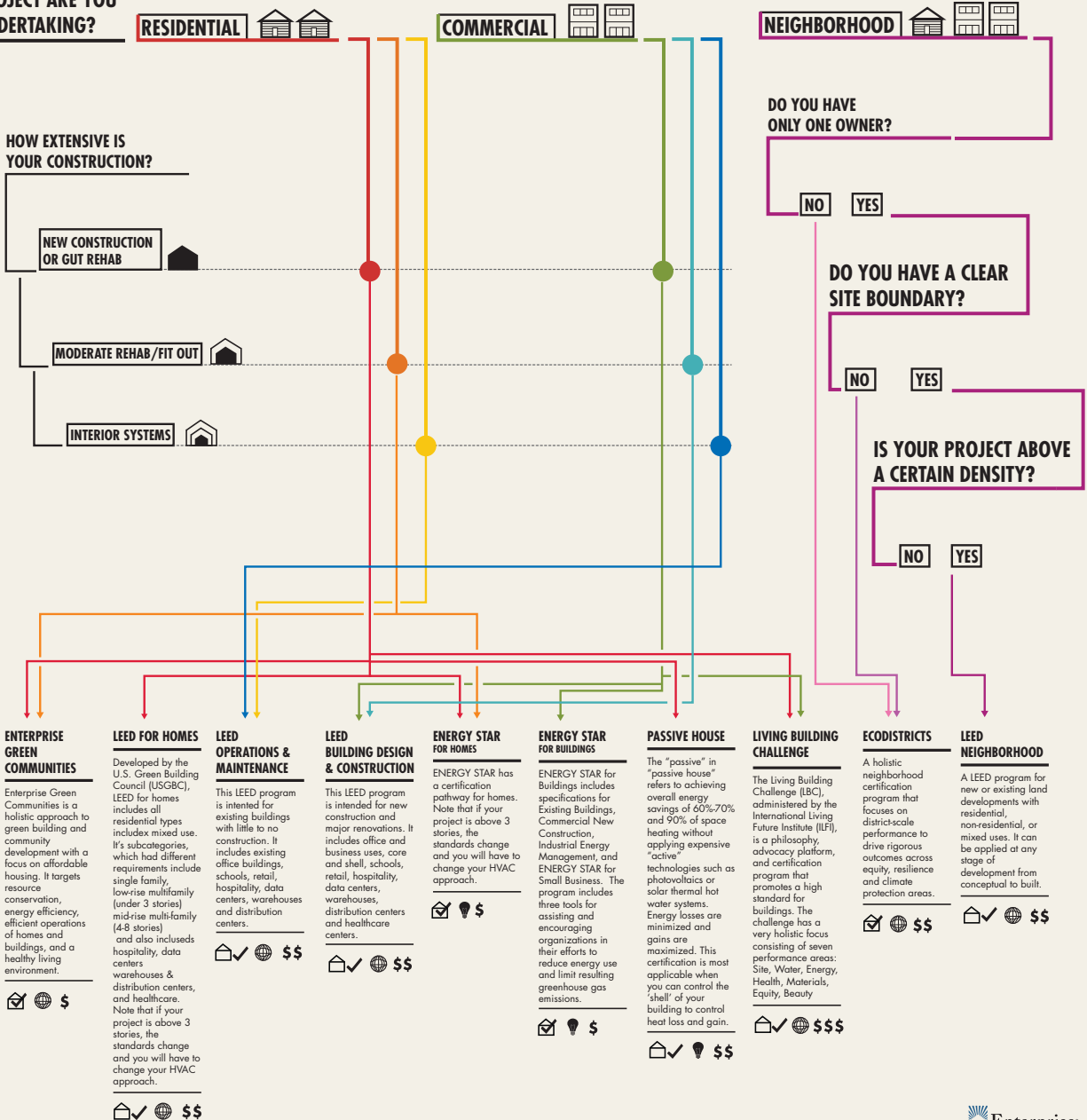
## ENERGY OR HOLISTIC GREEN?

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?



## Integrative Design

Operations, Maintenance  
+ Resident Engagement



Location +  
Neighborhood Fabric



Healthy Living  
Environment



Site Improvements



A holistic  
approach to  
building  
a green  
community



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](mailto:wcarty-saxon@avalonhousing.org)



Thank you for continuing to work toward equity and sustainability.

I am grateful to hear about the Avalon and Thrive 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 <sup>after healthcare and retirement, about \$2000/month</sup>)

**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](mailto:wcarty-saxon@avalonhousing.org)



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](mailto: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.

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

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I'm excited about this project!



**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](mailto:wcarty-saxon@avalonhousing.org)



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.

**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](mailto:wcarty-saxon@avalonhousing.org)



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?



**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](mailto:wcarty-saxon@avalonhousing.org)



This is awesome.

Everything should be like this.









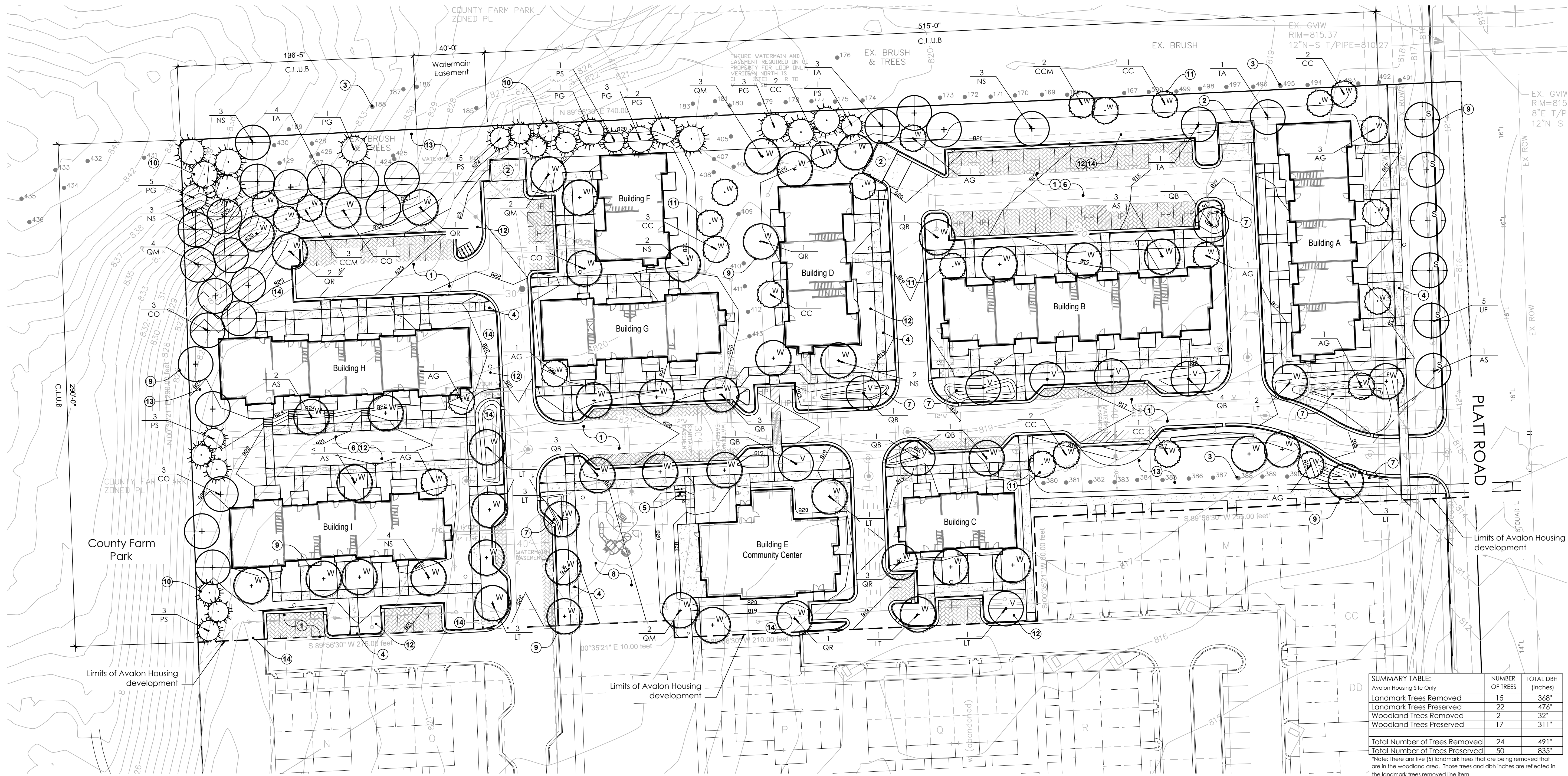
10.15.2019	Pre-Application Meeting
10.24.2019	Prelim Site Plan Approval
04.10.2020	Revision per City Review
04.30.2020	Revision per Owner
06.22.2020	Revision per City Review
07.27.2020	Revision

**VERIDIAN at COUNTY FARM**  
Ann Arbor, Michigan

Avalon Housing  
1327 Jones Drive, Suite 102  
Ann Arbor, MI 48105

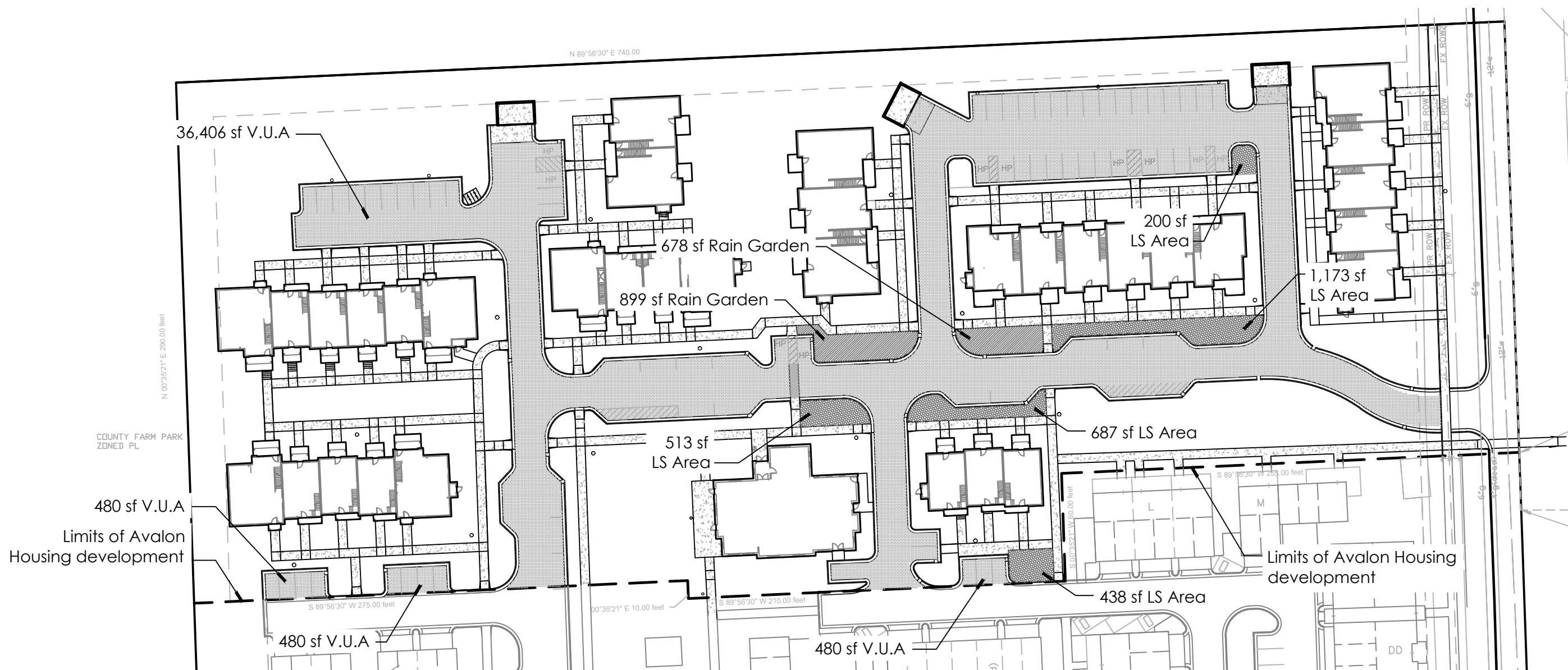
## Landscape Plan

NOT FOR CONSTRUCTION



OVERALL PLAN / TREE PLANTING PLAN

SCALE: 1" = 30'-0"



USE AREA PLAN

SCALE: 1" = 60'-0"

### Additional Notes

#### Continuing Care

Landscape shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse. All landscape materials shall be maintained by a regular program of mowing, watering, weeding, feeding and pruning. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.

#### Replenishment

All dead or diseased plant material shall be removed and replaced within six (6) months after it dies or in the next planting season, whichever occurs first.

#### Watering

This shall be accomplished by installation of hose bibs on each building. Hose bibs shall be located a minimum of 150' from any landscaped area.

#### Clay Soils

Construct Earth Bed to Required Grade and Trim. Prior to Placement of Topsoil or Compost, Harrow all Earth Beds to a Minimum of 12" Depth.

#### Fertilizer

Beyond initial fertilization, all future fertilizer applications shall not contain phosphorus.

#### Substitutions

All vegetation species deviations or substitutions must be approved in writing by the City of Ann Arbor prior to planting

### General Notes

- UTILITY BOXES WILL BE SCREENED ON 3 SIDES.
- ALL DISTURBED AREAS TO BE SOD OR SEED.
- SNOW SHALL BE STORED IN BUILDING ISLANDS AND ALONG STREETS. STORAGE SHALL NOT INCLUDE DETENTION AREAS OR LANDSCAPED AREAS.
- THE STREET TREE ESCROW MUST BE PAID PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE TO MADE PAYABLE TO: CITY OF ANN ARBOR AND MAILED TO SYSTEMS PLANNING UNIT, 301 E. HURON ST., PO BOX 8647, ANN ARBOR, MI 48107-8647 -- ATTN: TIFFANY GIACOBBAZZI. PLEASE INCLUDE THE PROJECT NAME AND PROJECT NUMBER ON THE CHECK.
- TREES SHALL BE PLANTED A MINIMUM OF 5'-8' FROM ALL UTILITY LEADS.

### Site Landscape Calculations

#### STREET TREE REQUIREMENT: (S)

1 Deciduous shade tree / 45 lf of R.O.W length is required  
Row of Way Length: 240 lf

Street Trees Required: 6 (240 lf / 45)  
Street Trees Provided: 6

Street Tree Escrow Required: \$312.00 (240 x \$1.30)

#### VEHICULAR USE AREA: (V)

Required Landscape Area: 1sf. per 20 sf. of Vehicular Use Area  
Vehicular Use Area: 37,846 sf.

Landscape Area Required: 1,893 sf. (37,846 / 20)  
Landscape Area Provided: 3,421 sf. (See use area plan at left)

Trees Required: 8 (1,893 sf. / 250)  
Trees Provided: 8

Bioretention Area Required: 947 sf. (1,893 sf. x 50%)  
Bioretention Area Provided: 1,577 sf.

#### TREE MITIGATION: (W)

Landmark Trees Removed: 368"  
Additional Trees Removed: 32"

Mitigation Required: 200" (400" x 50%)  
Mitigation Provided: 200" (80 - 2.5" cal. trees)

\*Note: See summary table above

#### CONFLICTING LAND USE BUFFER:

Minimum of 1 deciduous or evergreen tree / 15 lf. of buffer  
Total Conflicting Land Use Buffer: 925 lf. (965-40)\*\*

Total Trees Required: 62 = (925 / 15)  
Total Trees Provided: 62 (52 New trees and 10 Existing trees)

\*\* Applicant requests a deviation to omit 40 lf of the conflicting land use buffer due to the proposed water main easement connecting the property to the north.

### Note Key:

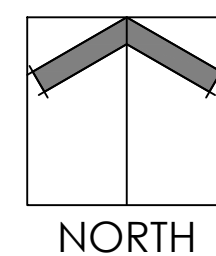
- DRIVES AND PARKING AREAS
- DUMPSTER ENCLOSURE, SEE CIVIL ENGINEERING DRAWINGS
- EXISTING TREES TO REMAIN, SEE CIVIL ENGINEERING DRAWINGS FOR TREE PROTECTION FENCING LOCATION AND TYP. DETAIL
- PROPOSED CONCRETE SIDEWALK, TYPICAL
- PROPOSED BIKE RACK LOCATION
- UNDERGROUND STORM WATER DETENTION, SEE CIVIL ENGINEERING DRAWINGS
- PROPOSED RAIN GARDEN, SEE SHEET L-2 FOR PLANTING INFORMATION
- PLAY GROUND AREA, ACTUAL EQUIPMENT TO BE DETERMINED
- DECIDUOUS CANOPY TREE, SEE SHEET L-2 FOR PLANT SCHEDULE AND TYP. DETAIL
- EVERGREEN TREE, SEE SHEET L-2 FOR PLANT SCHEDULE AND TYP. DETAIL
- UNDERSTORY / ORNAMENTAL TREE, SEE SHEET L-2 FOR PLANT SCHEDULE AND TYP. DETAIL
- SODDED LAWN OVER MINIMUM 3" DEPTH
- NATIVE SEEDING AREA, SEE SHEET L-2 FOR EXTENTS AND PROPOSED SEED MIXES
- SNOW STORAGE AREA



Drawn: JG  
Checked: JG  
Date: 10.03.2019  
Scale: As Noted

19.032

**SP-09A**





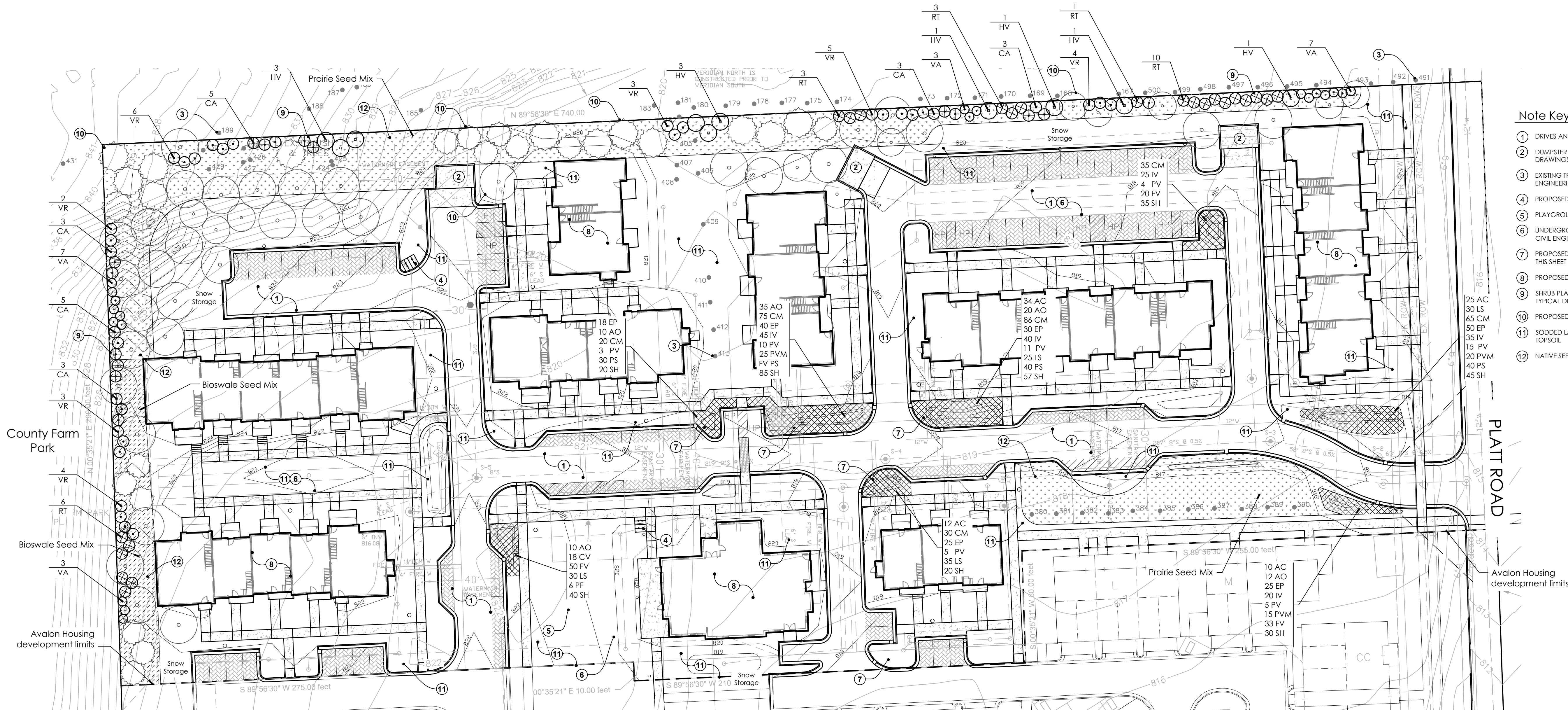
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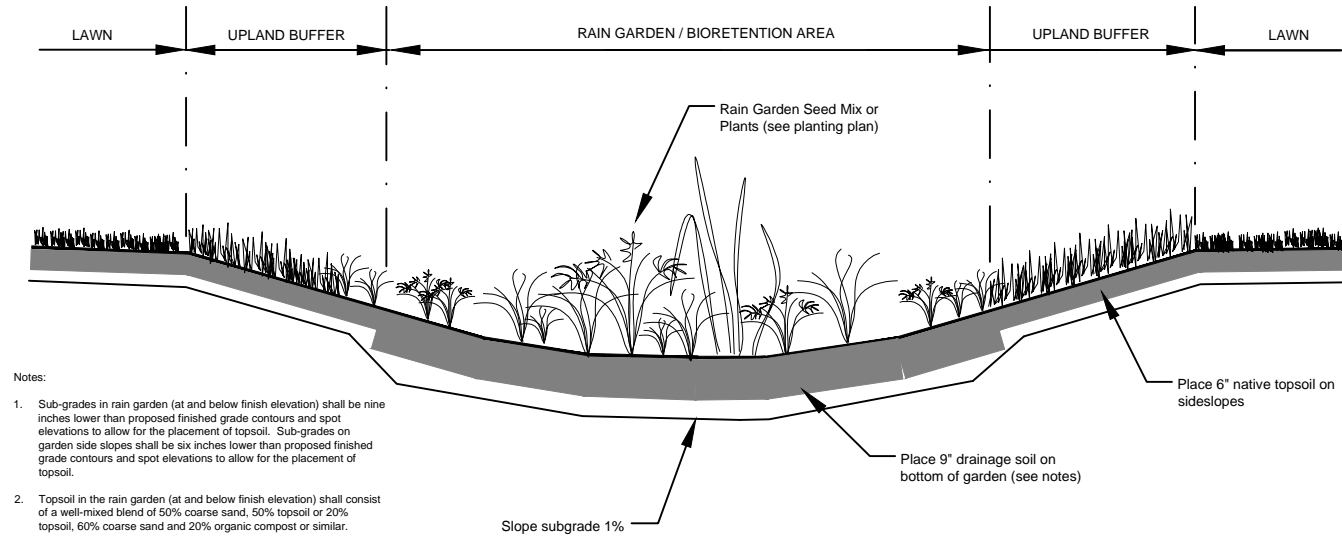
**Note Key:**

- DRIVES AND PARKING AREAS
- DUMPSTER ENCLOSURE, SEE CIVIL ENGINEERING DRAWINGS
- EXISTING TREES TO REMAIN, SEE CIVIL ENGINEERING DRAWINGS
- PROPOSED BIKE RACK LOCATION
- PLAYGROUND AREA
- UNDERGROUND STORM WATER DETENTION, SEE CIVIL ENGINEERING DRAWINGS
- PROPOSED RAIN GARDEN, SEE PLANT SCHEDULE THIS SHEET
- PROPOSED BUILDINGS, SEE ARCHITECTURE
- SHRUB PLANTING, SEE PLANT SCHEDULE AND TYPICAL DETAIL THIS SHEET
- PROPOSED TREES, SEE SHEET L-1
- SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL
- NATIVE SEEDING AREA, SEE SEED MIXES THIS SHEET



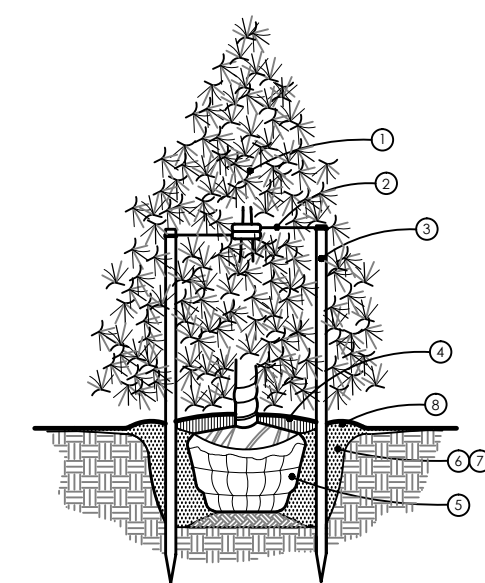
**SHRUB & BIO-RETENTION PLANTING PLAN**

SCALE: 1" = 30'-0"



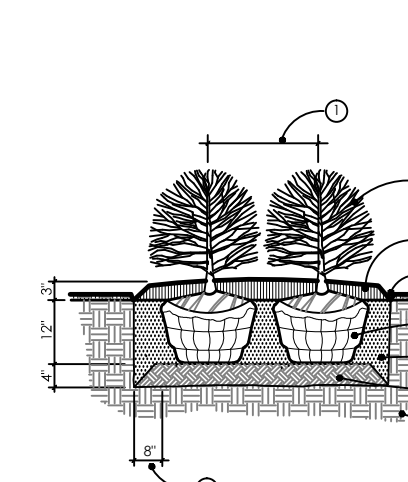
**RAIN GARDEN DETAIL**

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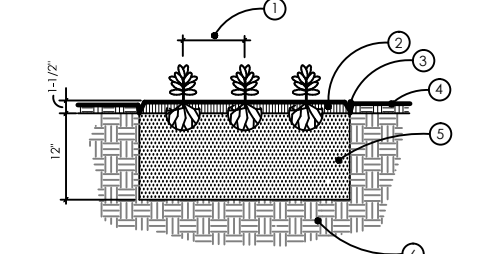
**EVERGREEN TREE PLANTING**

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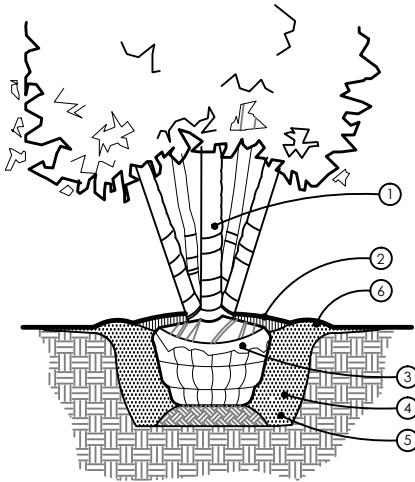
**SHRUB PLANTING**

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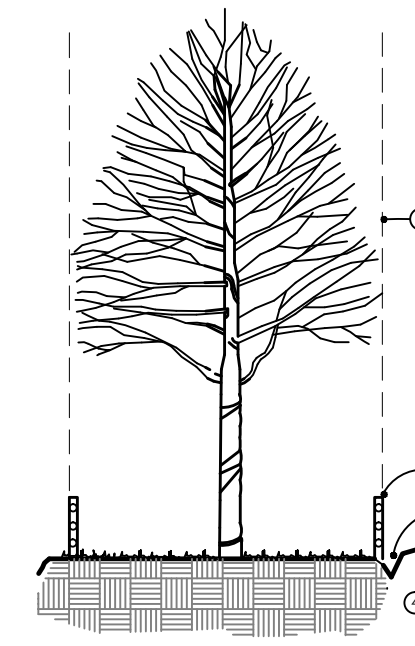
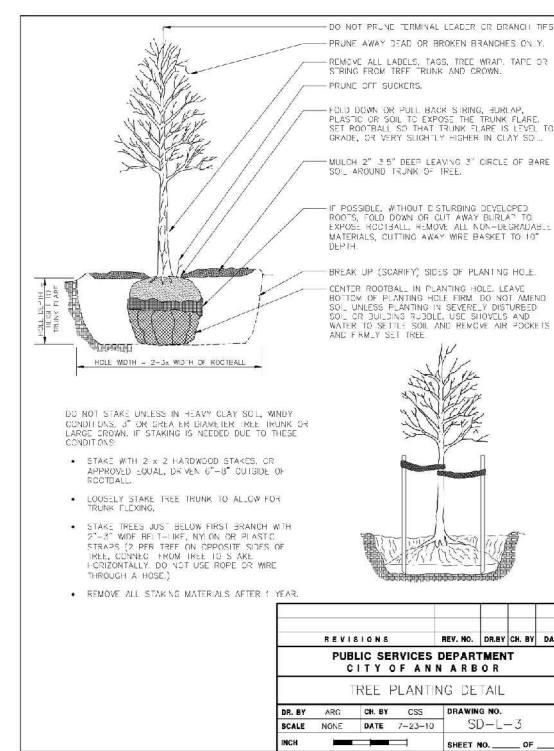
**PERENNIAL / GROUNDCOVER PLANTING**

NOT TO SCALE



**MULTISTEM TREE PLANTING**

NOT TO SCALE



**TREE PROTECTION**

NOT TO SCALE

**PLANT SCHEDULE**

TREES							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
7	AS	Acer saccharum	Sugar Maple	2.5' cal	as shown	B&B	Single straight trunk
10	AG	Amelanchier grandiflora	Serviceberry	7-8' ht.	as shown	B&B	Minimum 5 stems
12	CC	Cercia canadensis	Eastern Redbud	7-8' ht.	as shown	B&B	Minimum 5 stems
5	CCM	Carpinus caroliniana	Musc-henwood	2.5' cal	as shown	B&B	Single straight trunk
8	CO	Celtis occidentalis	Northern Hackberry	2.5' cal	as shown	B&B	Single straight trunk
12	LT	Lindoberton tulipifera	Tulip Tree	2.5' cal	as shown	B&B	Single straight trunk
14	NS	Nyssa sylvatica	Blackgum	2.5' cal	as shown	B&B	Single straight trunk
15	PG	Picea glauca	White Spruce	7-8' ht.	as shown	B&B	Unsheared, branched to ground
13	PS	Pinus strobus	Eastern White Pine	7-8' ht.	as shown	B&B	Unsheared, branched to ground
16	QB	Quercus bicolor	Swamp White Oak	2.5' cal	as shown	B&B	Single straight trunk
11	QM	Quercus macrocarpa	Burr Oak	2.5' cal	as shown	B&B	Single straight trunk
8	QR	Quercus rubra	Northern Red Oak	2.5' cal	as shown	B&B	Single straight trunk
9	TA	Tilia americana	American Basswood	2.5' cal	as shown	B&B	Single straight trunk
5	UF	Ulmus x Frontier	Frontier Hybrid Elm	2.0' cal	as shown	B&B	Single straight trunk
SHRUBS							
22	CA	Corylus americana	American Hazelnut	30' ht.	as shown	cont.	Well rooted
10	HV	Hamelia virginiana	Witch-hazel	36' ht.	as shown	cont.	Well rooted
23	RT	Rhus typhina	Staghorn Sumac	30' ht.	as shown	cont.	Well rooted
20	VA	Viburnum acerifolium	Magister Viburnum	30' ht.	as shown	cont.	Well rooted
27	VR	Viburnum rafinesquianum	Downy Viburnum	36' ht.	as shown	cont.	Well rooted

**SEED MIX NOTES**

**NATIVE SEEDING MAINTENANCE**

During the first growing season, native areas should be mowed a minimum of four times to height of about 4'-6" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer may be used.

During the second growing season, native areas should be mowed a minimum of two times to height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the third growing season, it should be apparent if some areas need reseeding. Reseed or overseed as needed to provide for full coverage.

Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground nesting birds begin nesting.

Prairie Seed Mix			
Grasses	Botanical Name	Common Name	Am. Rate
	Habenaria	Butterflyweed	52 oz./acre
	Sporobolus heliopsis	Prairie Dropseed	32 oz./acre
			4 total lbs./ac.
Prairie Grasses Seed			
Forbs	Botanical Name	Common Name	Am. Rate
	Alchemilla	Nodding Yellow	8 oz./acre
	Asclepias tuberosa	Butterflyweed	8 oz./acre
	Asclepias purpurascens	Purple Prairie Clover	8 oz./acre
	Echinacea purpurea	Purple Coneflower	8 oz./acre
	Liatris pycnostachya	Prairie Blazing Star	8 oz./acre
	Morone fasciculata	Beecham	8 oz./acre
	Penstemon digitalis	Foxglove Beardstongue	8 oz./acre
	Pyrolanthus virginianus	Common Mountain Mint	8 oz./acre
	Rudbeckia hirta	Black-eyed Susan	8 oz./acre
	Solidago rigida	Stiff Goldenrod	8 oz./acre
	Heuchera	Heuchera	8 oz./acre
	Symphoricarpos racemosa	Heavy Vervain	8 oz./acre
	Verbena stricta		96 total oz./ac. or 6 total lbs./ac.
Prairie Forb Seed			
Bioswale Seed Mix			
Grasses	Botanical Name	Common Name	Am. Rate
	Bouteloua curtipendula	Sho-Corn Grass	16 oz./acre
	Carex vulpinoidea	Fox Sedge	16 oz./acre
	Elymus virginicus	Virginia Wild Rye	16 oz./acre
	Sporobolus heliopsis	Prairie Dropseed	16 oz./acre
			64 total oz./ac. or 4 total lbs./ac.
Prairie Grasses Seed			
Forbs	Botanical Name	Common Name	Am. Rate
	Alchemilla	Nodding Yellow	8 oz./acre
	Asclepias incarnata	Swamp Milkweed	8 oz./acre
	Asclepias purpurascens	Purple Coneflower	8 oz./acre
	Echinacea purpurea	Purple Coneflower	8 oz./acre
	Eryngium yuccifolium	Rattlesnake Master	8 oz./acre
	Liatris pycnostachya	Prairie Blazing Star	8 oz./acre
	Pyrolanthus virginianus	Common Mountain Mint	8 oz./acre
	Rudbeckia hirta	Black-eyed Susan	8 oz./acre
	Solidago rigida	Stiff Goldenrod	8 oz./acre
	Heuchera	Heuchera	8 oz./acre
	Symphoricarpos racemosa	Heavy Vervain	8 oz./acre
	Zizia aurea	Golden Alexander	8 oz./acre
			96 total oz./ac. or 6 total lbs./ac.
Prairie Forb Seed			



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ph: 734.663-5858

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North  
Apartments

Platt Road  
Ann Arbor, MI

Revisions:  
Owner Revs: 4/10/20

Date: 11/4/19  
Drawn: DJE  
Project No.: 201929  
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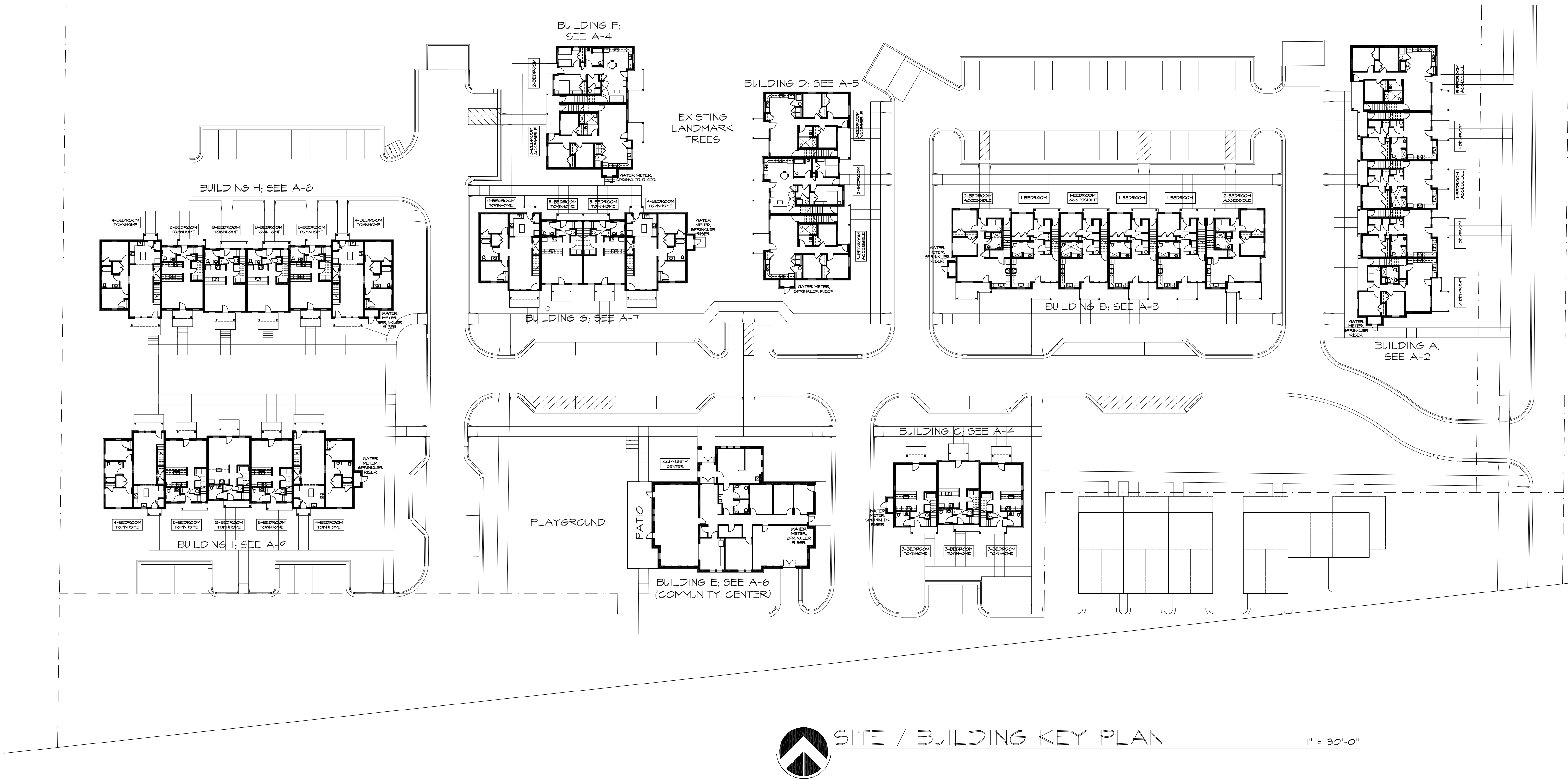
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Site /  
Building Key  
Plan

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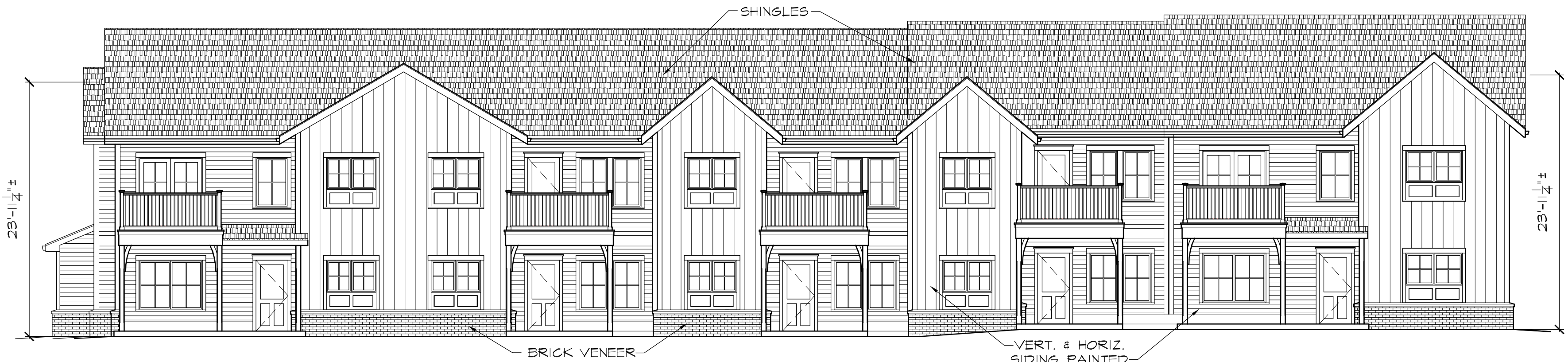
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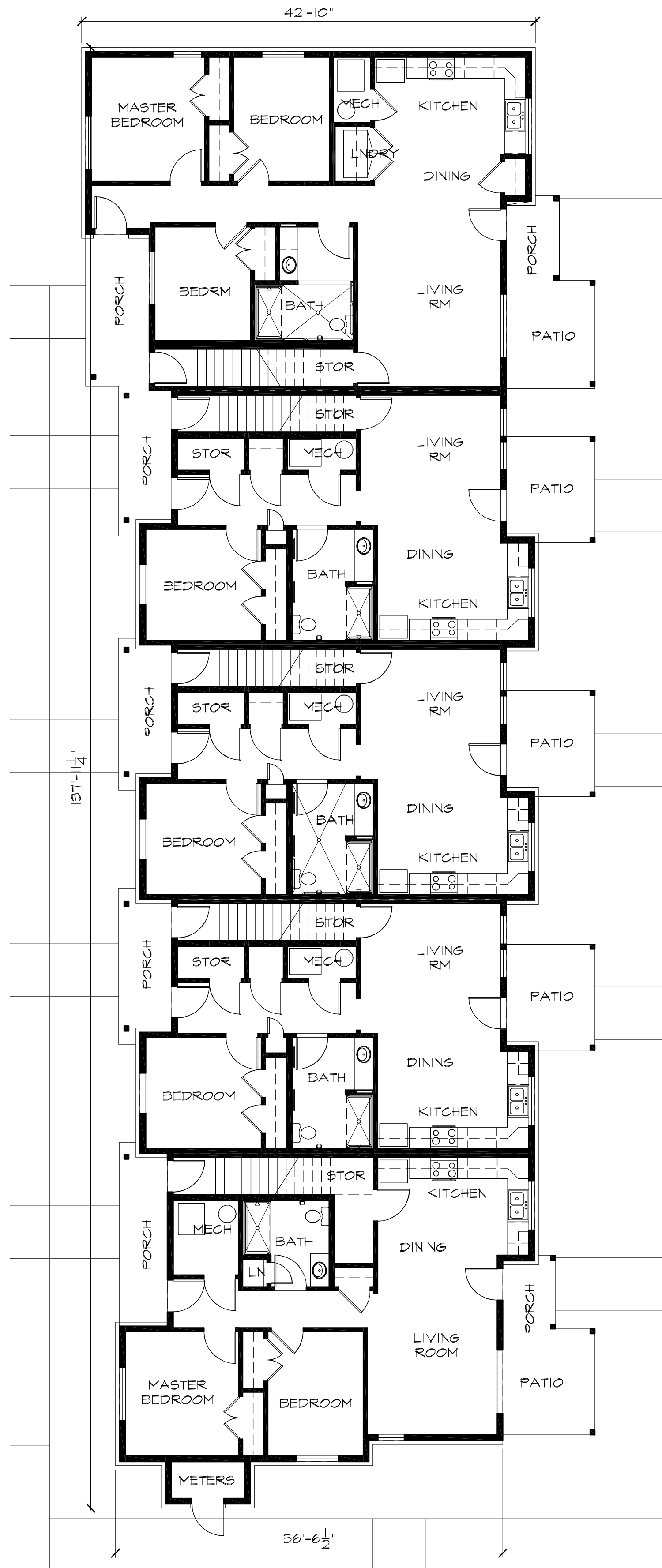
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BUILDING A REAR (WEST) ELEVATION 1/8" = 1'-0"



BUILDING A FRONT (EAST) ELEVATION 1/8" = 1'-0"



BUILDING A 1ST FLR PLAN 1/8" = 1'-0"



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A-3



BUILDING B EAST END ELEV 1/8" = 1'-0"



BUILDING B REAR (NORTH) ELEVATION 1/8" = 1'-0"



BUILDING B WEST END ELEV 1/8" = 1'-0"

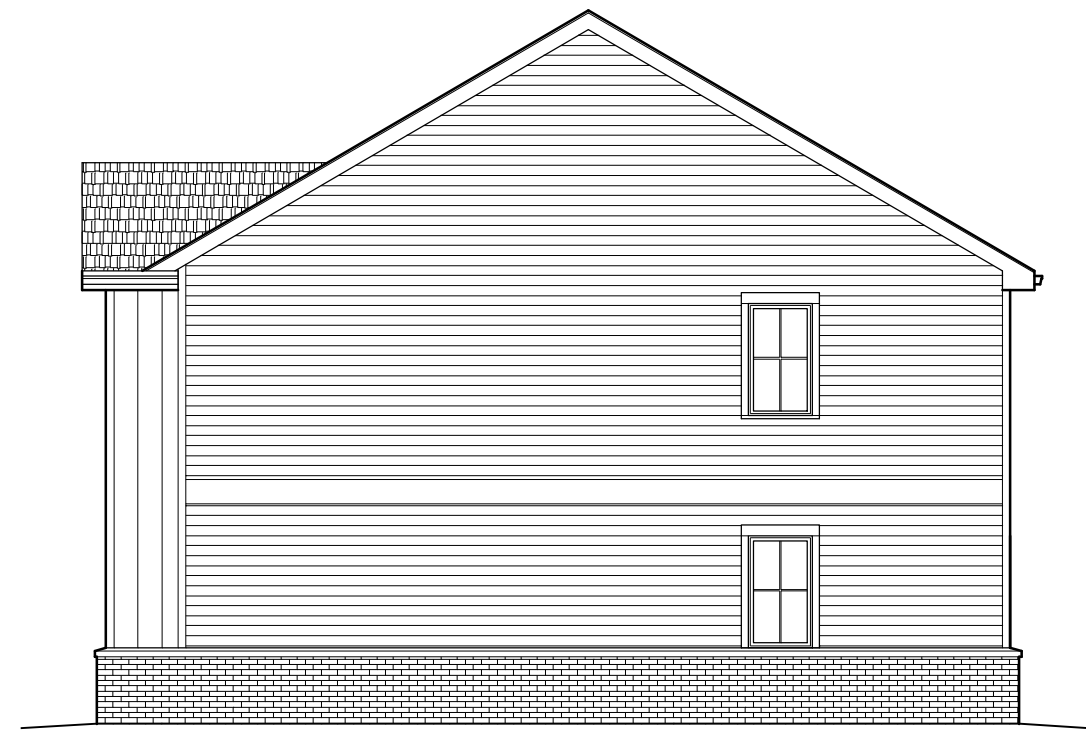


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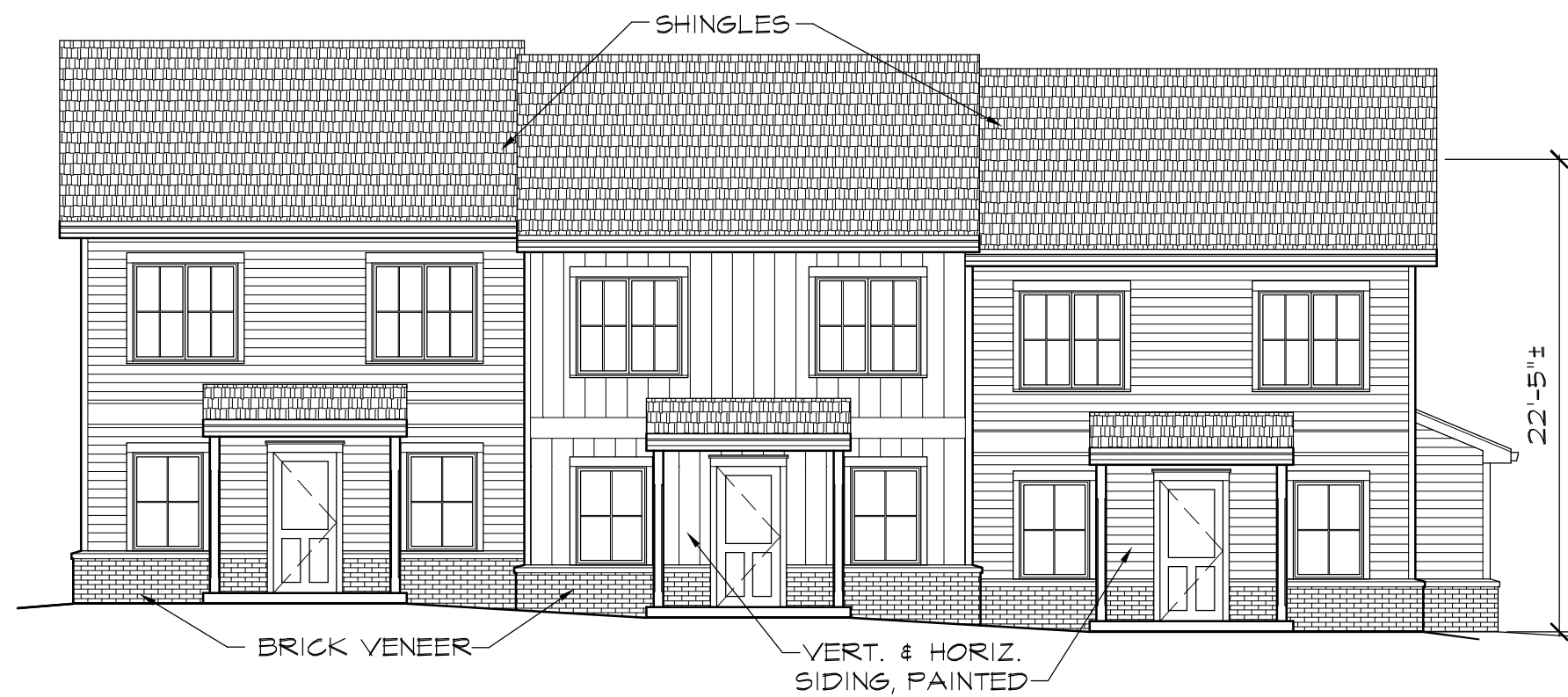




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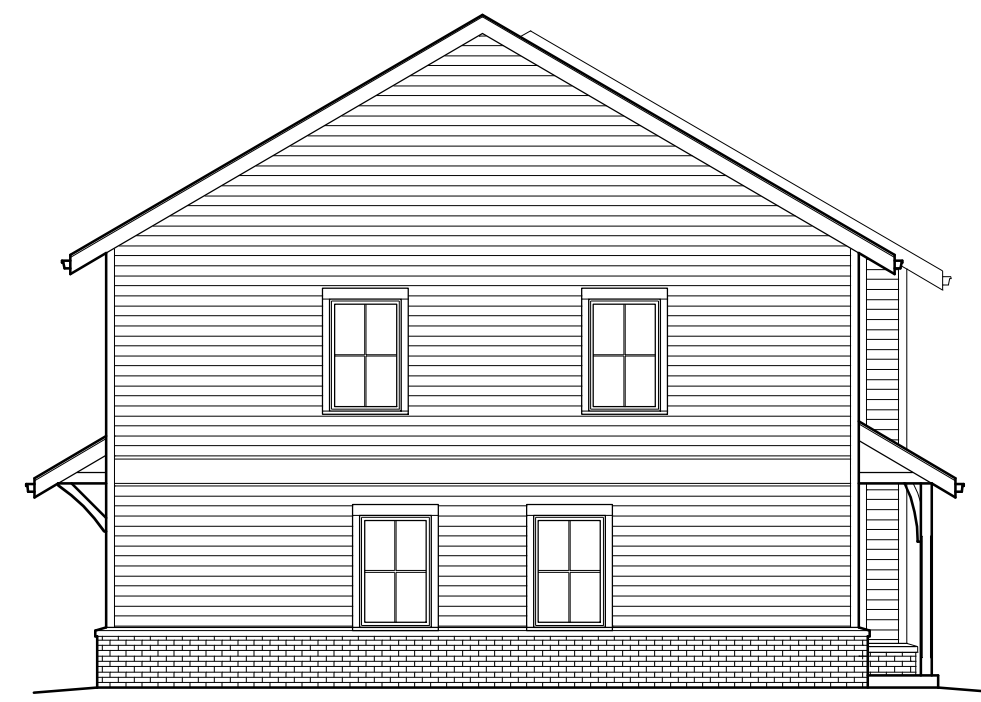
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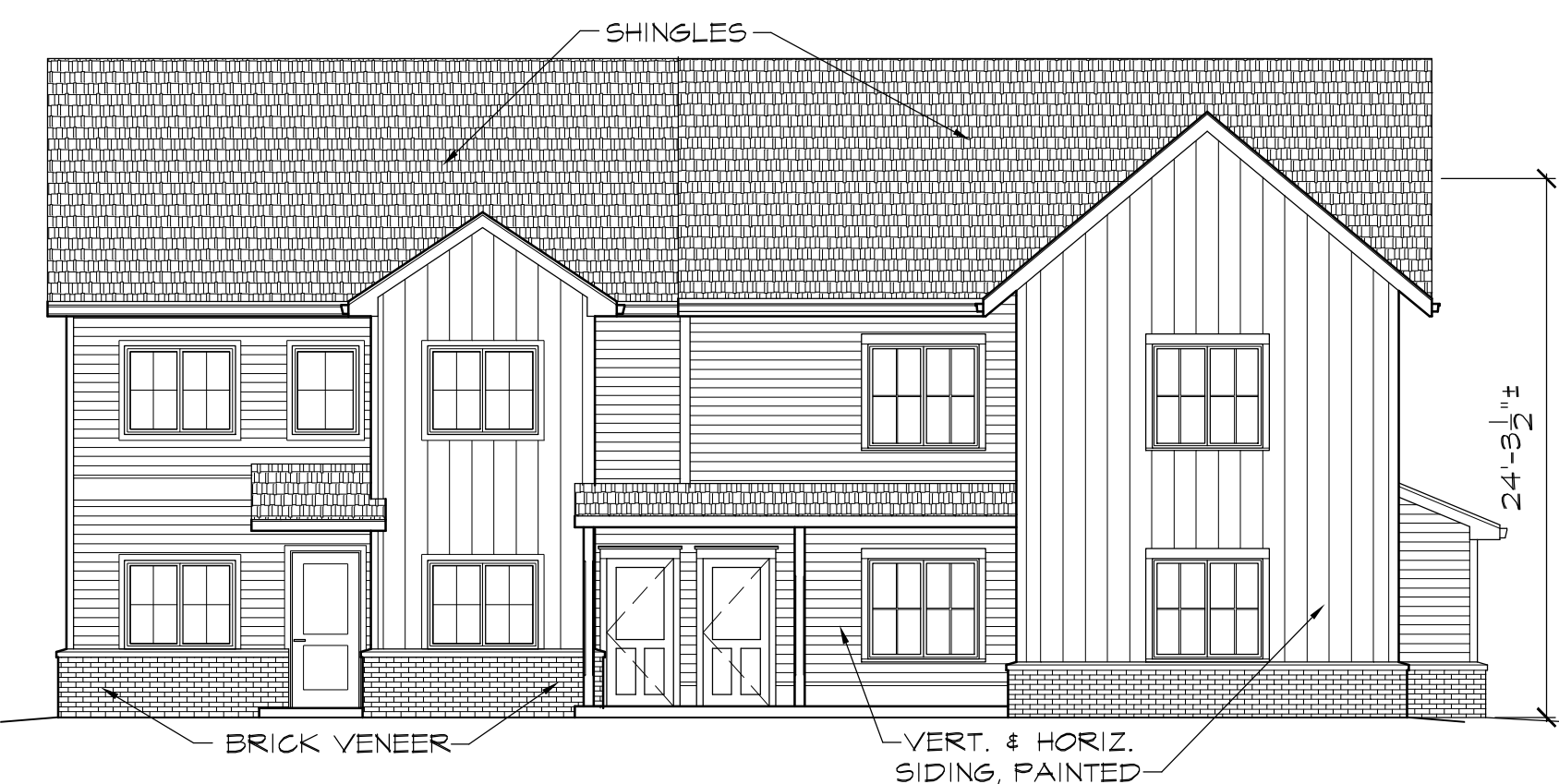
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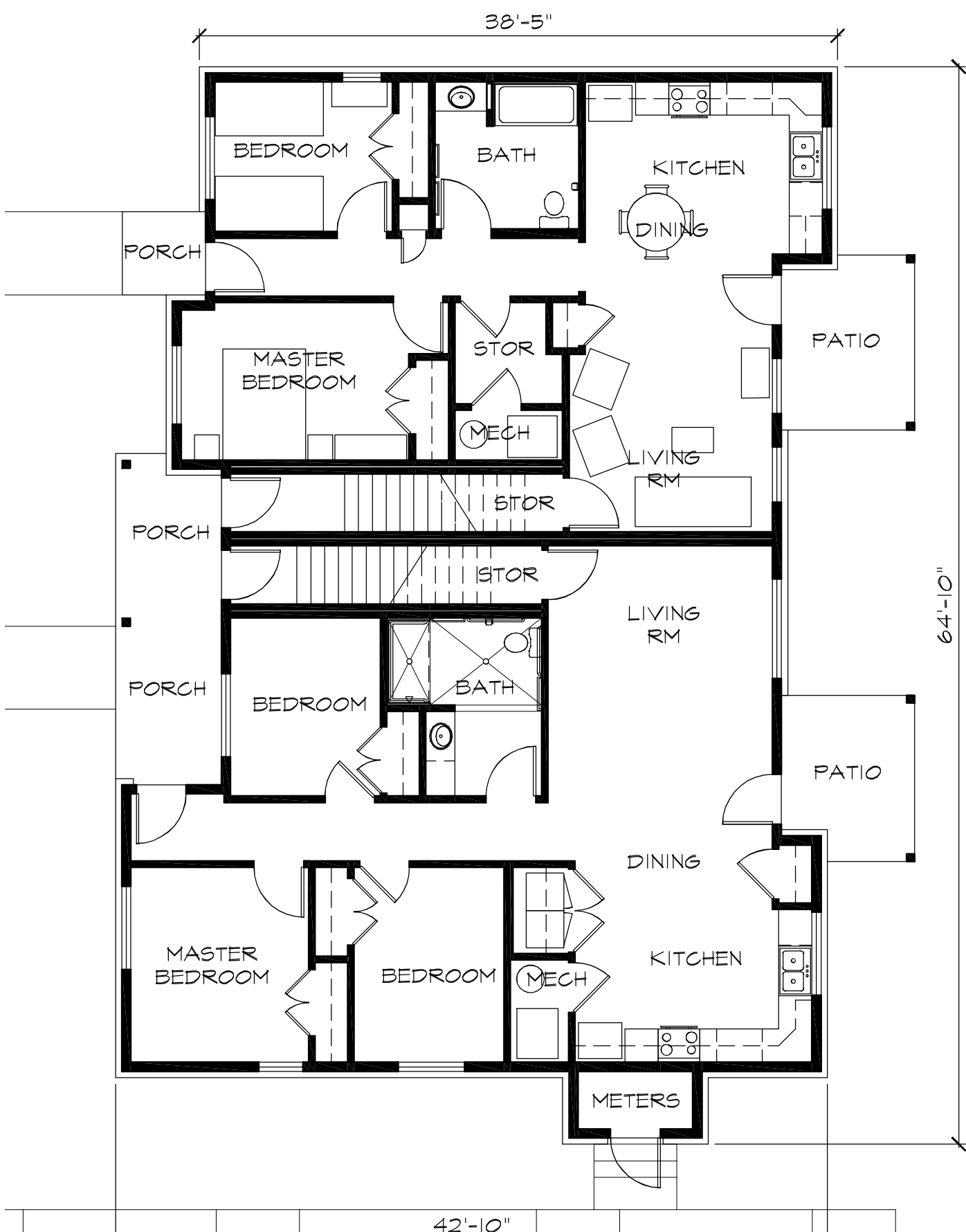
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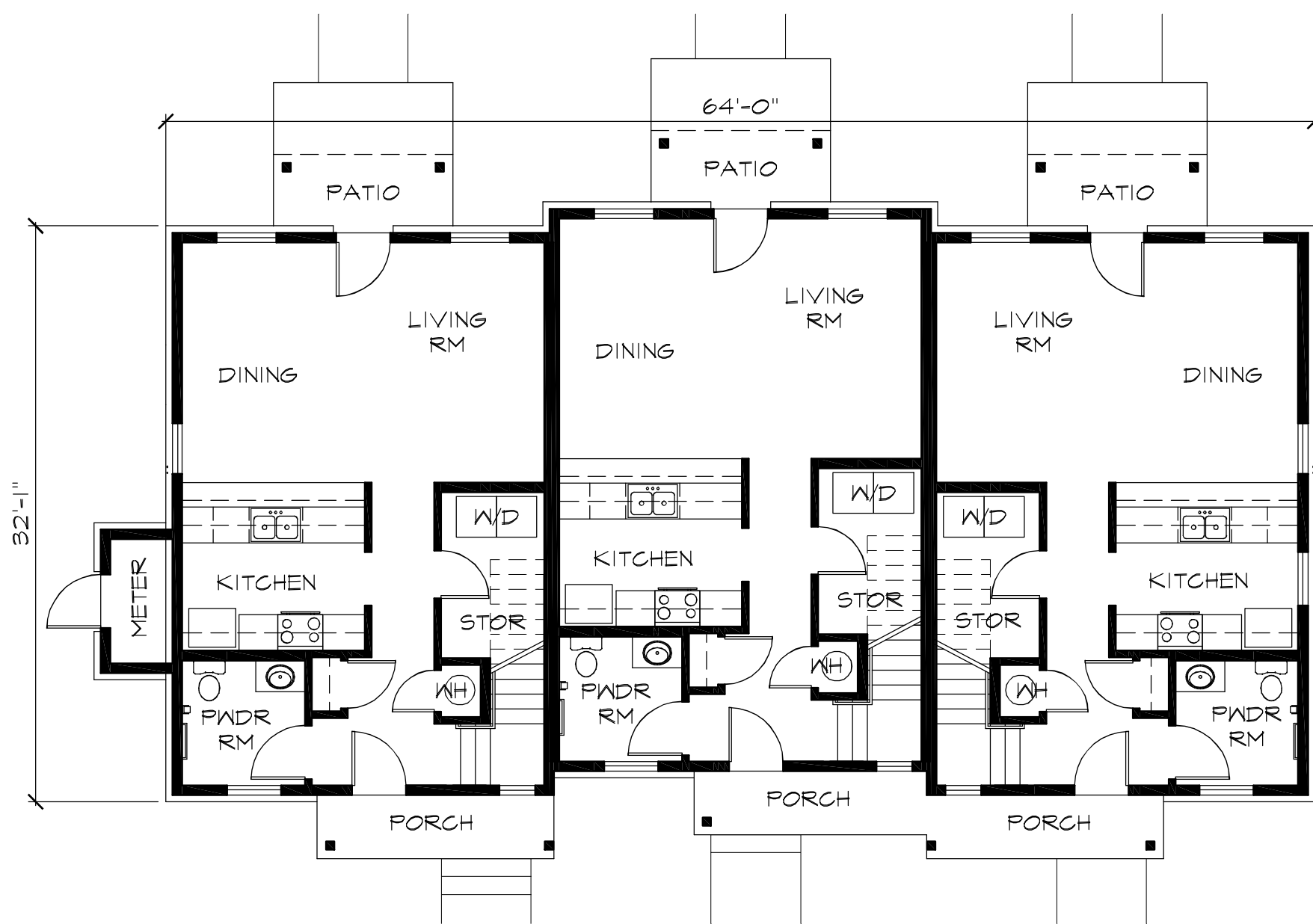
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BUILDING F 1ST FLOOR PLAN 1/8" = 1'-0"



BUILDING C 1ST FLOOR PLAN 1/8" = 1'-0"

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BUILDING D NORTH END ELEV 1/8" = 1'-0"



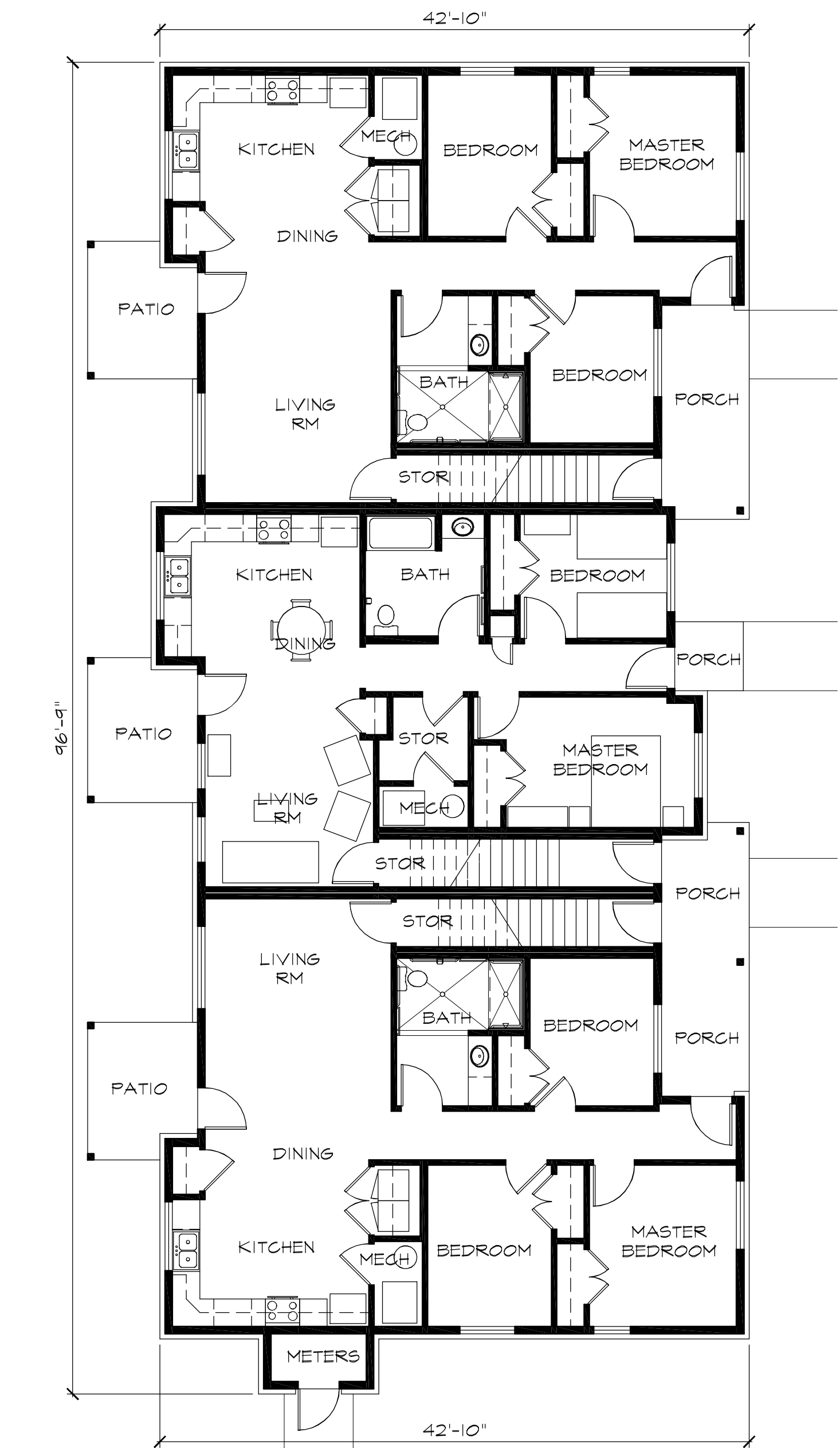
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BUILDING D FRONT (EAST) ELEV 1/8" = 1'-0"



BUILDING D 1ST FLOOR PLAN 1/8" = 1'-0"

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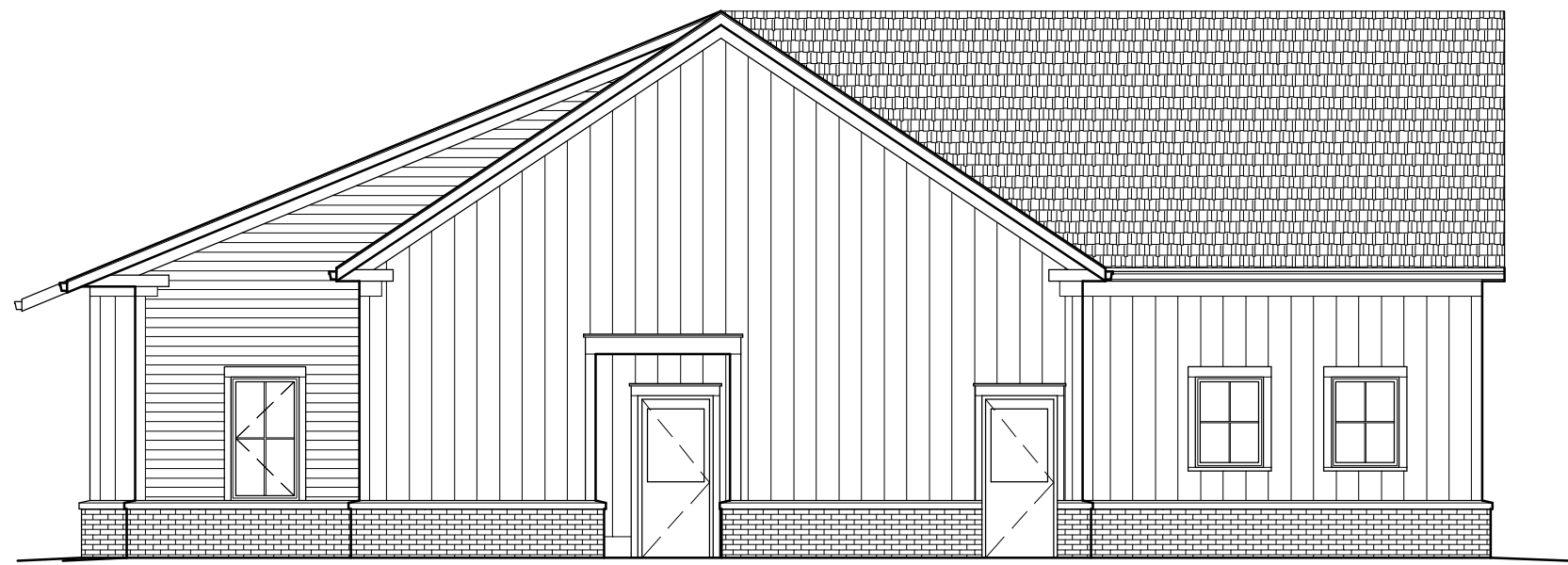
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Plan &  
Elevations

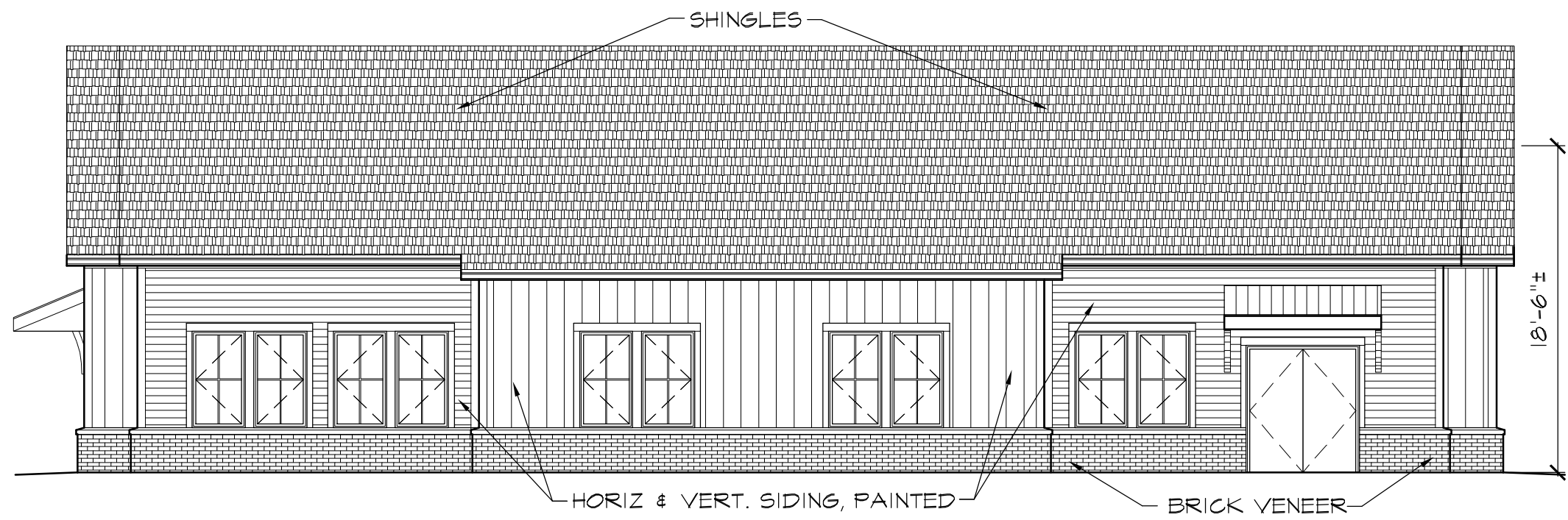
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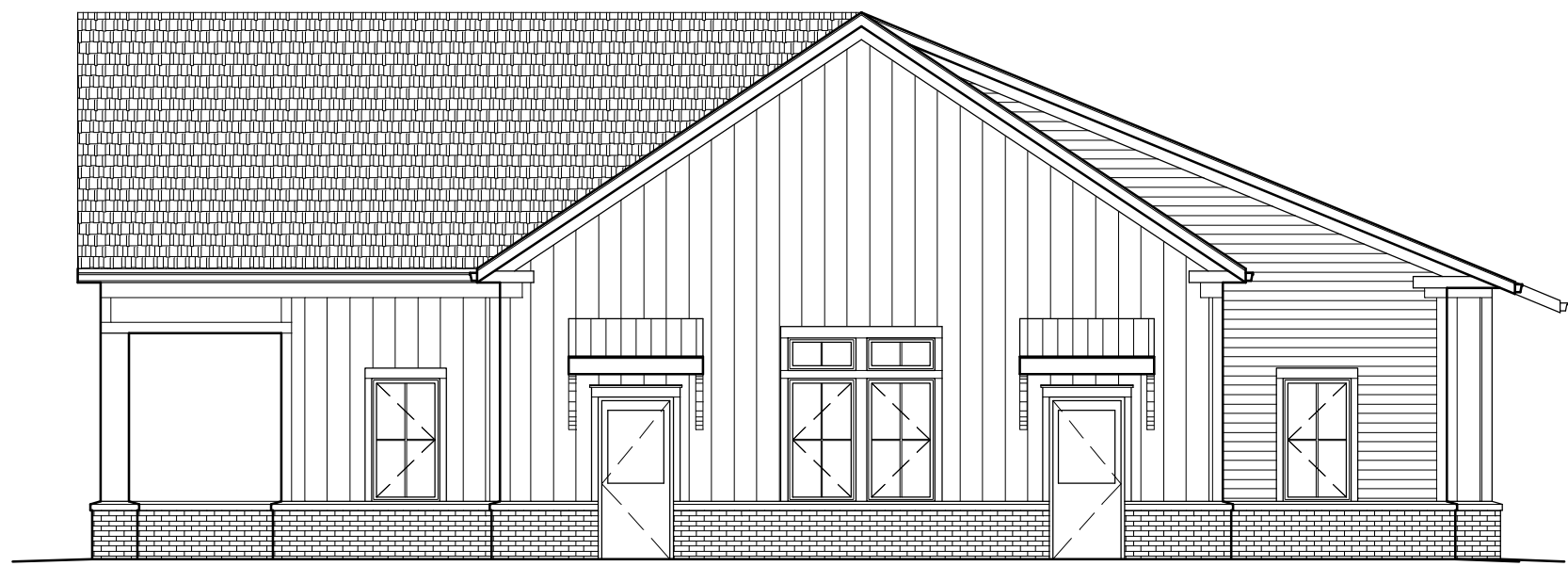
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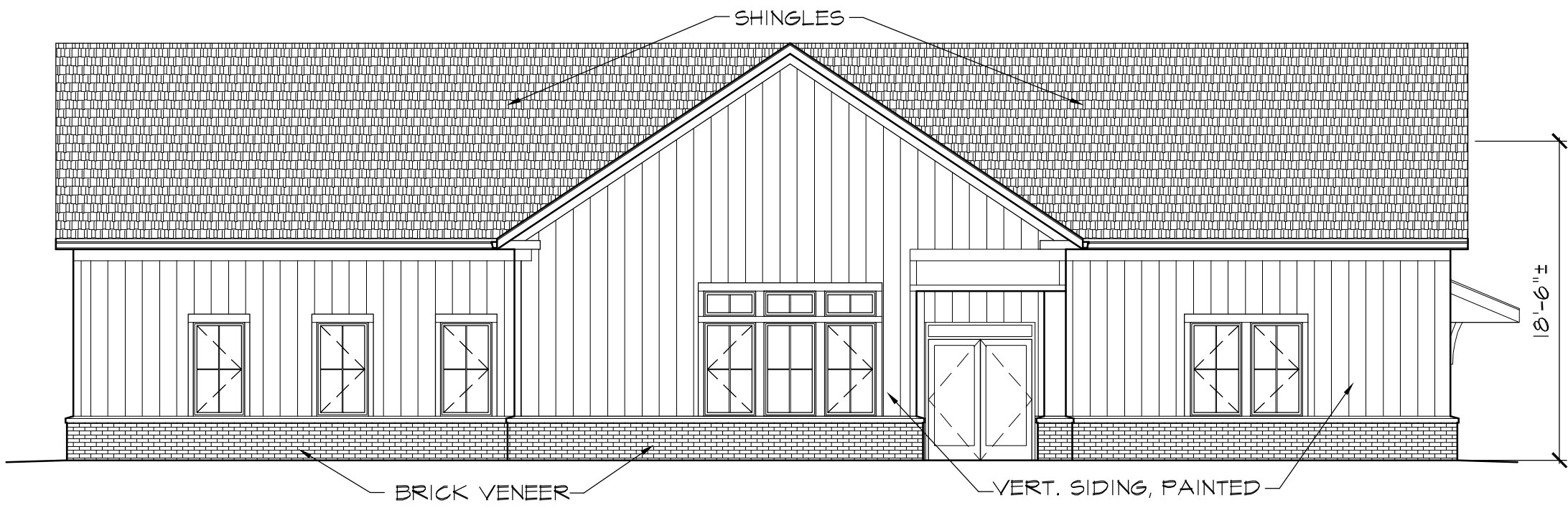
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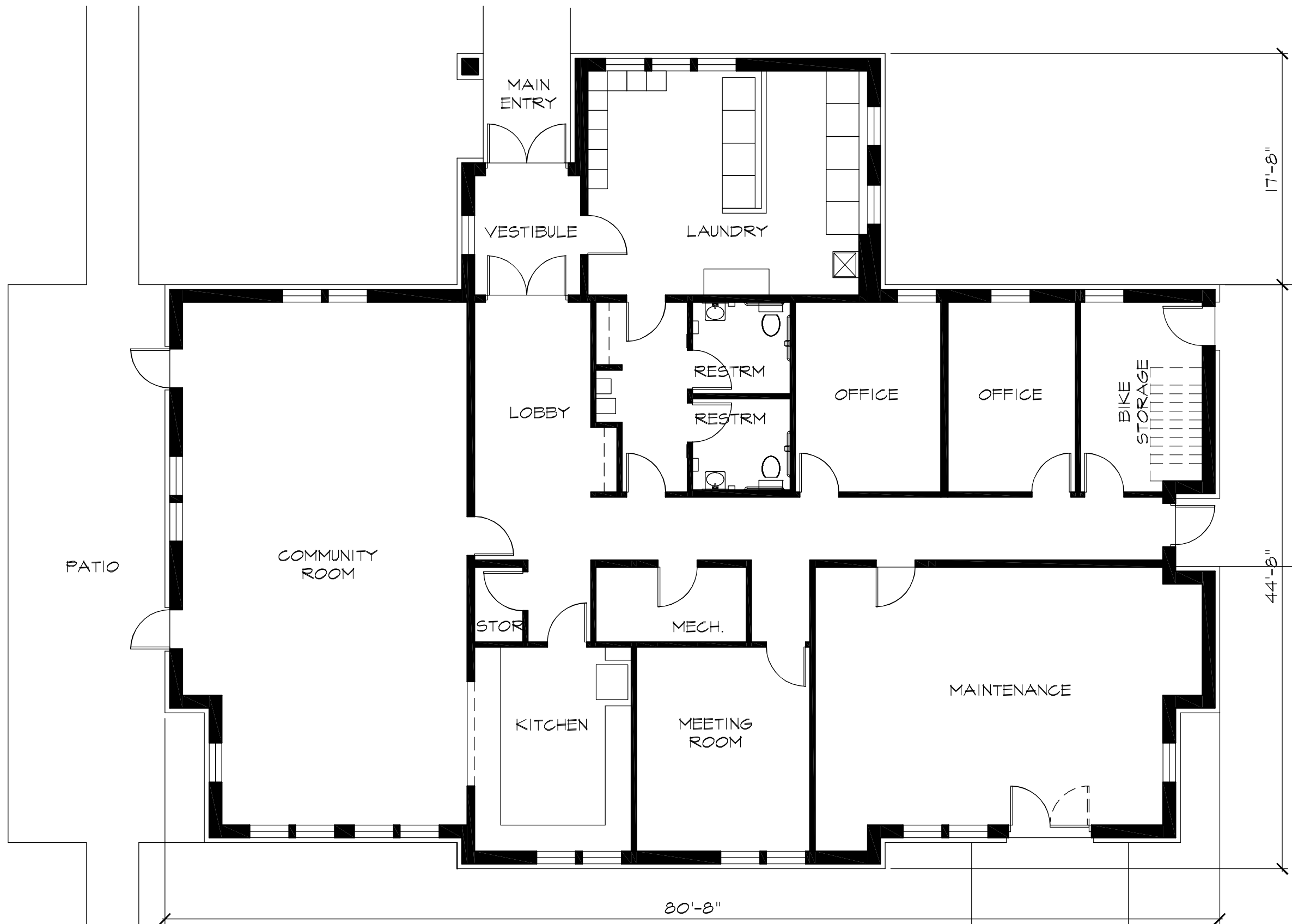
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BUILDING E FRONT (NORTH) ELEVATION 1/8" = 1'-0"



BUILDING E (COMMUNITY CENTER) PLAN 1/8" = 1'-0"

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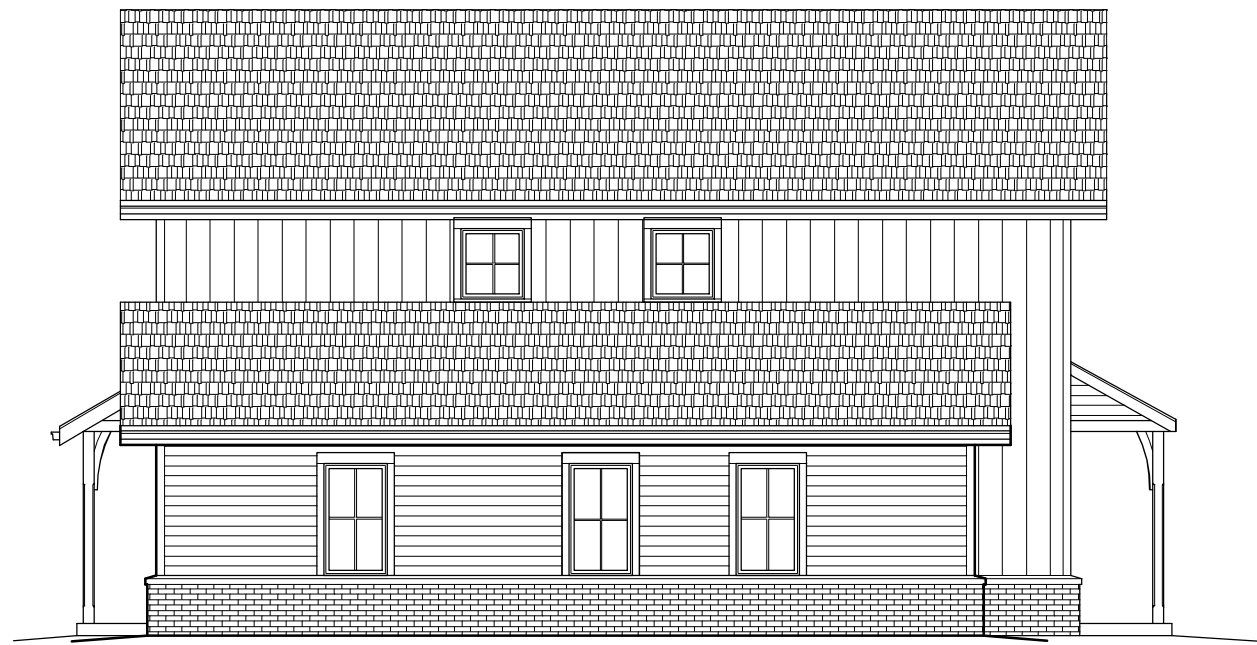
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Elevations

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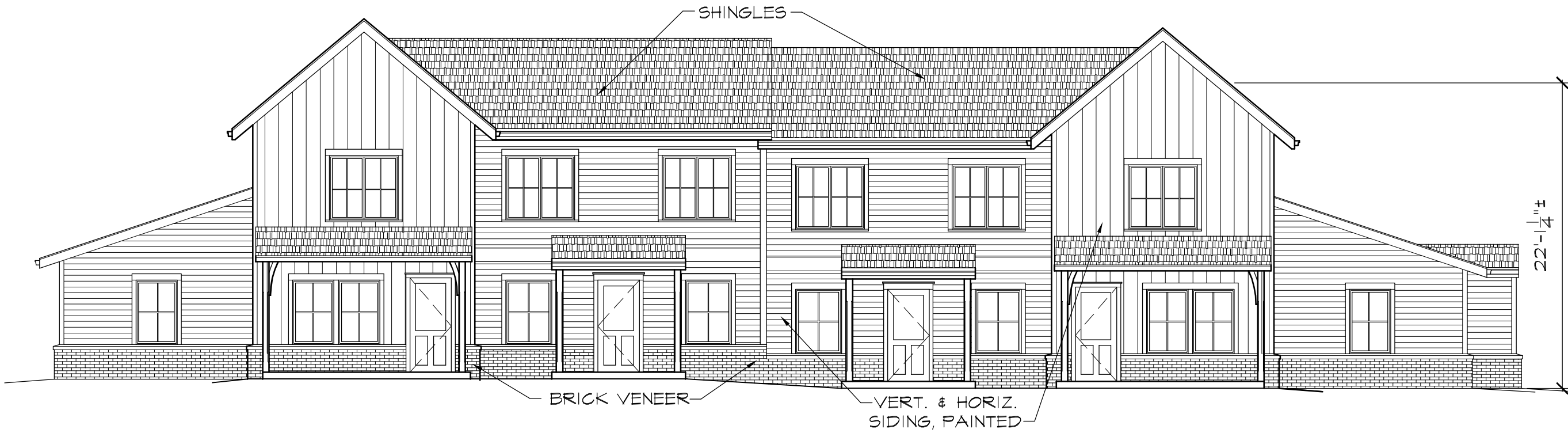
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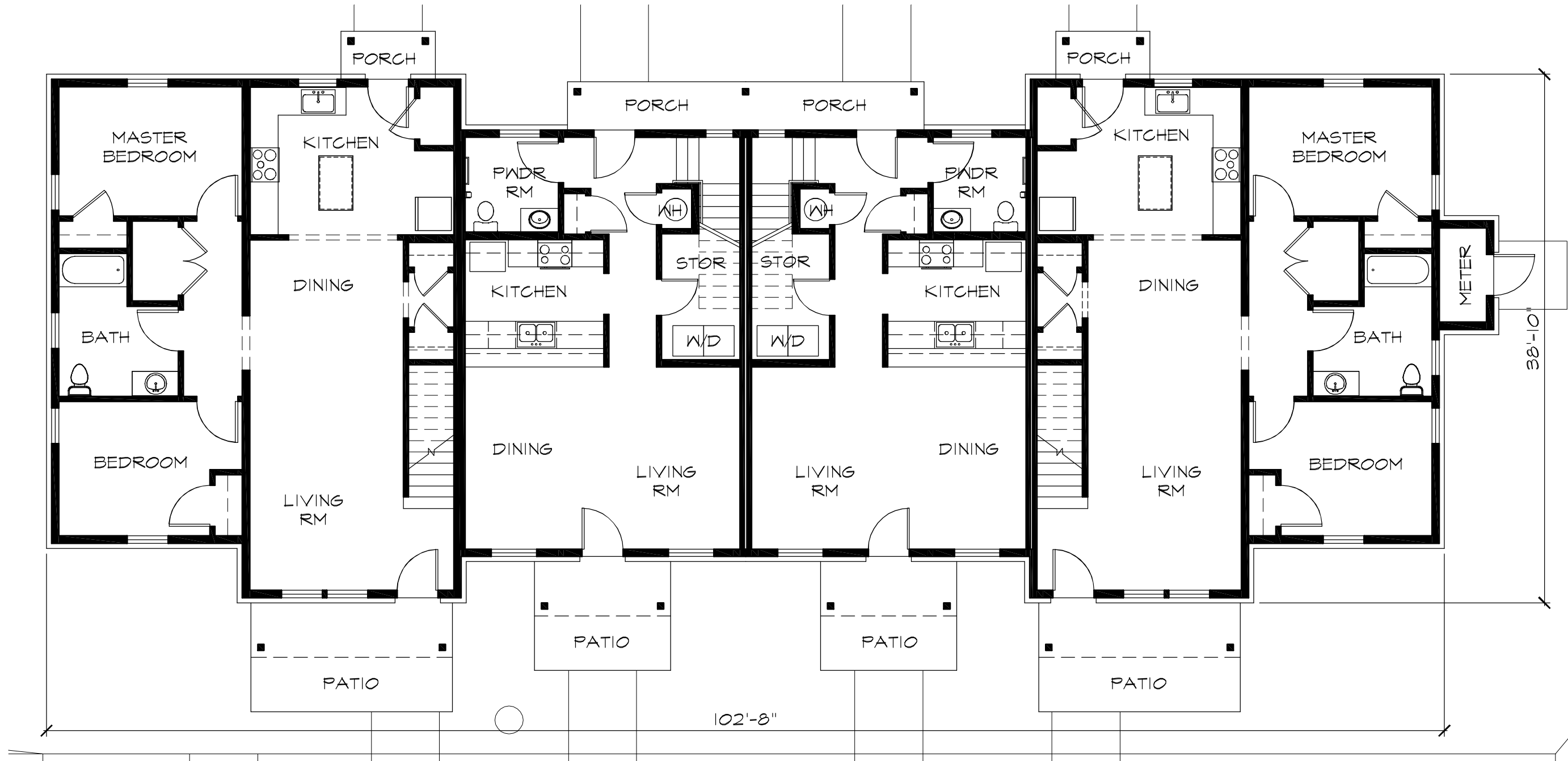
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BUILDING G EAST END ELEV 1/8" = 1'-0"



BUILDING G FRONT (SOUTH) ELEVATION 1/8" = 1'-0"



BUILDING G 1ST FLOOR PLAN 1/8" = 1'-0"

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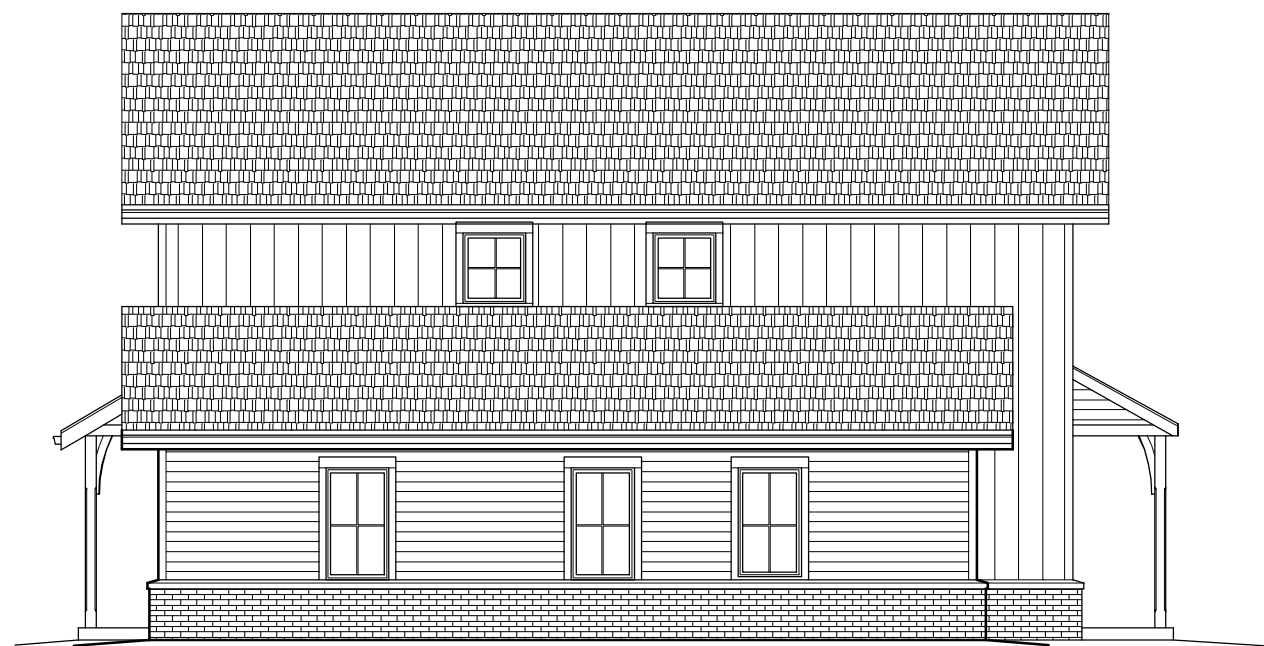
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Building H  
Plan &  
Elevations

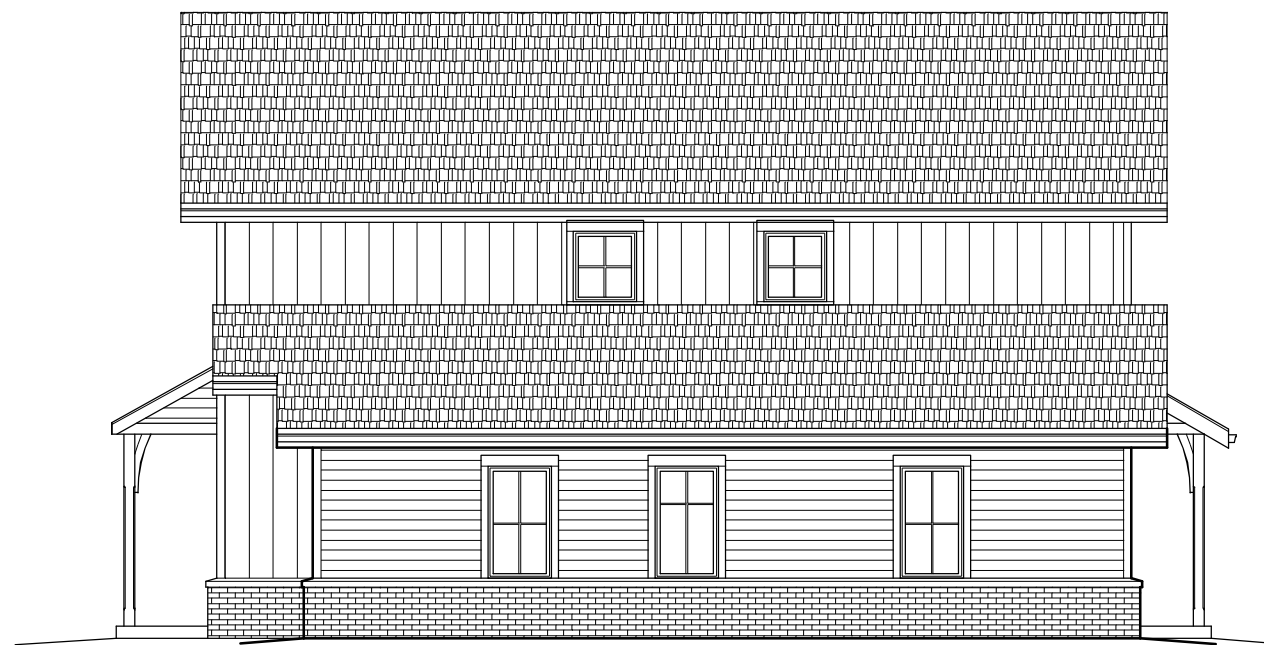
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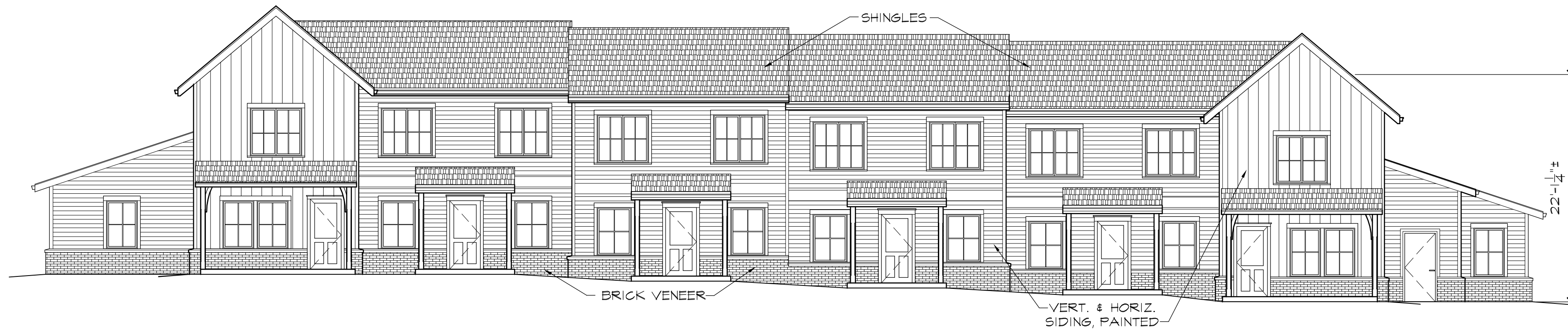
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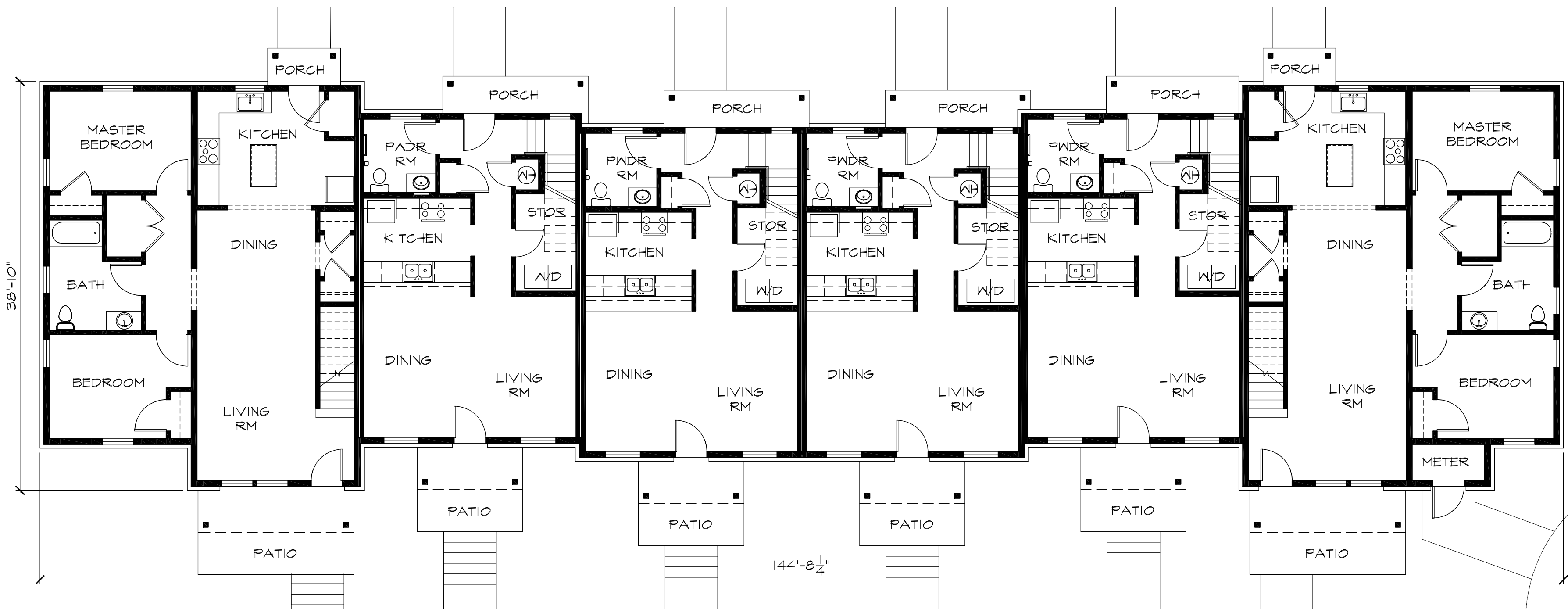
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BUILDING H REAR (NORTH) ELEVATION 1/8" = 1'-0"



BUILDING H FRONT (SOUTH) ELEVATION 1/8" = 1'-0"



BUILDING H 1ST PLAN 1/8" = 1'-0"



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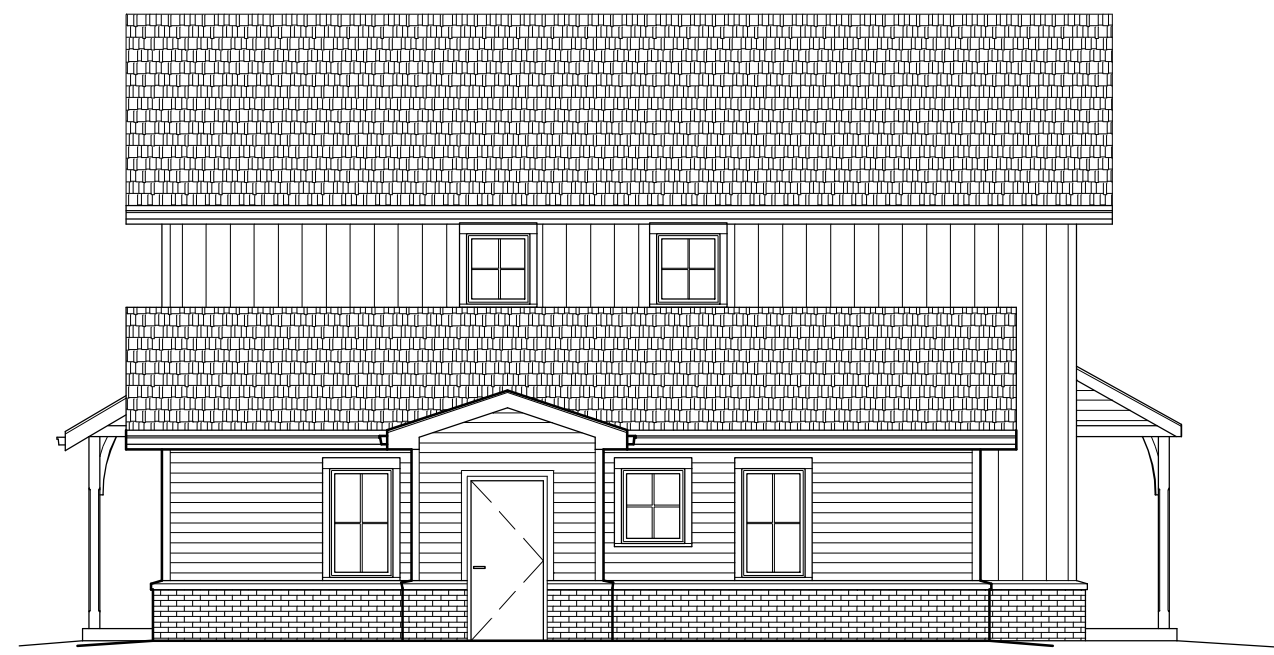
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Building I  
Plan &  
Elevations

Preliminary: Not for  
Construction

Sheet No.:

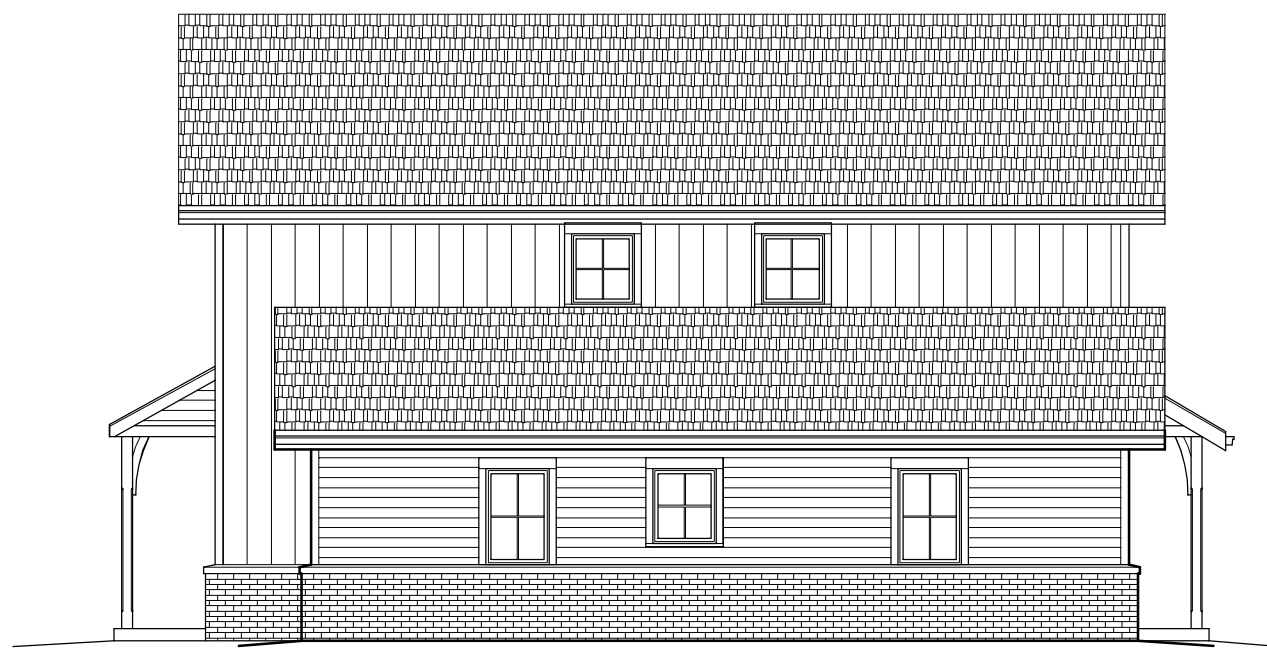
A-9



BUILDING I WEST END ELEV 1/8" = 1'-0"



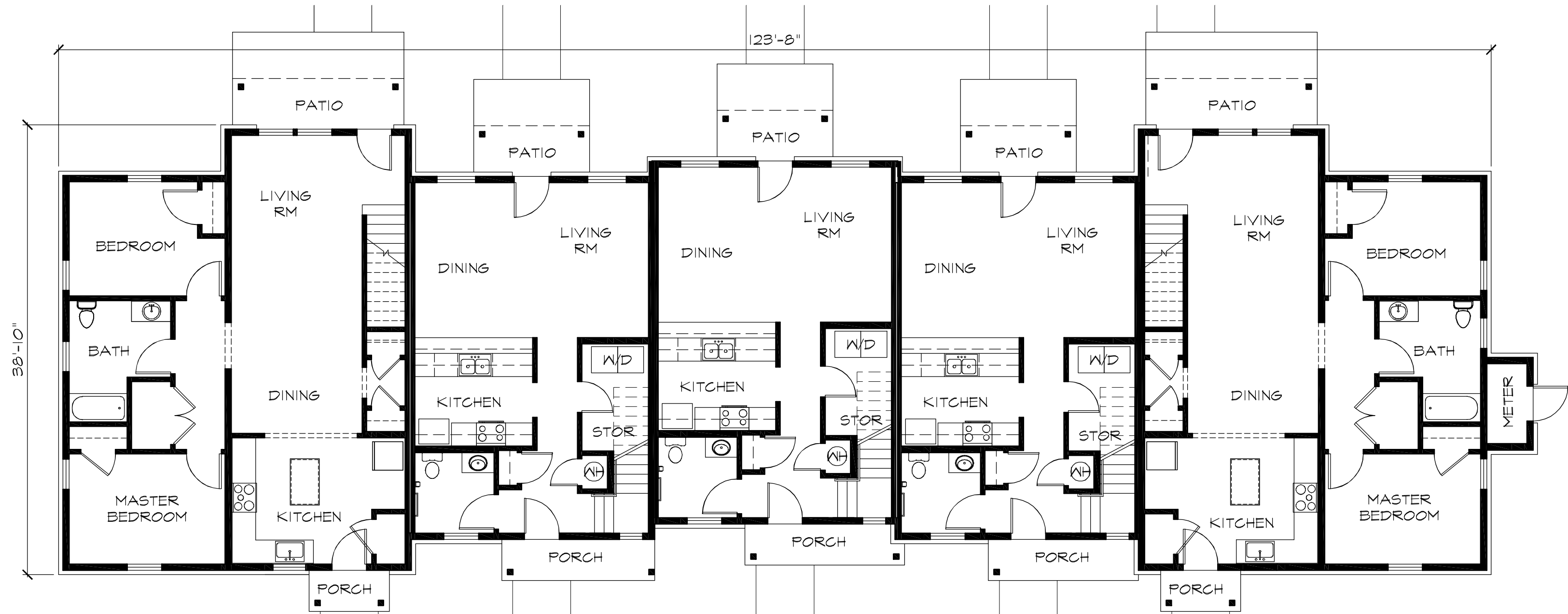
BUILDING I FRONT (NORTH) ELEVATION 1/8" = 1'-0"



BUILDING I EAST END ELEV 1/8" = 1'-0"



BUILDING I REAR (SOUTH) ELEVATION 1/8" = 1'-0"



BUILDING I 1ST FLOOR PLAN 1/8" = 1'-0"

Owner/Client:

Avalon  
Housing

1327 Jones Dr., Suite 102  
Ann Arbor, MI 48105  
ph: 734.663-5858

Project:

Veridian  
North  
Apartments

Platt Road  
Ann Arbor, MI

Revisions:  
Owner Revs: 4/10/20

Date: 11/4/19  
Drawn: DJE  
Project No.: 201929  
Scale: AS SHOWN

Approved:  
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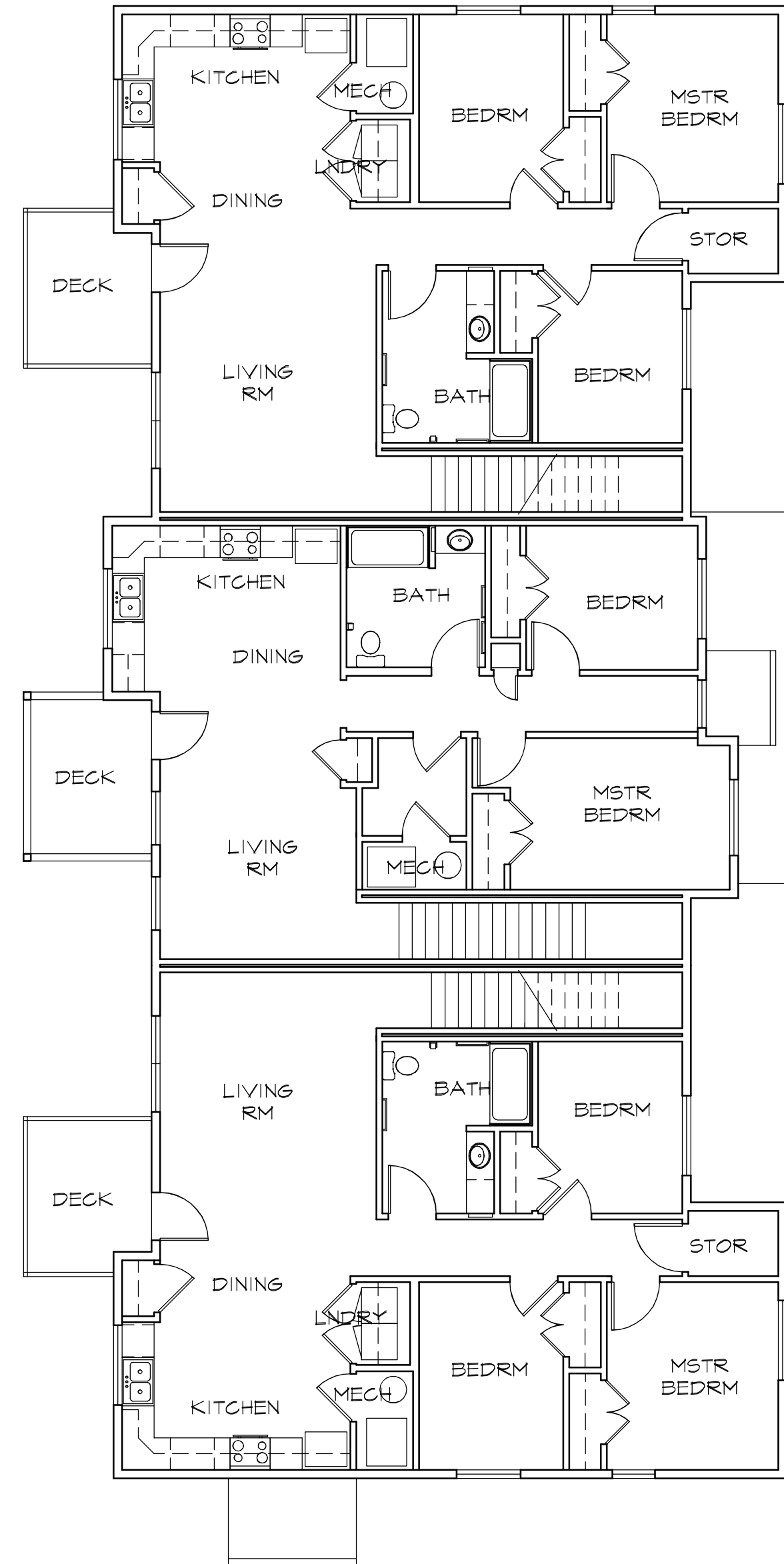
Drawing Title:

Buildings A,  
B, C & D  
2nd Floor  
Plans

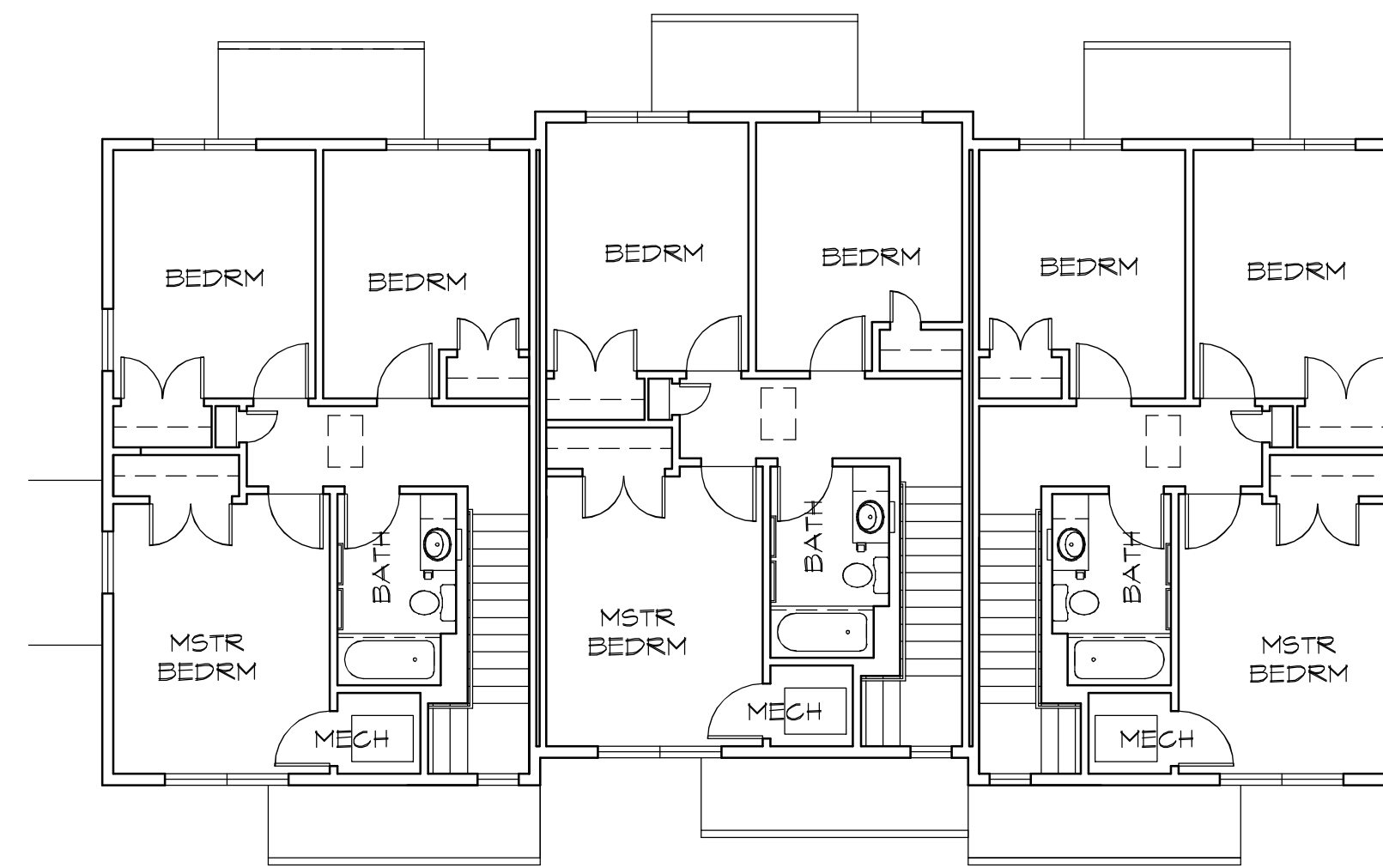
Preliminary: Not for  
Construction

Sheet No.:

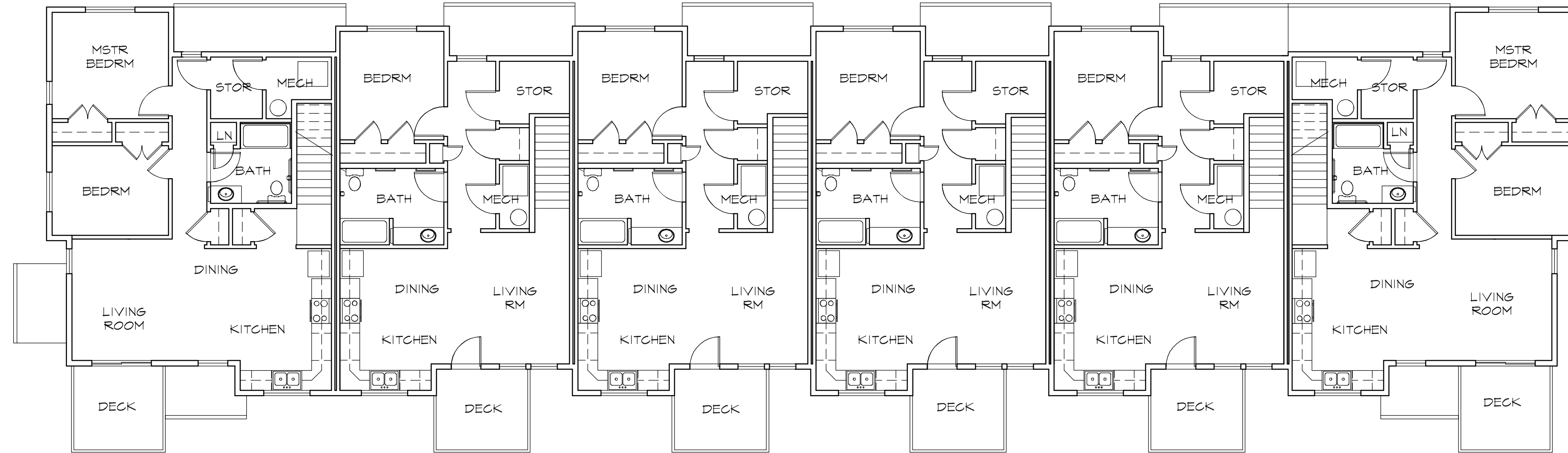
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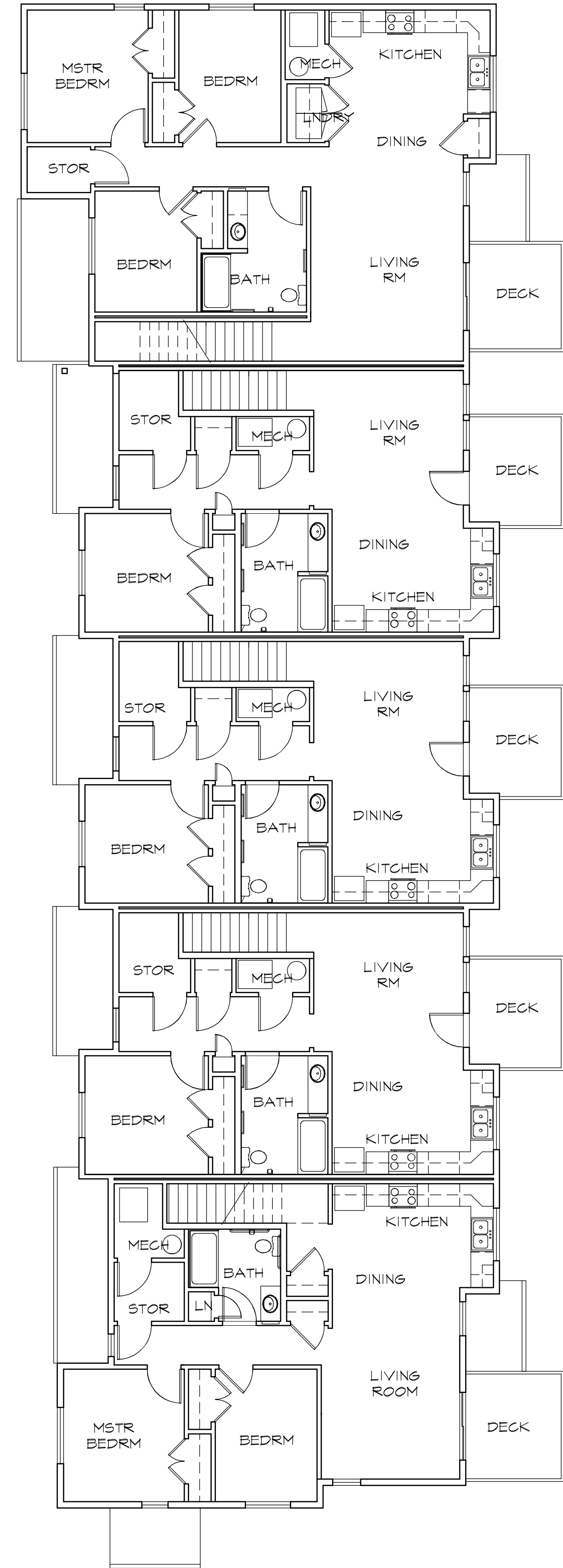
BUILDING D 2ND FLOOR PLAN 1/8" = 1'-0"



BUILDING C 2ND FLOOR PLAN 1/8" = 1'-0"



BUILDING B 2ND FLOOR PLAN 1/8" = 1'-0"



BUILDING A 2ND FLOOR PLAN 1/8" = 1'-0"



Owner/Client:

Avalon  
Housing

1327 Jones Dr., Suite 102  
Ann Arbor, MI 48105  
ph: 734.663-5858

Project:

Veridian  
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Revisions:  
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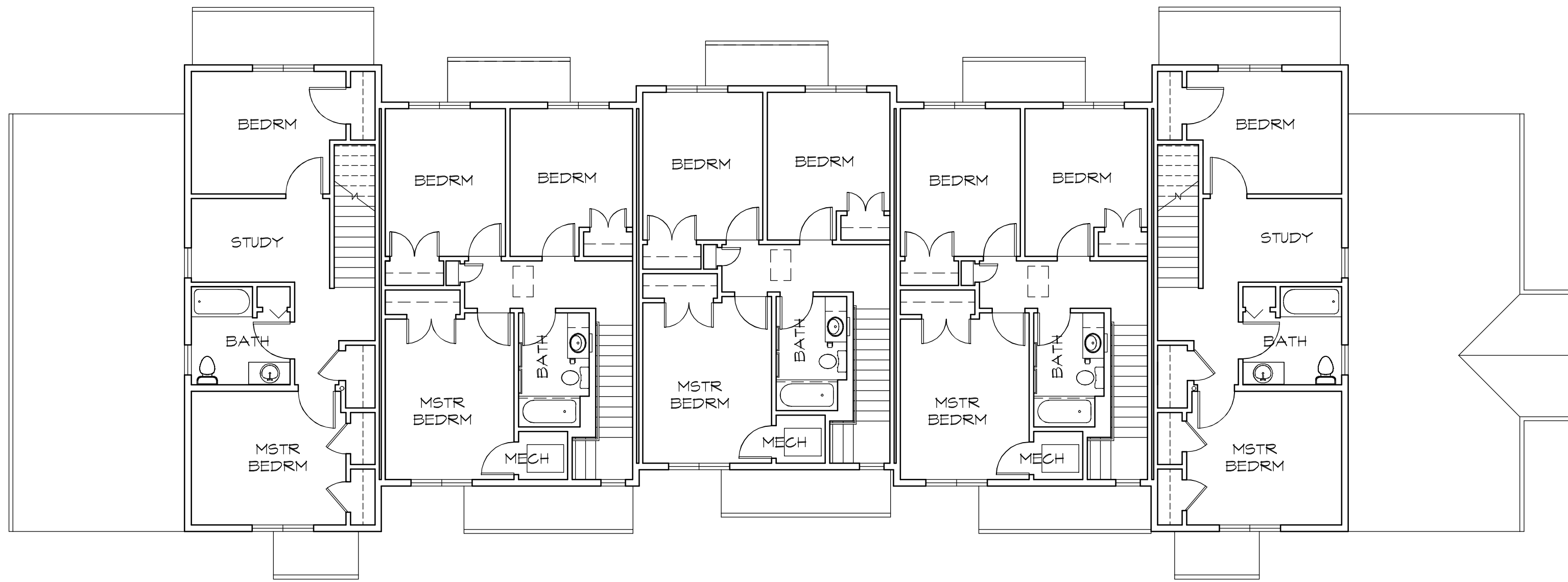
Drawing Title:

Buildings F,  
G, H & I 2nd  
Floor Plans

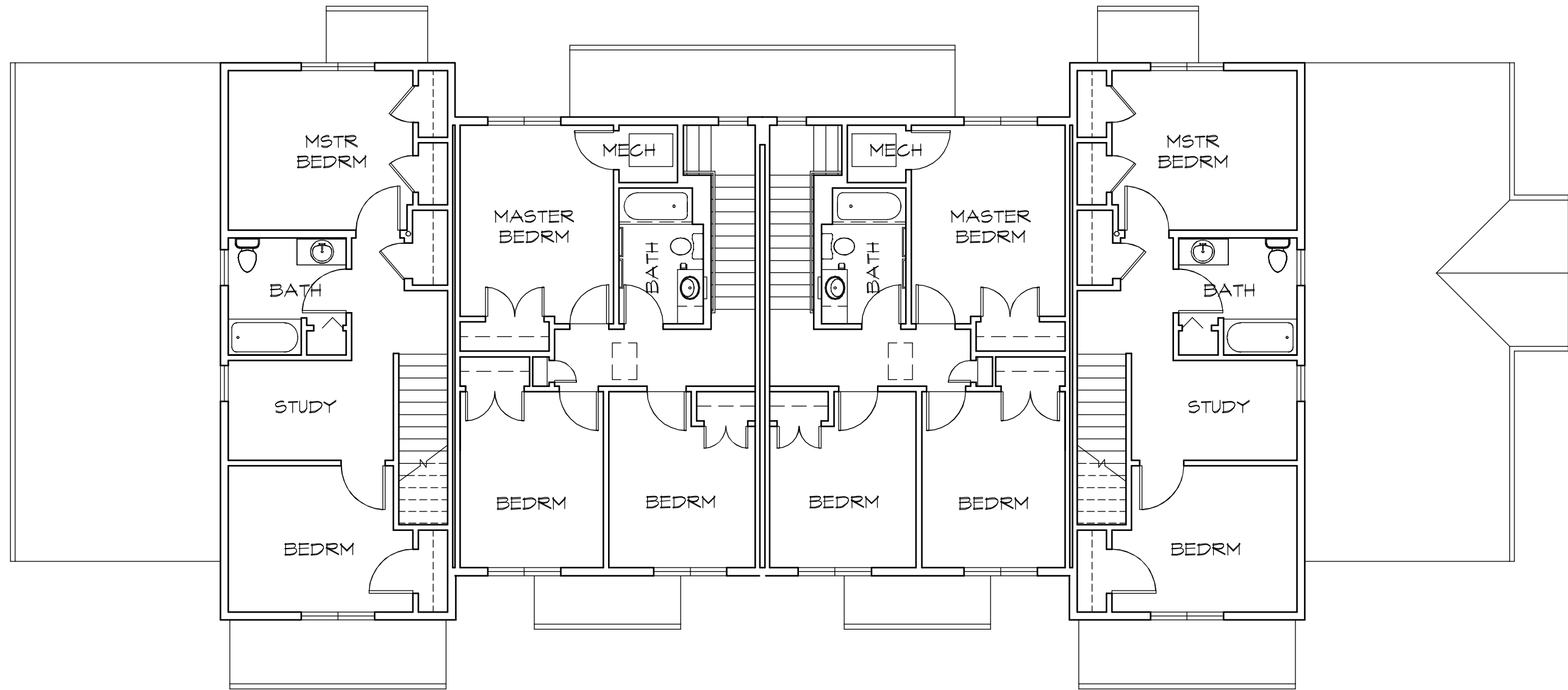
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Construction

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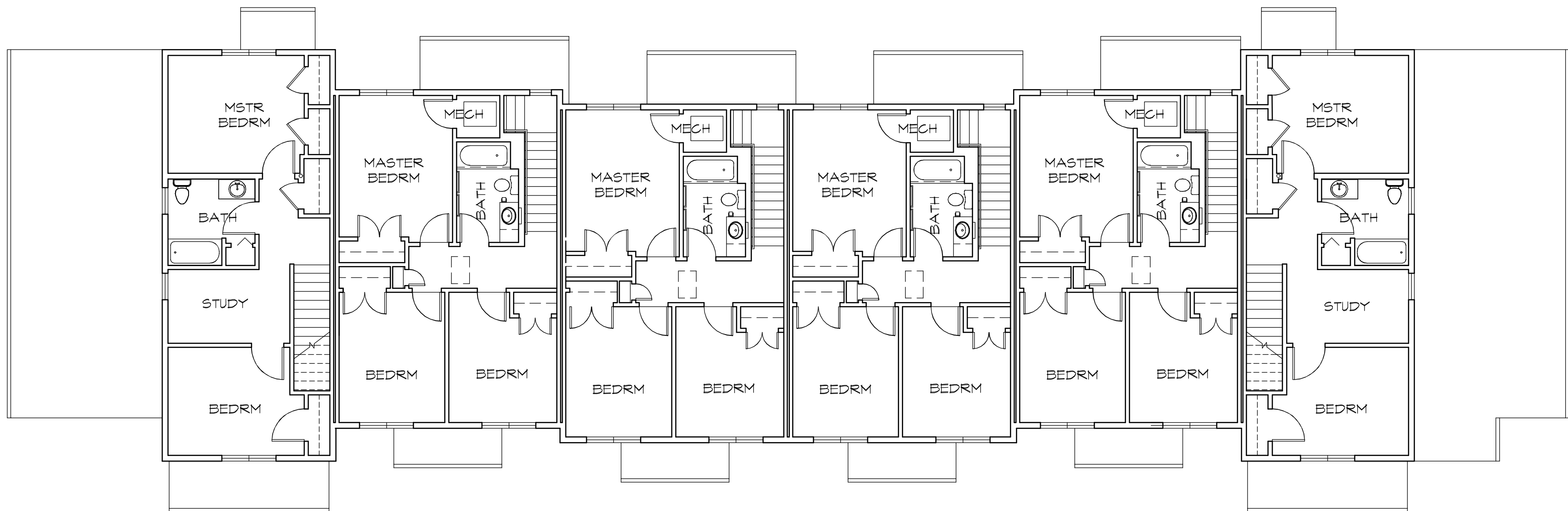
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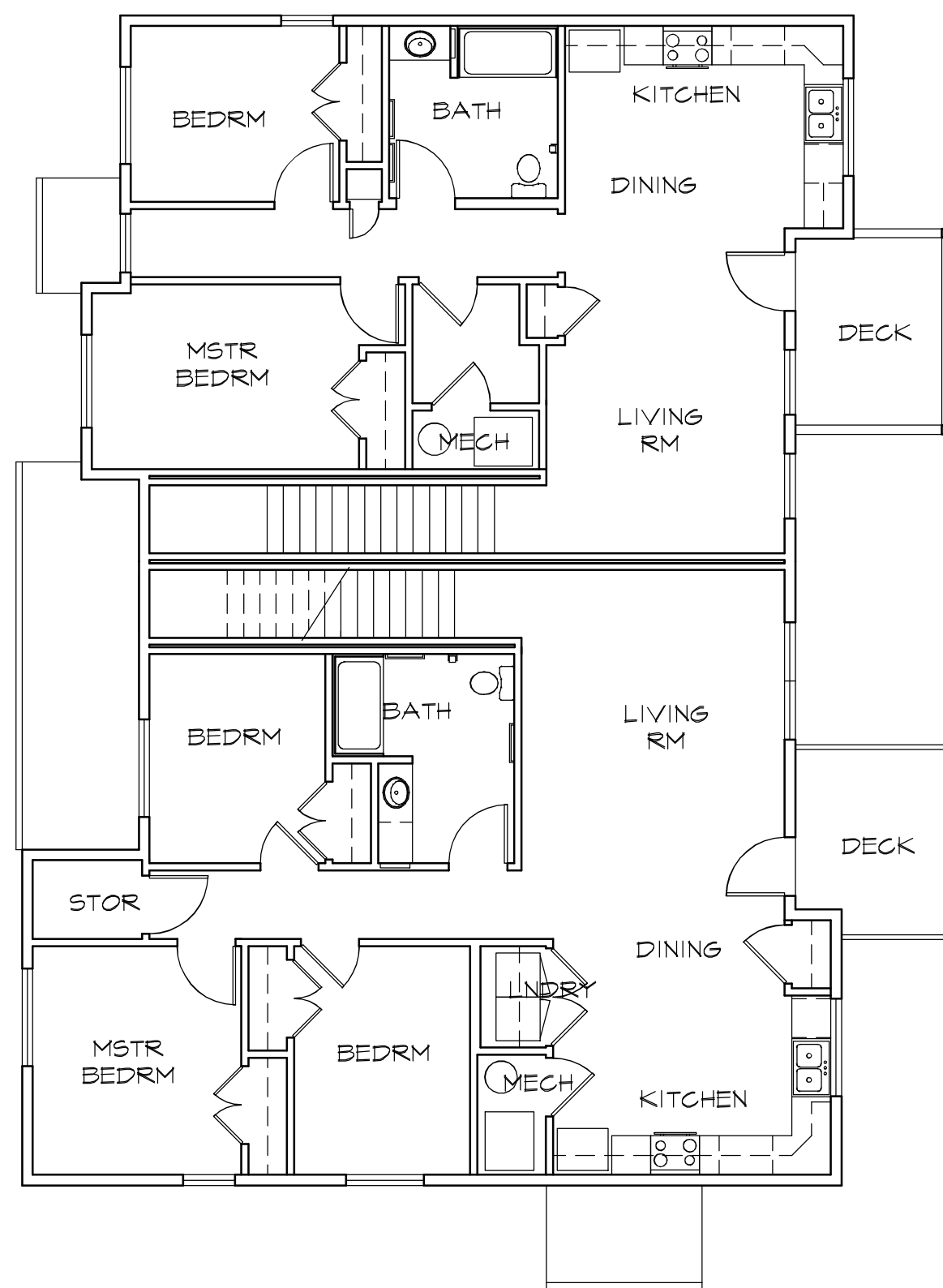
BUILDING I 2ND FLOOR PLAN 1/8" = 1'-0"



BUILDING G 2ND FLOOR PLAN 1/8" = 1'-0"

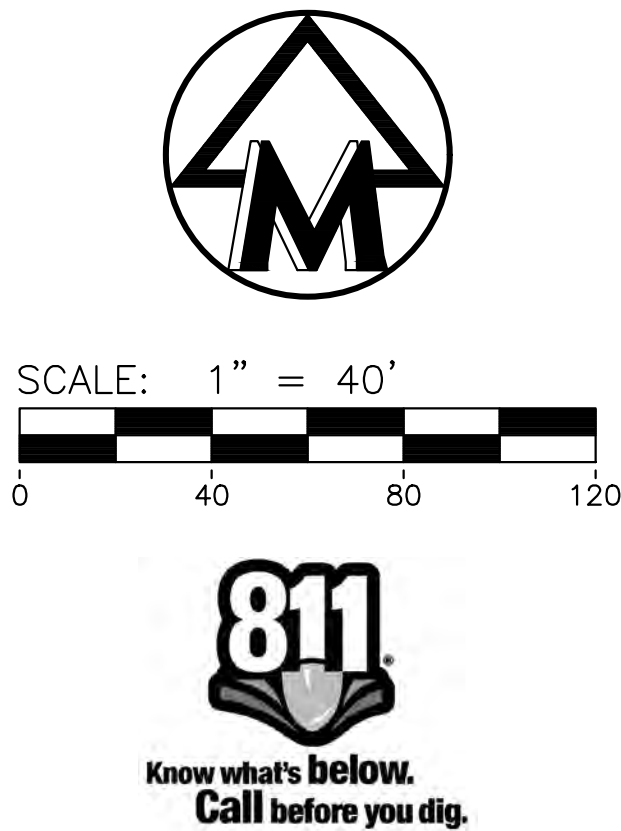
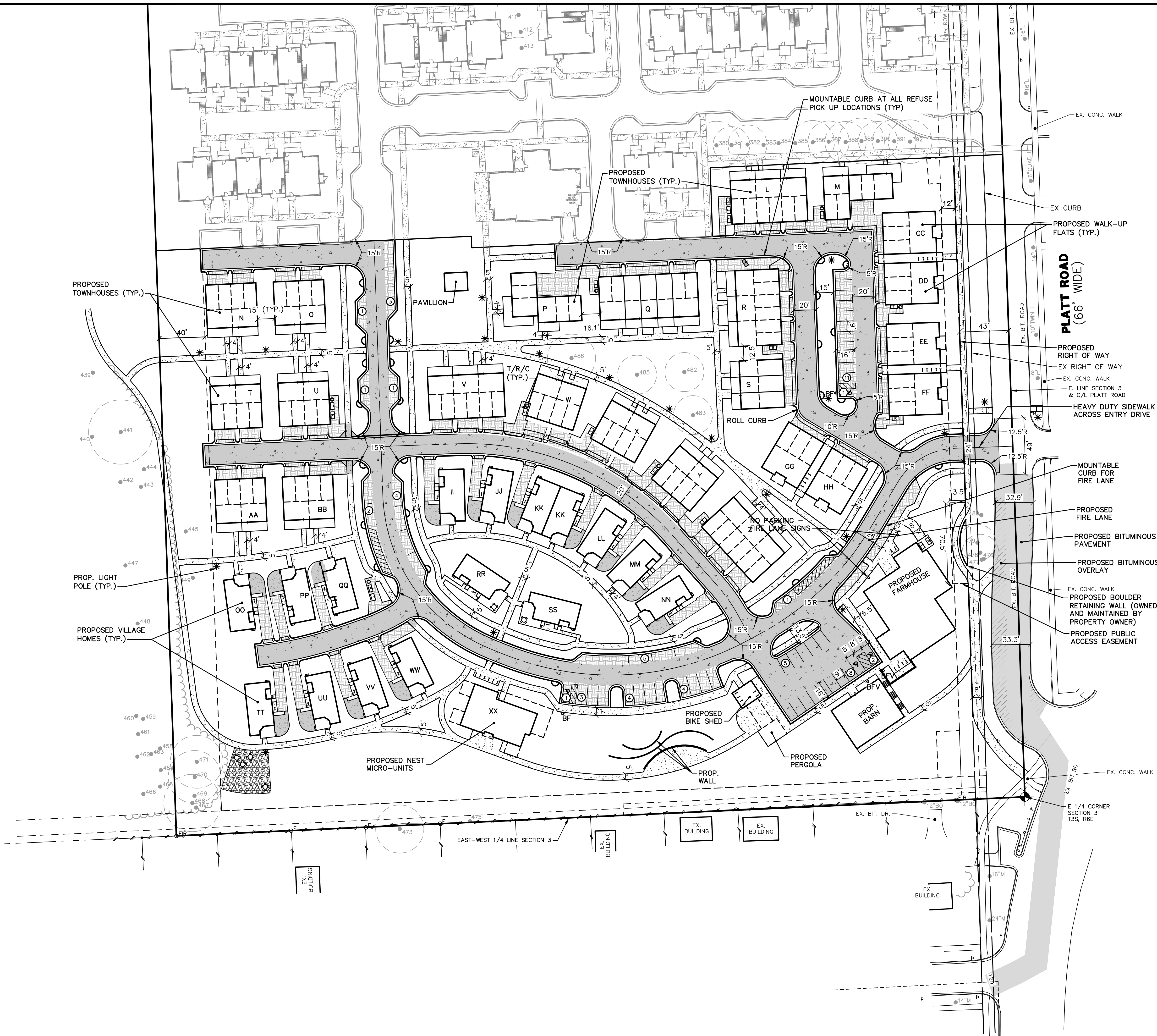


BUILDING H 2ND FLOOR PLAN 1/8" = 1'-0"



BUILDING F 2ND FLOOR PLAN 1/8" = 1'-0"





NOTES

1. ALL WORK TO BE PERFORMED SHALL COMPLY WITH ALL GOVERNMENTAL, STATE AND MUNICIPAL CODES AND ORDINANCES.
2. ACCESSIBLE PARKING SPACES AND REQUIRED BARRIER FREE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.
3. CURB RADIAL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. DRIVE AISLE DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. ISLAND DIMENSIONS ARE TO BACK OF CURB. SIDEWALK DIMENSIONS ARE TO BACK OF CURB OR EDGE OF WALK.
4. 80 PROPOSED VEHICULAR PARKING SPACES TO BE DEDICATED TO BE EV IN THE FUTURE.
5. EV BIKE SHARE AND EV CARGO BIKE PARKING WILL ALSO BE DEDICATED IN THE FUTURE.
6. HOUSE TYPES BY LABEL:
  - A. L-BB : TOWNHOUSES
  - B. CC-HH : WALK-UP FLATS
  - C. II-WW : VILLAGE HOMES
  - D. XX : NEST MICRO-UNITS
7. BARRIER CURB SHALL BE INSTALLED ALONG THE ENTRY DRIVE. ROLLED CURB SHALL BE INSTALLED ALONG ALLEYS WHERE RESIDENTIAL DRIVEWAYS ARE PRESENT AND AT FIRE AND REFUSE VEHICLE SERVICE LOCATION ARE PRESENT.

LEGEND

- ① NUMBER OF STANDARD PARKING SPACES IN ROW
- ② NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- T/R/C TRASH, RECYCLE, COMPOST
- R BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. GRAVEL
- PROP. BITUMINOUS PAVEMENT
- PROP. PERVIOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE
- PROP. BITUMINOUS OVERLAY
- P SIGN
- \* PROP. LIGHT POLE

VERIDIAN AT COUNTY FARM SOUTH

CLIENT  
THRIVE COLLABORATIVE  
C/O JONNA LUXURY HOMES  
1957 CROOKS ROAD, SUITE B  
TROY, MI 48064  
JOEY JONNA, (248) 566-6700

PUD SITE PLAN  
DIMENSIONAL SITE PLAN

06

JOB No.	18311	DATE:	10/24/2019
REVISIONS:	REV. DATE:	SHEET	06 OF 35
PER MUNICIPAL REVIEW	05/17/20	CADD:	
PER MUNICIPAL REVIEW	6/15/20	ENG:	HTH
		PM:	SCD
		TECH:	
			18311SP1







VILLAGE HOMES



FRONT ELEVATION  
OPTION A



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION  
OPTION B



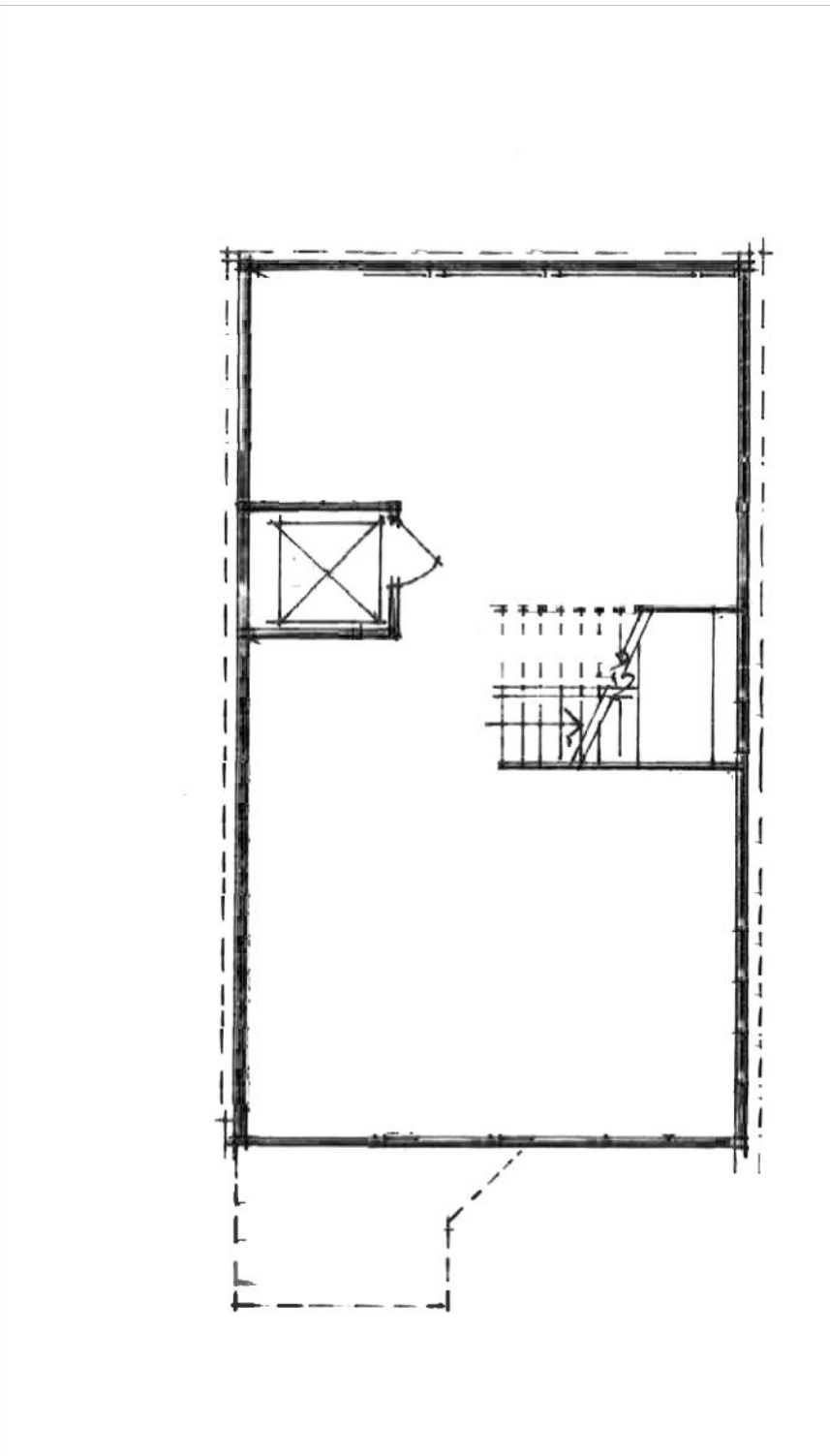
SIDE ELEVATION



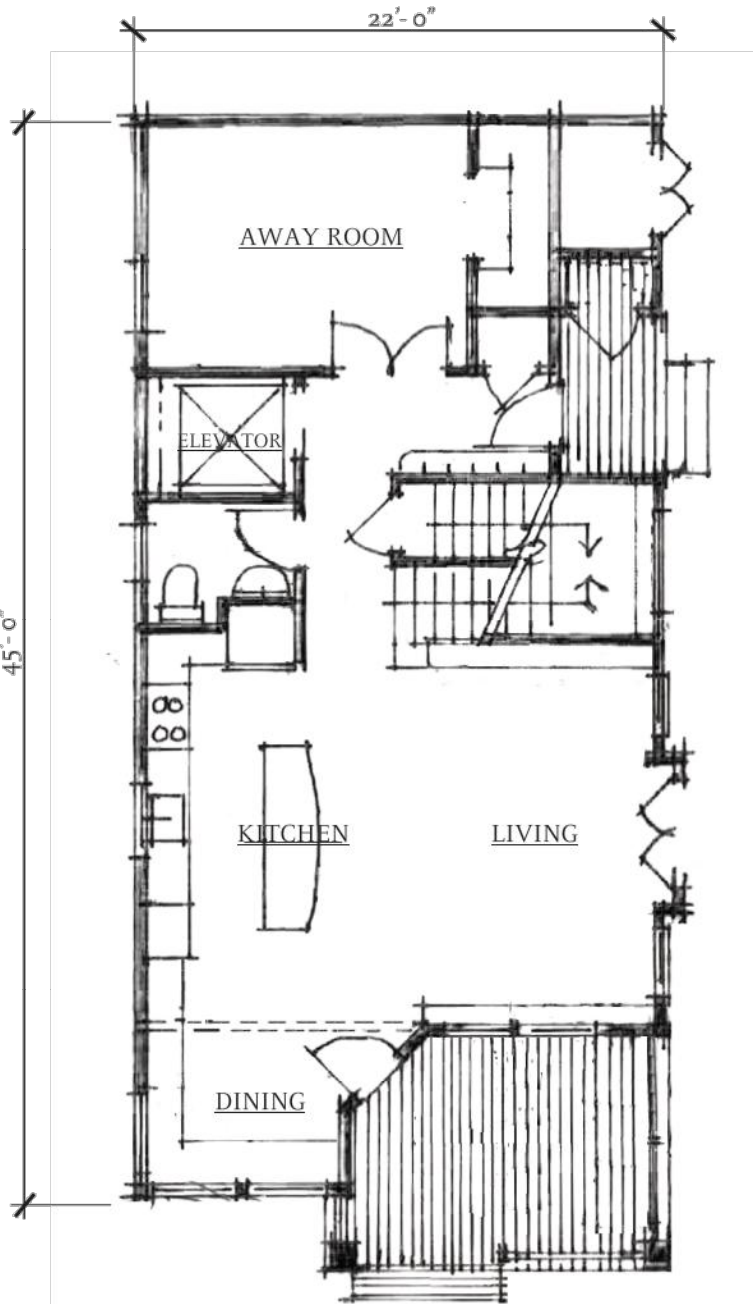
REAR ELEVATION



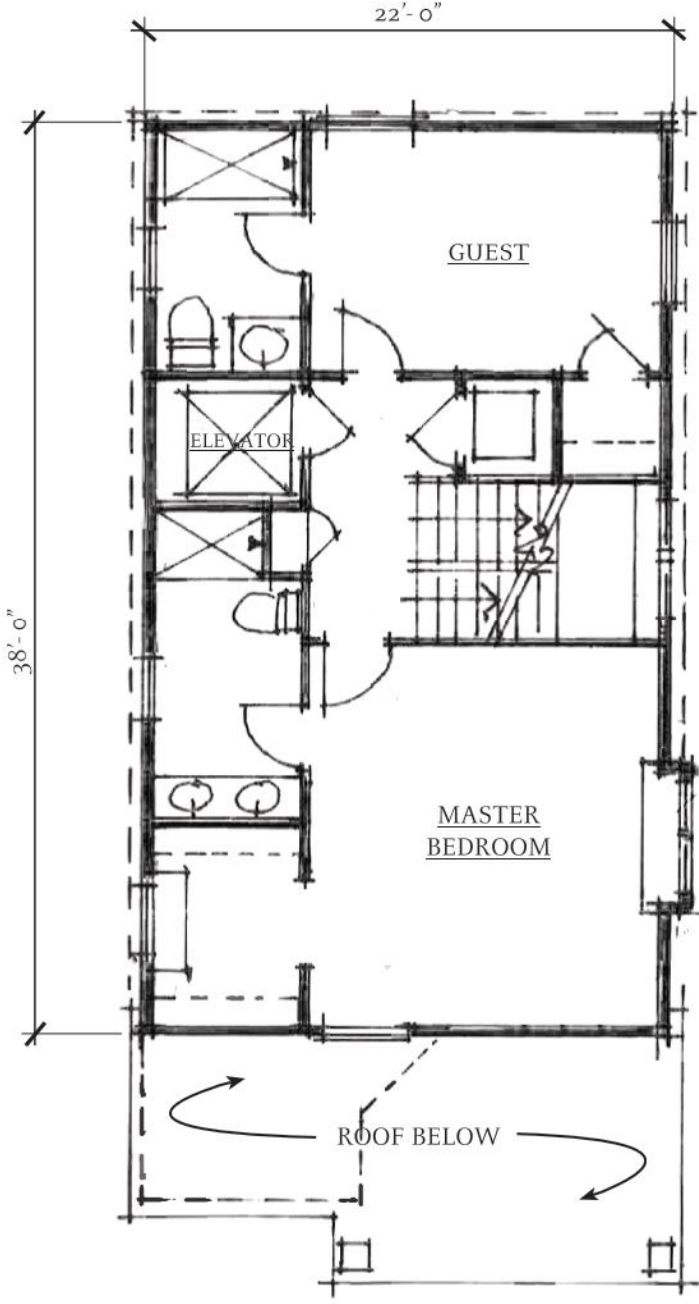
SIDE ELEVATION



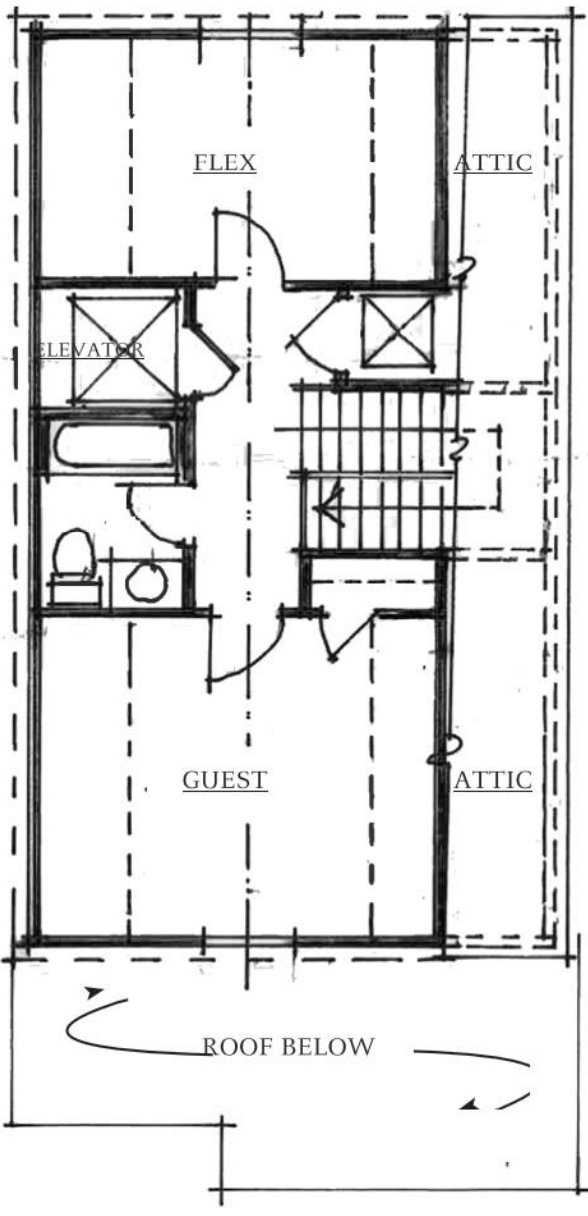
BASEMENT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

KEY MAP

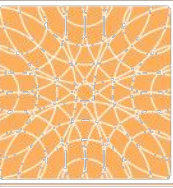


SCALE: 1"=100'-0"

EXTERIOR FINISH MATERIALS

- METAL, RUBBER, ASPHALT OR COMPOSITE ROOFING
- SOLAR SHINGLES OR ROOF-MOUNTED PV PANELS
- SEAMLESS METAL GUTTERS AND DOWNSPOUTS
- VARIETY OF HORIZONTAL, SHINGLE AND VERTICAL SIDING PROFILES
- STUCCO, PARGING, BRICK AND STONE VENEERS
- COMPOSITE CORBELS, BRACKETS, RAFTER TAILS AND DECORATIVE TRIM
- INSULATED DOUBLE-HUNG, CASEMENT AND FIXED WINDOWS WITH DIVIDED LITES
- INSULATED ENTRY AND PATIO DOORS
- COMPOSITE OR HEAVY TIMBER PORCH POSTS AND KNEE BRACES
- DECORATIVE RAILING AND GUARD RAIL SYSTEMS PER PLAN

**Note of Intent:**  
The above list is not exhaustive, but representative of some materials intended for use. The exterior finish palette will include a selection of natural and synthetic products that meet the team's high standards for aesthetics, environmental sustainability, and low maintenance. Veridian at County Farms will endeavor to source 80% or more of wood from site harvested, salvaged, or FSC certified wood products. In addition, the project shall avoid products containing red list materials, such as PVC and VOCs, wherever feasible.





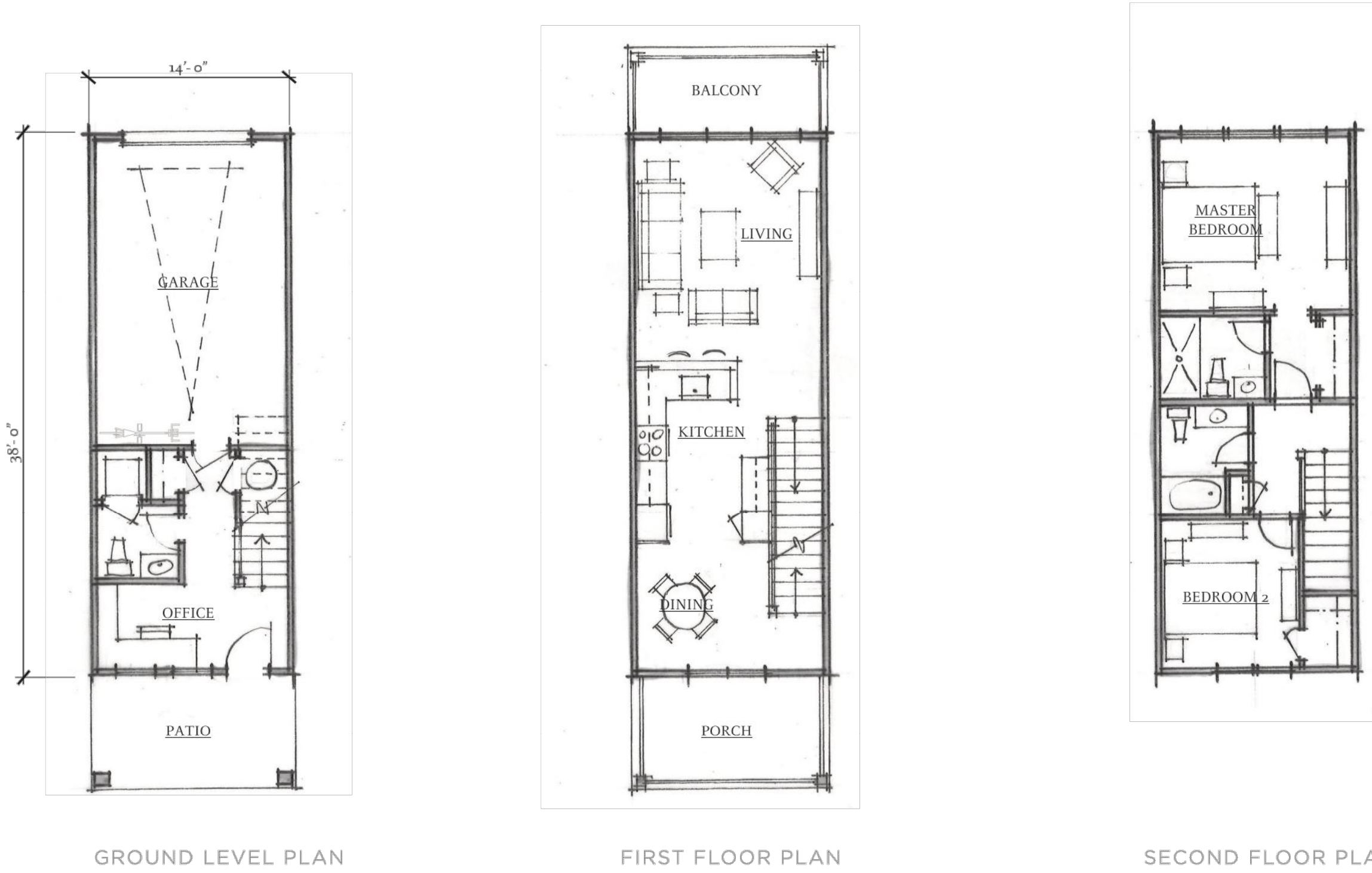
TOWNHOUSE A



EXTERIOR FINISH MATERIALS

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KEY MAP

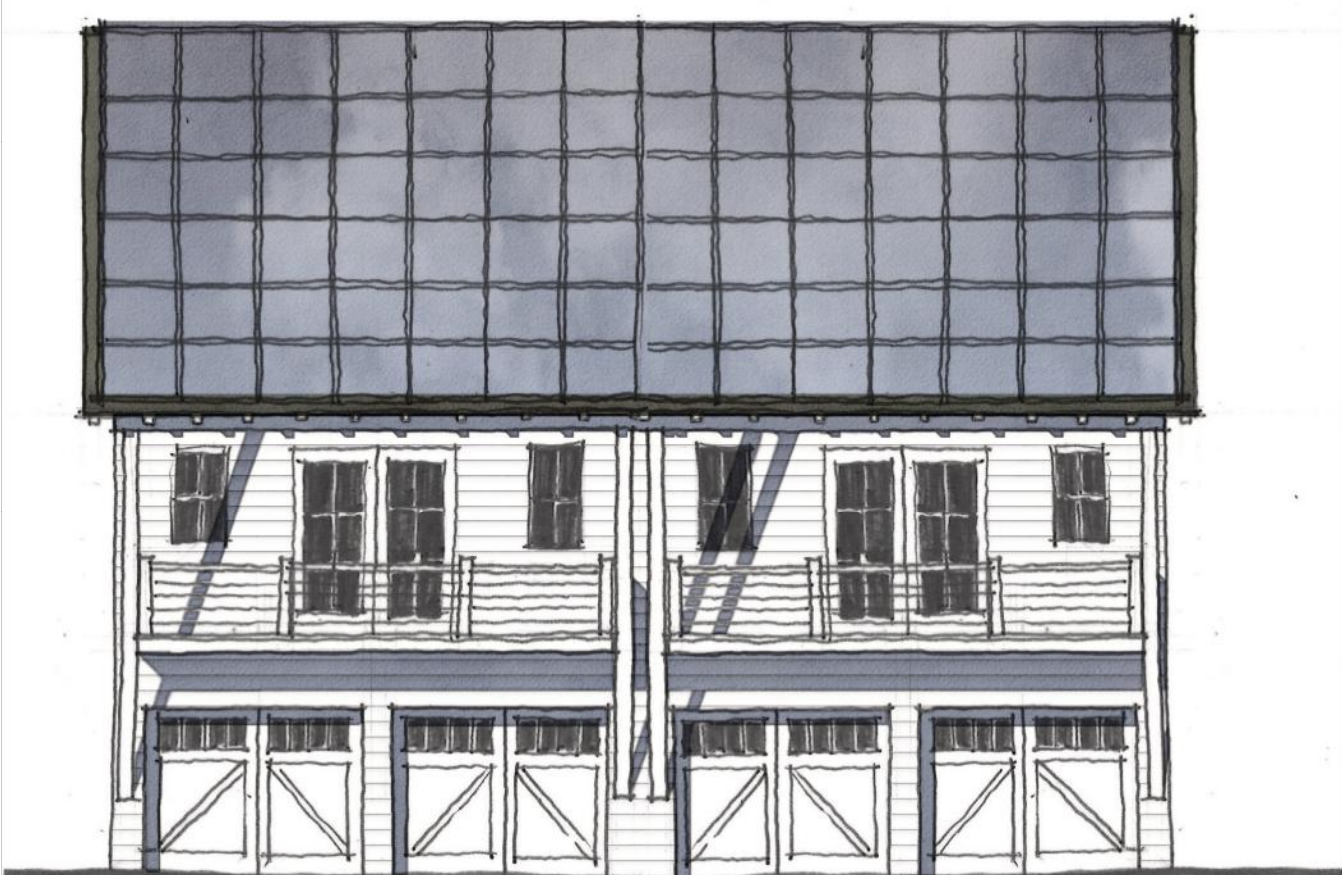




TOWNHOUSE B



FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)

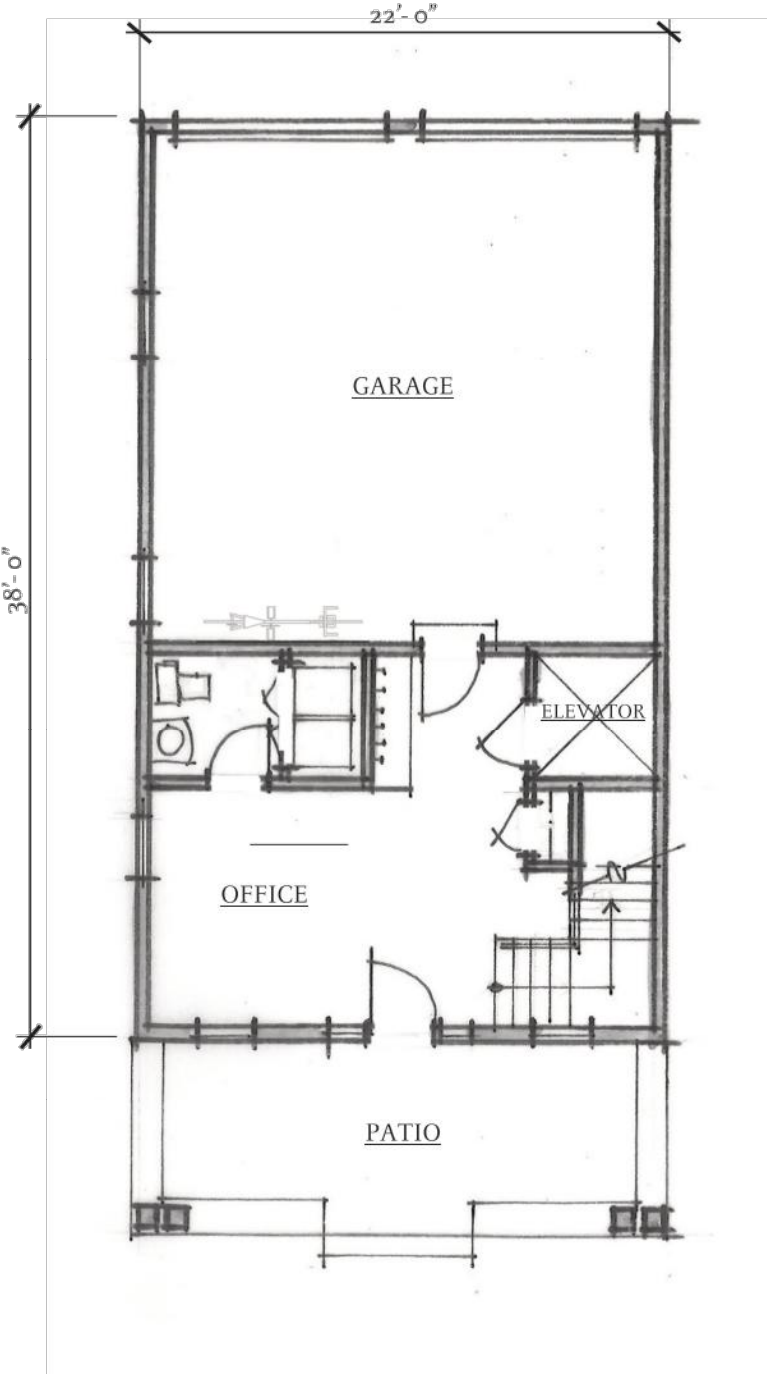


SIDE ELEVATION (EAST/WEST)

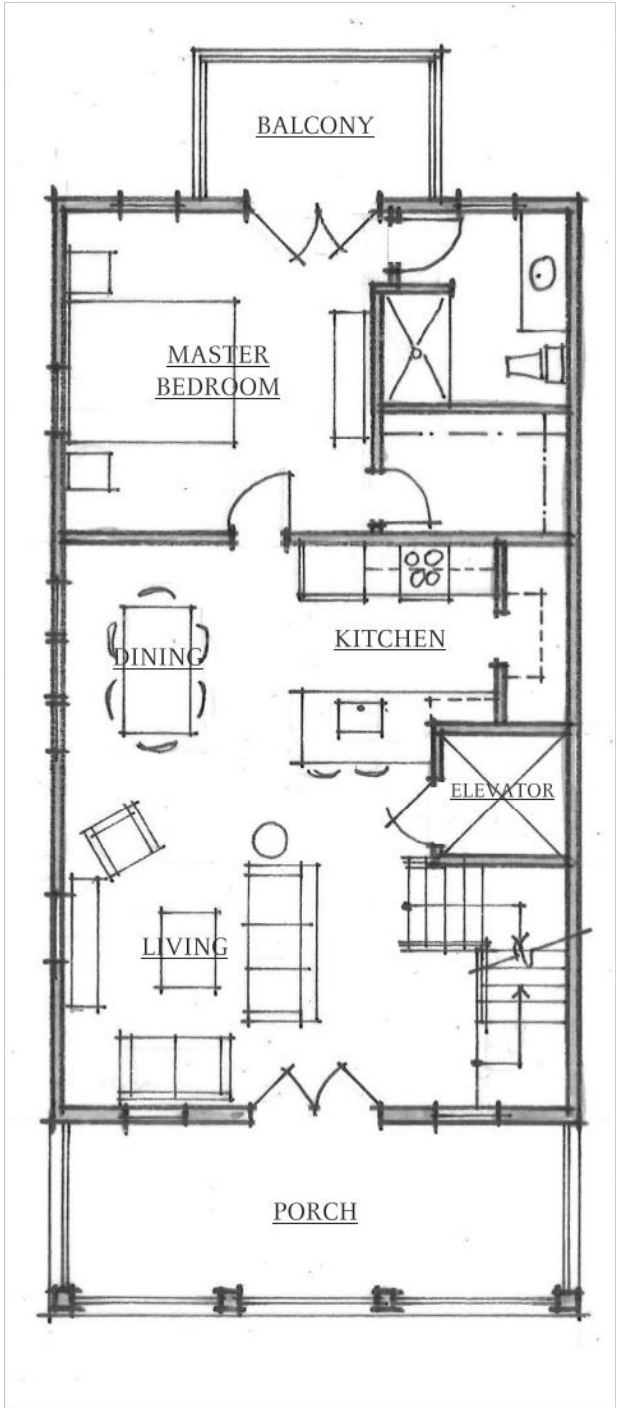
EXTERIOR FINISH MATERIALS

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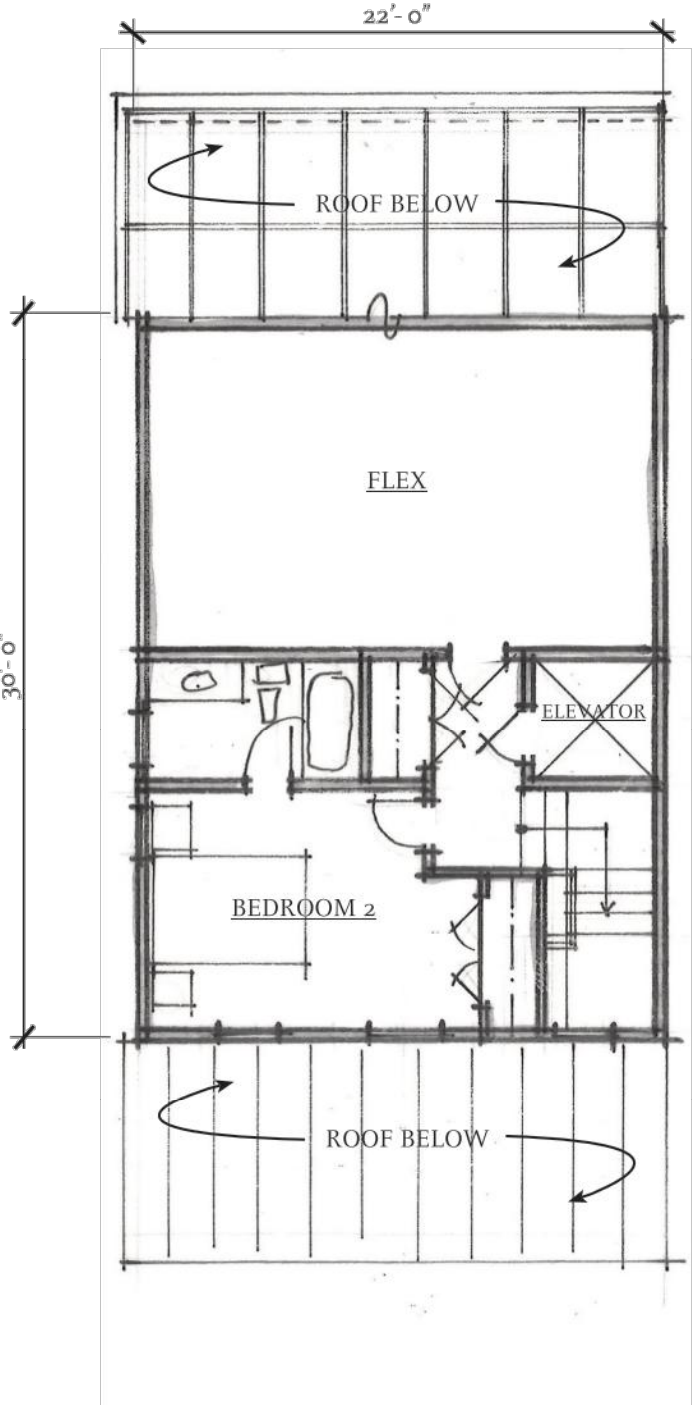
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GROUND LEVEL PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEY MAP



SCALE: 1/8"=1'-0"  
0 1 2 4 8 16 32



TOWNHOUSE C

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FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST/WEST)

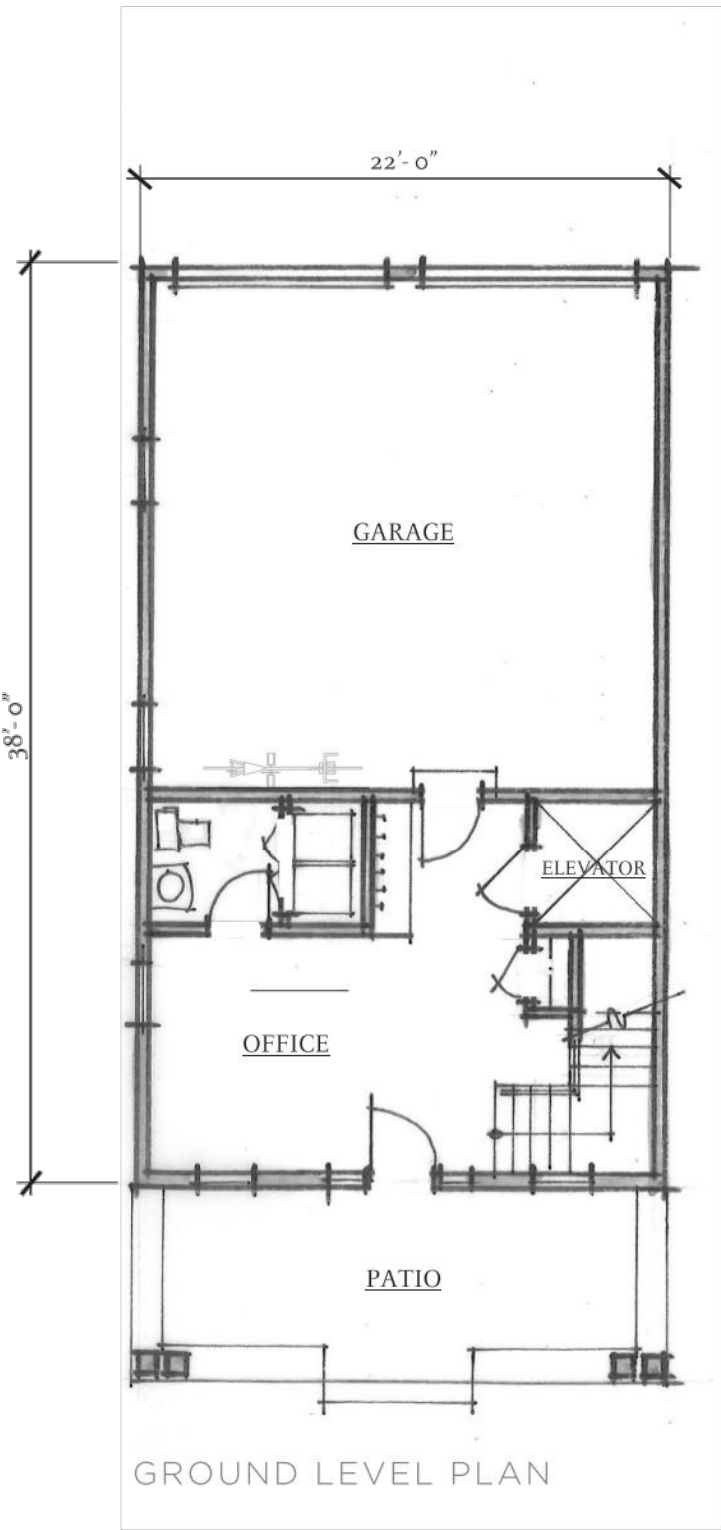


REAR ELEVATION (NORTH)

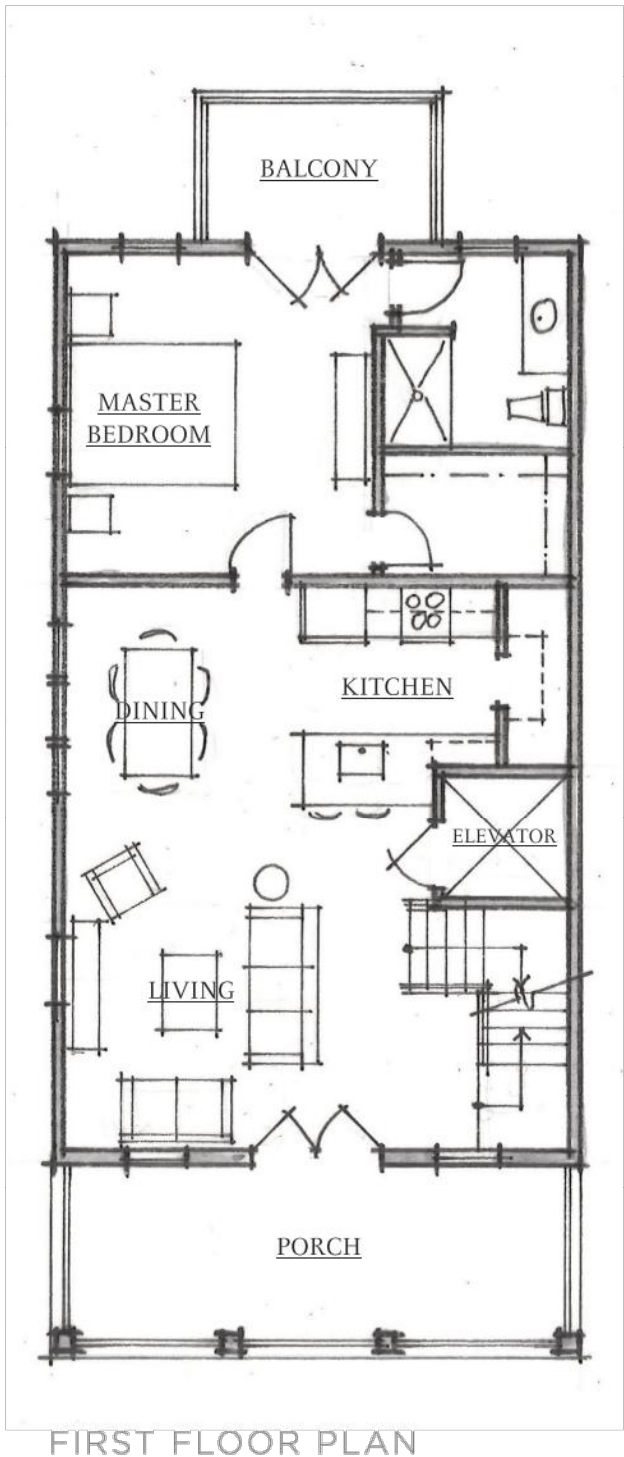
EXTERIOR FINISH MATERIALS

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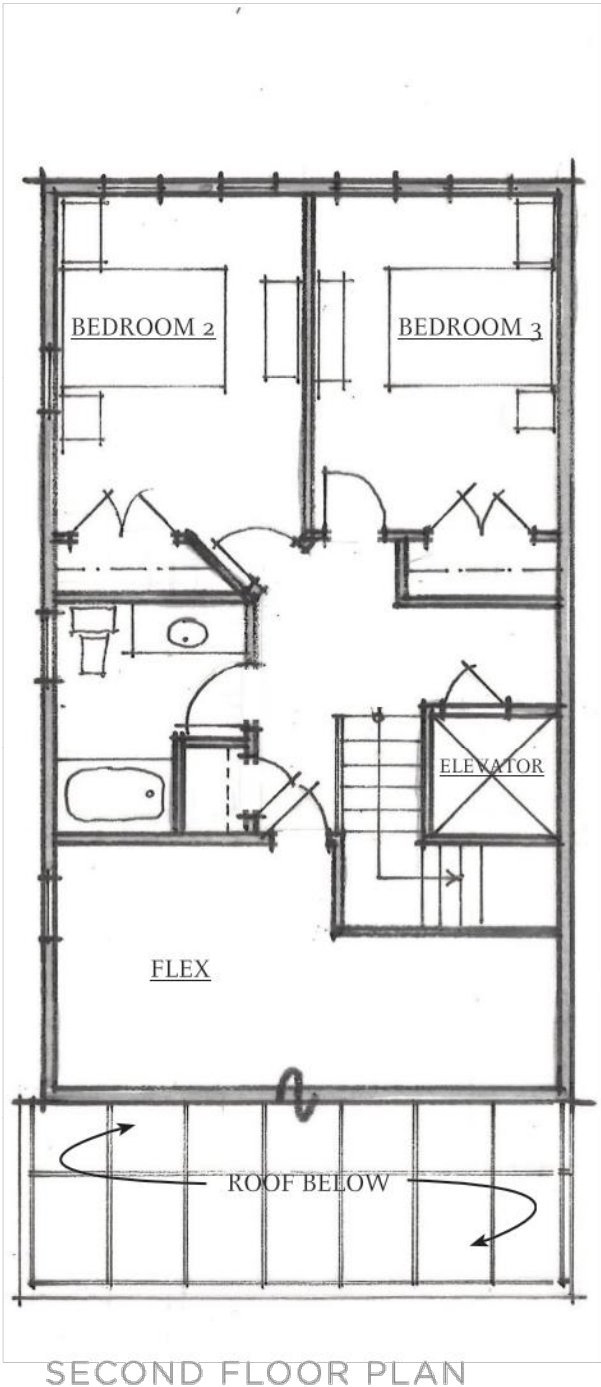
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GROUND LEVEL PLAN

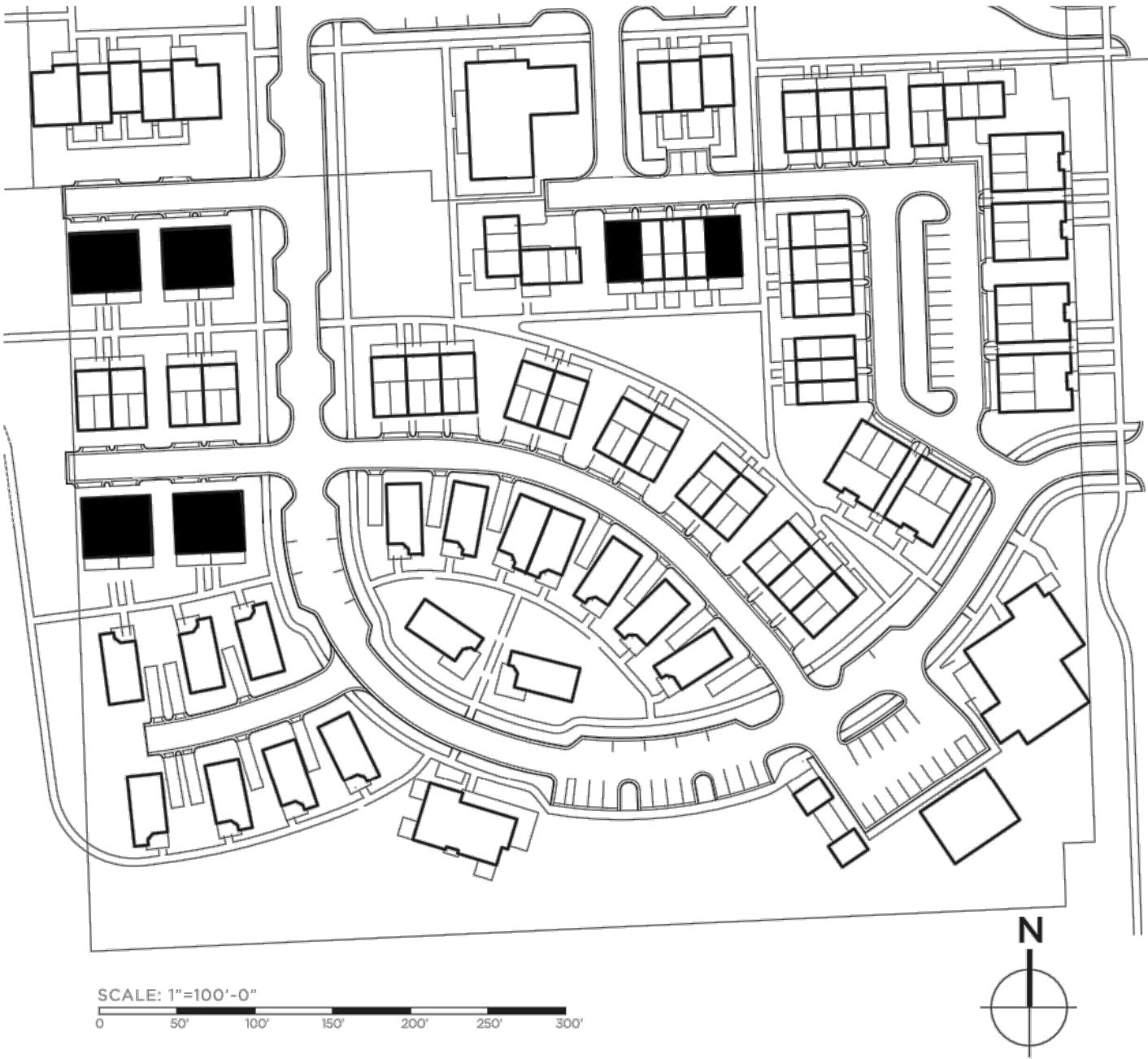


FIRST FLOOR PLAN

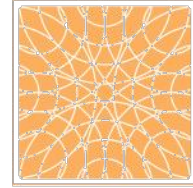


SECOND FLOOR PLAN

KEY MAP



SCALE: 1/8"=1'-0"  
0 1 2 4 8 16 32





TOWNHOUSE D



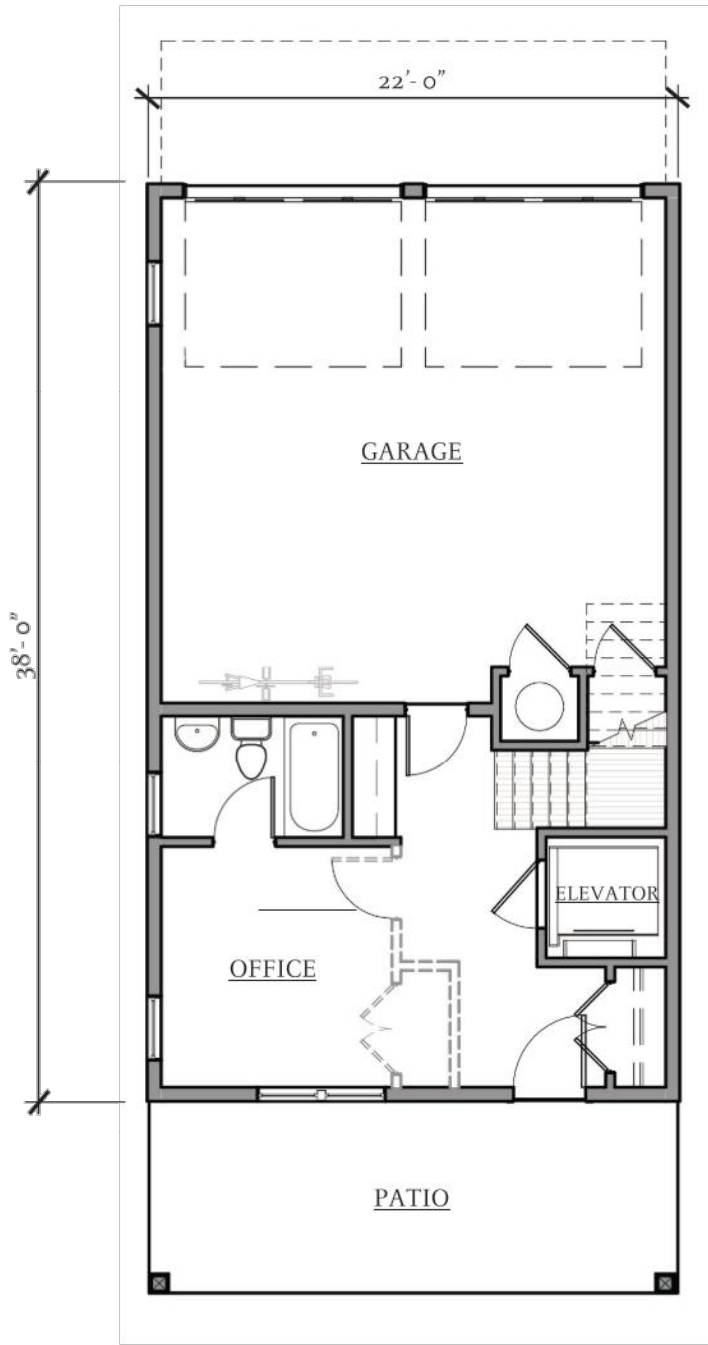
FRONT ELEVATION



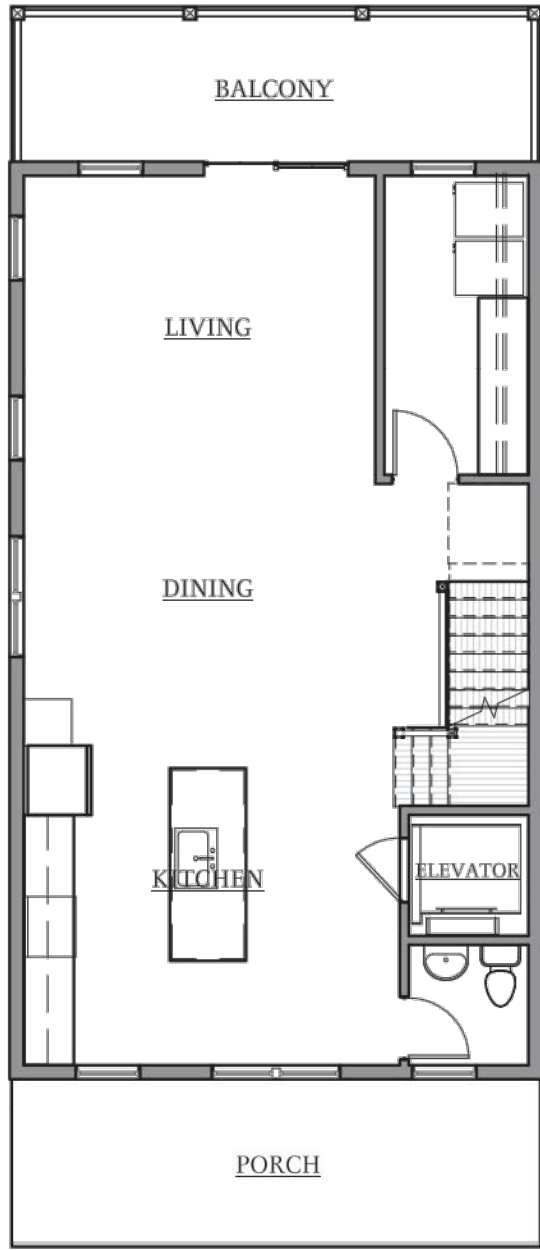
SIDE ELEVATION



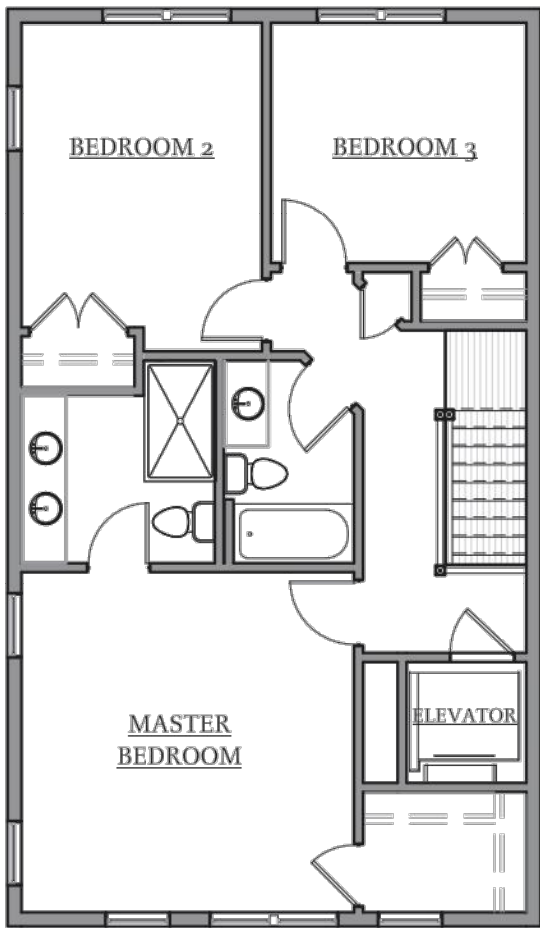
REAR ELEVATION



GROUND LEVEL PLAN

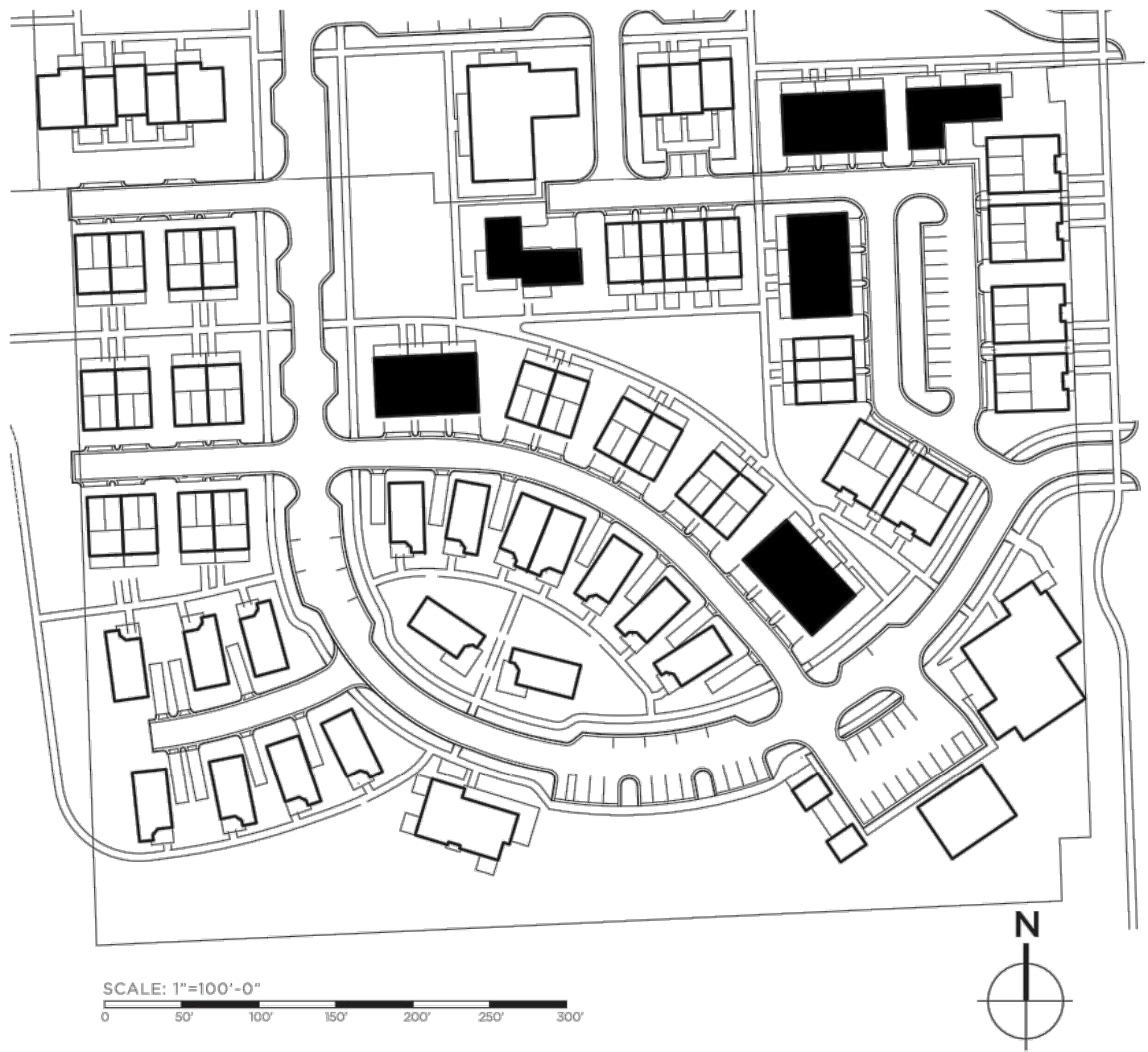


FIRST FLOOR PLAN



SECOND FLOOR PLAN

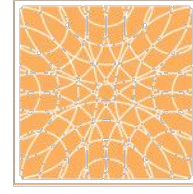
KEY MAP



EXTERIOR FINISH MATERIALS

- METAL, RUBBER, ASPHALT OR COMPOSITE ROOFING
- SOLAR SHINGLES OR ROOF-MOUNTED PV PANELS
- SEAMLESS METAL GUTTERS AND DOWNSPOUTS
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WALKUP APARTMENTS



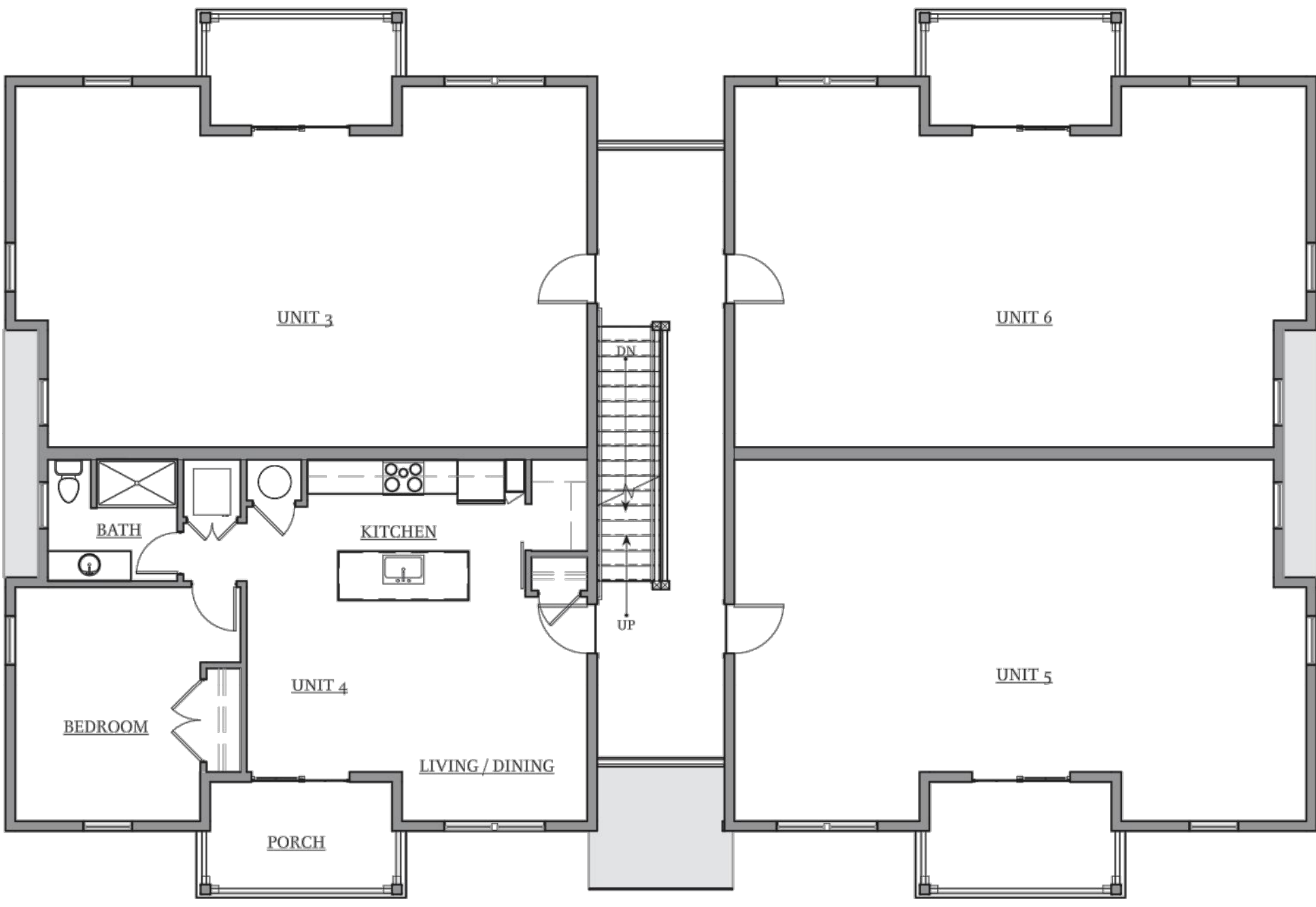
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)



FIRST FLOOR PLAN

EXTERIOR FINISH MATERIALS

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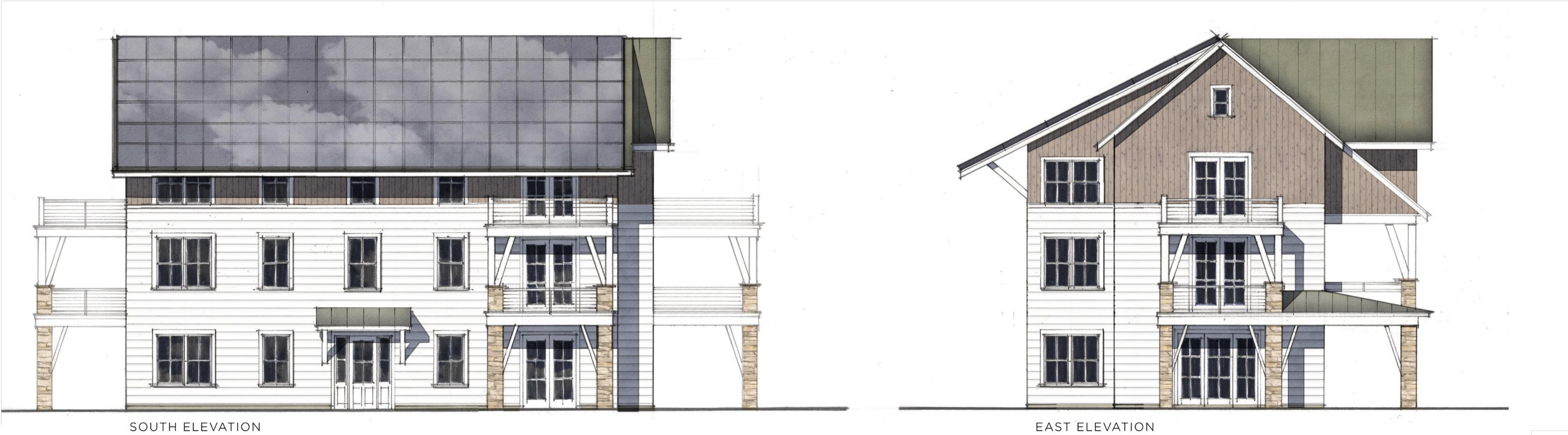
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KEY MAP





NEST MICROUNITS



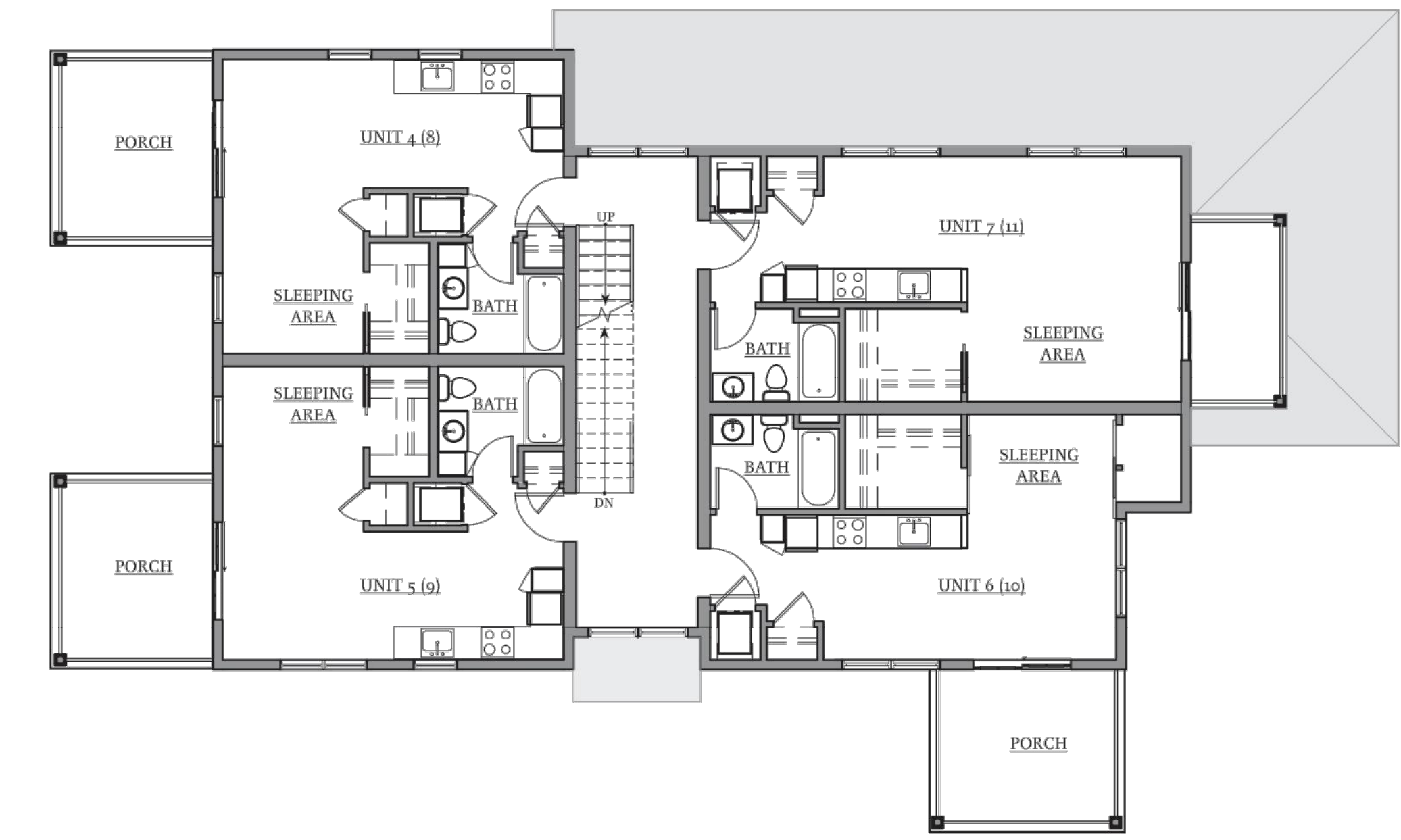
SOUTH ELEVATION

EAST ELEVATION

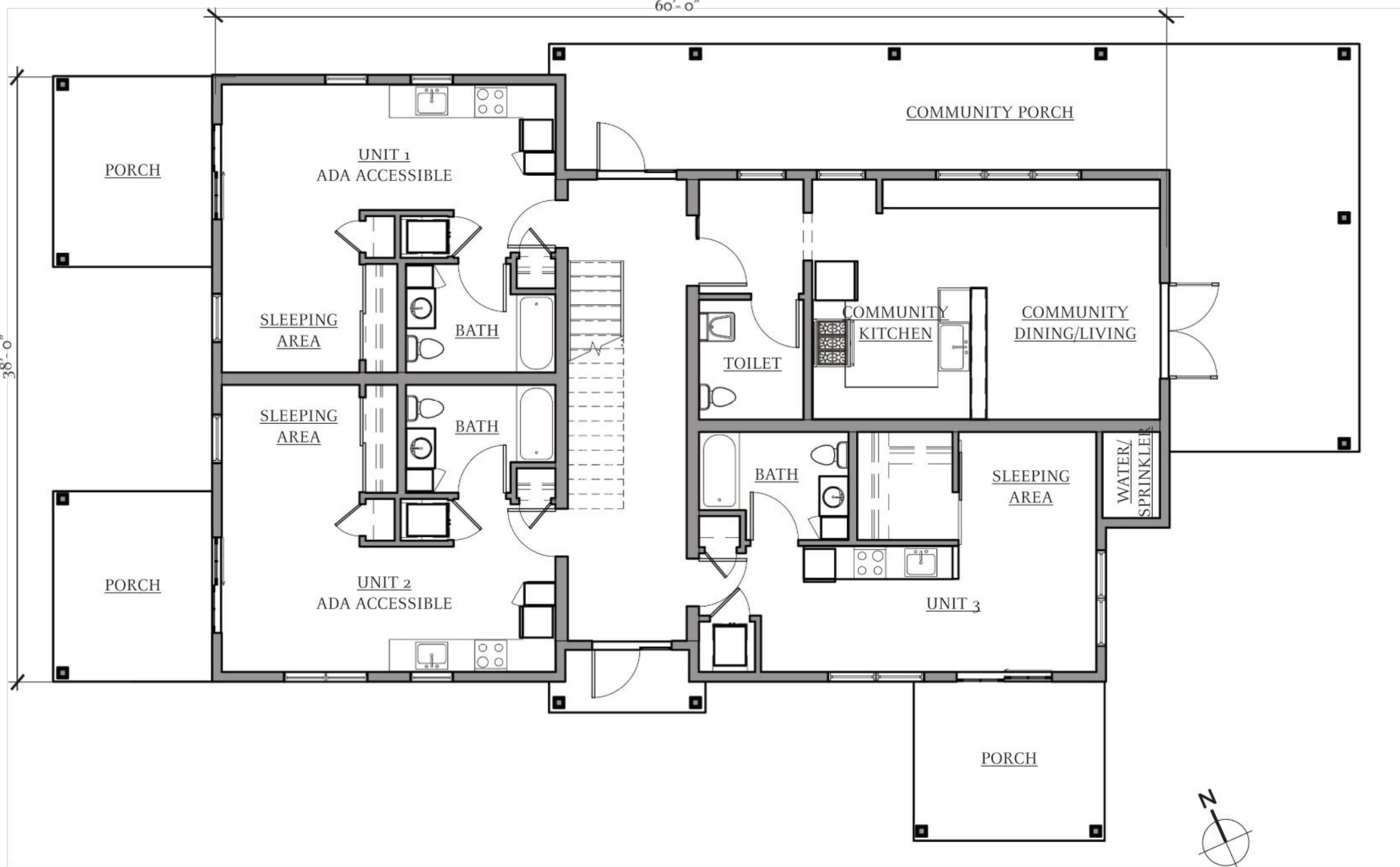


WEST ELEVATION

NORTH ELEVATION



SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)



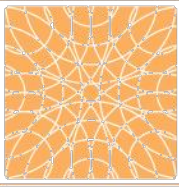
FIRST FLOOR PLAN

EXTERIOR FINISH MATERIALS

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KEY MAP





FARMHOUSE



WEST ELEVATION

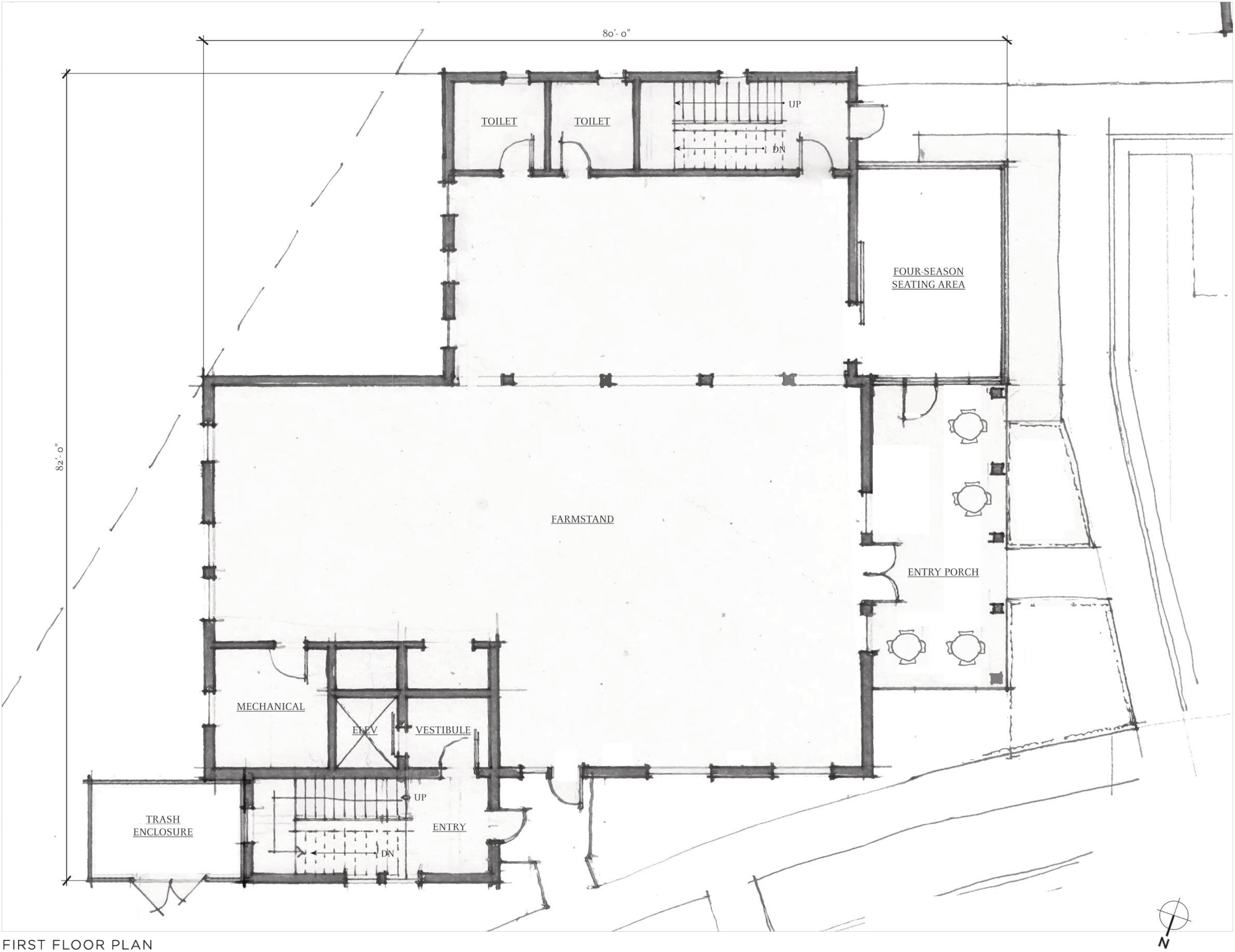


NORTH ELEVATION

EXTERIOR FINISH MATERIALS

- METAL, RUBBER, ASPHALT OR COMPOSITE ROOFING
- SOLAR SHINGLES OR ROOF-MOUNTED PV PANELS
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FIRST FLOOR PLAN

KEY MAP



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN  
140 UNION ST. PROVIDENCE, RI 02903

CLIENT

THRIVE COLLABORATIVE  
c/o JONNA LUXURY HOMES  
1957 CROOKS ROAD, SUITE B  
TROY, MI 48064  
JOEY JONNA (248) 566-6700

VERIDIAN AT COUNTY FARM SOUTH

MUNICIPAL REVIEW  
FARMHOUSE - PLANS & ELEVATIONS

A-8

DATE: 05/01/2020

JOB No.

REVISIONS:

REV1

REV2

REV3

REV4

REV5

REV6

OF

SHEET



FARMHOUSE

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EAST ELEVATION



SOUTH ELEVATION

SCALE: 1/8"=1'-0"  
0 1 2 4 8 16 32

EXTERIOR FINISH MATERIALS

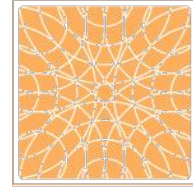
- METAL, RUBBER, ASPHALT OR COMPOSITE ROOFING
- SOLAR SHINGLES OR ROOF-MOUNTED PV PANELS
- SEAMLESS METAL GUTTERS AND DOWNSPOUTS
- VARIETY OF HORIZONTAL, SHINGLE AND VERTICAL SIDING PROFILES
- STUCCO, PARGING, BRICK AND STONE VENEERS
- COMPOSITE CORBELS, BRACKETS, RAFTER TAILS AND DECORATIVE TRIM
- INSULATED DOUBLE-HUNG, CASEMENT AND FIXED WINDOWS WITH DIVIDED LITES
- INSULATED ENTRY AND PATIO DOORS
- COMPOSITE OR HEAVY TIMBER PORCH POSTS AND KNEE BRACES
- DECORATIVE RAILING AND GUARD RAIL SYSTEMS PER PLAN

**Note of Intent:**  
The above list is not exhaustive, but representative of some materials intended for use. The exterior finish palette will include a selection of natural and synthetic products that meet the team's high standards for aesthetics, environmental sustainability, and low maintenance. Veridian at County Farms will endeavor to source 80% or more of wood from site harvested, salvaged, or FSC certified wood products. In addition, the project shall avoid products containing red list materials, such as PVC and VOCs, wherever feasible.

KEY MAP



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN  
140 UNION ST, PROVIDENCE, RI 02903



CLIENT  
THRIVE COLLABORATIVE  
c/o JONNA LUXURY HOMES  
1957 CROOKS ROAD, SUITE B  
TROY, MI 48064  
JOEY JONNA (248) 566-6700

VERIDIAN AT COUNTY FARM SOUTH  
MUNICIPAL REVIEW  
FARMHOUSE - ELEVATIONS

A-9

JOB No.	DATE	05/01/2020
REVISIONS:	SHEET	OF
REV1		
REV2		
REV3		
REV4		
REV5		
REV6		



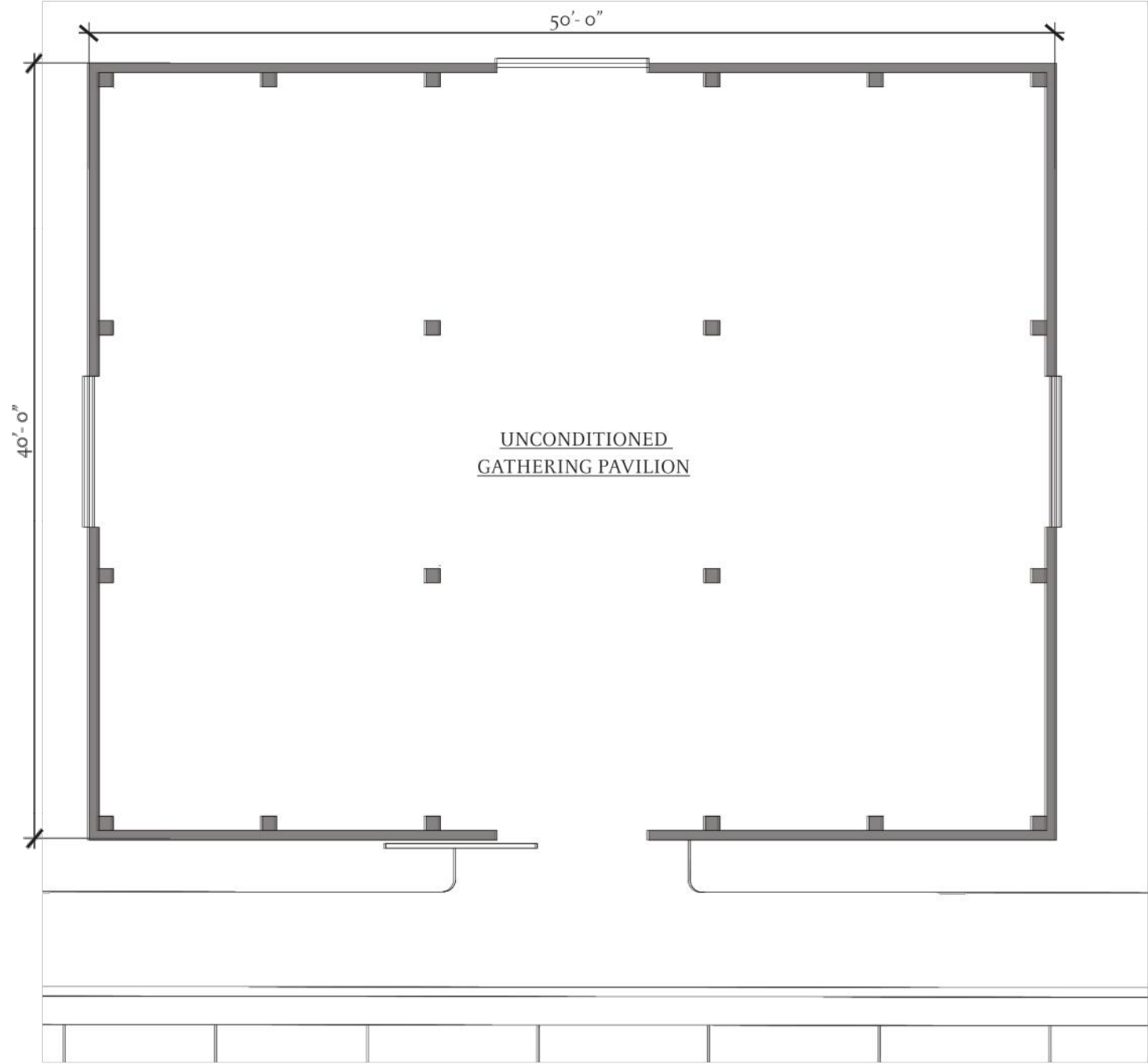
BARN & BIKE SHED



EXISTING BARN PHOTO



EXISTING BARN PHOTO

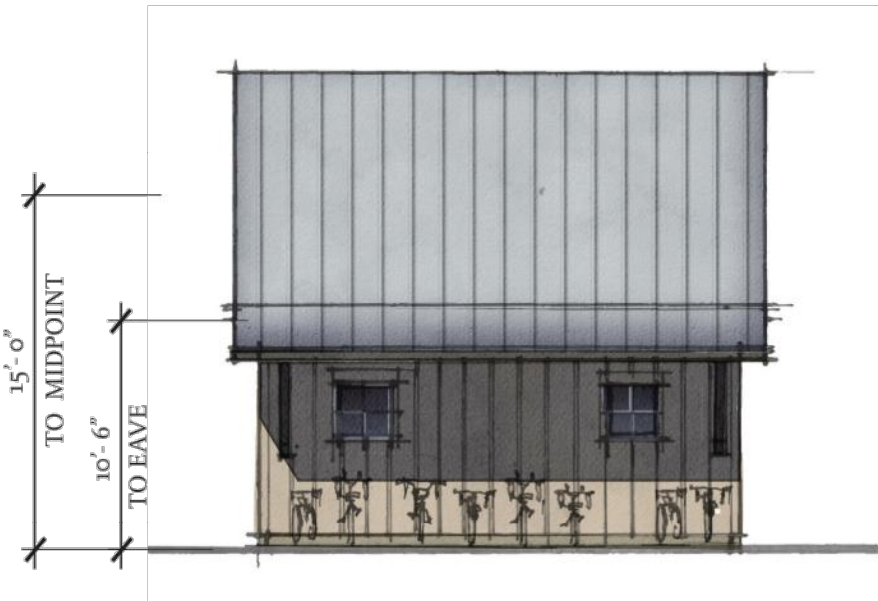


BARN FLOOR PLAN



EXISTING BARN PHOTO

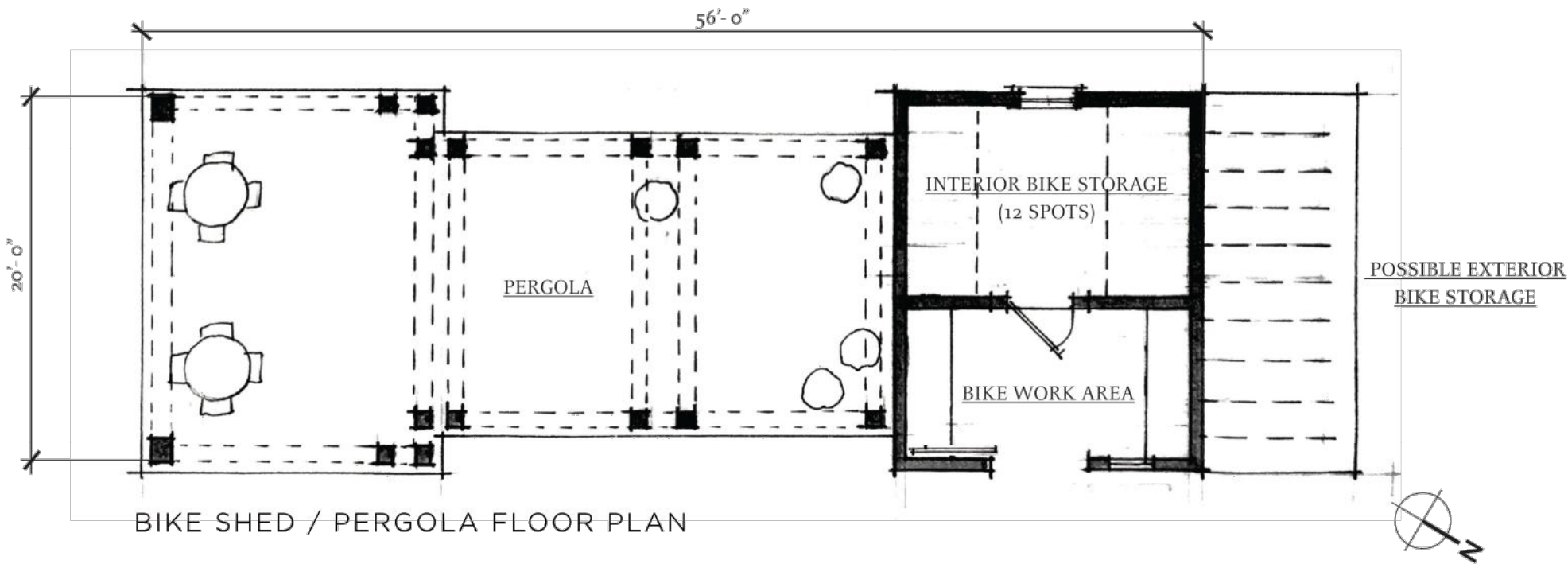
NOTE: Existing, pre-Civil War barn to be de-constructed and relocated to Veridian site. It will be reconstructed on a new concrete / stone foundation. Barn will serve as unconditioned community gathering space. +/- 18'-0" from finish floor to the bottom of the eave +/- 24'-0" from finish floor to the roof slope mid-point



NORTH ELEVATION (FROM STREET)



EAST ELEVATION (FROM PLAZA)



BIKE SHED / PERGOLA FLOOR PLAN

EXTERIOR FINISH MATERIALS

- METAL, RUBBER, ASPHALT OR COMPOSITE ROOFING
- SOLAR SHINGLES OR ROOF-MOUNTED PV PANELS
- SEAMLESS METAL GUTTERS AND DOWNSPOUTS
- VARIETY OF HORIZONTAL, SHINGLE AND VERTICAL SIDING PROFILES
- STUCCO, PARGING, BRICK AND STONE VENEERS
- COMPOSITE CORBELS, BRACKETS, RAFTER TAILS AND DECORATIVE TRIM
- INSULATED DOUBLE-HUNG, CASEMENT AND FIXED WINDOWS WITH DIVIDED LITES
- INSULATED ENTRY AND PATIO DOORS
- COMPOSITE OR HEAVY TIMBER PORCH POSTS AND KNEE BRACES
- DECORATIVE RAILING AND GUARD RAIL SYSTEMS PER PLAN

**Note of Intent:**  
The above list is not exhaustive, but representative of some materials intended for use. The exterior finish palette will include a selection of natural and synthetic products that meet the team's high standards for aesthetics, environmental sustainability, and low maintenance. Veridian at County Farms will endeavor to source 80% or more of wood from site harvested, salvaged, or FSC certified wood products. In addition, the project shall avoid products containing red list materials, such as PVC and VOCs, wherever feasible.

KEY MAP



SCALE: 1"=100'-0"



**Veridian at County Farm North DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made this [--] day of [Month], [Year], 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 Avalon Non-Profit Housing Corporation, a Michigan Non-Profit Corporation, with principal address at 1327 Jones Drive, Suite 102, Ann Arbor, Michigan, 48105, hereinafter called the DEVELOPER, witnesses that:

WHEREAS, the DEVELOPER owns certain land in the City of Ann Arbor, described below and site planned as Veridian at County Farm North, and

WHEREAS, the DEVELOPER has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as Veridian at County Farm North, and desires PUD 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, public sanitary sewer mains, public storm water management system, private storm water management system, public sidewalk, private sidewalk, 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



## Veridian at County Farm NORTH Development Agreement

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. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public 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) Prior to the issuance of any building permits and in conjunction with submittal of engineering plans to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement. DEVELOPER understands that easements may need to be obtained from other land owners to satisfy this provision.

(P-5) To request the City will provide and install all street name signs and pay an invoice for actual cost of installation.

(P-6) To install all water mains, storm sewers, and sanitary sewers, 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. DEVELOPER understands water main may need to be constructed on the adjacent Veridian at County Farm South site if necessary to satisfy this provision.

(P-7) To construct a sufficient area of driveway as shown on the Veridian at County Farm South site as necessary to access parking stalls on the North site plan abutting that site and cannot be accessed otherwise, prior to issuance of a Certificate of Occupancy.

(P-8) To provide security in the form of a performance bond for the public utilities to be constructed upon the start of construction.

(P-9) To dedicate 10 feet of right-of-way on west side of Platt Road in a form acceptable to the Public Services Area and City Attorney's Office.

(P-10) To construct a mid-block crossing of Platt Road as shown on the approved site plans prior to issuance of a certificate of occupancy.

(P-11) To enter into an Affordability Agreement to provide a 100% of the dwelling units shown on the approved site plan as Affordable Housing Dwelling Units as defined by the Unified Development Code and required by the Veridian at County Farm PUD Supplemental Regulations.

(P-12) To be included in a future special assessment district, along with other benefiting property, for the construction of additional Improvements to Platt Road, such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees

## Veridian at County Farm NORTH Development Agreement

along Platt Road frontage when such Improvements are determined by the CITY to be necessary.

(P-13) 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-14) 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-15) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the DEVELOPER to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the DEVELOPER one year after the date of acceptance by the CITY.

(P-16) 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-17) 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-18) 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-19) 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.



## Veridian at County Farm NORTH Development Agreement

(P-20) 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-21) 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-22) 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-23) 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 Veridian at County Farm Park North.

(C-2) To provide timely and reasonable CITY inspections as may be required during construction.

(C-3) 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.

## Veridian at County Farm NORTH Development Agreement

(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

Beginning at the East 1/4 corner of Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan;

Commencing at the East 1/4 corner of Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N 00°35'21" E 560.00 feet along the East line of said Section 3 and centerline of Platt Road (66 feet wide) to the Point of Beginning; Thence S 89°56'30" W 255.00 feet; Thence S 00°35'21" W 60.00 feet; Thence S 89°56'30" W 140.00 feet; Thence S 00°35'21" W 10.00 feet; Thence S 89°56'30" W 70.00 feet; Thence N 00°35'21" E 20.00 feet; Thence S 89°56'30" W 275.00 feet; Thence N 00°35'21" E 290.00 feet; Thence N 89°56'30" E 740.00 feet to the east line of said Section 3 and centerline of Platt road; Thence S 00°35'21" W 240.00 feet along the centerline of Platt Road (66 feet wide) and East line of said Section 3 to the Point of Beginning. Being a part of the Northeast fractional 1/4 of said Section 3 and containing 4.70 acres of land. Being subject to the rights of the public over the East 33.00 feet thereof as occupied by Platt Road. Also being subject to other easements and restrictions of record, if any.

Parcel ID:

(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.

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

By: \_\_\_\_\_  
Christopher Taylor, Mayor



By: \_\_\_\_\_

Jacqueline Beaudry, City Clerk

Approved as to Substance:

Tom Crawford, Interim City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

AVALON NON-PROFIT HOUSING CORPORATION

By: \_\_\_\_\_

[Name, Title]

STATE OF MICHIGAN           )  
County of Washtenaw         ) ss:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan municipal corporation, on behalf of the corporation.

NOTARY PUBLIC  
County of Washtenaw, State of Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of Washtenaw

STATE OF \_\_\_\_\_ )  
 ) ss:  
County of \_\_\_\_\_

Veridian at County Farm NORTH Development Agreement

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
County of \_\_\_\_\_, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

DRAFTED BY AND AFTER RECORDING RETURN TO:  
Ann Arbor Planning & Development Services  
ATTN: Brett Lenart  
Post Office Box 8647  
Ann Arbor, Michigan 48107  
(734) 794-6265



**Veridian at County Farm South DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made this [--] day of [Month], [Year], 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 Thrive Collaborative LLC, a Michigan Limited Liability Company, with principal address at 6200 Second Avenue D102, Detroit, Michigan, 48202, hereinafter called the DEVELOPER, witnesses that:

WHEREAS, the DEVELOPER owns certain land in the City of Ann Arbor, described below and site planned as Veridian at County Farm South, and

WHEREAS, the DEVELOPER has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as Veridian at County Farm South, and desires PUD 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, public sanitary sewer mains, public storm water management system, private storm water management system, public sidewalk, private sidewalk, 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

## Veridian at County Farm SOUTH Development Agreement

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. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public 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) Prior to the issuance of any building permits and in conjunction with submittal of engineering plans to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement. DEVELOPER understands that easements may need to be obtained from other land owners to satisfy this provision.

(P-5) To request the City will provide and install all street name signs and pay an invoice for actual cost of installation.

(P-6) To install all water mains, storm sewers, and sanitary sewers, 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-7) To install the alternate water main plan shown on the approved site plan if necessary.

(P-8) To construct the access road across the adjacent Veridian at County Farm North (Avalon) site, as shown on the approved site plan, if necessary.

(P-9) To provide security in the form of a performance bond for the public utilities to be constructed upon the start of construction.

(P-10) To dedicate 10 feet of right-of-way on west side of Platt Road in a form acceptable to the Public Services Area and City Attorney's Office.

(P-11) To construct a mid-block crossing of Platt Road as shown on the approved site plans prior to issuance of a certificate of occupancy.

(P-12) To enter into an Affordability Agreement to provide 15% of the dwelling units shown on the approved site plan as Affordable Housing as defined by the Unified Development Code and required by the Veridian at County Farm PUD Supplemental Regulations if a Certificate of Occupancy is required before a Certificate of Occupancy has been issued for the Veridian at County Farm North Site Plan.

(P-13) To be included in a future special assessment district, along with other benefiting property, for the construction of additional Improvements to Platt Road, such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees



## Veridian at County Farm SOUTH Development Agreement

along Platt Road frontage when such Improvements are determined by the CITY to be necessary.

(P-14) 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-15) 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-16) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the DEVELOPER to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the DEVELOPER one year after the date of acceptance by the CITY.

(P-17) To create an association composed of all owners of Veridian at County Farm South condominium, hereinafter called the "Association", in which membership shall be required by covenants and restrictions recorded as part of the master deed for Veridian at County Farm South. The association(s) shall be responsible for and shall execute the appropriate documents insuring perpetual maintenance and ownership of the landscape materials, exterior lighting, [amenities such as pavilions and seating structures, sidewalks, paths, greenways, private on-site storm water management system, and all other common elements.

(P-18) 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-19) After construction of the private on-site storm water management system, to maintain it until non-developer co-owners elect one or more directors to the Association's board of directors. Thereafter, by provision in the master deed, the Association shall own and maintain the storm water management system. Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the DEVELOPER or Association, as appropriate, fails to maintain any portion of the system, the CITY may send notice via first class mail to the DEVELOPER, or Association, at the address listed above, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at

## Veridian at County Farm SOUTH Development Agreement

the expense of the DEVELOPER or Association if the DEVELOPER or Association does not complete the work, as appropriate, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the Association for 60 days after notice via first class mail, the CITY may bill each condominium unit for the pro rata share of the total cost, or assess the pro rata share of those costs to each condominium unit as a single tax parcel assessment as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system, as well as the pro rata share of each condominium unit shall be included by the DEVELOPER in the master deed.

(P-20) 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-21) To prepare and submit to the Planning and Development Services Unit one copy of the Master Deed, along with the required review fee, prior to issuance of building permits.

(P-22) 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-23) 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-24) 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-25) 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-26) 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



## Veridian at County Farm SOUTH Development Agreement

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-27) 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 Veridian at County Farm Park South.

(C-2) To provide timely and reasonable CITY inspections as may be required during construction.

(C-3) 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

Beginning at the East 1/4 corner of Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan;

Thence S 89°56'30" W 740.00 feet along the East-West 1/4 line of said Section and the North line of Kensington Farms No. 2 as recorded in Liber 12 of Plats, Page 58. Thence N 00°35'21" E 510.00 feet;

Thence N 89°56'30" E 275.00 feet;

Thence S 00°35'21" W 20.00 feet;

Thence N 89°56'30" E 70.00 feet;

Thence N 00°35'21" E 10.00 feet;

## Veridian at County Farm SOUTH Development Agreement

Thence N 89°56'30" E 140.00 feet;  
 Thence N 00°35'21" E 60.00 feet;  
 Thence N 89°56'30" E 255.00 feet to the centerline of Platt Road (66 feet wide) and the East line of said Section 3; hence S 00°35'21" W 560.00 feet along the East line of said Section 3 to the Point of Beginning. Being a part of the Northeast fractional 1 / 4 of said Section 3 and containing 8.89 acres of land. Being subject to the rights of the public over the East 33.00 feet thereof as occupied by Platt Road. Also being subject to other easements and restrictions of record, if any.

(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.

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

By: \_\_\_\_\_  
 Christopher Taylor, Mayor

By: \_\_\_\_\_  
 Jacqueline Beaudry, City Clerk

Approved as to Substance:

\_\_\_\_\_  
 Tom Crawford, Interim City Administrator

Approved as to Form:

\_\_\_\_\_  
 Stephen K. Postema, City Attorney



DRAFT [7-31-20]

Veridian at County Farm SOUTH Development Agreement

Thrive Collaborative, LLC

By: \_\_\_\_\_  
[Name, Title]

STATE OF MICHIGAN    )  
                                  ) ss:  
County of Washtenaw    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
NOTARY PUBLIC  
County of Washtenaw, State of Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of Washtenaw

STATE OF \_\_\_\_\_ )  
                                  ) ss:  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
County of \_\_\_\_\_, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

DRAFTED BY AND AFTER RECORDING RETURN TO:  
Ann Arbor Planning & Development Services  
ATTN: Brett Lenart  
Post Office Box 8647  
Ann Arbor, Michigan 48107  
(734) 794-6265