

1. Agenda

Documents: [01- PLANNING COMMISSION AGENDA 09 .PDF](#)

2. Packet 1A

Documents: [PCPACKET_2013-09-18_1_REVISED .PDF](#)

3. Packet 1B

Documents: [FDPART2 .PDF](#)

4. Packet 1C

Documents: [FD LIGHTING .PDF](#)

5. Packet 2

Documents: [PCPACKET_2013-09-18_2 .PDF](#)

6. Packet 3

Documents: [PCPACKET_2013-09-18_3 .PDF](#)

**Agenda
Planning Commission
Council Chambers
Wednesday, 16 October 2013 - 7:00 P.M.**

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Anthony Bedogne	P	A
Mark Bullard	P	A
Gary Clark	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Brett Lenart	P	A
Richard Murphy	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- 18 September 2013

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Public Hearing Items

- Master Plan Adoption
- 333 S Prospect: church expansion (BW)
- 212-216 N Lincoln: auto sales and repair (BW)
- 834 Railroad: medical marijuana grow facility (BW)

VI. Old Business

- 615 E Michigan: motel expansion (BW)

VII. New Business

VIII. Committee Reports

- Nonmotorized committee

IX. Future Business Discussion / Updates

X. Adjournment

Agenda
Planning Commission
Council Chambers
Wednesday, 18 September 2013 - 7:00 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Anthony Bedogne	P	A
Mark Bullard	P	A
Gary Clark	P	A
Phil Hollifield	P	A
Brett Lenart	P	A
Richard Murphy	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- 21 August 2013
- 28 August 2013

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Public Hearing Items

None

VI. Old Business

- Family Dollar Rezoning & PUD plan (TG)
- Thompson Block Rezoning & PUD plan (TG)
- ReImagine Washtenaw Right-of-Way Update (SmithGroupJJR)

VII. New Business

- 615 E Michigan: motel expansion (BW)

VIII. Committee Reports

- Nonmotorized committee

IX. Future Business Discussion / Updates

834 Railroad, 333 S Prospect, Master Plan – October Pub Hearing

X. Adjournment

**JOINT PLANNING COMMISSION & COUNCIL MEETING
MEETING MINUTES
Wednesday, August 21, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:02 p.m

II. ROLL CALL

Present: R Johnson, R. Murphy, B. Lenart, M. Bullard, P. Hollifield, A. Bedogne, Mayor Schreiber, Council Member Jefferson, Council Member Vogt, Council Member Robb, Council Member Murdock, Council Member Richardson,

Absent: Council Member Moeller (excused) C. Zuellig (excused) G. Clark (excused)

Staff: Teresa Gillotti, Community Development Director
Bonnie Wessler, Planner I
Nan Schuette, Executive Secretary

III. Commissioner Lenart moved to approve the minutes of June 26, 2013 (Support: M. Bullard) and the motion carried unanimously.

IV. INTRODUCTIONS

Chairman Johnson thanked everyone for attending this special planning session, which included hosting city council. Mayor Schreiber introduced members in the audience: Former Mayor Dr. Cheryl Farmer, City Manager Ralph Lange, Amanda Edmonds from Growing Hope, Emily Baxter, Planning Intern and city staff members.

Chairman Johnson stated that the purpose of the meeting is to review the draft of the 2013 Master Plan. This is a viable direction and vision of the city and how we will handle zoning and growth throughout the city. The process has been on-going actively for the past year – selecting consultants, etc. Chairman Johnson introduced Megan Masson-Minock, who is a planner with ENP Consultants, the company chosen for this project.

Ms. Masson-Minock thanked everyone for their patience adding that the level of participation and enthusiasm that they have found in Ypsilanti during this experience has been extremely positive. Everyone is committed to making the community better.

Ms. Masson-Minock gave some background information on the last year, which included an explanation of the process, a variety of focus groups that were held, charrettes, week-long event, walk around of the city, design options, implementation of the draft and revision, including sending the draft to other municipalities for their input. Steering committee meetings were held. September 25th is the last day for comments, after which we have one more re-write.

She gave a short presentation on the Master Plan and then followed up with discussion on a variety of topics, including Decision Making, City Framework, and City Framework Map, Proposed Transportation changes, Redevelopment areas and Time for proposed major infrastructure projects. Various factors are key to the Master Plan such as:

- The economy of the city has fundamentally shifted in the past decade, from industrial to housing and knowledge based
- Portions of the city, property and population, have been left behind due to economic change
- The city budget has suffered due to the economic shift and ongoing debt

Prior to the presentation, Ms. Masson-Minock asked that everyone who had comments, suggestions or concerns, should write them down and hand in to her at the end of the session. She reiterated some of the issues that had come up previously, i.e. one way streets, and referred to suggested possible solutions with roundabouts. Transportation options available within the city are changing. The County is planning for rapid bus service along Washtenaw Avenue and twice a day commuter rail service connecting Detroit to Ann Arbor and is anticipated to begin in 2015 or 2016. Bicycle paths and lanes, including the Border-to-Border trail spanning the county, have been constructed or are on the drawing board, to provide safe routes for commuters and recreational cyclists. Among the list of Guiding Values for the city was safety and diversity. The draft also included statistics comparing the City of Ypsilanti with other college towns on education, race, income, home-owners vs renters. Currently, the city has approximately 2/3rd rentals, most of which are located close to Eastern Michigan University. Owner occupied homes tend to be in the outlying areas.

The city streets were laid out in the 1920's. One commissioner suggested the possibility of including in our vision for the future that the city have jurisdictional responsibility of some streets, thereby, allowing the city to have the ability to have more control on planning and zoning issues. While it was recognized that it would be a huge economic responsibility, it could be included in the Master Plan as intent for the future. Ypsilanti has three former industrial sites which could be redeveloped in the next 20 years that hold the promise of additional tax revenue, jobs and residents.

One councilmember asked about curbless streets and Ms. Masson-Minock explained this in more detail adding that this would be considered for Washington Street between Michigan Avenue and Pearl for the operation of outdoor concerts already occurring there but would also increase walkability of the city.

At the end of her presentation, Ms. Masson-Minock referred to the Implementation Matrix which includes potential “action” steps, and time frame in which they could be accomplished as well as the location of each.

V. AUDIENCE PARTICIPATION

Amanda Edmonds, Growing Hope – thanked the team for the great process - she referred to the Guiding Values and had concerns on something that she felt was not included but was personal to her - the prioritization of locally owned businesses. Most local business owners live in the city and spend much of their income in the city for living expenses. She is also concerned about urban agriculture and what is allowed in what area.

Georgina Hickey, resident of Ypsilanti Township – listed some of her concerns which included the lack of public restrooms and relying on businesses to use their facilities, better integration of the parking, roundabouts. She handed in post-it notes with other concerns.

Mr. Rodeon, Real Estate Agent/Developer – wanted to share information he found out recently that was very useful and beneficial – that homeowners get assistance from YCUA for preparing Orangeburg piping for use on sewage. He also asked about potential design standards on an area in Water Street by the river. Chairman Johnson responded that we would look to existing buildings for design standards and use those as a guideline. Ms. Masson-Minock expanded on this with more detail.

Harry Klein, EMU Student – discussed possible improvements for Angstrom – many people are concerned about an increase of property taxes with new developments going in. Mayor Schreiber responded that if the property taxes go higher than the rate of inflation, or 5%, whichever is lower, then the Headlee amendment rolls back the property tax millage down. So, if suddenly Ypsilanti starts to boom, the millage would go down by law since there are protections that will keep the property owners from paying exorbitant property taxes and handcuffing the city to get a lot more income.

Chairman Johnson concluded the presentation by reminding everyone of the various presentations that are scheduled, encouraging everyone to attend as many as possible. They are:

- EMU on September 9 at 6 pm at EMU Student Center, Room 310A
- Historic Preservation & Historic Neighborhoods, September 10 at 6 pm, City Hall
- Downtown Development authority, September 19 at 8 a.m. Spark East on Michigan Ave
- Convention & Visitors’ Bureau, September 25 at 3:30 pm

VI. Future Business Discussion/Updates

August 28, 2013 Planning Commission Meeting

- Family Dollar PUD/site plan
- Thompson Block PUD/site plan

VII. ADJOURNMENT

Since there was no further business, Council Member Lenart moved to adjourn the meeting (Support: A. Bedogne) and the motion carried unanimously. The meeting adjourned at 9:30 p.m.

**PLANNING COMMISSION
MEETING MINUTES
August 28, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R Johnson, B. Lenart, G. Clark, M. Bullard, R. Murphy,
C. Zuellig, A. Bedogne

Absent: B. Lenart (excused) P. Hollifield (excused)

Staff: Teresa Gillotti, Community Development Director
Bonnie Wessler, Planner I
Nan Schuette, Executive Secretary

Chairman Johnson welcomed a new member to the Planning Commission, Anthony Bedogne, who has recently been serving on the Zoning Board of Appeals and was a very active member.

III. AUDIENCE PARTICIPATION

Mayor Paul Schreiber, 922 Pleasant - thanked everyone on the board for their service to the city. He continued by saying that it is very important to have people with good experience on boards and Planning Commission is a great example of that, especially with two very important projects occurring in the city and the Planning Commission's direction and experience is critical to the city and its success.

Chairman Johnson also thanked the commission and staff for their time and involvement in these projects as well as other huge projects that have been ongoing at the same time.

IV. PUBLIC HEARING ITEMS

1. Family Dollar Rezoning & PUD Plan

Chairman Johnson stated that this is a Planned Unit Development (PUD). It is a rezoning but is also like a contract with the city that requires more complex zoning. It is part of the Water Street complex. He added that this is more complex than a normal PUD in that, we are looking at previous zoning that was pre 1998 and the Master Plan that was in effect in 1998. We are also looking at a different Master Plan that was passed by this board in 2004 and zoning that is not actually officially in place but which we have been asked to recognize as well as a new Master Plan. We are being asked to review the agreement and site plan that will be presented to us this evening making a recommending to City Council to make the final decision.

Ms. Gillotti, Community Development Director, began by stating that this is the first proposed development in the Water Street redevelopment area. In May, City Council approved a development agreement for the site that included a concept plan. There were some conditions that were specific to the site plan that was included in the development agreement that are to be discussed at this meeting.

The parcel location of this property is approximately 0.84 acres plus an estimated 0.26 to establish Lincoln Street, putting it over one acre. A PUD is allowed for projects over one acre. City Council required that this go through Planning and Development to ensure quality development as part of the agreement. Ms. Gillotti added that Josh Allen, who is the architect for the project, is in attendance to discuss any questions by the board.

The concept plan for the development area has changed over time and as we were going through the Shape Ypsilanti process and how we wanted the Water Street area to look, it changed again. The Family Dollar building is proposed to be built on a lot between Park and Lincoln facing Michigan Avenue with parking on both the side and rear yards. The building is proposed to be approximately 8,320 sq. ft. with masonry block and windows along the Michigan Avenue frontage. She noted that were five different review criteria that went into this review that includes the Master Plan revision of 2008 specific to the Water Street area, regular zoning; in this case, a PUD with B3 as the underlying district, the development agreement, draft zoning that the Planning Commission did in 2009 and while City Council ultimately tabled the zoning, they have indicated that it should be used for negotiating future development and is to serve as a guideline for the proposed development and lastly, the draft Master Plan.

Ms. Gillotti gave a short overview of the proposed Family Dollar showing the location of the building, adding that the utilities will be located off Park Street, lights will be installed on all sides, windows will be clear in front and other windows will be tinted. She reviewed the parking and curb cuts, including the proposed handicap parking; on street parking will be allowed on Lincoln as is currently allowed on Park. Five bicycle parking spaces are required. A rain garden is proposed on the east side of the parcel between the parking lot and Park Street. Street trees will be required on the east side of Lincoln Street frontage per the development agreement as well as on the frontage of Michigan Avenue. Chairman Johnson asked her to review the staff recommendations.

She stated that staff recommends the Planning Commission approve the PUD plan and rezoning to PUD listing the various findings, including two exemptions: one is recommended based on zoning guidelines to reduce the number of required parking spaces to a maximum of 24 and the second is an exemption from the required entryway overlay district. She indicated that there are 23 potential conditions, which she reviewed in detail for clarification. Also noted were the various waivers that are being requested; requirement from the 3 ft berm between Michigan Avenue and parking lot, and instead, the potential of a landscaping wall; foundation planting tree requirements along Michigan and Lincoln Street and relocation of two trees on Park Street; and lastly the omission of the sprinkler system.

Commissioner Bedogne asked for clarification on Parsons Street, which Ms. Gillotti provided. Chairman Johnson asked about the orientation of the lot frontage and Ms. Gillotti responded with a detailed explanation.

Commissioner Clark moved to open the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

Josh Allan, 1404 Vine Street, Cincinnati, OH – stated that he is the architect for the project. Ms. Gillotti has done a good job of outlining where everything is – the lot location, parking, bioswale, landscaping, etc. but there are a few things he would like to address on the conditions. He reviewed a picture of the rain garden, which has an appealing look as well as function. It is standard with Family Dollar to have a sprinkler system installed. On the curb & gutters, they will be included as a standard. They will change the notes on the Lincoln Street improvements currently showing the city paying for that. They do not expect the city to pay for any improvements and will include the curb cut, sidewalk and the landscaping. He provided samples of the materials – they plan to use masonry product, structural brick, and beige base on bottom. Dumpsters will be installed with gates and match the building. They would like to have 25-30 parking spaces.

Chairman Johnson asked about the issue of the glass – reflective vs non reflective. Mr. Allan responded that this is something he can work out with staff. Chairman Johnson added that it should be noted as one of the conditions. He also asked about how the parking can be reduced and Mr. Allan stated they could get rid of seven at the back since they are less useful. They would prefer to have 25 parking spaces and reorganize the landscaping at the back. Discussion continued on various parking issues including handicap spaces. Commissioner Zuellig added there is an opportunity to put a screen wall running parallel to the building reinforcing the street edge, to which Commissioner Murphy concurred.

The issue of the monument sign was discussed with one board member stating that it should be eliminated since there was enough signage on the building itself but no specific recommendation was made.

Much discussion was held on the location of windows and canopies and the question was raised if it is possible to install windows on the Lincoln Street side of the building since it is currently just a huge brick wall with no break. Mr. Allan responded that putting windows in that location is not practical since it looks directly into the delivery area. The board encouraged Mr. Allan to look at other options rather than having just another large brick wall facing Lincoln Street and he agreed to look at this further.

Mr. Allan referred to the six street trees on Michigan Avenue stating that it is his opinion that once they mature to a potential 30', it would be difficult to see the building and is requesting that they eliminate one or two. Commissioner Zuellig was opposed to this reduction.

Irmgard Gelletly, 921 Sheridan – asked about run-off and the possibility of using water off the roof or rainwater for the sprinkler system. Chairman Johnson responded that he believes the run-off goes into the storm system like all other streets. Ms. Gelletly is concerned if the parking lot drains into the rain garden area and Chairman Johnson responded that this is an adequate concern. Commissioner Zuellig added that often they put stones in that area where the stormwater comes off the parking lot into a type of basin and collects the salt going into the plants. Also, they typically pick plant material that is salt tolerant.

Commissioner Clark moved to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Chairman Johnson stated that it was his opinion that Family Dollar had done an excellent job of trying to integrate their building to the community but at the same time it is a challenge. The staff report has given us an excellent write-up with good recommendations, etc. Commissioner Clark informed Mr. Allan that he had pictures of another store location showing types of windows that could be considered on the Lincoln Street side. Commissioner Zuellig agreed with Chairman Johnson that staff had worked really hard on this site plan with a lot of positive things about it. She was pleased to see they did include irrigation. She referred to the on-street parking on Lincoln adding that it should have concrete on the back and needs a guard rail and signage because of being a dead-end street. Chairman Murphy asked about the timing of completion since he is concerned because it is his opinion there are many large issues that need to be addressed, which he detailed in length. Mr. Allan responded that he hopes it would be 180 days from signing. Commissioner Clark added that this is the first site on the Water Street redevelopment area and it is very important that we get it right making sure that every detail is covered. Chairman Johnson listed the various issues that were of concern.

Mr. Allan concluded by saying that there are only two main concerns he had that he could work out with staff and had no problems with all of the other conditions and waivers.

Commissioner Murphy moved to postpone action to our September meeting but with a date certain to pick back up again. Items to be clarified by staff were: the monument sign, six trees on Michigan, confirmation of film on windows on Michigan Avenue, canopies on Lincoln Street side of building, knee wall parallel with Michigan Avenue between sidewalk and parking lot area, between 25-30 parking spaces, relocation of barrier free spaces, change plantings, maintain 30' drive with concrete at back, 10' sidewalk on Michigan Avenue (Support: A. Bedogne) and the motion carried unanimously.

2. Thompson Block Rezoning & PUD Plan

Chairman Johnson stated that this has been a high profile project for a number of years and we are happy to see movement going forward so we can take action. Ms. Gillotti presented the staff report by stating that this did not come before Planning Commission previously because it was originally a project that was based just on the building portion. It now encompasses the

vacant parcel and a portion of the alley behind the two, which the applicant is trying to vacate and combine all three; the Thompson Block property, the alley and the property located at 107 E. Cross, to create a single lot size of approximately 0.56 acres; the minimum required for a historic preservation Planned Unit Development (PUD) is 0.5 acres.

In 2009, due to the damage from a fire to the southern structure, it lost its non-conforming structure status since it was not rebuilt in 18 months. As a means of addressing the illegal non-conforming status and preserve and adaptively reuse the building, the applicants have applied for an adaptive reuse of a historically significant structure PUD rezoning and site plan approval. The B3 Central Business District requires 5' setback on both sides and 25' setback when adjacent to a residential district, so one of the exemptions that the board will have to consider is for the setback exemption requirement in order to preserve the actual building facade for the building allowing it to be located in its current state, otherwise it would have to be moved back.

There is a provision in the Zoning Ordinance that allows for a smaller land area to be considered for PUD – ½ acre – if it is for preservation of a historic structure. That was determined by the Historic District Commission at their last meeting that it was within the 0.5 acre requirement.

She provided some information on the restoration of the project. There will be parking area adjacent to the east of the building providing parking for the residential units. They are planning for 10,000 sq. ft. on the first floor for commercial with 16 upper story residential lofts. Along the River Street frontage, they intend to create a concrete addition along the front of the building for outdoor seating plus sidewalk. The vacated alley and the vacant 107 E. Cross will provide for parking, stormwater management, and buffer between the development and adjacent properties. The property at 113 E. Cross is being proposed to provide additional egress by the property owner, but will be considered in a separate site plan application.

Residential access is primarily off the parking lot although it is still shown on the site plan to the north of the building where the elevator is located. Clarification is required from the owner. There is access to the commercial building at the rear of the bays; however, each bay will have its own front door.

Ms. Gillotti reviewed the parking requirements stating that currently, thirty-one parking spaces are shown, exceeding the minimum of twenty-six. The parking area is missing the required barrier-free parking spaces and lacks adequately-sized travel/maneuvering lanes. Staff is recommending maintenance of a 12 foot drive if parking is changed to 45 degree angle. No signage is planned at this time. Dumpster information needs clarification.

Staff is recommending that the Planning Commission approve the PUD plan and rezoning to PUD based on a number of findings, conditions to be addressed and waivers of foundation plantings requirement, sprinkler system and permit installation of landscaping and wall for off-street parking in lieu of berm. Ms. Gillotti offered to address any concerns.

Commissioner Zuellig asked if a schedule for the work had been provided and Ms. Gillotti responded that she would refer that question to the applicant.

Commissioner Murphy moved to open the public portion of the hearing (Support: G. Clark) and the motion carried unanimously.

Fred Beal, is a partner in the new entity called The Thompson Block Partners, in putting this project together since they have expanded the group. He stated that the property in question is owned by The Thompson Block. The idea centers around the building as it did before. He reviewed some of the planned changes. Due to timing, they got OHM's comments late and have not quite worked out the details on the parking lot but should be able meet their requirements on the width required. He expounded on the details. On the scheduling question, they would complete all approvals, financing, tax credit closing between now and year end, beginning the project January 1st and finishing by the end of 2014.

He introduced his architect, David Lavender. Mr. Lavender continued the presentation adding that in terms of lighting, they plan to match the same as is on the street. Regarding the ADA walks, the building frontage is roughly 132 ft. In order to provide a 1 in 20 slope, they need approximately 87 ft. Within the frontage of the building on River Street there is more than enough space to put in a slope walkway that won't require a ramp. They would work with their leaseholders in terms of the kind of signs they require but working within the signage required in the ordinance, similar to E. Cross Street.

Chairman Johnson stated that the building had been heavily damaged and wondered if there are any engineering concerns, i.e. certified that the building can withstand the major renovation? Mr. Lavender responded that the brick walls that are there used to support the exterior walls -- they are going to rebuild the interior walls to provide lateral bracing and in addition to that, the wood floors that were between the walls provided a diaphragm in the other direction, so essentially putting back what was there structurally previously will be restored. Commissioner Clark stated it was his understanding in order to make the building structurally sound, you have to rebuild the building inside the walls and wondered how much of this building has to exist in order to receive the Historic Foundation tax credits and Mr. Beal clarified how the credits and programs work.

Commissioner Murphy moved to open the public portion of the hearing (Support: G. Clark) and the motion carried unanimously.

Irmgard Gelletly, 921 Sheridan – owns the building next to the Thompson Block immediately next to the north wall. She had a number of concerns about the proposed stairwell at the north end of the building, noise from potential loft owners and the height of the building that would affect the sun exposure in the backyard of her property.

Mayor Paul Schreiber, 922 Pleasant Drive – had questions on the western façade windows, to which Mr. Beal responded.

Commissioner Bedogne moved to close the public portion of the hearing (Support: c. Zuellig) and the motion carried unanimously.

There were many questions by the board members. Further discussion was held with a consensus by the commission members that many items need to be addressed as well as more information being provided on the bioswale, elevator, planting, signage, parking, etc.

Commissioner Clark moved to postpone a decision on this project with the applicant returning on September 18th, at which time, have further clarification on the rear entrance of parking lot, landscaping, elevator, side entrance and how it will work, River St ROW and dumpster (Support: R. Murphy) and the motion carried unanimously.

V. OLD BUSINESS

1. Recreation Master Plan Update

Ms. Gillotti complimented Bonnie Wessler, for the great job she did on putting together the parks plan. Ms. Wessler stated that this is an update on the new Parks and Recreation Plan and highlights as they relate to Shape Ypsilanti. Five main areas were discussed: Water Street and Waterworks Park; Frog Island Park and Depot Town; Railroad Street; Washtenaw & Cross; and overall connectivity for pedestrians and vehicles. There are differences in the plans due to the different timelines (the Master Plan has a 10-20-year timeline; the Recreation Plan is 5-10), and these differences will be resolved prior to adoption of either plan.

The existing ball fields at Waterworks Park will be renovated with the help of the Little League. The disc golf course will be maintained and potentially a small area for a dog park will be explored.

The Recreation Plan also calls for sidewalks along Catherine Street from Waterworks down to Factory Street.

VI. NEW BUSINESS

None

VII. COMMITTEE REPORTS

Ms. Gillotti stated that there was a report on the Non-Motorized Committee; however, it was inadvertently omitted from the packet. She will copy everyone.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

- Family Dollar
- Thompson Building
- South Prospect Church Site Plan

IX. ADJOURNMENT

Since there was no further business, Commissioner Murphy moved to adjourn the meeting (Support: G. Clark) and the motion carried unanimously.



City of Ypsilanti

Planning and Development Department

Planning Commission Agenda: August 28, 2013

Revision: September 18, 2013

**Staff Review of Site Plan and
Planned Unit Development (PUD) rezoning
216 E. Michigan (proposed address) – southwest corner of
E. Michigan Ave and Park Street
Ypsilanti, Michigan**

GENERAL INFORMATION

Applicant: Morning Star Partners, LLC on behalf of Core Resources, LLC
1404 Vine Street
Cincinnati, Ohio 45202

Project Name: Family Dollar

Application Date: July 17, 2013

Location: 216 E. Michigan (proposed address) – southwest corner of E.
Michigan Ave and Park Street

Zoning: B4, General Business District; EO, Entryway Overlay

Action Requested: Site plan approval; Rezone to Planned Unit Development (PUD)

PROJECT AND SITE DESCRIPTION

Planning Commission previously reviewed the site plan and PUD request at their August 28, 2013 and had requested several changes to the site plan based on staff review of the development agreement between the City of Ypsilanti and Core Resources, the draft zoning ordinance, the draft master plan and the existing master plan and zoning ordinance. The applicant has made the majority of these changes.

REQUIRED INFORMATION – PUD SUBMITTAL

Section 122-575 provides application requirements for Planned Unit Developments. These requirements include cover letter from applicant and owner, legal description, site plan at a maximum scale of one inch equals 50 ft. or larger prepared in accordance with 122-125 (site plan review). Additional required information: copy of agreements, covenants, or deed restrictions which will assure that the development will be completed and maintained as shown

on the plans by the developer and successive owners; open spaces areas; architectural sketches; copy of deed restrictions; and required fees.

Required information has been submitted. The following has been provided:

- Ownership of existing parcel
- Legal description for parcel
- Updated ALTA survey for proposed parcel
- Development Agreement

Items to be Addressed: None

PUD PROCESS

Section 122-575 of the Zoning Ordinance provides review procedures for Planned Unit Development applications:

- 1) Pre-application conference
- 2) Formal PUD Application
- 3) Planning Commission Review, Public hearing, and Recommendation
- 4) City Council Action

The project is currently at stage #3, above, although the public hearing was held at the Commission's first review on Aug. 28, 2013.

MASTER PLAN CONSIDERATION

In 2008, the Planning Commission adopted an amendment to the 1998 City of Ypsilanti Master Plan specific to Water Street (attached). Specific Land use recommendations (page 82) include:

- Redevelopment of the site including a mix of residential, retail, office, entertainment, medical, research, or other land uses or combinations compatible with the downtown business district
- Coordination of individual development projects to ensure compatibility both within the site and with nearby land uses
- Design standards that create an urban, rather than suburban or exurban, form
- Effective transportation connections to the downtown business district and surrounding areas, including non-motorized, vehicular, and transit options
- Application of environmental best practices, such as LEED certification, low-impact design, etc, where practical

(page 83)

Office, medical, research, and similar uses should take urban forms, avoiding low-density "office park" or automobile-oriented "strip" commercial configurations"

This facilitation is expected to include rezoning of these parcels to incorporate the goals of this target area, in order to provide potential developers with maximum predictability during the development process; future zoning amendments or Planned Unit Development proposals may be necessary to accommodate developments not predicted

during this initial rezoning. The use of a new zoning district or overlay district and/or changes to existing zoning districts that communicate the desired development quality should be considered to add predictability to the development review process while achieving community goals for the area.

Appropriate zoning districts for this target area include new “Commercial/Residential Redevelopment Districts” designed to meet the Target Area’s goals, and could also include B3 for the Michigan Avenue frontage and R/C or RO for the site interior. Specialized craft-industrial uses, such as those found in the W/S district, could also be appropriate.

As noted, the future land use map designates the area Mixed Residential/Commercial. For the purposes of this review, staff is recommending the use of B3 Central Business district as the base layer for review based on the text included in the master plan update above.

In 2009 the Planning Commission proposed zoning changes to the Water Street Development area including two new zoning districts. City Council ultimately tabled the zoning; however, they indicated that it should be used for negotiating future development. As noted above, it is to serve as a guideline for the proposed development. It is included as an appendix to the development agreement.

The 2013 Draft master plan provides direction for the layout for the Water Street Redevelopment area as well as an approval process and standards. In particular, the recommendation is to replicate the existing downtown grid in the development area. A separate section below compares the proposed development in relation to these recommendations.

LAND USE AND ZONING

Figure 1: Subject Site Location

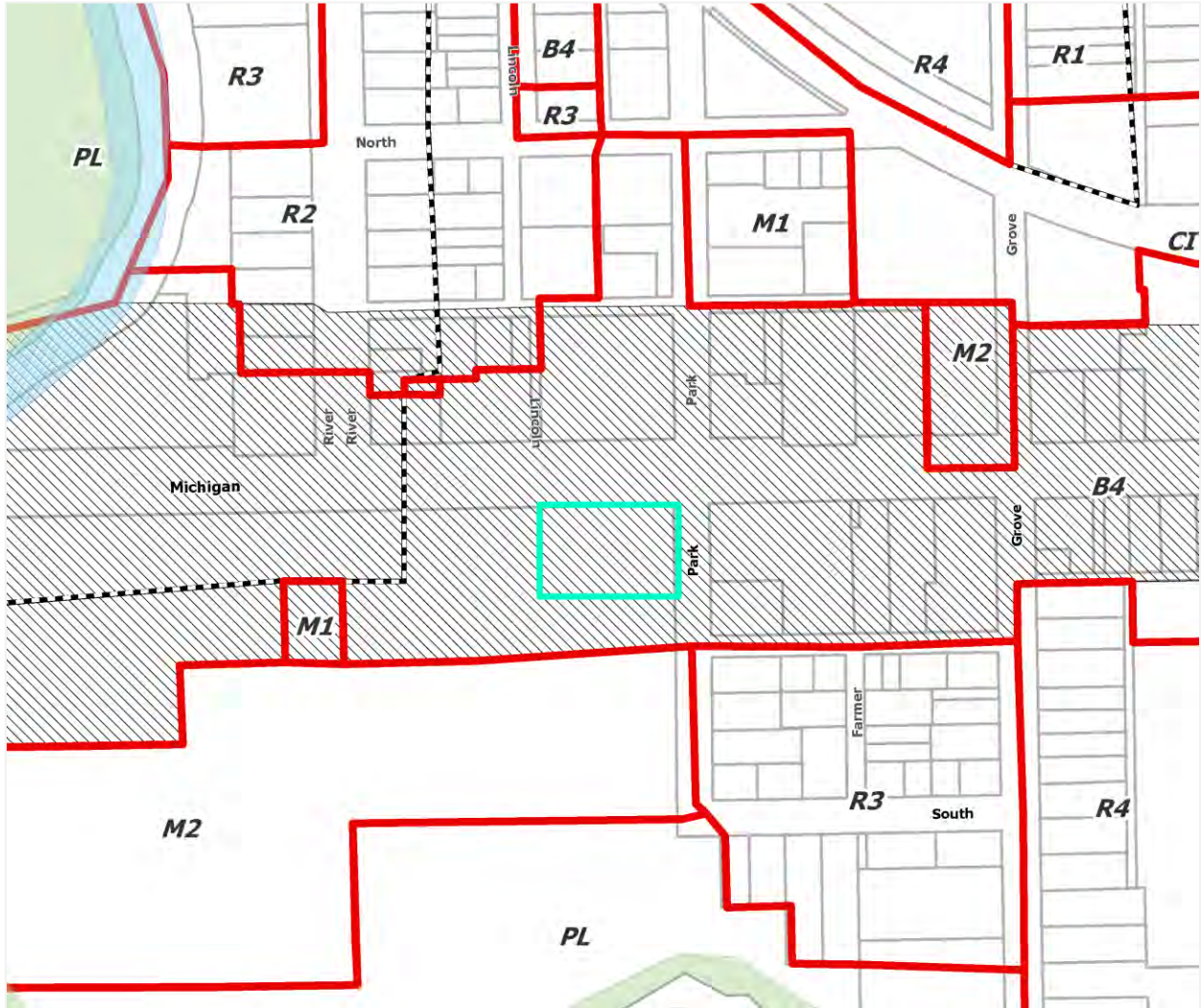


Figure 2: Site Aerial Photo (2010)

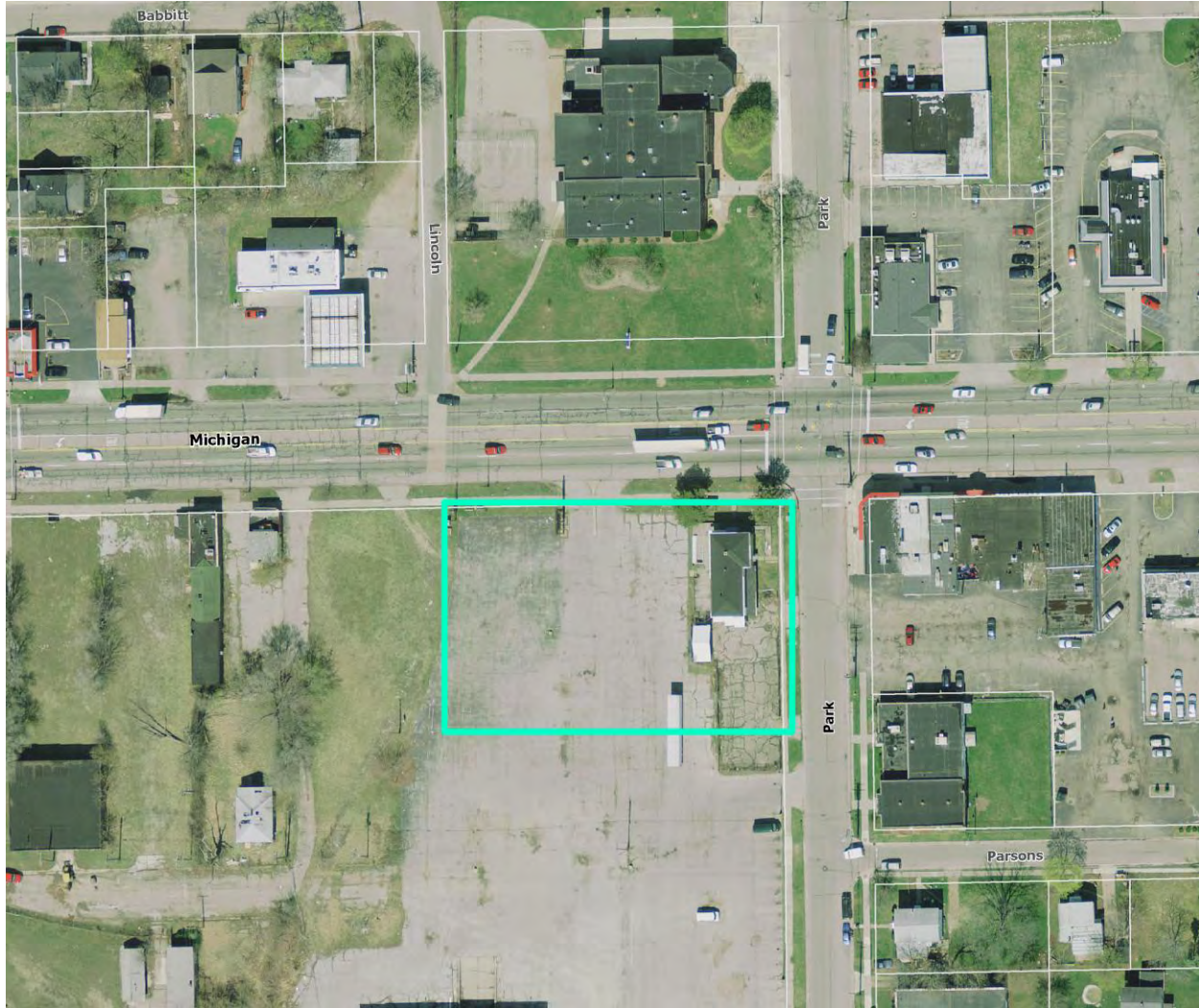


Table 1: Surrounding Land Use and Zoning

	LAND USE	ZONING
NORTH	New Beginnings Academy Charter School, BP gas station	B4, General Business EO, Entryway Overlay
EAST	Metro PCS retail store and retail strip. Salvation Army	B4, General Business EO, Entryway Overlay
SOUTH	Vacant Water Street Redevelopment Area	B4, General Business EO, Entryway Overlay M2, General Manufacturing PL, Public Land
WEST	Vacant Water Street Redevelopment Area	B4, General Business EO, Entryway Overlay M1, Light Manufacturing

AREA, WIDTH, HEIGHT, SETBACKS, DEVELOPMENT STANDARDS

The underlying district for the subject area is B4 General Business; however section 122-572 of the zoning ordinance has this provision:

In a planned unit development, the principal uses which shall be permitted shall be based on the underlying zoning district. City Council may also consider, upon Planning commission recommendation, the City of Ypsilanti Master plan as a basis for principal uses permitted in a planned unit development.

As noted above, the update to the Master Plan in 2008 specifically for the target area of the Water Street Redevelopment Area notes that B3, Central Business would be a suitable district for the Michigan Avenue frontage. The B3 district is utilized as the underlying district for PUD>

Section 122-573 (3) of the PUD regulations state that base regulations may be modified to encourage flexibility and creativity in development, provided such modifications result in a higher quality of development than would otherwise be possible. Exemptions will be listed below to be noted on plans and in PUD agreement.

Table 2: Area, Width, Height, Setbacks

	REQUIRED (B3 Central Business)	Existing	Proposed
LOT AREA / WIDTH / COVERAGE	The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.	Vacant 38 acre parcel	Lot Area: 38,859 sf (.84 acres) Project area: approx 1.1 acres Width: 230.74 ft Lot Coverage: approx. 24%
SETBACKS			
Front (Michigan)	Not less than 5 feet (ZG) – not greater than 10 ft.	n/a	5 feet
Street side (Park)	Not less than 5 feet	n/a	Approx 114 ft List all setbacks
Street side (Lincoln)	3 feet	n/a	10 foot
Rear	10 feet	n/a	Approx 56 feet List all setbacks
HEIGHT	Six stories or 75 feet, whichever is smaller (ZG) – No building shall be less than 3 stories in height at street frontage.	n/a	20.5 feet – single story.

SIDEWALKS	provide a sidewalk or shared-use path (see additional requirements in development agreement review section)	5. foot sidewalk along Michigan Ave. 4 foot sidewalk along Park Street	6 foot sidewalk shown on Lincoln and Park streets. 10 foot sidewalk shown on Michigan Ave., except small segment between building edge and Lincoln Street. Extend 10 foot sidewalk on Michigan Ave to Lincoln Street.
LANDSCAPING	10% = 3,885 sf	n/a	9,805 sf provided
PARKING	Ordinance: 1 for every 200 feet of gross floor area: $8320/200 = 42$. With 20% reduction: 34 (ZG) Zoning guidelines: Maximum of 3 parking spaces per 1,000 square feet of non-residential use. $8320/1,000 - 8 \times 3 = 24$	n/a	29 supplied including 2 handicap spaces Provide exemption from ordinance requirement based on development agreement requirement to utilize zoning guidelines for review.
SIGNAGE	Provisions vary based on type starting in section 122-861	n/a	Provide dimensions for wall signage and elevation including dimensions for monument sign. B3 zoning does not allow for monument sign. Provide exemption and use existing B4 sign criteria to evaluate (100sf with 10 ft height)

Items to be Addressed:

1. List all building setbacks on site plan
2. Provide dimensions for wall signage and elevation including dimensions for monument sign. Confirm it meets zoning requirements

Exemptions to be noted:

1. Provide exemption to zoning ordinance reducing parking spaces to a maximum of 24 based on zoning guidelines.
2. Provide exemption to Entryway Overlay District requirements due to the Master Plan desire for a more urban form and treatment.
3. Provide exemption for proposed monument sign; however make it subject to monument standards in the B4 district.

BUILDING LOCATIONS AND SITE ARRANGEMENT

The proposed Family Dollar building will be oriented toward the corner of Lincoln and Michigan Ave, with the length of the building along the Michigan Avenue frontage. Sets of windows 8'8" in height repeat along the Michigan Avenue frontage. Three banks of smaller windows grouped in threes 2 1/8' tall and tinted gray have been added along the Lincoln Street frontage. The entrance is located at the corner of Michigan Ave and the parking lot.

The parking area is located between the building and storm water detention/rain garden area. A screening wall is proposed between the Michigan Avenue sidewalk and the parking area. A dumpster enclosure is provided on the southeasterly side of the building. A loading zone is proposed to the west of the dumpster, still in the rear of the building. The access drive extends from Lincoln to Park Streets at the rear of the building, with additional parking to the south of the drive.

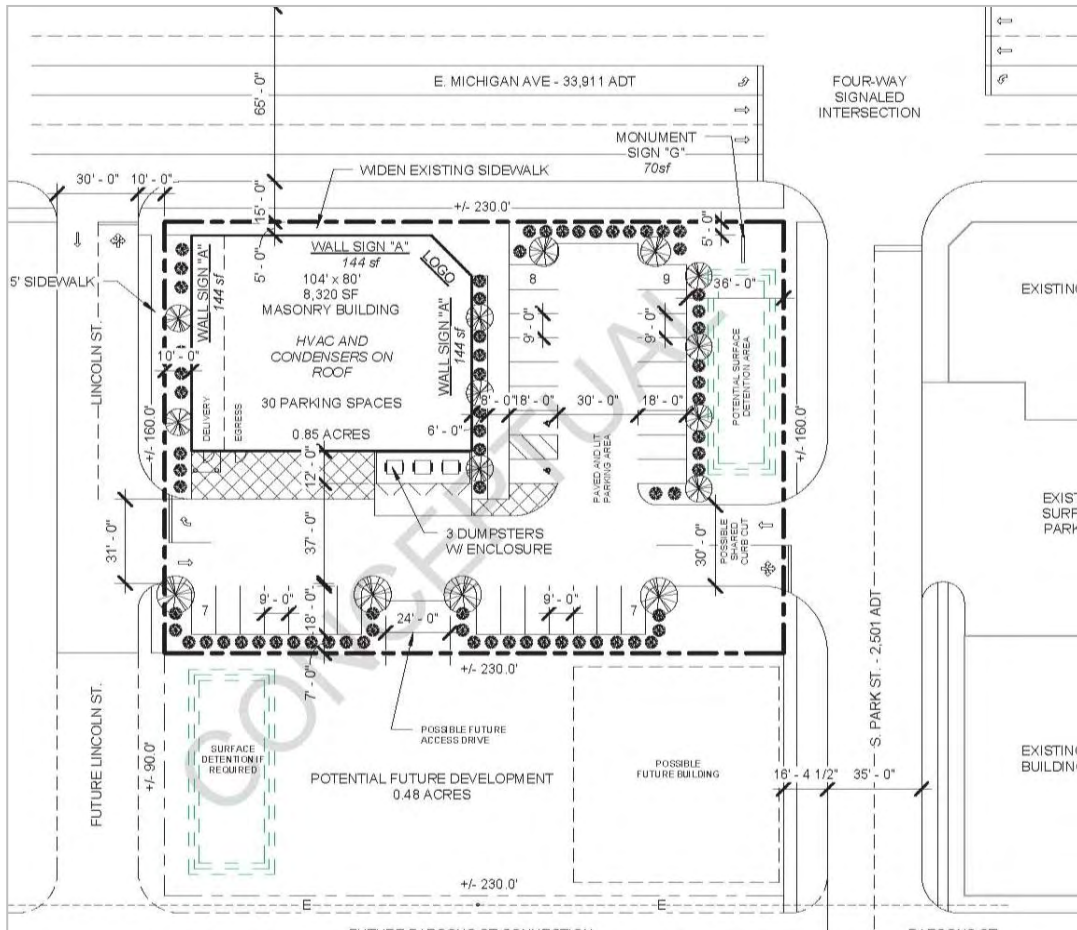
Items to be addressed:

- 1. Remove tinting from Lincoln Street windows.*

SITE ACCESS AND CIRCULATION

The parcel being created for the Family Dollar is based on maintaining the existing street grid created by Park St., Michigan Ave/ and the future S. Lincoln Street. Originally, building out Parsons Street was of interest to the City, but Core Resources determined they did not need the additional land. A revised scenario (below) shows that a separate buildable parcel can be created out of the land south of Family Dollar, but north of a proposed Parson Street extension west (see below). In this scenario, shared access to the curb cuts on the proposed Lincoln and Park Streets as well as an access drive to the south are necessary.

Figure 3: Conceptual Site plan from Development Agreement



The

building entrance is located off Michigan Ave. and the parking lot to the east of the structure. Sidewalk is provided on Michigan, Park Street and the proposed Lincoln Street, including a walkway between the building and parking lot extending from Michigan Ave. south to the extent of the structure. An ADA ramp is provided between the barrier-free parking spaces in the parking lot, to the walkway. ADA ramps are also noted at the corner of Michigan and Park Street. The pedestrian crossing of Lincoln is expected to be flush with the curb/street. Three bike racks are provided near the building entrance on Michigan Ave. providing space for 6 bicycles.

Vehicular access is available from both Park and Lincoln Streets. The proposed site plan envisions a full movement intersection at Lincoln and Michigan Ave. as well as at the signalized intersection at Michigan Ave and Park Street. Vehicles can enter the drive at the rear of the building from both streets, with access to parking south and east of the building. The drive width is shown at 30 feet. The engineering letter from Sept. 13, 2013 notes that the drive and approach be reduced (see attached). A note has been provided that the drive as well as potential connection to the southern parcel will have an access easement. The maneuvering lane for the parking east of the building is 24 feet. Truck access is available from either street but is expected primarily from Park Street do to the signalized intersection. A loading area has been designated at the southwest side of the structure, and exceeds the 10 x 50 requirement

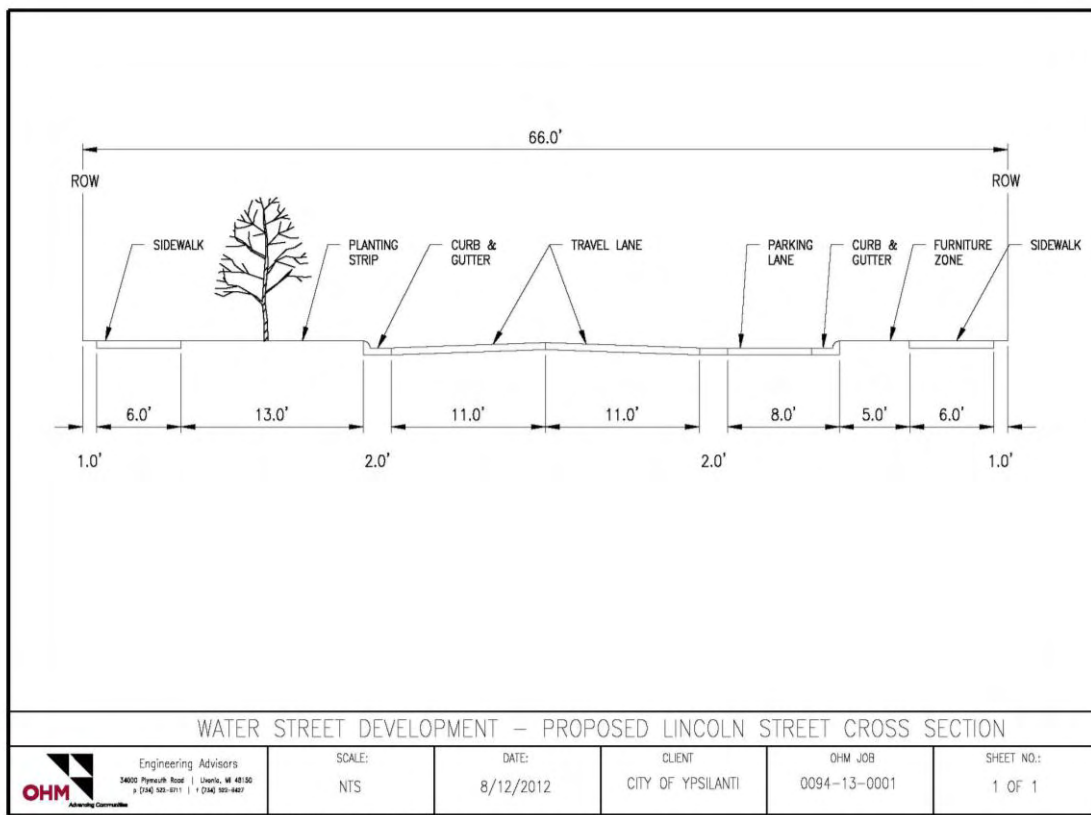
An existing bus stop is available on Michigan Ave west of the proposed building as well as almost directly across the street for AATA route #20. That service is once per hour in a loop Monday – Saturday with no service on Sundays.

Items to be addressed:

1. Michigan Ave. 10 foot sidewalk should extend to Lincoln Street
2. Move "tags" on site plan to match relocation of barrier-free parking and ramp
3. Reduce aisle and approach radii per Engineering Letter dated 9-13-2013

ENGINEERING/STORMWATER REQUIREMENTS

The proposed Lincoln Street is being constructed based on the existing 66 foot right-of-way standard for the City, with components in line with the draft master plan layout and requirements for the Water Street redevelopment area. A cross section is shown below; please note that the either side can be repeated on the other in this scenario.



The Lincoln Street right-of-way has been designed to meet city standards. Lincoln Street now includes on-street parking spaces on the east side including curb, gutter and 6' sidewalk on both sides. Based on Planning Commission feedback, an area of concrete has been added between the on-street parking spaces and the sidewalk to improve access. On-street parking spaces on the west side as well as sidewalk will be the responsibility of the adjacent property developer. Responsibility for the construction of Lincoln Street is that of the applicant, per the executed development agreement (see attached).

Concrete curb has been provided around the majority of the parking areas with the exception of the west side of the parking area immediately adjacent to the building. A single spillout is provided to the east near the rain garden area. Parking bumpouts are indicated on the west side of Park Street, providing on-street parking as proposed in the draft master plan.

A rain garden is proposed on the east side of the parcel between the parking lot and Park Street. This garden is designed to treat first flush prior to storm water runoff being release to the park street storm sewer to outlet to the Huron River. A cross section of rain garden and proposed planting list have been included.

Items to be addressed:

1. All items from engineering letter dated Sept 13, 2013.

SCREENING

	Required	Existing Conditions	Proposed
Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Two existing streetlights are located on Michigan Avenue frontage, as well as a third on Park street frontage.	Streetlight on Park street is noted to be relocated by others. Standard wall pack lights are located on all building frontages. A single light is noted in the southern parking lot in the area of the easement. Consider relocating to one side or other. Indicate locations for parking lot lighting along with photometric plan per Sec. 122-641 and 122-834 (9).
Screening Between Land Uses	None required	None	
Off-Street Parking Landscaping	1 tree per 8 spaces (29/8 = 4)	None	6 trees provided
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected		provided
	minimum distance of 3' from curb backside to landscaping		provided

	must be screened per 122-703 if conflicting land use	No conflicting land uses	None
	must be screened from public ROW with 3 foot berm	None	Waiver from berm requirement to maintain urban form and/or request different treatment.
	prevent vehicular encroachment into landscaping, structures		
Greenbelt Landscaping			
Foundation Landscaping	Minimum of one (1) ornamental tree and six (6) shrubs per thirty (30) lineal feet of building frontage.		Provide building dimensions
	North: approx 90 feet = 3 trees and 18 shrubs	None	Waive tree requirement due to addition of street trees on frontage Waive shrub requirements to provide more urban form.
	East: approx 66 feet 2 trees and 12 shrubs	None	10 Anthony Waterer spirea and 21 Green Germ Boxwood Provide waiver to locate 2 foundation trees elsewhere on site.
	West: 80 feet 3 trees and 18 shrubs	None	28 Miss Kim Lilacs Waive tree requirement due to street trees requirement on street frontage
Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		Provided elevation and dimension detail.
Exterior Electrical	when visible from ROW screen	None	Roof-mounted equipment proposed.
Maintenance	install underground sprinkler system		Note provided
Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	None	3 foot screen wall between Michigan Ave sidewalk and parking

Items to be addressed:

- 1.** *Consider relocating proposed light pole on south side out of easement location.*
- 2.** *Indicate locations for parking lot lighting along with photometric plan per Sec. 122-641 and Sec. 122-834 (9).*
- 3.** *Waiver from 3 foot berm requirement between Michigan Ave. and parking lot, to maintain urban form and/or request different treatment.*
- 4.** *Provide building dimensions*
- 5.** *Waiver from foundation shrub and tree planting requirements along Michigan and foundation tree plantings on Lincoln Street due to street tree requirement. Relocate required 2 trees on Park street side elsewhere on the site.*

REQUIREMENTS FROM DEVELOPMENT AGREEMENT

Requirement	Proposed
(i) cause the Access Drive Improvements to be constructed pursuant to MDOT and City standards and extend same from Michigan Avenue to the southerly property line of the property;	Lincoln Street improvements shown according to cross section provided by the City. Costs to be incurred by applicant except for sidewalk on west side. Final plans to be submitted to MDOT for approval.
(ii) commit to install trees on the street frontages of Michigan, Park Street and the future Lincoln Street;	Three street trees added in bumpout locations. Trees shown east of raingarden/detention area in lieu of street trees. Additional street tree shown south of curb cut.
(iii) install a six foot sidewalk on Lincoln Street within the Access Easement (hereinafter defined) and increase the sidewalk to a width of ten feet on Michigan Avenue and Park Street;	Six foot sidewalk shown on Lincoln and Park. Park reduction to 6 feet allows for minimal change to road to provide on-street parking and is recommended by staff. 10 foot sidewalk shown on Michigan Ave., although it appears to not extend to Lincoln Street.
(iv) cause the store entrance to be oriented toward Michigan Avenue;	Shown as corner entry between Michigan Ave., and parking area to east of building.
(v) install six foot windows on the Michigan Avenue frontage of the Improvement for the entire width of the frontage;	Windows sized at 8' 8" shown along Michigan Avenue frontage. The entrance windows and window bays to the east and west of the entrance (Michigan Ave, and parking lot frontage) will be clear. Other windows along Michigan Avenue will be clear windows with film on the inside.
(vi) require Purchaser to grant to the lands south of the Property and north of Parsons Street a shared curb cut and access easement through the curb cuts proposed to be constructed on Lincoln and Park Streets within the Property, and	Easements noted.
(vii) require placement of the Building in the northwest corner of the Property fronting Michigan Avenue and the proposed Lincoln Street extension, generally described on Exhibit C-1.	Property orientated toward the proposed Lincoln/Michigan Ave. frontage.

Items to be addressed:

- 1. Final plans to be submitted to MDOT for approval.*

ZONING GUIDELINES – CRD Commercial Redevelopment District

Requirement	Proposed
Permitted uses: retail businesses	Family Dollar meets existing definitions
Front yard: Buildings shall be oriented so that 70% of the lot frontage shall include building(s) to the front yard	The building occupies about 90 feet of the Michigan Ave. frontage, which extends 230 feet, or roughly 40% of the frontage.
Minimum Floor Area Ratio of 1:1	The FAR of the proposed development is 0.23.
Development Standards (1) Access, parking, service a. No parking area is permitted in the front yard setback. Uses allowed within front setback include sidewalk cafes or customer service areas, plazas, patios and landscaping. b. No minimum parking standard shall apply to any commercial use ... a maximum of 3 spaces per 1,000 square feet of non-residential use. c. Bicycle parking spaces shall be provided for all uses at a ratio of 1 bicycle parking space per 5 automobile parking spaces provided. d. Buildings must have pedestrian access and orientation to the major thoroughfare. Vehicular access to individual lots shall not be permitted directly from the major thoroughfare e. A minimum of one improved non-motorized access route must be provided at intervals no less than every 350 feet of development frontage or fraction thereof. f. Service areas shall be screened to minimize views from publicly accessible areas. g. Adjoining uses shall share access drives and parking...	a. Parking located in side and rear yards. b. 31 parking spaces proposed – 24 required. c. 5 bicycle spaces required. 6 provided. d. Pedestrian access to building along Michigan Ave. Vehicular access from Park and Lincoln Streets. e. Provided f. n/a g. Easement noted on plans.
(2) Building Scale and Articulation a. A minimum 50% area of the first floor façade facing a street right-of-way must be comprised of windows and/or doors, openings or other architectural design features to limit the appearance of blank walls, and have a minimum of 75% transparency. b. For stories above the 1st floor, a minimum fenestration standard of 20% glass area of the total floor façade area. c. No blank wall exceeding 10 feet horizontally or	a. Requirement appears to be met along Michigan Ave., façade due to windows and building entrance. Three sets of windows are opaque and tinted. Lincoln Street frontage has windows, but does not meet 50%. Parking lot frontage does not meet the standard. b. n/a

vertically along any street frontage shall be permitted on the first or second floors. No blank wall exceeding 25 feet vertically or horizontally is permitted on any street frontage.	c. Three banks of windows and canopies provided along Lincoln Street frontage. Windows noted to have gray tint. Remove tint.
(3) Building Materials a. All walls visible from any public or private right-of-way shall be finished primarily in a durable hard surface such as brick, glass, stone, wood, ceramic, precast panels, integrally tinted textured masonry block, or concrete siding. These primary materials shall make up a minimum of 60% of the solid wall area, exclusive of windows and doors. b. Materials not permissible as primary materials on exterior walls are concrete block, cinder blocks unless burnished fluted or sculpturally textured, residential grade sidings, plastic siding, asphalt, EIFS, stucco, highly reflective or highly color tinted glass. These materials may be used as trim or accent materials, but shall total less than 40% of the surface area of walls, exclusive of windows and doors. c. All materials should be used consistently on all sides of the building d. Innovative or new environmentally sensitive materials are encouraged provided they are of quality durable material. e. Reflective glass or spandrel glass not permitted on first two floors along any street frontage	a. Architectural concrete masonry units will comprise the majority of all building sides. Samples available for planning commission during meeting. b. Stucco/EFS to be used as accent material son parking lot, Michigan Ave. and Lincoln Street sides. c. materials used consistently d. none suggested e. Windows with tint are clear with film applied, except for Lincoln Street windows.
(4) Landscaping a. Where screening of development or parking area is required, landscaped berms shall not be used. Screening shall be provided via solid walls, fences, or evergreen plantings. b. Greenbelt and foundation landscaping requirements shall be waived for any portion of a building that has no setback from the property line... c. Street trees shall be provided along all street right-of-ways, within the right-of-way. A minimum of one street tree shall be provided for each 30 feet of street frontage...	a. No berms proposed; 3 foot screening wall and evergreen shrubs proposed along Michigan Ave. frontage. b. Foundation planting requirements to be waived along building frontage due to 5 foot setback. c. Addressed earlier in review.

Items to be addressed:

1. Lincoln Street windows should be clear glass.

SHAPE YPSI draft master plan recommendations

Requirement	Proposed
Block perimeter should be 1200 feet or less.	Current block estimated at 1,000 feet
Street layout should connect to existing streets such as Michigan Avenue to the north, Lincoln to the west and Park to the east.	Site plan includes Lincoln Street extension to the extent of the proposed parcel
All streets have on-street parking	On-street parking proposed for Lincoln and Park Streets. On-street parking on Michigan to be pursued at a later date.
All streets have sidewalks	All streets have sidewalk
All streets have space for trees and other stuff	Street trees to be provided on all street frontages
All driveway aprons have the same design	Drive aprons to be approved by City engineer (OHM)
All buildings are built for multiple uses - with a ground floor to ceiling at a minimum of 12 and a maximum of 14 feet	Ceiling noted as less than 12 feet, but height available for subsequent use.
Buildings along "A" streets (Michigan Ave., Park and River Streets), should follow the following urban design rules: • 90-100% of building should face the street • It is built one-to five feet from street right of way • 60% of the front of the first floor is transparent window or glazing • Primary entrance faces "A" street • The first floor of buildings should have active uses – stores, restaurants, services – where people come and go often.	• Estimated 40% of building facing street • Building has 5 foot setback from ROW • 25% of 1st floor windows are transparent • The primary building entrance at corner of Michigan and parking area • Retail uses meets goals

Items to be addressed:

1. None.

REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT

Section 122-573 provides the following requirements for Planned Unit Developments:

- (1) ***Unified Control.*** *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.*

STAFF COMMENT: Core Resources, LLC has executed a development agreement with the City of Ypsilanti for purchase and development of a Family Dollar.

- (2) ***Minimum Size.*** *The minimum size of a Planned Unit Development shall be forty-three thousand, five hundred sixty (43,560) square feet (one acre) of contiguous land or 21,870 sf (1/2 half acre) if the proposal involves the preservation and/or adaptive reuse of a historically significant structure. The historical significance shall be determined by the city historic district commission.*

STAFF COMMENT: The development area is 1.1 acres.

- (3) ***Applicable Base Regulations.*** *Unless waived or modified in accordance with the procedures and standards set forth in this Article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in the Zoning Ordinances for the uses listed below shall be applicable for uses proposed as part of a Planned Unit Development:*

STAFF COMMENT: *As noted earlier, the B3, Central Business zoning will be applied as the base regulation for the entire parcel based on Planning Commission recommendation based on Master Plan goals for the Water Street Redevelopment Area.*

To encourage flexibility and creativity in development consistent with the planned Development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the Planned Development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.

STAFF COMMENT: The applicant requests the following exemptions:

1. *None. PUD requirement per development agreement.*

All departures or exemptions should be noted on the PUD plan.

- (4) ***Street Access.*** *Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.*

STAFF COMMENT: The site will have adequate access to public streets.

- (5) **Usable Open Space.** *The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.*

STAFF COMMENT: The proposed development exceeds the B3 district requirement.

- (6) **Landscaping and Maintenance of Common Areas.** *All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas.*

Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.

STAFF COMMENT: Rain gardens shall be maintained to provide adequate drainage per Washtenaw County stormwater standards. Planning Commission may want to request a maintenance plan as a condition of the PUD agreement approval.

- (7) **Additional Considerations.** *During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project: perimeter setbacks and screening; thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design; underground installation of utilities; insulating pedestrian circulation from vehicular thoroughfares and ways; achievement of an integrated development with respect to signage, lighting, landscaping and building materials; and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.*

STAFF COMMENT: Staff recommends that Planning Commission discuss these considerations listed above to make sure the plan is satisfactory. Public sidewalks are provided along the development. The development substantially achieves compliance with these standards.

Items to be addressed: 1) Provide maintenance plan for raingardens and landscaping areas.

STANDARDS FOR APPROVAL

Section 122-576 provides the standards that the City must be met in order that a Planned Unit Development be approved.

- (1) *Conformance with the planned development concept. The overall design and all uses proposed in connection with a planned unit development shall be consistent with and promote the intent of this article, as well as with specific project design standards set forth in this chapter*

STAFF COMMENT: The project and overall design are consistent with the intent of the PUD article. It will help achieve master plan goals related to development of the Water Street Redevelopment Area including redevelopment of the site with commercial uses more urban than suburban in form, and with careful consideration of future development on site.

- (2) *Recognizable benefits. The planned development will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would otherwise be unfeasible or unlikely to be achieved*

STAFF COMMENT: The redevelopment of the Water Street Redevelopment Area has been a goal for more than 20 years. This represents the start of development on the site.

- (3) *Compatibility with adjacent uses. The proposed planned unit development shall be designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, circulation, landscaping, views, and other layout features. In particular, consideration shall be given to the following:*

- a. The bulk, placement, architecture, and types of materials used in construction of proposed structures

STAFF COMMENT: The location, development of infrastructure and pedestrian access have been carefully considered in relation to future adjacent development on the site and include the development of access easement for shared drives.

- b. The location and screening of vehicular circulation and parking areas in relation to surrounding development

STAFF COMMENT: As noted, this has been considered carefully, including development of a “remainder” parcel that can be sold for future development using the same vehicular and expanded pedestrian access.

- c. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development

STAFF COMMENT: Outdoor storage is not proposed. A single dumpster enclosure is proposed at the rear of the building.

- d. The hours of operation of the proposed uses

STAFF COMMENT: Hours of Operation are consistent with adjacent B3 uses.

- e. Landscaping, preservation of historic features, and other site amenities

STAFF COMMENT: Landscaping, in particular street trees and expanded sidewalks have been included to provide a more urban feel. The rain garden is expected to add open space to the parcel.

- (4) Impact of traffic. The planned development shall be designed to minimize any adverse impact of traffic generated by the proposed development. Consideration shall be given to the following:

- a. Estimated traffic to be generated by the proposed development
- b. Access to major thoroughfares
- c. Proximity and relation to intersections
- d. Adequacy of driver sight distances
- e. Location of and access to off-street parking
- f. Required vehicular turning movements
- g. Provisions for pedestrian traffic
- h. Access to loading and unloading areas

STAFF COMMENT: The limitation of access to the site from the existing signalized Park Street and the future Lincoln Street will improve vehicular access to the site, and provide for future access to adjacent parcels. Provisions for pedestrian traffic have been accommodated, as well as access for truck and delivery traffic.

- (5) Public services. The proposed type and density of use shall not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public roads, fire and police protection, and schools. The proposal shall not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment

STAFF COMMENT: The proposed development will not result in a material increase in need for public services if it is well managed through-out its life cycle.

- (6) Compatibility with master plan and this chapter. The proposed development shall be compatible with the adopted city master plan and with the spirit and intent of this chapter.

STAFF COMMENT: The redevelopment meets numerous goals of the Master Plans goals related to redeveloping the Water Street Area including more urban than suburban form, desired uses and carefully defined vehicular and pedestrian access.

- (7) Economic impact. The proposed development shall not result in an unreasonable negative economic impact upon surrounding properties

STAFF COMMENT: As noted, development has been expected on this site since the early 2000s. This will be the first development on the 38 acre city-owned parcel.

- (8) Compliance with applicable regulations. The proposed development shall be in compliance with all applicable federal, state, county, and local laws and regulations

STAFF COMMENT: *The development shall comply with all applicable laws.*

- (9) Phasing. When a project is proposed for construction in phases, the project shall be designed that each phase, when completed, shall be capable of standing on its own in

terms of the presence of services, facilities, and open space; and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area

STAFF COMMENT: *No phasing is planned for this project.*

Items to be addressed: The proposed project is in substantial compliance with the standards of 122-576.

RECOMMENDATIONS

The proposed Family Dollar is consistent with the Planned Unit Development concept in that it is allowing development of the Water Street Redevelopment Area including redevelopment of the site with commercial uses more urban than suburban in form, and with careful consideration of future development on site. Only nominal flexibility in the below standards is being requested in return. The existing property is currently vacant, and the proposed redevelopment is in line with numerous Master Plan and DDA goals, and will greatly benefit for the Michigan Avenue business district.

Staff recommends that the Planning Commission approve the Planned Unit Development plan and rezoning to PUD based on the following findings:

1. The proposed use is consistent with the PUD concept of providing zoning flexibility in return for material community benefit.
2. The project will develop an acre of the 38 acre city-owned Water Street redevelopment area with retail more urban than suburban in form, and with careful consideration of vehicular and pedestrian access to help accommodate future adjacent development.
3. The proposed use will be consistent with all surrounding uses, in particular to the east.
2. The proposed use will not have an adverse impact on traffic or other public services and infrastructure,
3. The proposed redevelopment meets numerous Master Plan and DDA goals
4. Three exemptions are recommended:
 - Provide exemption to zoning ordinance reducing parking spaces to a maximum of 29 based on zoning guidelines.
 - Provide exemption to Entryway Overlay District requirements due to the Master Plan desire for a more urban form and treatment.
 - Provide exemption for proposed monument sign; however make it subject to monument standards in the B4 district.

The approval of the PUD plan is conditioned on the following items being addressed and reviewed administratively by Planning and Development staff before review by City Council:

1. List all building setbacks on site plan
2. Provide dimensions for wall signage and elevation including dimensions for monument sign. Confirm it meets zoning requirements
3. Remove tinting from Lincoln Street windows.
4. Michigan Ave. 10 foot sidewalk should extend to Lincoln Street
5. Move "tags" on site plan to match relocation of barrier-free parking and ramp
6. All items from engineering letter dated Sept 13, 2013
7. Consider relocating proposed light pole on south side out of easement location.
8. Indicate locations for parking lot lighting along with photometric plan per Sec. 122-641 and Sec. 122-834 (9).
9. Provide building dimensions
10. Final plans to be submitted to MDOT for approval.

The following waivers are requested under 122-713:

1. Waiver from 3 foot berm requirement between Michigan Ave. and parking lot, to maintain urban form and/or request different treatment.
2. Waiver from foundation shrub and tree planting requirements along Michigan and foundation tree plantings on Lincoln Street due to street tree requirement. Relocate required 2 trees on Park street side elsewhere on the site.

Teresa Gillotti, Director, Community and Economic Development

Cc: File
Developer: Bill Tippman, Core Resources, LLC
Architect/Engineers: Josh Allen, Morning Star Partners

SITE PLAN SUBMISSION FOR

FAMILY DOLLAR

PART OF THE N.E. 1/4 OF SECTION 9, T.03S., R.07E.,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

CITY OF YPSILANTI STANDARD NOTES:

1. NOTIFY THE CITY OF YPSILANTI ENGINEERING OFFICE (734) 483-1421 MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARD AND SPECIFICATIONS ADOPTED BY THE CITY OF YPSILANTI.
3. UTILITIES TO BE UNDERGROUND.
4. CALL MISS DIG (1-800-647-7311 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND MAINTAINED ON SITE.
6. ALL EXCAVATION UNDER OR WITHIN 5 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT).
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
8. A ROW PERMIT FROM THE CITY OF YPSILANTI IS REQUIRED BEFORE ANY WORK OCCURS WITHIN THE MICHIGAN AVE OR PARK STREET RIGHT-OF-WAYS.
9. A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT IS REQUIRED FROM THE CITY OF YPSILANTI PRIOR TO THE BEGINNING OF CONSTRUCTION.
10. ANY SIDEWALK WITHIN THE MICHIGAN AVE OR PARK STREET RIGHT-OF-WAYS THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH CITY OF YPSILANTI CRITERIA.

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF YPSILANTI AND M.D.O.T.
2. ALL NECESSARY PERMITS, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
4. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
5. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE 2003 STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

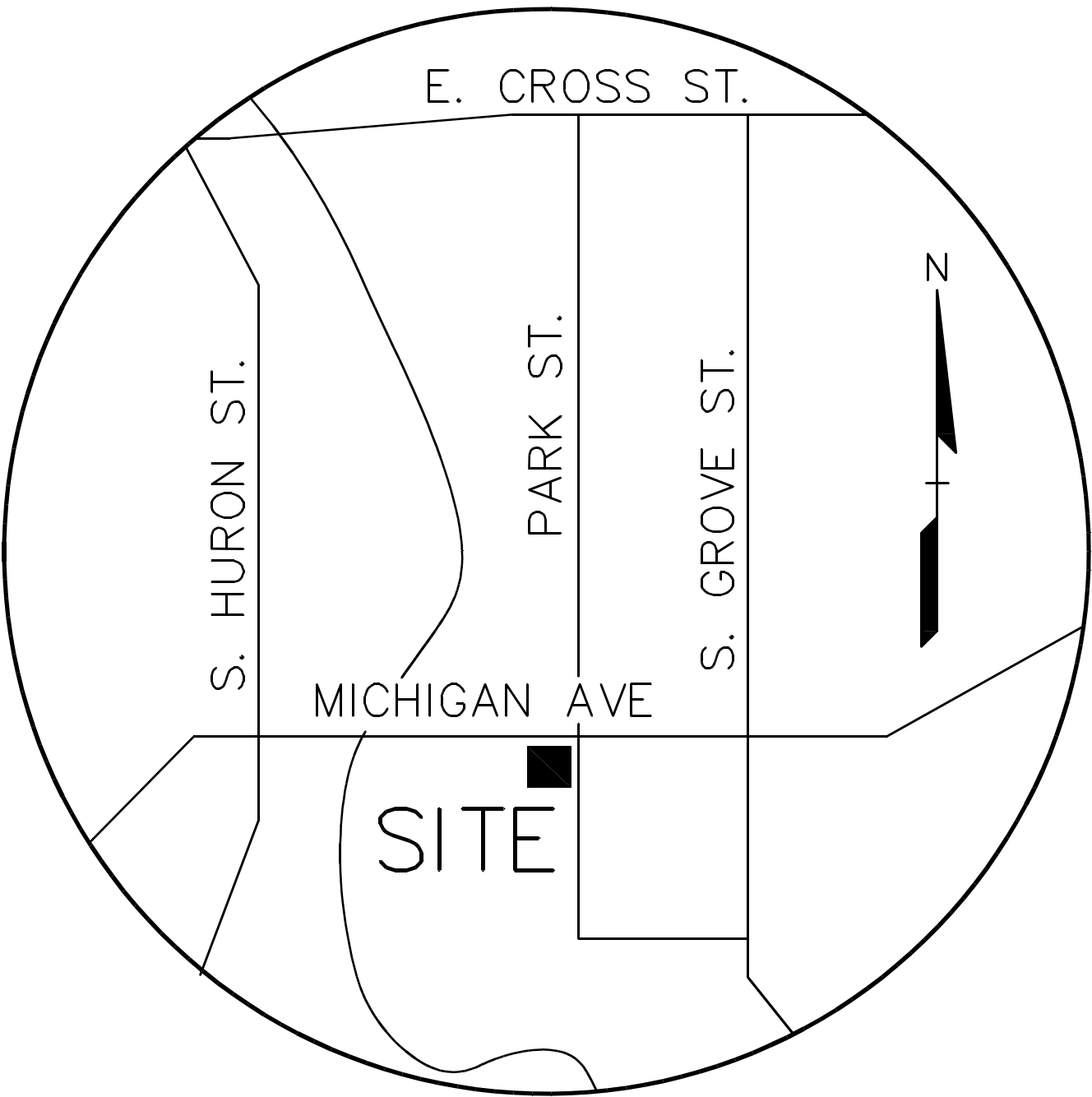
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF YPSILANTI AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
2. ALL TRENCHES UNDER OR WITHIN FIVE (5) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT OR SIDEWALK, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO CITY AND MDOT STANDARDS.
3. TO TAP AN EXISTING MANHOLE OR SEWER PIPE, COMPLETELY CORE THE SIDEWALL OF THE STRUCTURE OR PIPE PER CITY OF YPSILANTI REQUIREMENTS.
4. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.

SANITARY SEWER NOTES:

1. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 AT 1.2% MINIMUM SLOPE.
2. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.
3. INSTALL ALL SEWER AND LEADS ON BEDDING REQUIRED BY THE CITY OF YPSILANTI.



LOCATION MAP
NOT TO SCALE

PROJECT DESCRIPTION

SITE DEVELOPMENT OF A PROPOSED FAMILY DOLLAR STORE LOCATED AT THE SOUTHWEST CORNER OF MICHIGAN AVE. AND PARK STREET IN THE CITY OF YPSILANTI MICHIGAN. THE SITE WORK INCLUDES HMA PAVING, CONCRETE PAVEMENT, CONCRETE SIDEWALK, CONCRETE CURB & GUTTER, STORM SEWER, SANITARY & WATER LEADS AND STORM WATER DETENTION FACILITIES. THE PROJECT ALSO INCLUDES AN EXTENSION OF LINCOLN STREET SOUTH OF MICHIGAN AVE. TO BE DEDICATED TO THE CITY OF YPSILANTI.

INDEX OF DRAWINGS	
SHEET NO.	SHEET TITLE
S-01	COVER SHEET
1 OF 3	ALTA/ACSM LAND TITLE SURVEY
2 OF 3	ALTA/ACSM LAND TITLE SURVEY
3 OF 3	ALTA/ACSM LAND TITLE SURVEY
S-02	SITE PLAN
S-03	TRUCK CIRCULATION PLAN
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS

PROJECT ENGINEER/LANDSCAPE ARCHITECT/LAND SURVEYOR

PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2900 EAST GRAND RIVER AVENUE
HOWELL, MICHIGAN 48843
CONTACT: ROBERT WAGNER, P.E.
PHONE: (517) 546-8583 EXT. 261
FAX: (517) 546-8973

DEVELOPER/APPLICANT/ARCHITECT:

MORNINGSTAR PARTNERS, LLC
1404 VINE STREET
CINCINNATI, OHIO 45202
CONTACT: JOSH ALLEN
PHONE: (513) 699-8859
FAX: (513) 731-8885
#12 099

NO.	BY	DATE	REVISIONS
1	PROJ	8-28-2013	REVISED PER CITY P.C. MTC
2	ENG	9-11-13	REVISED PER CITY P.C. MTC

CAUTION!!
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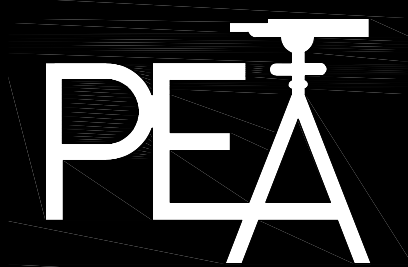
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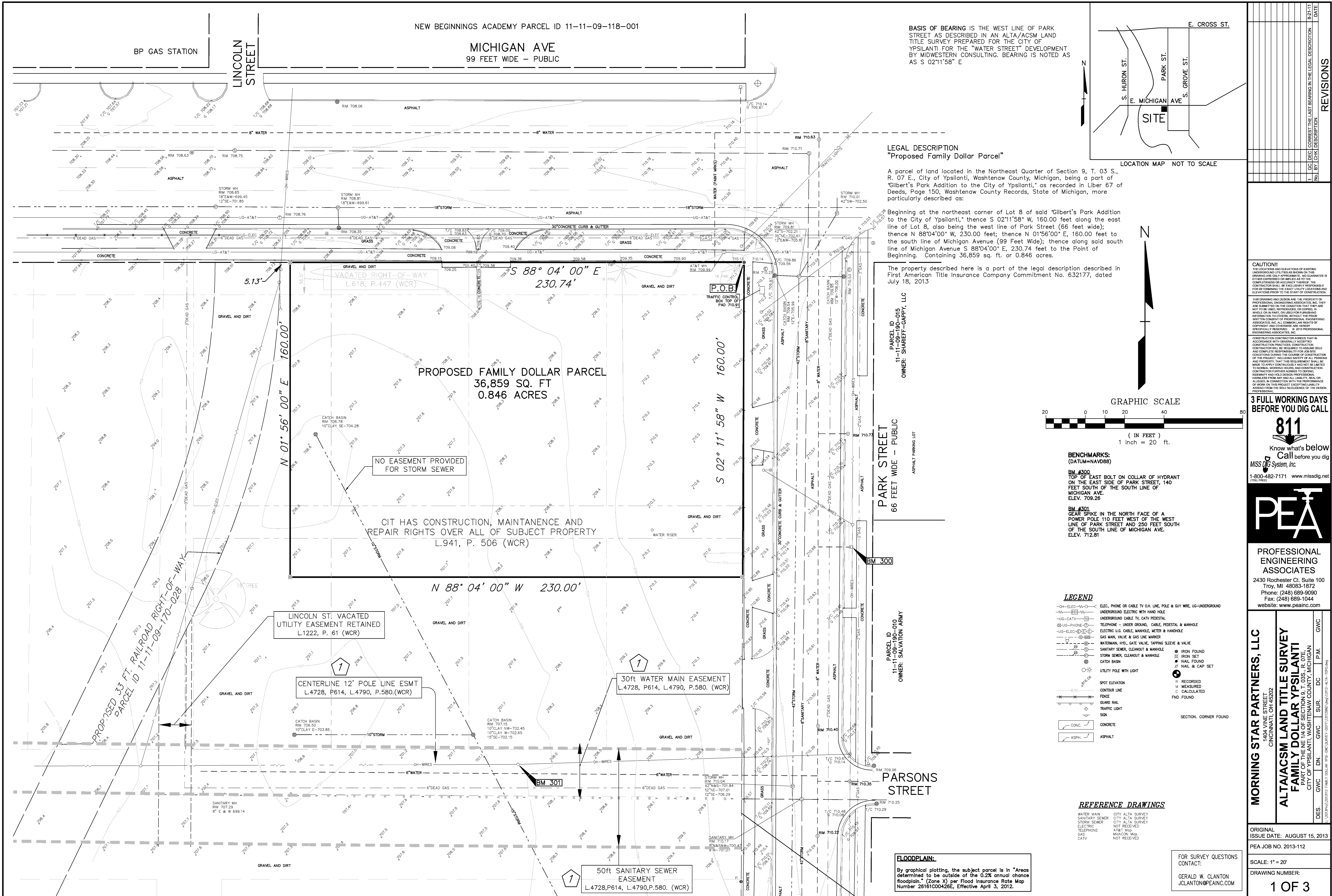
1-800-482-7171 www.missdig.net
(TOLL FREE)

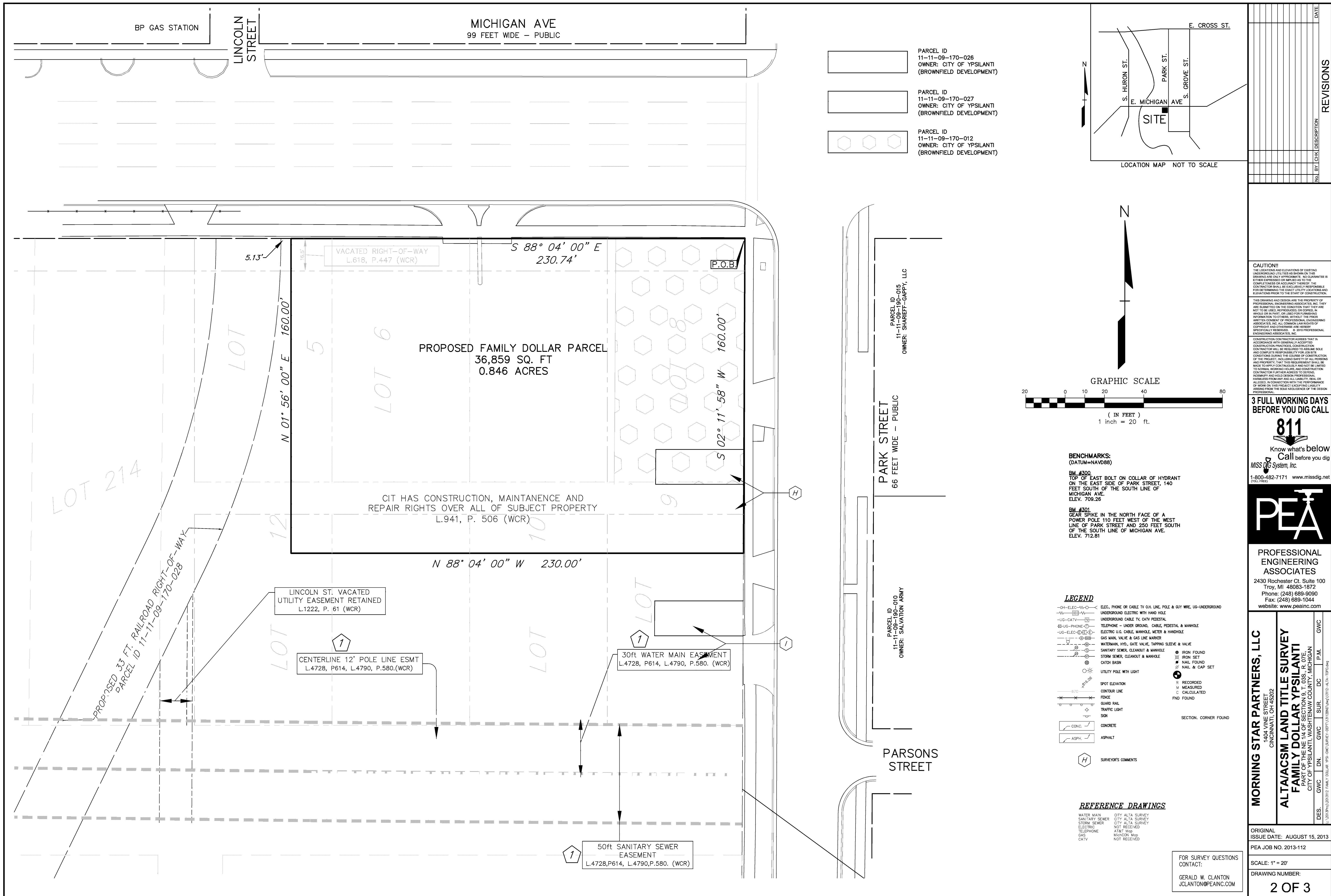


PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

MORNING STAR PARTNERS, LLC 1404 VINE STREET CINCINNATI, OH 45202	COVER SHEET FAMILY DOLLAR YPSILANTI PART OF THE N.E. 1/4 OF SECTION 9, T. 03S., R. 07E., CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN	DES.	KPR	DN	KPR	SUR	GWC	P.M.	RCW
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ORIGINAL ISSUE DATE: JULY 17 2013
PEA JOB NO. 2013-112
SCALE: NO SCALE
DRAWING NUMBER: S-01





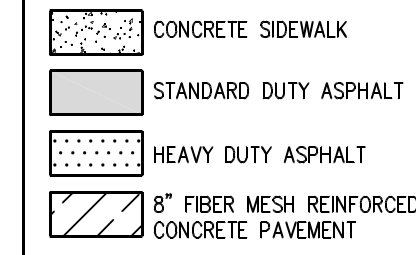
BENCHMARKS:
(DATUM=NAV88)

BM #300
TOP OF EAST BOLT ON COLLAR OF HYDRANT
ON THE EAST SIDE OF PARK STREET, 140
FEET SOUTH OF THE SOUTH LINE OF
MICHIGAN AVE.
ELEV. 709.26

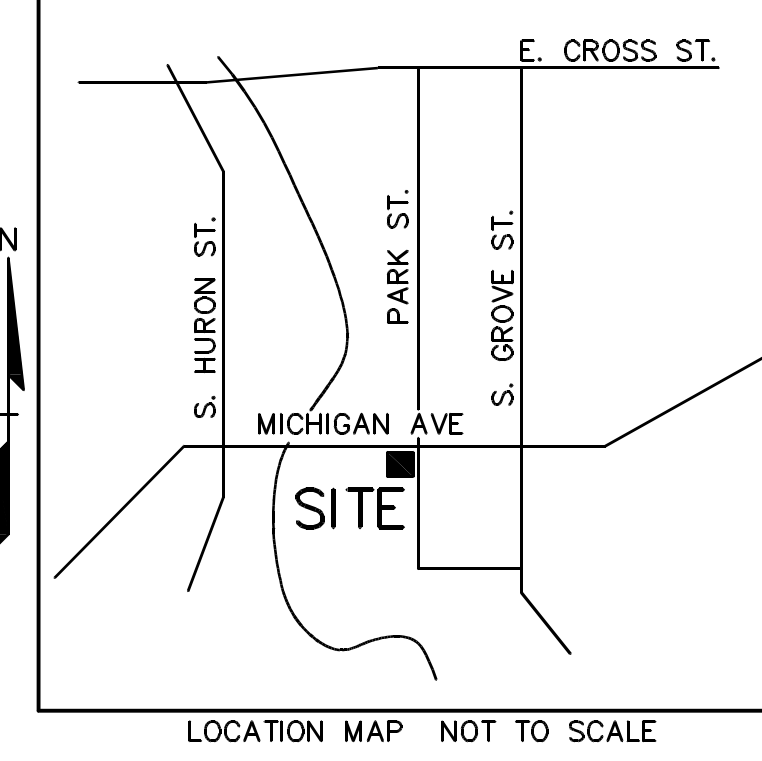
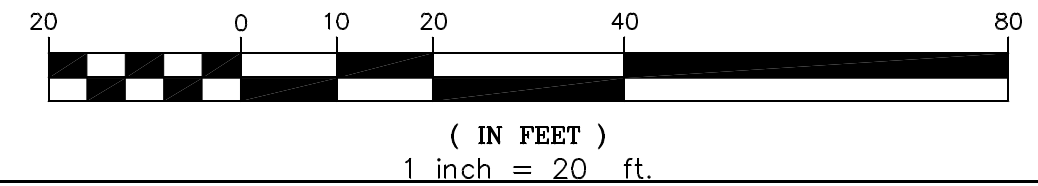
BM #301
GEAR SPIKE IN THE NORTH FACE OF A
POWER POLE 110 FEET WEST OF THE WEST
LINE OF PARK STREET AND 250 FEET SOUTH
OF THE SOUTH LINE OF MICHIGAN AVE.
ELEV. 712.81

MICHIGAN AVE
99 FEET WIDE - PUBLIC

BULK AREA REQUIREMENTS	
LOCATION: SW CORNER OF MICHIGAN AVE AND PARK STREET CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN	
ZONE: B4 - GENERAL BUSINESS, E - OVERLAY TO PUD	
USE: RETAIL SALES	
BUILDING INFORMATION:	
GROUND FLOOR AREA = 8,320 SF (EXTERIOR FACE)	
USABLE FLOOR AREA (65% GFA) = 5,408 SF	
BUILDING HEIGHT = 20.5 FT	
NUMBER OF FLOORS = ONE	
ITEM	PROVIDED
LOT AREA	36,859 S.F.
LOT FRONTAGE	230.74 FT & 160.00 FT
BUILDING HEIGHT	20.5 FT

PROPOSED PAVING LEGEND

N

**GRAPHIC SCALE****GENERAL NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN THE MICHIGAN AVE AND/OR PARK ST RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF YPSILANTI, AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- BUILDING DIMENSIONS SHOWN ON THESE CIVIL ENGINEERING PLANS ARE FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- ALL DISTURBANCES INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, MUNICIPALITY OR STATE AUTHORITY.
- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY OWNER OR CONSTRUCTION MANAGER OF ANY UNACCEPTABLE AREAS.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO FAMILY DOLLAR, THE CITY OF YPSILANTI, AND WASHTENAW COUNTY (AS REQUIRED) AT THE END OF CONSTRUCTION.
- REFER TO DETAIL SHEETS ON-SITE PAVING DETAILS, AND OTHER SITE DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF YPSILANTI AND WASHTENAW COUNTY CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION UNLESS OTHERWISE DIRECTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- CHAPTER 14 OF THE IFC (FIRE SAFETY DURING CONSTRUCTION) SHALL BE ADHERED TO DURING ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

STORMWATER MANAGEMENT PLAN:

PER THE CITY ENGINEER ON AUGUST 20, 2013, THE SITE WILL BE REQUIRED TO TREAT FIRST FLUSH AND THEN BE RELEASED TO THE PARK STREET STORM SEWER TO OUTLET TO THE HURON RIVER BEFORE THE RUNOFF UPSTREAM OF THE SITE ENTERS THE PARK STREET SEWER AND HURON RIVER.

FIRST FLUSH VOLUME:

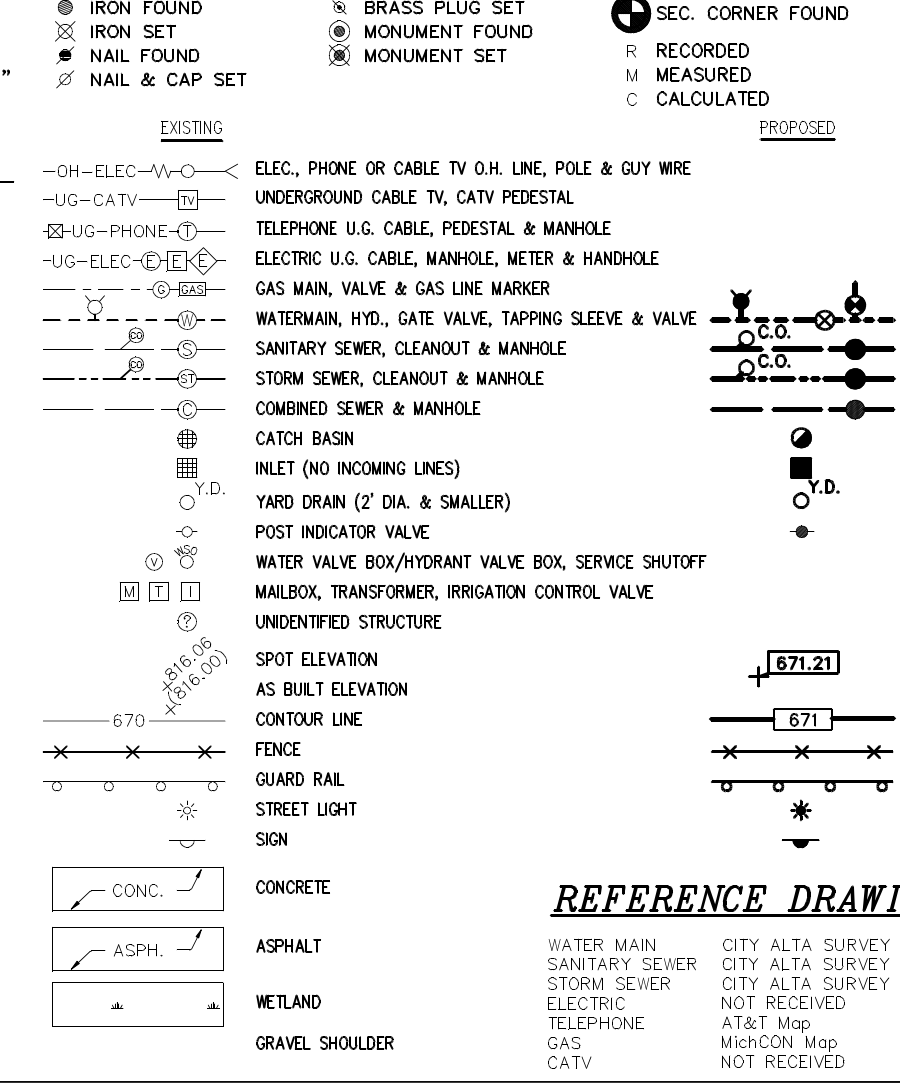
THE FIRST FLUSH STORM IS DEFINED AS THE FIRST 0.5" OF RAIN OVER THE ENTIRE WATERSHED:

$$V_f = (0.5") \left(\frac{1}{12"} \right) \left(\frac{43,560 \text{ ft}^2}{1 \text{ ac}} \right) \text{ AC}$$
$$V = \left[\left(0.5") \left(\frac{1}{12"} \right) \left(\frac{43,560 \text{ ft}^2}{1 \text{ ac}} \right) \right] (0.8ac) (0.75) = (1815)(0.8)(0.75)$$
$$V = 1089$$

STORAGE PROVIDED:

ELEVATION	AREA (sf)	DEPTH	VOLUME (cf)	TOTAL VOLUME (cf)
708	1566	1 ft	1258	1951
707	950	1 ft	693	693
706	436	1 ft		

*IF REQUIRED, SEDIMENTATION STRUCTURE WILL BE ADDED TO ENGINEERING PLANS.

LEGEND**REFERENCE DRAWINGS**

WATER MAIN	CITY ALTA SURVEY
SANITARY SEWER	CITY ALTA SURVEY
STORM SEWER	CITY ALTA SURVEY
ELECTRIC	NOT RECEIVED
TELEPHONE	AT&T Map
GAS	MICHIGAN Map
CATV	NOT RECEIVED

REVISIONS	
NO.	BY CHG DESCRIPTION
1	INIT. RCW PER CITY P.C. MTS. 8-28-2013
2	INIT. RCW PER CITY P.C. MTS. 8-28-2013

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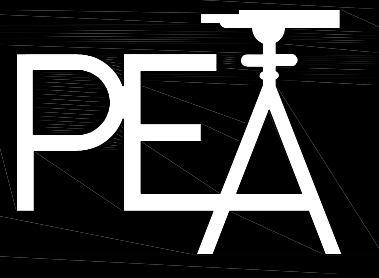
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MORNING STAR PARTNERS, LLC
1404 VINE STREET
CINCINNATI, OH 45202

SITE PLAN
FAMILY DOLLAR YPSILANTI
PART OF THE 14 OF SECTION 9, T. 03S., R. 07E.,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

DES. KPR DN KPR SUR GWC P.M. RCW

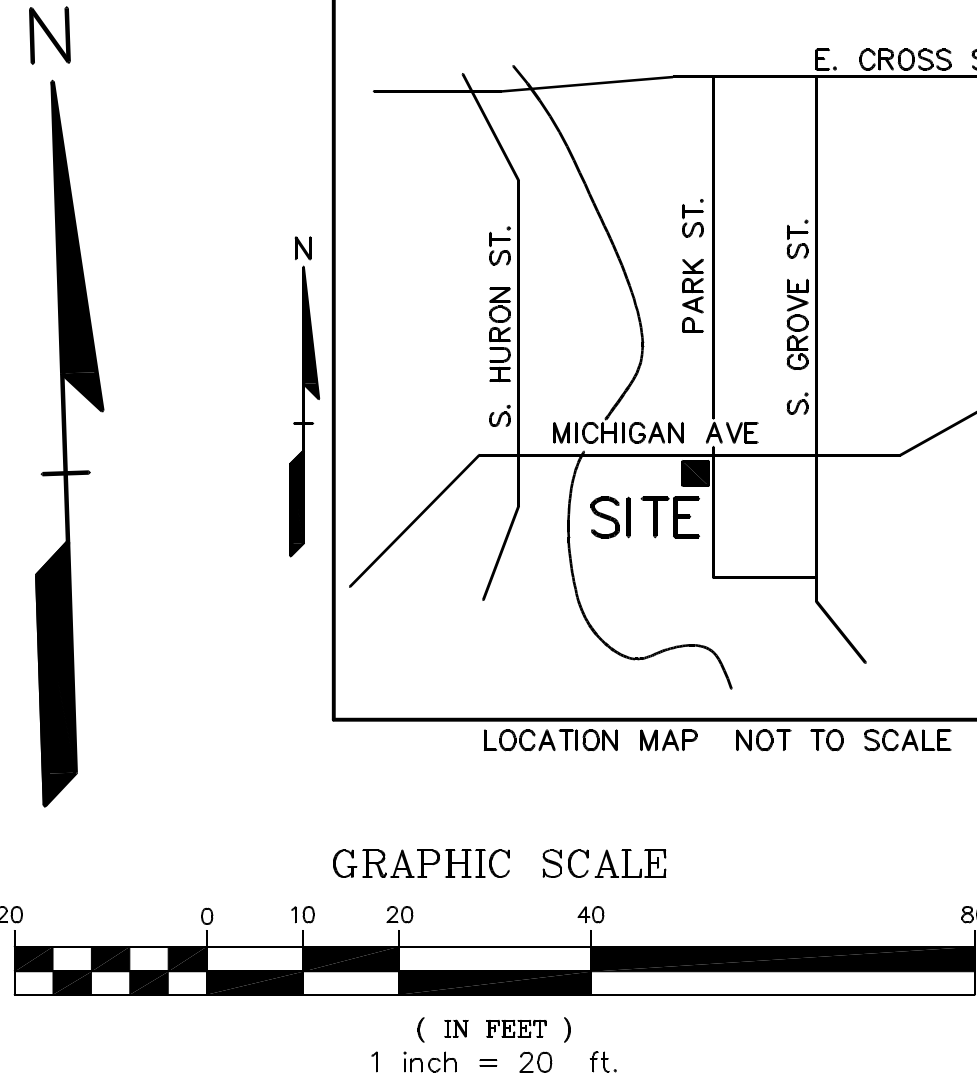
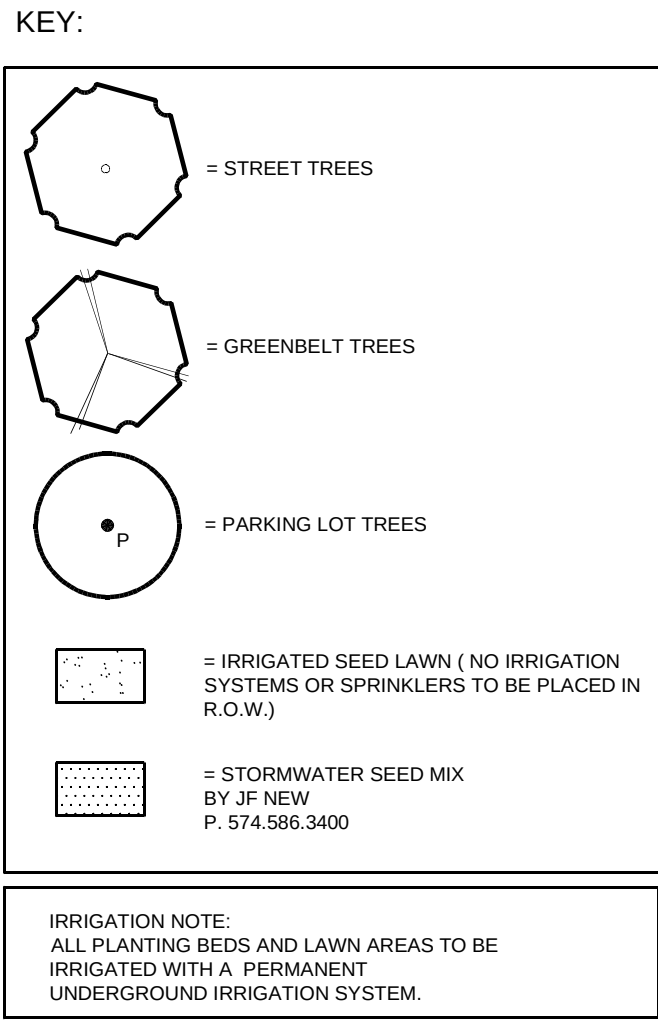
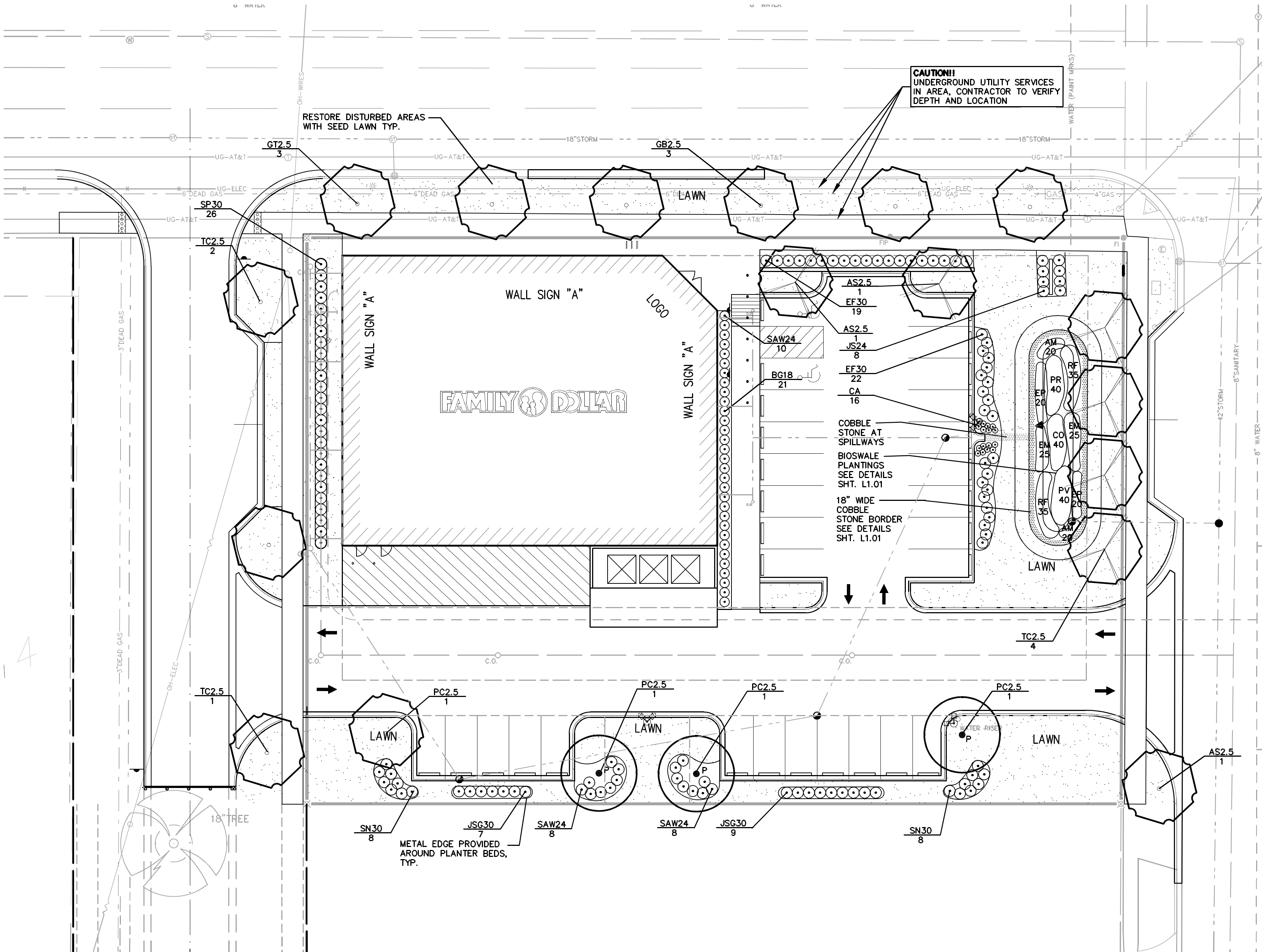
ORIGINAL
ISSUE DATE: JULY 17 2013

PEA JOB NO. 2013-112

SCALE: 1" = 20'

DRAWING NUMBER:

S-02



GENERAL LANDSCAPE NOTES:

- Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
- Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MSS DG 1-800-482-7171. Any damage or interruption of services shall be the responsibility of Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
- All plant material to be premium grade nursery stock and shall satisfy American Association of Nurserymen standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1, Grade.
- Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
- The owner's representative reserves the right to reject any plant material not meeting specifications.
- All single stem shade trees to have straight trunks and symmetrical crowns.
- All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
- All multi stem trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
- All evergreen trees shall be heavily branched and full to the ground, symmetrical in shape and not sheared for the last five growing seasons.
- All trees to have clay or clay loam bolls, trees with sand bolls will be rejected.
- No machinery is to be used within the drip line of existing trees. Hand grade all lawn areas within the drip line of existing trees.
- All tree locations shall be staked by Landscape Contractor and are subject to the approval of the landscape Architect prior to installation of the plant material.
- It is mandatory that positive drainage is provided away from all buildings.
- All planting beds shall receive 3" shredded hardwood bark mulch. Shredded pallets and dead mulch will not be accepted.
- All landscaped areas shall receive 3" compacted topsoil.
- All landscaping shall be maintained in a healthy, neat, and orderly appearance free from refuse and debris. All unhealthy and dead plant material shall be replaced immediately upon notice from the Building Official. The plantings shall be replaced at the beginning of the next planting season, if season is not appropriate for planting.
- All required landscape plantings shall be guaranteed for a period of one (1) year and those which are diseased or dead must be replaced in conformance with the approved landscape plan. Replacement trees and shrubs shall be of the same species and size as those removed.
- See specifications for additional comments, requirements, planting procedures and warranty standards.
- All trees and shrubs to be planted in mulch beds with edge strips to separate turf grass areas.
- Any landscape areas disturbed by construction shall be scarified to a depth of 2", graded smooth to allow for positive drainage. For any landscape area so designated to remain whether on or off site, remove weeds, rocks, construction items, etc., scarify area, re-seed and fertilize. All R.O.W. curb and gutters are to be cleaned of debris.
- Finished grade in landscape islands shall be installed so that they are 1" lower than the top of the surrounding curbs.
- Grass and irrigation to extend to property lines. No irrigation sprinklers or systems to be placed in R.O.W.
- Install pipe sleeves where irrigation lines cross or are under pavement. All sleeves shall be twice the diameter of the pipe(s) it houses.
- The contractor shall be responsible for hand watering the sod lawn in the R.O.W. where there is no irrigation coverage until the lawn is fully established as defined by a minimum of three mowings and once the sod has completely rooted to the soil below. The sod will be covered by the one year warranty.
- Landscape Substitutions: Any substitutions of plant material from the approved site plan will be approved by the Planning Department Prior to installation.
- Living Plant Material - All Areas not occupied by building, pavement or storage shall be landscaped with living plant material. Stones shall not be used as ground cover.
- Above Ground Utilities, if locations are unknown - "future locations and landscape screening will be reviewed and approved by both the Building and Planning Departments prior to installation".
- The proposed landscape plantings should be installed between April 15th to June 15th or Sept. 1st to November 1st.

LANDSCAPE CALCULATIONS:
PER CITY OF YPSILANTI ZONING ORDINANCE

GENERAL SITE LANDSCAPING:

REQUIRED: 10% OF TOTAL SITE EXCLUDING RIGHT OF WAY & PARKING AREAS
36,859 SF TOTAL SITE - 14,152 SF OF PKG AREA =22,707 SF
22,707 SF x 10% = 2,270 SF OF LANDSCAPING REQUIRED

PROVIDED: 9805 SF OF LANDSCAPE AREA

BIOSWALE MAINTENANCE

- CHECK FOR FLOATABLES AND DEBRIS AND REMOVE AS NECESSARY.
- REMOVE DEAD VEGETATION THAT OBSTRUCTS FLOW (SPRING)
- REPLANT ALL ERODED BANKS, BARE SPOTS ETC. AS NECESSARY.
- INSPECT BIOSWALES FOR INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIPE, PHRAGMITES, BUCKTHORN (COMMON & GLOSSY), HONEYSUCKLE AND AUTUMN OLIVE. (ANNUALLY)

THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP LANDSCAPE IN A THRIVING CONDITION. SUPPLEMENT WATERING BY TRUCKING WITH MOBILE TANKS ETC. TO SUPPLY THE NECESSARY WATER AS REQUIRED DURING THE ESTABLISHMENT PERIOD.

BIOSWALE PLANT LIST

40	PR	Red Switch Grass Panicum v. 'Rostraltbusch'	4"pot	Cont.	full crown
40	PV	Switch Grass Panicum virgatum 'Heavy Metal'	4"pot	Cont.	full crown
40	CO	Overdam Reed Grass <i>Calamagrostis x ac. 'Overdam'</i>	4"pot	Cont.	full crown
50	EM	Joe Pye Weed Eupatorium maculatum 'Gateway'	4"pot	Cont.	full crown
70	RF	Black Eye Susan <i>Rudbeckia ful. 'Goldsturm'</i>	4"pot	Cont.	full crown
40	EP	Ruby Giant Purple Coneflower Echinacea purpurea 'Ruby Giant'	4"pot	Cont.	full crown
40	AM	Aster Aster frikanti 'Monch'	4"pot	Cont.	full crown

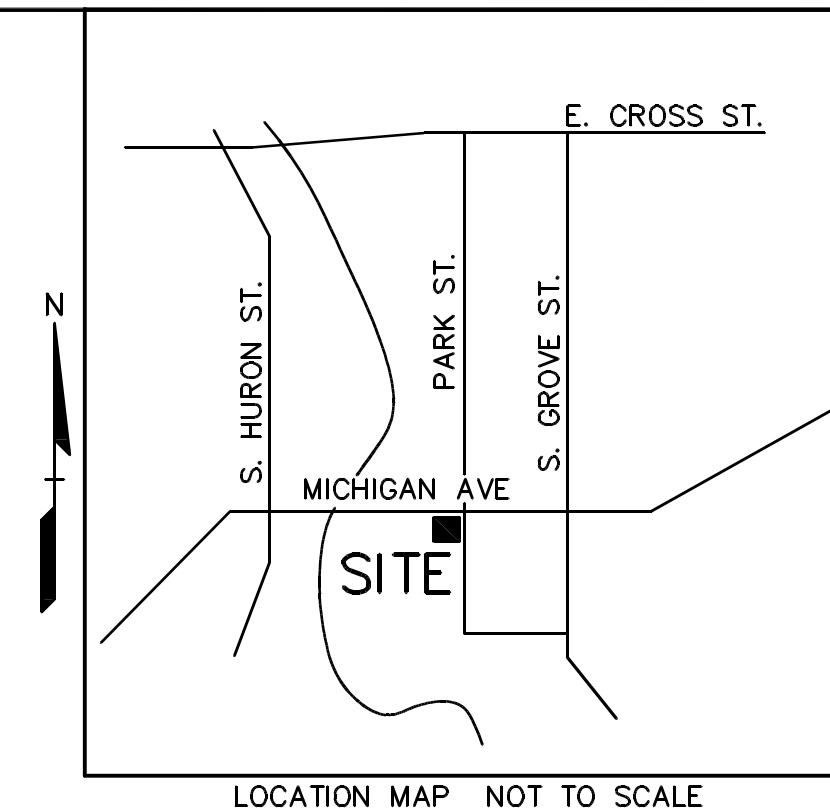
DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AS2.5	Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	2.5" Cal.	B&B
3	GB2.5	Ginkgo	<i>Ginkgo biloba</i>	2.5" Cal.	B&B
3	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline'</i>	2.5" Cal.	B&B
4	PC2.5	Cleveland Select Pear	<i>Pyrus calleryana 'Cleveland Select'</i>	2.5" Cal.	B&B
7	TC2.5	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	2.5" Cal.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
21	BG18	Green Gem Boxwood	<i>Buxus x 'Green Gem'</i>	18" Ht.	Cont.
41	EF30	Green Lane Euonymus	<i>Euonymus fortunei 'Green Lane'</i>	30" Ht.	Cont.
16	JSG30	Sea Green Juniper	<i>Juniperus ch. 'Sea Green'</i>	30" Ht.	Cont.
26	SAW24	Anthony Waterer Spirea	<i>Spirea x bum. 'Anthony Waterer'</i>	24" Ht.	Cont.
16	SN30	Snowmound Spirea	<i>Spirea nipponica</i>	30" Ht.	Cont.
26	SP30	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	30" Ht.	Cont.
8	JS24	Blue Star Creeping Juniper	<i>Juniperus s. 'Blue Star'</i>	24" Sprd	Cont.
16	CF	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1Gal.	Cont.

REVISIONS	
DATE	DESCRIPTION
9-2-13	1. REVISED PER CITY P.C. MAT. 8-28-2013
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CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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IN ACCORDANCE CONTRACTOR AGREES THAT IN CONSTRUCTION WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE APPLIED CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Fax: (248) 689-1044
website: www.peainc.com

MORNING STAR PARTNERS, LLC

1404 VINE STREET
CINCINNATI, OH 45202

LANDSCAPE DETAILS

FAMILY DOLLAR YPSILANTI

PART OF THE NE 1/4 OF SECTION 9, T. 03S., R. 07E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

ORIGINAL
ISSUE DATE: JULY 17 2012

PEA JOB NO. 2013-112

SCALE: _____

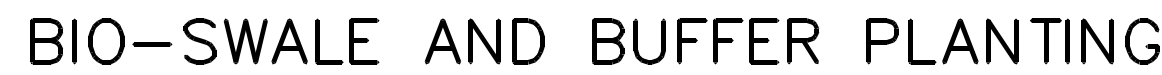
DRAWING NUMBER:

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1. CHECK FOR FLOATABLES AND DEBRIS AND REMOVE AS NECESSARY.
2. REMOVE DEAD VEGETATION THAT OBSTRUCTS FLOW (SPRING)
3. REPLANT ALL ERODED BANKS, BARE SPOTS ETC. AS NECESSARY.
4. INSPECT BIOSWALES FOR INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIPE, PHRAGMITES, BUCKTHORN (COMMON & GLOSSY), HONEYSUCKLE AND AUTUMN OLIVE. (ANNUALLY)

THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP LANDSCAPE IN A THRIVING CONDITION. SUPPLEMENT WATERING BY TRUCKING WITH MOBILE TANKS ETC. TO SUPPLY THE NECESSARY WATER AS REQUIRED DURING THE ESTABLISHMENT PERIOD.



NOT TO SCALE



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SPECIFICATION FOR LANDSCAPE BED EDGING

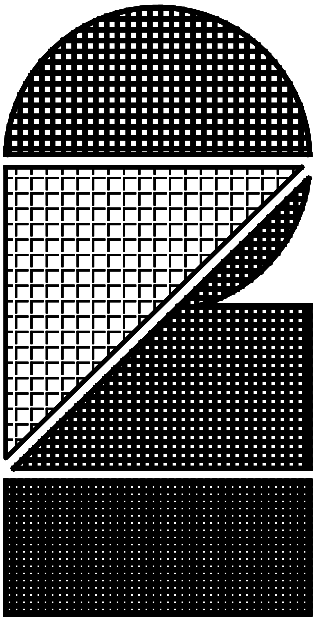
LANDSCAPE BED EDGING SHALL BE CURV-RITE DESIGN 2 (CRD2) AS MANUFACTURED BY CURV-RITE INC.
WAYLAND, MICHIGAN 1 - 800 366 - 2878.

EIGHT (8) OR SIXTEEN (16) FOOT SECTIONS SHALL BE USED WITH ONE STAKE PER (38) INCHES OF EDGING. EDGING SHALL BE ALUMINUM ALLOY 6063 - T6 WITH STAKES BEING 6061 - T6. STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING. EDGING SHALL HAVE A MINIMUM OF (2) INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS.

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1/4" TO 1/2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.



NOT TO SCALE



C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL TMJ @ CLHETI.COM

ARCHITECT'S PROJECT # 13160

Project :
FAMILY DOLLAR
FOR
Morning Star Partners, LLC

East Michigan Ave.
Ypsilanti, MI
DESIGN BASED ON 2012-04 FD PROTOTYPE

Sheet Description :

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Drawn By :

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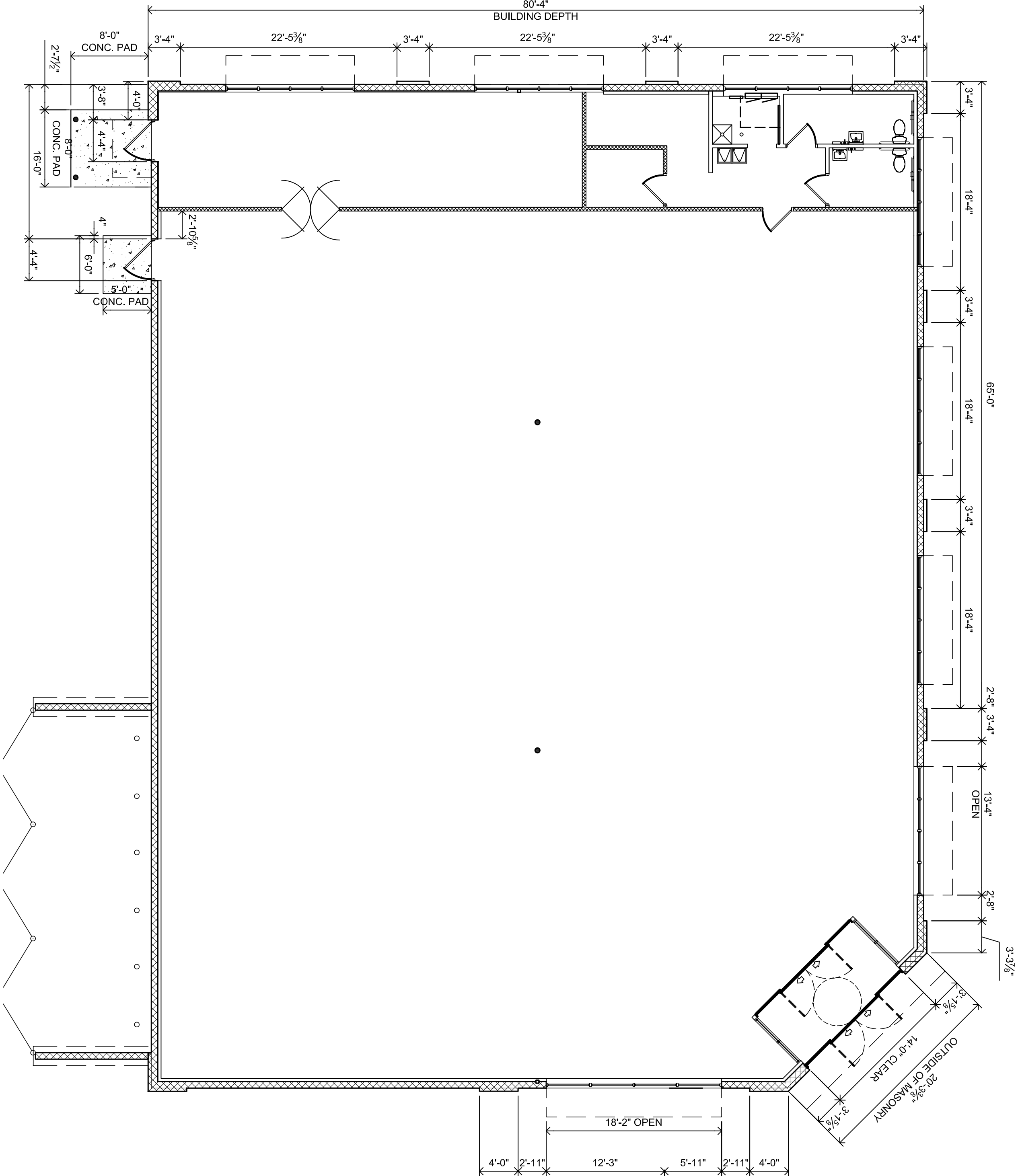
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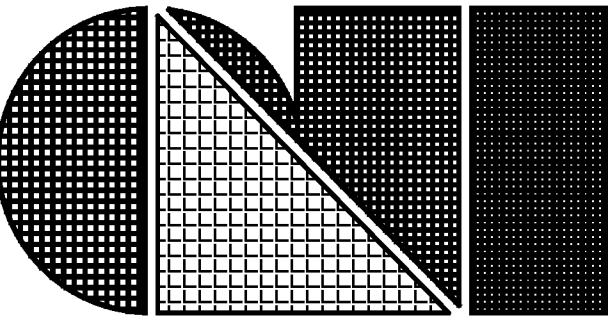
Date :

7/22/13

Sheet No.



1 FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL TIMJ @ CLHELT.COM

ARCHITECT'S PROJECT # 13160

Project #
FAMILY DOLLAR
FOR
Morning Star Partners, LLC
East Michigan Ave.
Ypsilanti, MI
DESIGN BASED ON 2012-04 FD PROTOTYPE

Sheet Description #

ELEVATIONS /
EXTERIOR FINISH
SCHEDULE

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CHESTER LEROY HELT, ARCHITECT

Drawn By :

Checked By :

Revisions :

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Seal

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7/22/13

Sheet No.

A-2

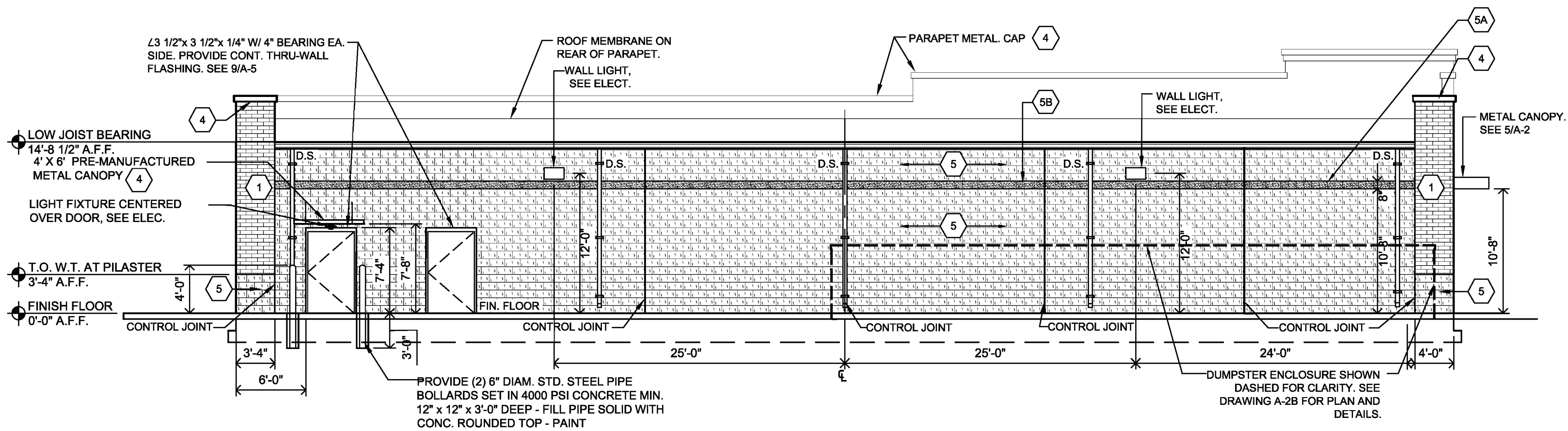
EXTERIOR FINISH SCHEDULE

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE CRITICAL AND MUST BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SHERWIN WILLIAMS COLORS SHOWN BELOW.

NO.	AREA	TYPE	COATS	COLOR
1	FOUNDRY BRICK 8" ARCHITECTURAL CONCRETE MASONRY UNITS (BRICK LOOK)			CHIANTI
2	METAL CANOPY	MAPES OR EQUAL	PRE-FINISHED	MATCH VP COLOR "PATRIOT RED" OR SHERWIN WILLIAMS SW 4081 "SAFETY RED"
3	STUCCO / EIFS OVER SMOOTH FACE CMU. SEE SECTION DETAILS ON DRAWING A-3A			SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
4	DOORS, GUTTERS, MTL. TRIM & PARAPET CAP		PRE-FINISHED	SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
5	SPLIT FACED CMU	EXTERIOR LATEX	2	SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
5A	SMOOTH FACED CMU	EXTERIOR LATEX	2	CHIANTI
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"

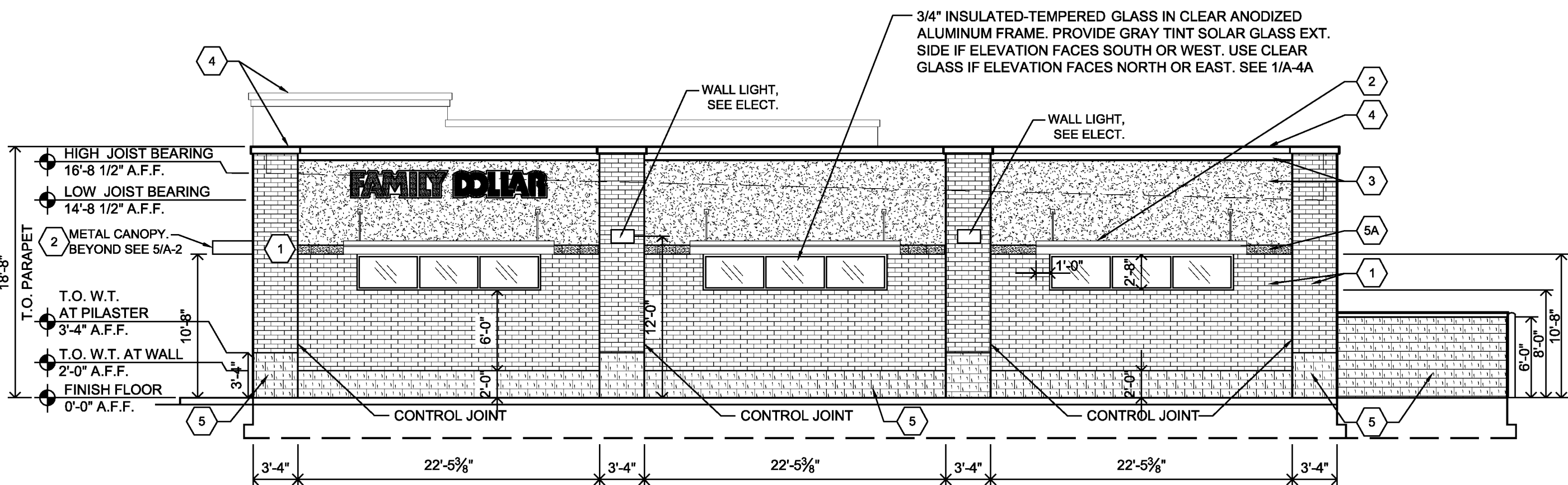
EXTERIOR FINISH NOTES:

- APPLY MASONRY BLOCK FILLER TO CONCRETE BLOCK PRIOR TO FINISH PAINTING.
- G.C. OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE SHERWIN WILLIAMS DEALER WITH STORE LOCATION.



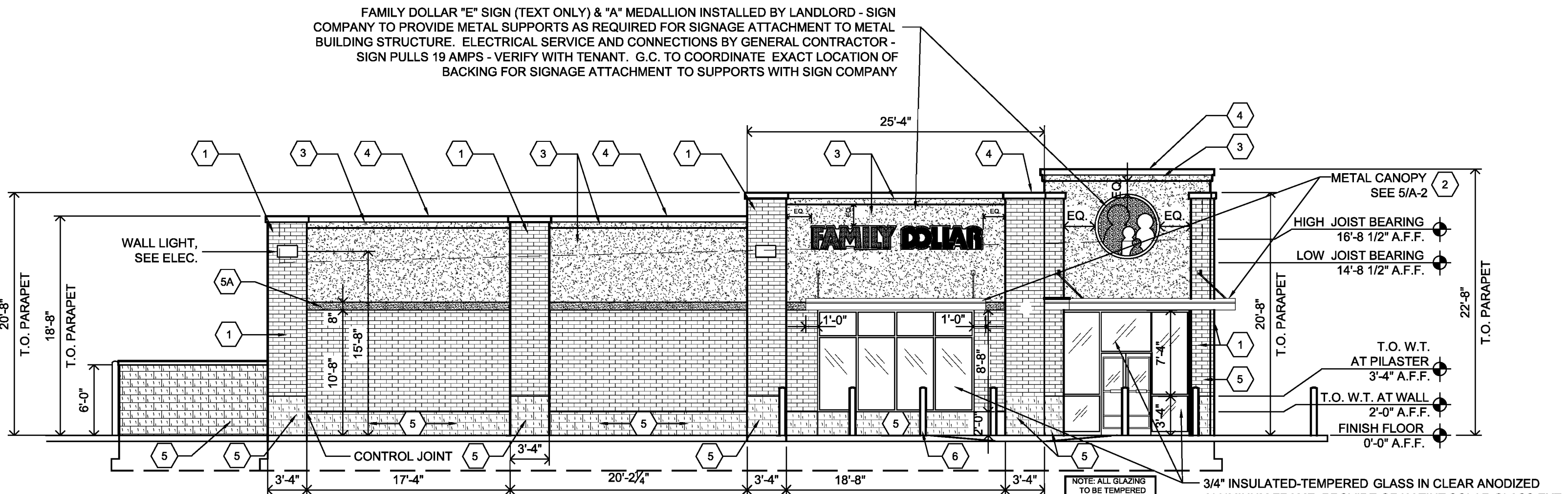
1 LEFT ELEVATION

A-2 SCALE = 1/8" = 1'-0"



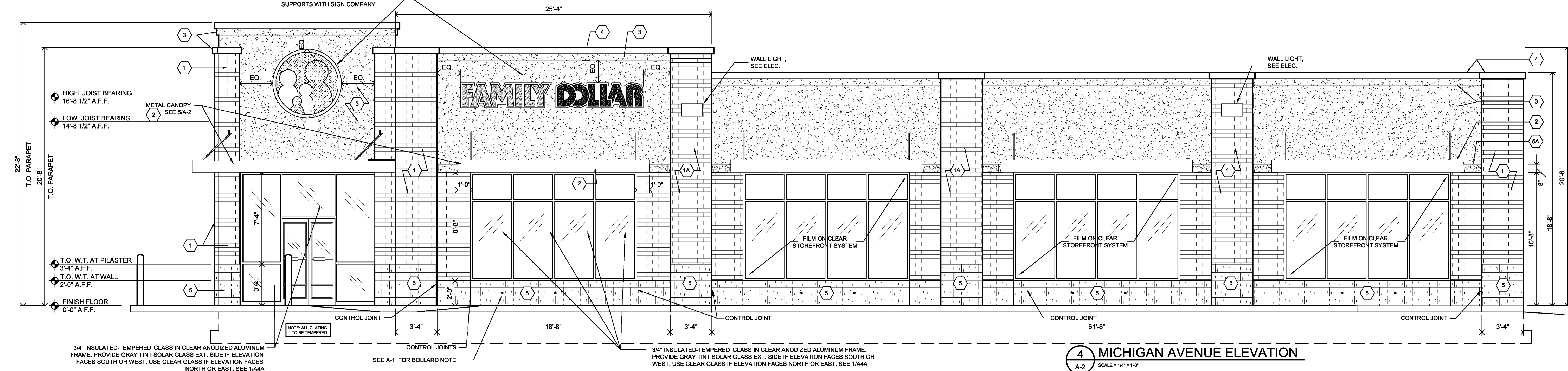
2 LINCOLN STREET ELEVATION

A-2 SCALE = 1/8" = 1'-0"



3 FRONT ELEVATION

A-2 SCALE = 1/8" = 1'-0"



4 MICHIGAN AVENUE ELEVATION

A-2 SCALE = 1/4" = 1'-0"



ARCHITECTS. ENGINEERS. PLANNERS.

September 13, 2013

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Teresa Gillotti

Regarding: Family Dollar
Site Plan Review No. 2
OHM Job No. 0094-13-1041

Dear Ms. Gillotti:

The applicant is requesting site plan approval for a Family Dollar on the southwest corner of Park Street and Michigan Avenue. The site plan is dated September 6, 2013. We have reviewed the plans and recommend site plan approval from an engineering standpoint. The applicant must address the comments below prior to resubmitting the detailed engineering plans for review:

1. The smallest aisle and approach radii that accommodate both Fire Department and delivery vehicle needs shall be provided. It appears from the truck circulation plan that the radii and aisle width can be reduced.
2. The applicant shall contact YCUA to discuss the appropriate connection points for the service leads. Proposed location, size, and material information shall be shown on the engineering plan submittal.
3. An MDOT permit will be required for work within the Michigan Avenue right-of-way.

If you have any questions please contact me at (734) 522-6711.

Sincerely,

OHM Advisors

A handwritten signature in blue ink, appearing to read "Marcus J. McNamara".

Marcus J McNamara

CC: Stan Kirton, Department of Public Works, One South Huron Street, Ypsilanti, MI 48197
Scott Westover, P.E., YCUA, 2777 State Street, Ypsilanti, MI 48198
File

P:\0000_0100\SITE_YpsilantiCity\2013\0094131040_FamilyDollar\Family Dollar SP 2.docx

FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone. Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R55 (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY – 1-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



Catalog Number
Notes
Type



Specifications

EPA: 1.2 ft.²

*Weight: 35.9 lbs (16.28 kg)

Length: 17-1/2" (44.5)

Width: 7-1/8" (18.1)

Depth: 4" (10.2)

All dimensions are inches (centimeters) unless otherwise specified.

*Weight as configured in example below.

CONTOUR
SERIES

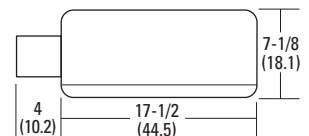
Soft Square Lighting

KAD

METAL HALIDE: 70-400W

HIGH PRESSURE SODIUM: 70-400W

20'TO 35' MOUNTING



ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: KAD 400M R3 TB SCWA SPD04 LPI

KAD									
Series	Wattage			Distribution		Voltage	Ballast	Mounting ¹²	
KAD	<u>Metal halide</u>	<u>High pressure sodium¹</u>	<u>Ceramic metal halide</u>	<u>Standard reflectors</u>	<u>High performance reflectors⁸</u>	120	(blank) Magnetic ballast	<u>Ships in fixture carton</u>	<u>Arm length</u>
	70M ^{1,2} 250M⁵			R2 IES type II asymmetric ⁷	SR2 IES type II asymmetric ⁷	208 ⁹		SPD ___ Square pole	04 4" arm
	100M ¹ 320M ⁴	70S	70MHC ^{1,2}			240 ⁹	CWI	RPD___ Round pole	06 6" arm
	150M 350M ^{3,4}	100S	100MHC ¹	R3 IES type III asymmetric ⁷	SR3 IES type III asymmetric ⁷	277	Contant wattage isolated ¹¹	WBD___ Wall bracket	09 9" arm
	175M ³ 400M^{5,6}	150S	150MHC	R4 IES type IV forward throw ⁷	SR4SC IES type IV forward throw	347		WWD___ Wood or pole wall	12 12" arm
	200M ⁴			R5S IES type V square		480⁹	 SCWA Super CWA pulse-start ballast	<u>Ships separately^{13,14}</u>	
		250S				TB¹⁰	NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	DAD12P Degree arm (pole)	
	400S				23050HZ ¹¹		DAD12WB Degree arm (wall)		
							WBA Decorative wall bracket ¹⁵		
							KMA Mast arm external fitter		
							KTMB Twin mounting bar		

Options	Finish ²⁰	Lamp ²¹
<u>Shipped installed in fixture</u> SF Single fuse (120, 277, 347V) ¹⁶ DF Double fuse (208, 240, 480V) ¹⁶ PD Power tray ¹⁷ PER NEMA twist-lock receptacle only (no photocontrol) QRS Quartz restrick system ¹⁸ QRSTD QRS time delay ¹⁸ WTB Terminal wiring block ¹⁷	(blank) Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum <u>Super Durable Finishes</u> DDBXD Dark bronze DBLXD Black	LPI Lamp included L/LP Less lamp DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories: Tenon Mounting Slipfitter (RPxx required.) Order as separate catalog number. Must be used with pole mounting.						
Number of fixtures						
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 ²²	T20-320 ²²	T20-390 ²²	T20-490 ²²
2-7/8"	T25-190	T25-280	T25-290 ²²	T25-320	T25-390 ²²	T25-490 ²²
4	T35-190	T35-280	T35-290 ²²	T35-320	T35-390 ²²	T35-490 ²²

Notes

- Not available with SCWA.
- Not available with 480V.
- These wattages do not comply with California Title 20 regulations.
- Must be ordered with SCWA.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
- Reduced jacket ED28 required for SR2, SR3 and SR4SC optics.
- House-side shield available.
- High performance reflectors not available with QRSTD.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
- Consult factory for available wattages.
- 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Available with SPD04 and SPD09.
- Must specify voltage. N/A with TB.
- Only available with SR2, SR3 and SR4SC optics.
- Max allowable wattage lamp included.
- Prefix with KAD when ordered as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified. L/LP not available with MHC.
- Must use RPD09.

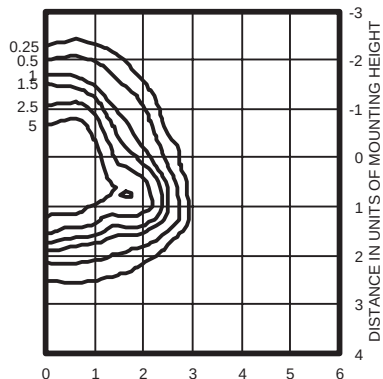
KAD Metal Halide, Arm-mounted Soft Square Cutoff

Coefficient of Utilization

Initial Footcandles

KAD 400M R2 Test no. 1193083101P

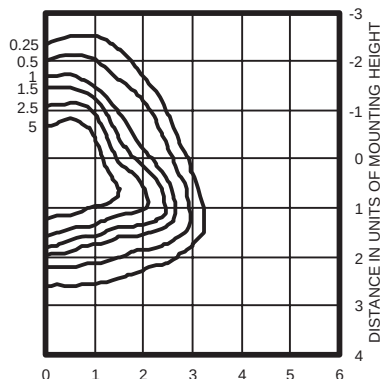
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R3 Test no. 1192040902P

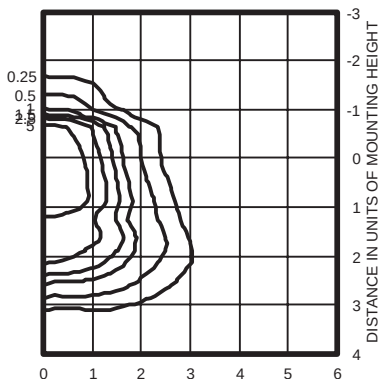
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R4 Test no. 1191110101P

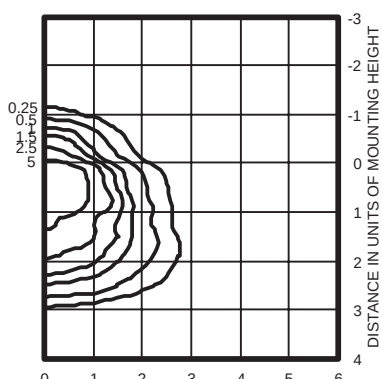
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full Cutoff

KAD 400M R4HS Test no. 1192061101P

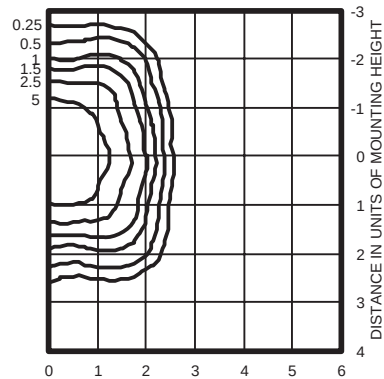
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full

KAD 400M R5S Test no. 1194040801P

ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type NC, Very Short), Full Cutoff

Notes

- 1 Photometric data for other distributions can be accessed at www.lithonia.com.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.
- 3 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 0.64

35 ft. = 0.32

40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

FEATURES & SPECIFICATIONS

INTENDED USE — Square straight steel pole for up to 39-foot mounting height.

CONSTRUCTION — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of .1196" or .1793". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum-yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount and open top "PT" poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Finish: Must specify finish.

Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

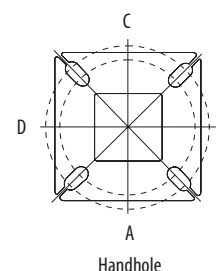
Example: SSS 20 5C DM19 DDB

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹		Options	Finish ¹⁰
SSS	10 – 39 feet (See back page.)	(See back page.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) Drill mounting² DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™ Drill mounting² DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	AERIS™ Suspend drill mounting^{2,3} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting^{2,3} DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts VD Vibration damper TP Tamper proof H1-18Sxx Horizontal arm bracket (1 fixture)^{4,5} FDLxx Festoon outlet less electrical⁴ CPL12xx 1/2" coupling⁴ CPL34xx 3/4" coupling⁴ CPL1xx 1" coupling⁴ NPL12xx 1/2" threaded nipple⁴ NPL34xx 3/4" threaded nipple⁴ NPL1xx 1" threaded nipple⁴ EHHxx Extra handhole^{4,6} MAEX Match existing⁷ USPOM United States point of manufacture⁸ IC Interior coating⁹	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural colors (powder finish)¹⁰

NOTES:

- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram above.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number
- Use when mill certifications are required.
- Provides enhanced corrosion resistance.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

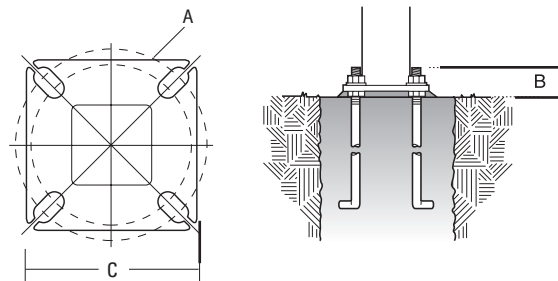
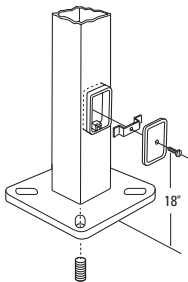
- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SSS Square Straight Steel Poles

TECHNICAL INFORMATION

Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thickness (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt Circle (in)	Bolt Size (in x in x in)	Approximate ship (lbs)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

BASE DETAIL



POLE DATA

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Anchor bolt and template number
4"C	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10"-12"	3-3/8"-4"	11"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11"-13"	3-3/8"-4"	12-1/2"	ABTEMPLATE PJ50011	AB36-0	N/A

IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

FEATURES & SPECIFICATIONS

INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish.

High performance LEDs are powered by an MVOLT driver that provides 2,300/3,100 delivered lumens at 5000K. 100,000 hours LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. Fixture is maintenance-free.

Rated for outdoor installations -40°C minimum ambient.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing with Type 3 distribution.

Nighttime Friendly™ full cutoff above 90° angle, standard.

INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

LISTINGS

UL Certified to US safety standards. C-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

WARRANTY

5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Specifications are subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

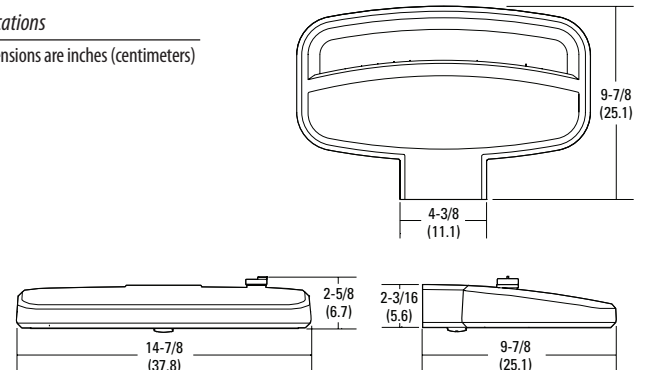
OLW

LED WALL PACK



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLW 23

OLW									
Series		Lumens / Color temperature (CCT)		Voltage		Features		Finish	
OLW	LED Wall Light	23	2300 delivered lumens / 5000K ¹	(blank)	MVOLT (120V-277V)	(blank)	Photocell included	(blank)	DDB Dark Bronze
		31	3100 delivered lumens / 5000K ¹						

Accessories: Order as separate catalog number.

OMA M6 14" Aluminum Mounting Arm

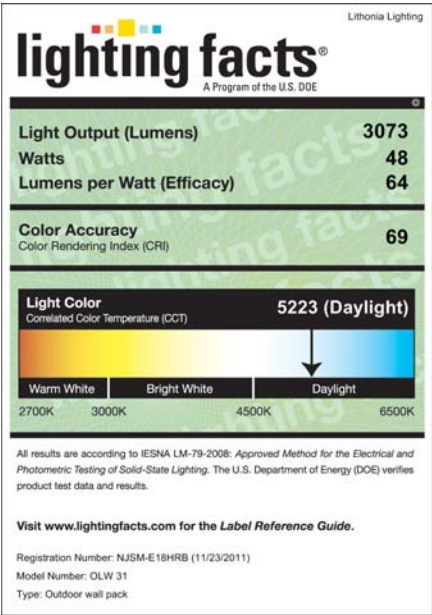
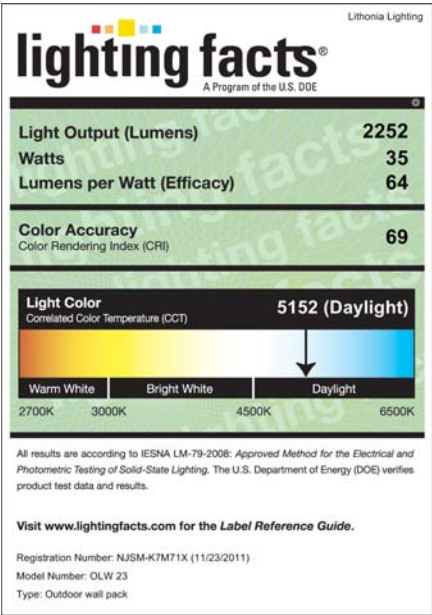
Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

OLW LED Wall Light

PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.
Tested in accordance with IESNA LM-79 and LM-80 standards.





D-Series Size 1 LED Wall Luminaire



DESIGNLIGHTS
CONSORTIUM



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

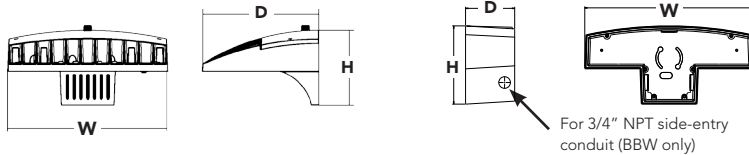
d-series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED							
Series	Performance Package	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	LEDs 10C 10 LEDs (one engine) 20C 20 LEDs (two engines) Drive current 350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) Color temperature 30K 3000K 40K 4000K 50K 5000K	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ²	Shipped installed PE Photoelectric cell, button type ³ DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht ^{4,6} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{5,6} ELCW Emergency battery backup (includes external component enclosure) ⁷	Shipped installed SF Single fuse (120, 277V) ⁸ DF Double fuse (208, 240V) ⁸ HS House-side shield ⁹ Shipped separately BSW Bird-deterrent spikes ⁹ WG Wire guard ⁹ VG Vandal guard ⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Specifies the *Sensor Switch SBR-10-ODP* control; see *Motion Sensor Guide* for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard.
- Specifies the *Sensor Switch SBR-6-ODP* control; see *Motion Sensor Guide* for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard.
- Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Not compatible with conduit entry applications. Not available with BBW mounting option.
- Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- Also available as a separate accessory; see Accessories information.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 65 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	530	10C 530 --K	20 W	T2S	1724	1	0	1	86	1807	1	0	1	90
				T2M	1729	1	0	1	86	1812	1	0	1	91
				T3S	1709	1	0	1	85	1792	1	0	1	90
				T3M	1753	1	0	1	88	1838	1	0	1	92
				T4M	1753	1	0	1	88	1837	1	0	1	92
	700	10C 700 --K	27 W	TFTM	1766	1	0	1	88	1851	1	0	1	93
				T2S	2234	1	0	1	83	2341	1	0	1	87
				T2M	2241	1	0	1	83	2349	1	0	1	87
				T3S	2216	1	0	1	82	2322	1	0	1	86
				T3M	2272	1	0	1	84	2381	1	0	1	88
	1000	10C 1000 --K	40 W	T4M	2272	1	0	1	84	2381	1	0	1	88
				TFTM	2289	1	0	1	85	2399	1	0	1	89
				T2S	2992	1	0	1	75	3136	1	0	1	78
				T2M	3001	1	0	1	75	3146	1	0	1	79
				T3S	2967	1	0	1	74	3110	1	0	1	78
20C (20 LEDs)	530	20C 530 --K	36 W	T3M	3043	1	0	1	76	3189	1	0	1	80
				T4M	3043	1	0	1	76	3189	1	0	1	80
				TFTM	3066	1	0	1	77	3213	1	0	1	80
				T2S	3545	1	0	1	98	3715	1	0	1	103
				T2M	3556	1	0	1	99	3727	1	0	1	104
	700	20C 700 --K	47 W	T3S	3515	1	0	1	98	3685	1	0	1	102
				T3M	3606	1	0	2	100	3779	1	0	2	105
				T4M	3605	1	0	1	100	3779	1	0	1	105
				TFTM	3632	1	0	1	101	3807	1	0	1	106
				T2S	4357	1	0	1	93	4566	1	0	1	97
	1000	20C 1000 --K	75 W	T2M	4370	1	0	1	93	4580	1	0	1	97
				T3S	4320	1	0	1	92	4528	1	0	1	96
				T3M	4431	1	0	2	94	4644	1	0	2	99
				T4M	4430	1	0	1	94	4644	1	0	2	99
				TFTM	4464	1	0	1	95	4678	1	0	1	100
20C (20 LEDs)	530	20C 530 --K	36 W	T2S	5745	2	0	2	77	6020	2	0	2	80
				T2M	5763	1	0	2	77	6039	2	0	2	81
				T3S	5697	1	0	1	76	5970	1	0	2	80
				T3M	5843	1	0	2	78	6123	2	0	2	82
				T4M	5843	1	0	2	78	6123	1	0	2	82
	700	20C 700 --K	47 W	TFTM	5887	1	0	2	78	6169	1	0	2	82
				T2S	5745	2	0	2	77	6020	2	0	2	80
				T2M	5763	1	0	2	77	6039	2	0	2	81
				T3S	5697	1	0	1	76	5970	1	0	2	80
				T3M	5843	1	0	2	78	6123	2	0	2	82
	1000	20C 1000 --K	75 W	T4M	5843	1	0	2	78	6123	1	0	2	82
				TFTM	5887	1	0	2	78	6169	1	0	2	82
				T2S	5745	2	0	2	77	6020	2	0	2	80
				T2M	5763	1	0	2	77	6039	2	0	2	81
				T3S	5697	1	0	1	76	5970	1	0	2	80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

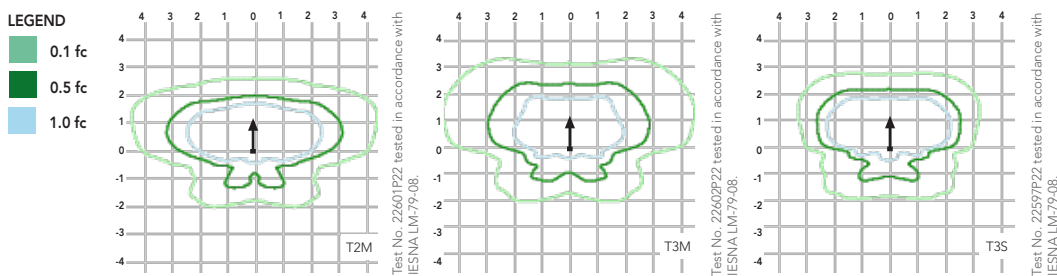
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	75 W	0.69	0.40	0.35	0.30	-	-

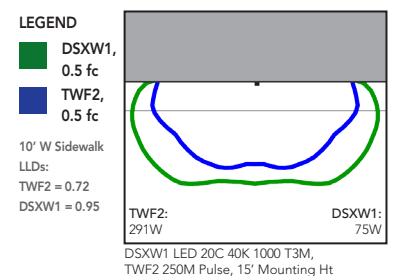
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1](#) homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000K (80 min. CRI),

4000K (70 min. CRI) or 5000K (65 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours. Surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





City of Ypsilanti

Planning and Development Department

**Planning Commission Agenda: August 28, 2013
September 18, 2013 (revision)**

**Staff Review of Site Plan and
Planned Unit Development (PUD) rezoning
400-412 N. River Street, proposed partial alley vacation,
107 E. Cross St.
Ypsilanti, Michigan**

GENERAL INFORMATION

Applicant: Thompson Block Partners, LLC
221 Felch St.
Ann Arbor, MI 48103

Project Name: Thompson Block Redevelopment Partners

Application Date: July 17, 2013

Location: 400-412 N. River Street, proposed partial alley vacation, 107 E. Cross St.

Zoning: B3, Central Business District; R1, Single Family Residential; Historic District Overlay

Action Requested: Site plan approval; Rezone to Planned Unit Development (PUD)

PROJECT AND SITE DESCRIPTION

The Planning Commission reviewed the application for site plan approval and Planned Unit Development zoning at its August 28, 2013 and decided to postpone action awaiting revisions including changes to parking lot layout, pedestrian access, etc. its adjacent neighbors.

Site details

The proposed redevelopment area is 0.56 acres zoned a combination of B3, Central Business District; R1, Single Family Residential; and Historic District Overlay. The 400-412 N. River parcel is comprised almost entirely of the two structures of the Thompson Block. Right-of-way improvements are expected along the River Street frontage. The proposed reuse of the existing structure will include restoring the building and façade, with 16 upper story residential lofts, and a combination of commercial/retail uses on the first floor totaling approximately 10,000 sf. The vacated alley and the vacant 107 E. Cross will provide for parking, stormwater management,

and buffer between the development and adjacent properties. Previous site plans looked to a third parcel at 113 E. Cross to provide additional egress; however, the site plan revision has a two way entrance that does not require egress onto 113 E. Cross.

REQUIRED INFORMATION – PUD SUBMITTAL

Section 122-575 provides application requirements for Planned Unit Developments. These requirements include cover letter from applicant and owner, legal description, site plan at a maximum scale of one inch equals 50 ft. or larger prepared in accordance with 122-125 (site plan review). Additional required information: copy of agreements, covenants, or deed restrictions which will assure that the development will be completed and maintained as shown on the plans by the developer and successive owners; open spaces areas; architectural sketches; copy of deed restrictions; and required fees.

Required information has been submitted. The following has been provided:

- Ownership of existing parcels
- Legal description for parcels
- Lot combination submitted, subject to alley vacation
- Alley vacation process pending

Items to be Addressed: None

PUD PROCESS

Section 122-575 of the Zoning Ordinance provides review procedures for Planned Unit Development applications:

- 1) Pre-application conference
- 2) Formal PUD Application
- 3) Planning Commission Review, Public hearing, and Recommendation
- 4) City Council Action

The project is currently at stage #3, above, although the public hearing was held on Wednesday, Aug. 28, 2013.

MASTER PLAN CONSIDERATION

The 1998 City of Ypsilanti Master Plan indicates a series of goals including the rehabilitation of historic structures.

In Objective 2.1: Encourage the rehabilitation of historic structures (page 57). Relevant sections follow:

- a. Consider strategies to permit flexibility in or obtain relief from certain code regulations to help facilitate the rehabilitation of upper stories for loft housing (for example, not requiring sprinkler systems, relief from fire separation requirements, barrier-free access requirements, etc.)
- d. Continue local incentives for restoration of historic buildings...

- e. Recruit developers for loft redevelopment and mixed use adaptive reuses of vacant structures.

In Objective 3.2: Attract business and facilitate housing opportunities:

- f. Consider revitalization efforts for Depot Town

The future land use map maintains a central business designation for the 400-412 N. River parcel area but indicates the 107 E. Cross parcel stay single-family.

The draft 2013 master plan denotes the corner parcel (400-412 N. River St) as a central business. The alley and 107 E. Cross parcel are designated as central neighborhood. This designation is intended to have more flexibility in use and form and what is designated in the current master plan and zoning ordinance. Central neighborhoods are defined as: "...built before World War II, a grid block pattern and historic buildings with a variety of residential types and retail uses on corners." Using the 107 E. Cross St parcel as a parking area for 400-412 N. River would be a change from a future use as a single family residential dwelling. However, it provides a transition from the multifamily residential to the east to the more commercial Depot Town area, while supporting master plan goals of loft redevelopment, while contributing to an increase in residential density. Immediately across Cross Street, Standard Printing and the Automotive Heritage Museum have central business-style uses, as well as central business pedestrian and vehicle traffic volumes.

LAND USE AND ZONING

Figure 1: Subject Site Location



Figure 2: Site Aerial Photo (2010)



Table 1: Surrounding Land Use and Zoning

	LAND USE	ZONING
NORTH	3-unit residential; 4-unit residential;	R1, single family residential HO, historic overlay
EAST	7-unit residential; single family residential	R1, single family residential HO, historic overlay
SOUTH	Automotive Heritage Museum; Standard Printing	B3, Central Business CI, Commercial Industrial, HO, Historic overlay
WEST	Vacant Depot, parking lot	B3, Central Business HO, Historic overlay

AREA, WIDTH, HEIGHT, SETBACKS, DEVELOPMENT STANDARDS

The underlying district for the majority of the subject area is B3, Central Business district. The 107 E. Cross parcel is zoned R-1, single family residential. The ordinance notes that PUD is not allowed in R1, single family districts. However, section 122-572 of the zoning ordinance has this provision:

In a planned unit development, the principal uses which shall be permitted shall be based on the underlying zoning district. City Council may also consider, upon Planning commission recommendation, the City of Ypsilanti Master plan as a basis for principal uses permitted in a planned unit development.

Based on the current (1998 Master Plan) goals listed above including, encouraging the rehabilitation of historic structures, rehabilitation of upper stories for loft housing, and revitalization efforts for Depot Town. Staff recommends Planning Commission invoke the above provision and recommend that City Council use the master plan goals as a basis for the principal uses permitted in a planned unit district. Based on the zoning of the structure and adjacent Central Business designations in the Master Plan, the B3 – Central Business district will serve as the underlying district for the entire project area. This review will proceed based on the use of B3 as the underlying district.

Section 122-573 (3) of the PUD regulations state that base regulations may be modified to encourage flexibility and creativity in development, provided such modifications result in a higher quality of development than would otherwise be possible. Exemptions will be listed below to be noted on site plans and in PUD agreement. Even though a lot combination is included with this plan, the PUD agreement will consider the two parcels and alley as the project area.

Table 2: Area, Width, Height, Setbacks

	REQUIRED (B3 Central Business)	Existing	Proposed
LOT AREA / WIDTH / COVERAGE	The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.	Lot Area: 24,384 sf (.56 acres) Width: 186.46 ft (River) Lot Coverage: approx. 56% <i>Subject to vacation/lot combination</i>	Unchanged
SETBACKS			
Front (River)	Not less than 5 feet	0	Unchanged Exemption requested to preserve historic façade

Street side (E. Cross)	Not less than 5 feet	0 from River to alley.	Unchanged Exemption requested to preserve historic façade
side	3	4	Unchanged
Rear	>25' from adjacent residential and screen in accordance with 122-703	67 feet	Unchanged; landscape screening provided
Side (north)	>25' from adjacent residential and screen in accordance with 122-703	None shown	Exemption requested to preserve historic façade; Wooden fencing shown to north between buildings, to be coordinated with adjacent property owners. Landscape screening provided between parking lot area and northern boundary.
HEIGHT	Six stories or 75 feet, whichever is smaller	45 feet	Unchanged
Minimum floor area	Usable floor area (excludes basements and attics) Sec 122-794	gross area*	gross area
	1 BR: 450 sf	12- 1br units, dimensions not shown	Provided separately/meets requirements
	2 BR: 650 sf	4- 2 br units, dimensions not shown	

SIDEWALKS	provide a sidewalk or shared-use path	5.5 ft sidewalk along River street frontage to be relocated to accommodate outdoor patio space.	Detailed grading plans shall demonstrate how ADA requirements are met on River and Cross intersection Cross street sidewalk should continue across drive and be 6' at crossing per engineering letter dated 9-13-13 Note that if the corner ADA ramps &/or landing spaces are disturbed, replacements will be required
LANDSCAPING	10% = 2,438 sf		2,736 sf Update required percentage to reflect entire project area.
PARKING	1 ½ for each 1 bedroom 2 for each 2 bedroom 18 + 8 = 26 required.	None.	26 supplied + 3 on-street spaces. Two handicap spaces in rear lot as well as one on-street handicap space. Add bicycle parking.
SIGNAGE			Note added.

Items to be addressed:

1. Install fencing in accordance with 122-703 along north side of structure in cooperation with adjacent owners
2. Detailed grading plans shall demonstrate how ADA requirements are met on River and Cross intersection
3. Sidewalk on Cross Street shall continue through drive at 6 feet width
4. Update required percentage to reflect entire project area and confirm calculation
5. Add bicycle parking

Exemptions to be noted:

1. Exemption to setback requirements in front, side and street side yard requested to preserve historic façade

BUILDING LOCATIONS AND SITE ARRANGEMENT

The Thompson block is two structures that share a common wall. The northern structure remains predominantly intact post-fire. The southern has a complete façade on the River Street

frontage, and mostly complete on the Cross Street side. Areas of the wall remain open on the north and east sides of the structure.

The restoration of the building would include recreation of storefronts along the River Street frontage. Stairs and ramp ways may have to be reoriented to provide barrier free entry and adequate access to the raised seating area. Secondary or service access for the commercial uses is on the eastern side of the building onto a 8 foot proposed walkway and adjacent parking lot. An elevator tower is proposed for the northeast corner of the southern structure, abutting the parking lot.

A dumpster enclosure is indicated on the northwest side of the parking area; gas meters, electrical panels, and other mechanicals are located on the east frontage of the building.

Items to be addressed: None

SITE ACCESS AND CIRCULATION

Pedestrian access to the businesses is on the River Street frontage either through stairs on the southwest frontage, or ramp access to the raised entrance to the proposed store fronts. Service entrances are located to the rear of the building, as well as a resident access to the stairwell. Resident apartment access to additional stairs and elevator is via the north entrance. Concrete sidewalk is shown on this extent from River to the parking lot. A metal gate is shown on the River Street frontage; one from the parking lot should also be considered. A new 8 foot sidewalk is proposed at the rear of the building between the building and the adjacent parking lot to provide a connection to the parking lot, elevator, and dumpster enclosure.

There is no bike parking provided along the River Street frontage or on site; staff recommends coordinating with the DDA to locate "signature" bike racks and/or bike sharing stations along that frontage. Bicycle parking should be provided in the parking lot area or Cross Street frontage.

The parking lot has been reconfigured with two-way access form Cross Street only. Commercial loaded is proposed on River Street located at the spring point of the radius on River (essentially where the grass starts) providing a 40 foot loading area followed by 2 on-street parking spaces and a barrier-free space on-street to the north with a barrier-free ramp to provide access to both storefronts, and residential access. Similar front yard loading is common in Downtown and Depot Town due to the zero lot lines and limited rear access to buildings.

Twenty-six parking spaces are shown meeting the minimum required by ordinance. Two barrier-free spaces are provided in the parking lot. The maneuvering lane width is 22 feet which complies with the ordinance. The entirety of the parking area is curbed, with 6" spillouts located every 5 feet along the east curb of the parking lot adjacent to the bioswale.

An AAATA stop is located within 300' of the development for the #10 bus. It currently runs from 6am to 10pm Monday-Friday, from 7:30a to 7p on Saturday, and not at all on Sunday. The proposed commuter rail stop is also within walking distance, although it is not anticipated to be in operation until 2015-2016.

Items to be addressed:

1. Consider a metal gate on the east side of the pedestrian access on north side of the building

ENGINEERING/STORMWATER REQUIREMENTS

A large bioswale area is proposed to the east and northeast of the parking lot along with landscape screening in the same area. The landscape screen is also shown on the northeast side of the parking lot. The Engineering letter dated 9-13-13 notes that it appears that the capacity is large enough in this area, and that details will be required including grades, at the detailed engineering level

It is unclear if any water and/or sanitary sewer work is proposed with this project. That should be clarified with a site plan revision.

Items to be addressed:

1. All items from engineering review letter dated 9-13-13
2. A list of plantings for the bioswales should be provided.
3. Provide a maintenance plan for bioswales,

SCREENING

	Required	Existing Conditions	Proposed
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Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Two existing streetlights are located on the River Street frontage	Decorative streetlight proposed on Cross south of the parking drive entrance. Decorative lighting provided above storefronts on River Street frontage. Two wall packs shown on parking lot side. Upper-story decks are not provided with lighting. North side of building adjacent to residential indicates decorative lighting above first window sets. North Building lighting provided on all frontages except south; No parking lot lighting indicated. Light shown to east of parking lot. Provide height on all new pole lights. Photometric provided meets standard. All fixtures on north side of building shall be down-directed and full cutoff.
Screening Between Land Uses	Visual buffer of at least 80% opacity and 6' height along north and east boundaries	Existing 6 fence to north of 107 E. Cross.	Landscape screen of Viburnum and American Arborvitae in both locations. 8' screening wall provided between dumpster enclosure area and northern boundary in lieu of landscaped screening. Wooden fence proposed between building and neighbors to north.
Off-Street Parking Landscaping	1 tree per 8 spaces (26/8 = 3)	Existing trees in 107 E. Cross lot to be removed	Two trees provided along Cross street on either side of landscape wall. Another tree required in parking lot area.
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected		Curbing provided

	minimum distance of 3' from curb backside to landscaping or sidewalk		20 foot lanes shown with curbing.
	must be screened per 122-703 if conflicting land use		Provided
	must be screened from public ROW		3' landscape wall provided; waiver requested
Foundation Landscaping	Foundation plantings required along all building frontages	No or minimal setbacks along south, west and north building frontages.	Waiver requested for foundation plantings due to lack of setbacks and desire to integrate pedestrian access to all building frontages.
Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		Provided.
Exterior Electrical	when visible from ROW screen		Not visible from ROW
Maintenance	install underground sprinkler system		Request waiver from 122-712 to omit provision of a sprinkler system; note alternate means of keeping landscaping watered.
Fencing, hedges, walls, berms	no taller than 10' in side/rear yard		n/a

Items to be addressed:

1. Provide height for all pole lights
2. All fixtures on north side of building shall be down-directed and full cutoff.
3. Add one additional tree to parking area
4. Waiver requested to permit installation of landscaping and wall for off-street parking landscaping in lieu of berm to satisfy the requirements of 122-704(c)(2).
5. Waiver from foundation plantings requirement of 122-706 due to lack of setbacks and need to integrate pedestrian access to all building frontages.
6. Request waiver from 122-712 to omit provision of a sprinkler system; note alternate means of keeping landscaping watered.

REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT

Section 122-573 provides the following requirements for Planned Unit Developments:

1. **Unified Control.** *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.*

STAFF COMMENT: Historic Equities Fund, LLC, owns 400-412 N. River and the Thompson Block Partners own 107 E. Cross. They have applied and are in the process of requesting that an alley to the rear of the building, between it and 107 E Cross, be vacated. Once vacated, the parcels will be combined into a single lot, and ownership confirmed under a single entity.

2. **Minimum Size.** *The minimum size of a Planned Unit Development shall be forty-three thousand, five hundred sixty (43,560) square feet (one acre) of contiguous land or 21,870 sf (1/2 half acre) if the proposal involves the preservation and/or adaptive reuse of a historically significant structure. The historical significance shall be determined by the city historic district commission.*

STAFF COMMENT: Total acreage of the combined site is 0.56 acres and is intended for adaptive reuse of the Thompson Block building.

3. **Applicable Base Regulations.** *Unless waived or modified in accordance with the procedures and standards set forth in this Article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in the Zoning Ordinances for the uses listed below shall be applicable for uses proposed as part of a Planned Unit Development:*

STAFF COMMENT: As noted earlier, the B3, Central Business zoning will serve as the base regulation for the entire project area. Planning Commission will need to recommend to City Council that the proposed vacated alley and 107 E. Cross should use B3 as the underlying district based on the Master Plan goals of historic preservation, rehabilitation of historic structures, rehabilitation of upper stories for loft housing, and revitalization efforts for Depot Town

To encourage flexibility and creativity in development consistent with the planned Development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the Planned Development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.

STAFF COMMENT: The applicant requests the following exemptions:

- Provide exemption from setback requirements of §122-394(2), (3), (4), and (7) to preserve historic façade

4. **Street Access.** *Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.*

STAFF COMMENT: The site will have adequate access to public streets.

5. **Usable Open Space.** *The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.*

STAFF COMMENT: The proposed development exceeds the B3 district requirement.

6. **Landscaping and Maintenance of Common Areas.** *All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas.*

Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.

STAFF COMMENT: Bioswales shall be maintained to provide adequate drainage per Washtenaw County Water Resources Commissioner's stormwater standards. Planning Commission may want to request a maintenance plan as a condition of the PUD agreement approval.

7. **Additional Considerations.** *During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project: perimeter setbacks and screening; thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design; underground installation of utilities; insulating pedestrian circulation from vehicular thoroughfares and ways; achievement of an integrated development with respect to signage, lighting, landscaping and building materials; and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.*

STAFF COMMENT: Staff recommends that Planning Commission discuss these considerations listed above to make sure the plan is satisfactory. Public sidewalks are provided along the development as well as an enhanced streetscape on River Street with improved pedestrian amenities. The development substantially achieves compliance with these standards. However, consideration to residential uses are of concern.

Items to be addressed:

1. Exemptions requested from setback requirements of 122-394. Note all exemptions on the site plan.

STANDARDS FOR APPROVAL

Section 122-576 provides the standards that the City must be met in order that a Planned Unit Development be approved.

- (1) ***Conformance with the planned development concept.*** *The overall design and all uses proposed in connection with a planned unit development shall be consistent with and promote the intent of this article, as well as with specific project design standards set forth in this chapter*

STAFF COMMENT: The project and overall design are consistent with the intent of the PUD article. It will help achieve master plan goals of historic preservation, adaptive reuse of a historic structure, increase downtown residential lofts and provide more commercial space in Depot Town.

- (2) ***Recognizable benefits.*** *The planned development will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would otherwise be unfeasible or unlikely to be achieved*

STAFF COMMENT: The rehabilitation of the Thompson Block and adjacent vacant lot will reactivate a stagnant corner of Depot Town. The site has been under-utilized for dozens of years and the proposed use is in line with both City and DDA goals. These are substantial benefits to the neighborhood and general public that are not required by the Zoning Ordinance. The PUD approach is preferable to review under the existing zoning, as the existing standards would require the building to be torn down and rebuilt. Likewise, it would not allow the inclusion of the adjacent lot for reuse as part of the redevelopment plan. The PUD process will allow for the rehabilitation of a historically significant structure, rather than its demolition.

- (3) ***Compatibility with adjacent uses.*** *The proposed planned unit development shall be designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, circulation, landscaping, views, and other layout features. In particular, consideration shall be given to the following:*

- a. The bulk, placement, architecture, and types of materials used in construction of proposed structures

STAFF COMMENT: The existing structure will be restored and enhanced, while the adjacent vacant parcel will be provide storm water management, parking, landscaping and separation between the edge of the Depot Town B3 commercial district and adjacent residential uses; similar to what occurs on the other side of Cross Street. Additionally, the proposed changes will enhance the streetscape along River Street, providing improved ADA sidewalk links and raised outdoor seating complementary to what is existing in the area.

- b. The location and screening of vehicular circulation and parking areas in relation to surrounding development*

STAFF COMMENT: The location and screening of vehicular circulation and parking will be largely contained on the 107 E. Cross parcel, and pedestrian traffic to and from related public parking areas will be encouraged by pedestrian friendly design.

- c. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development*

STAFF COMMENT: Outdoor storage is not proposed. A single dumpster enclosure is proposed. Electrical & mechanical equipment are out of view of the right of way.

- d. The hours of operation of the proposed uses*

STAFF COMMENT: Hours of operation are consistent with adjacent B3 uses.

- e. Landscaping, preservation of historic features, and other site amenities*

STAFF COMMENT: The goal of this PUD proposal is restoration of a historically significant structure in Depot Town. The adaptive use of this facility will not only preserve the structure, but bring it back into productive use.

- (4) **Impact of traffic.** *The planned development shall be designed to minimize any adverse impact of traffic generated by the proposed development. Consideration shall be given to the following:*

- a. Estimated traffic to be generated by the proposed development*
- b. Access to major thoroughfares*
- c. Proximity and relation to intersections*
- d. Adequacy of driver sight distances*
- e. Location of and access to off-street parking*
- f. Required vehicular turning movements*
- g. Provisions for pedestrian traffic*
- h. Access to loading and unloading areas*

STAFF COMMENT: The development is proposed to generate traffic, bicycle, pedestrian and car traffic. Due to its location on a key corner of Depot Town, it will have access to existing underutilized public parking in the area. The development is pedestrian-oriented, including the changes to the River Street streetscape. Loading is expected to occur on River. A loading zone and/or barrier-free parking space on River Street should be considered. Bicycle parking should be provided.

- (5) **Public services.** *The proposed type and density of use shall not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public roads, fire and police protection,*

and schools. The proposal shall not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment

STAFF COMMENT: The proposed development will not result in a material increase in need for public services if it is well managed through-out its life cycle.

- (6) ***Compatibility with master plan and this chapter.*** *The proposed development shall be compatible with the adopted city master plan and with the spirit and intent of this chapter.*

STAFF COMMENT: The redevelopment meets numerous goals of the Master Plan's goals related to redeveloping existing housing stock, and creating a positive entry into the community.

- (7) ***Economic impact.*** *The proposed development shall not result in an unreasonable negative economic impact upon surrounding properties*

STAFF COMMENT: The proposed development will provide additional commercial capacity in Depot Town and also add residential capacity. The building has been blight on a neighborhood, so this redevelopment would not only abate the blight but create a new destination and opportunities in the commercial district.

- (8) ***Compliance with applicable regulations.*** *The proposed development shall be in compliance with all applicable federal, state, county, and local laws and regulations*

STAFF COMMENT: The development shall comply with all applicable laws.

- (9) ***Phasing.*** *When a project is proposed for construction in phases, the project shall be designed that each phase, when completed, shall be capable of standing on its own in terms of the presence of services, facilities, and open space; and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area*

STAFF COMMENT: No phasing is planned for this project.

Items to be addressed: None. The proposed project is in substantial compliance with the standards of 122-576.

RECOMMENDATIONS

The proposed Thompson Block Redevelopment project is consistent with the Planned Unit Development concept in that it is allowing for rehabilitation of a historically significant structure as well as provide for its adaptive reuse. Only nominal flexibility in the below standards is being requested in return. The existing property is currently blighted and vacant, and the proposed redevelopment is in line with numerous Master Plan and DDA goals, and will greatly benefit for the Depot Town business district.

Staff recommends that the Planning Commission approve the Planned Unit Development plan and rezoning to PUD based on the following findings:

- (1) The application substantially complies with §122-127 and §122-576.
- (2) The proposed use is consistent with the PUD concept of providing zoning flexibility in return for material community benefit.
- (3) The project will restore a historically significant building to productive use and serve as a good example of redevelopment of existing structure. It will also provide improvements within the right of way that will enhance and complement the existing Depot Town streetscape.
- (4) The proposed use will be consistent with all surrounding uses
- (5) The proposed use will not have an adverse impact on traffic or other public services and infrastructure.
- (6) The proposed redevelopment meets numerous Master Plan and DDA goals including encouraging the rehabilitation of historic structures, rehabilitation of upper stories for loft housing, and revitalization efforts for Depot Town.
- (7) A single exemption is requested, from the requirements of §122-394.

The approval of the PUD plan is conditioned on the following items being addressed and reviewed administratively by Planning and Development staff before review by City Council:

- (1) Install fencing in accordance with 122-703 along north side of structure in cooperation with adjacent owners
- (2) Detailed grading plans shall demonstrate how ADA requirements are met on River and Cross intersection
- (3) Sidewalk on Cross Street shall continue through drive at 6 feet width
- (4) Update required percentage to reflect entire project area and confirm calculation
- (5) Add bicycle parking
- (6) Consider a metal gate on the east side of the pedestrian access on north side of the building
- (7) All items from engineering review letter dated 9-13-13
- (8) A list of plantings for the bioswales should be provided.
- (9) Provide a maintenance plan for bioswales,
- (10) Provide height for all pole lights
- (11) All fixtures on north side of building shall be down-directed and full cutoff.
- (12) Add one additional tree to parking area
- (13) Note all exemptions from zoning basis on the site plan.
- (14) HDC approval is required for all exterior work.

The following waivers are requested under 122-713:

- (1) Waiver requested to permit installation of landscaping and wall for off-street parking landscaping in lieu of berm to satisfy the requirements of 122-704(c)(2).
- (2) Waiver from foundation plantings requirement of 122-706 due to lack of setbacks and need to integrate pedestrian access to all building frontages.
- (3) Request waiver from 122-712 to omit provision of a sprinkler system; applicant shall note alternate means of keeping landscaping watered.

Teresa Gillotti, Director, Community and Economic Development

Cc: File

Developer: Thompson Block Partners, LLC – 221 Felch Street Ann Arbor, MI 48103

Architect/Engineers: Mason Browns Associates, LLC and David Lavender Architect, LLC

Thompson Block Partners LLC

The Thompson Block Re-development

400 North River Street and 107 East Cross Street

Residential Lofts; Unit # and Type	sf/unit	rent/mo	\$/sf per month
201 2 bdrm 1 bath Unit	1,187	\$1,306	1.1
202 1 bdrm 1 bath Unit	973	\$1,070	1.1
203 1 bdrm 1 bath Unit	977	\$1,075	1.1
204 1 bdrm 1bath Unit	981	\$1,079	1.1
205 1 bdrm 1bath Unit	979	\$1,077	1.1
206 2 bdrm, 1 bath Unit	1,105	\$1,216	1.1
207 2 bdrm, 1 bath Unit	1,039	\$1,143	1.1
208 1 bdrm, 1 bath Unit	763	\$839	1.1
209 efficiency 1 bath Unit	610	\$732	1.2
210 1 bdrm 1 bath Unit	846	\$931	1.1
301 2 bdrm, 1 bath Unit	1,187	\$1,424	1.2
302 1 bdrm, 1 bath Unit	973	\$1,168	1.2
303 1 bdrm, 1 bath Unit	977	\$1,172	1.2
304 1 bdrm, 1 bath Unit	981	\$1,177	1.2
305 1 bdrm 1 bath Unit	979	\$1,175	1.2
306 2 bdrm 1 bath Unit	1,105	\$1,326	1.2



ARCHITECTS. ENGINEERS. PLANNERS.

September 13, 2013

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Teresa Gillotti

Regarding: Thompson Block Parking Lot
Site Plan Review No. 2
OHM Job No. 0094-13-1051

Dear Ms. Gillotti:

The applicant is requesting site plan approval for a parking lot and associated site improvements for the Thompson Block development on the northeast corner of River Street and Cross Street. The site plan is dated September 9, 2013. We have reviewed the plans and recommend site plan approval from an engineering standpoint. The applicant must address the comments below prior to submitting engineering plans:

1. The proposed sidewalk shall continue through the driveway. 6" walk is required at the drive crossing.
2. The detail grading plans shall demonstrate how ADA requirements will be met at the River and Cross Street intersection.
3. It appears the storm water can be accommodated with bioswales and raingardens in the greenbelt east of the lot. Detailed calculations, proposed cross sections, and landscaping plans shall be included in the engineering submittal.
4. Fire Department review and approval is required.

If you have any questions please contact me at (734) 522-6711.

Sincerely,

OHM Advisors

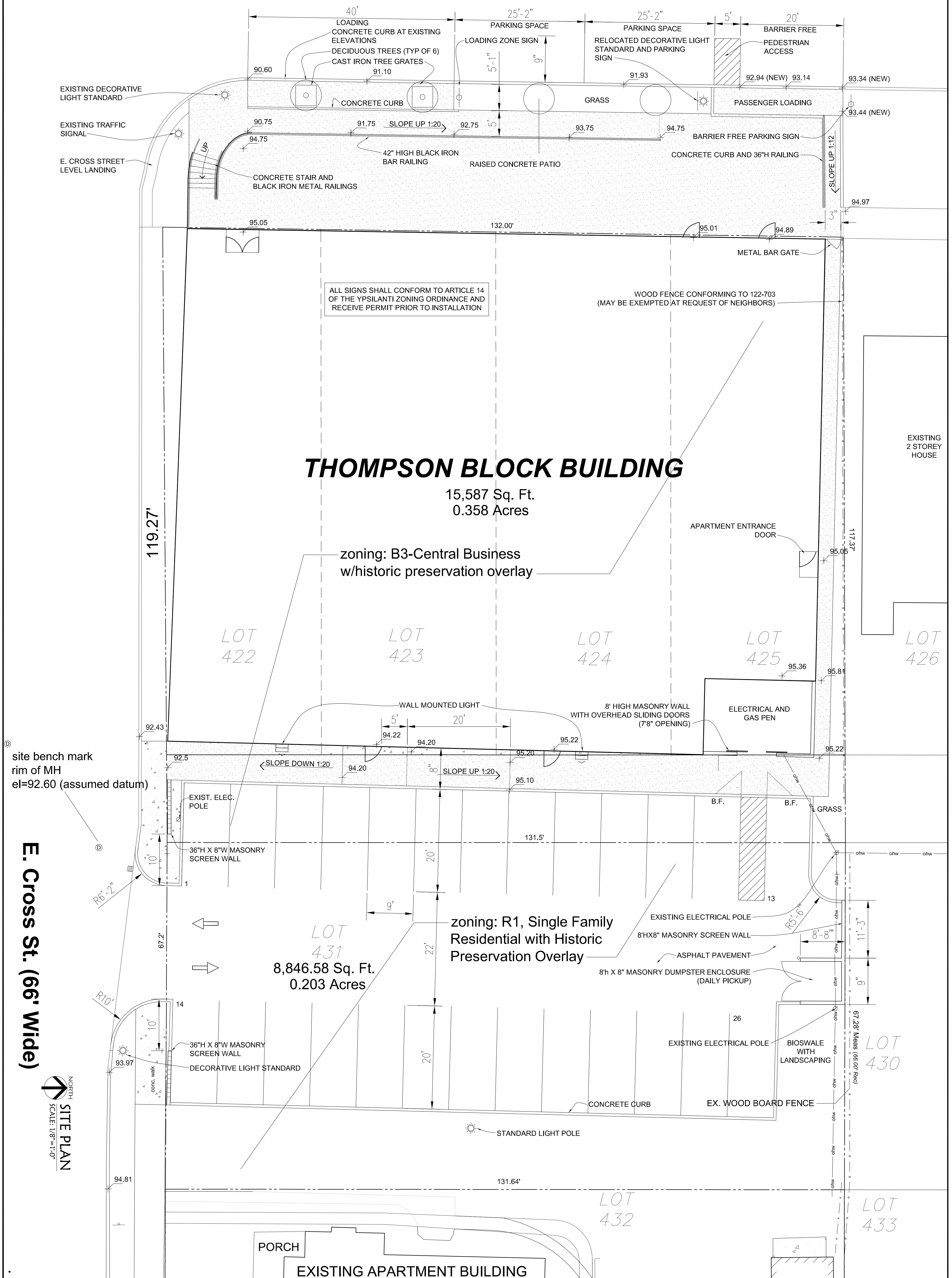
A blue ink signature of Marcus J McNamara, written in a cursive style. The signature is positioned above the printed name "Marcus J McNamara".

Marcus J McNamara

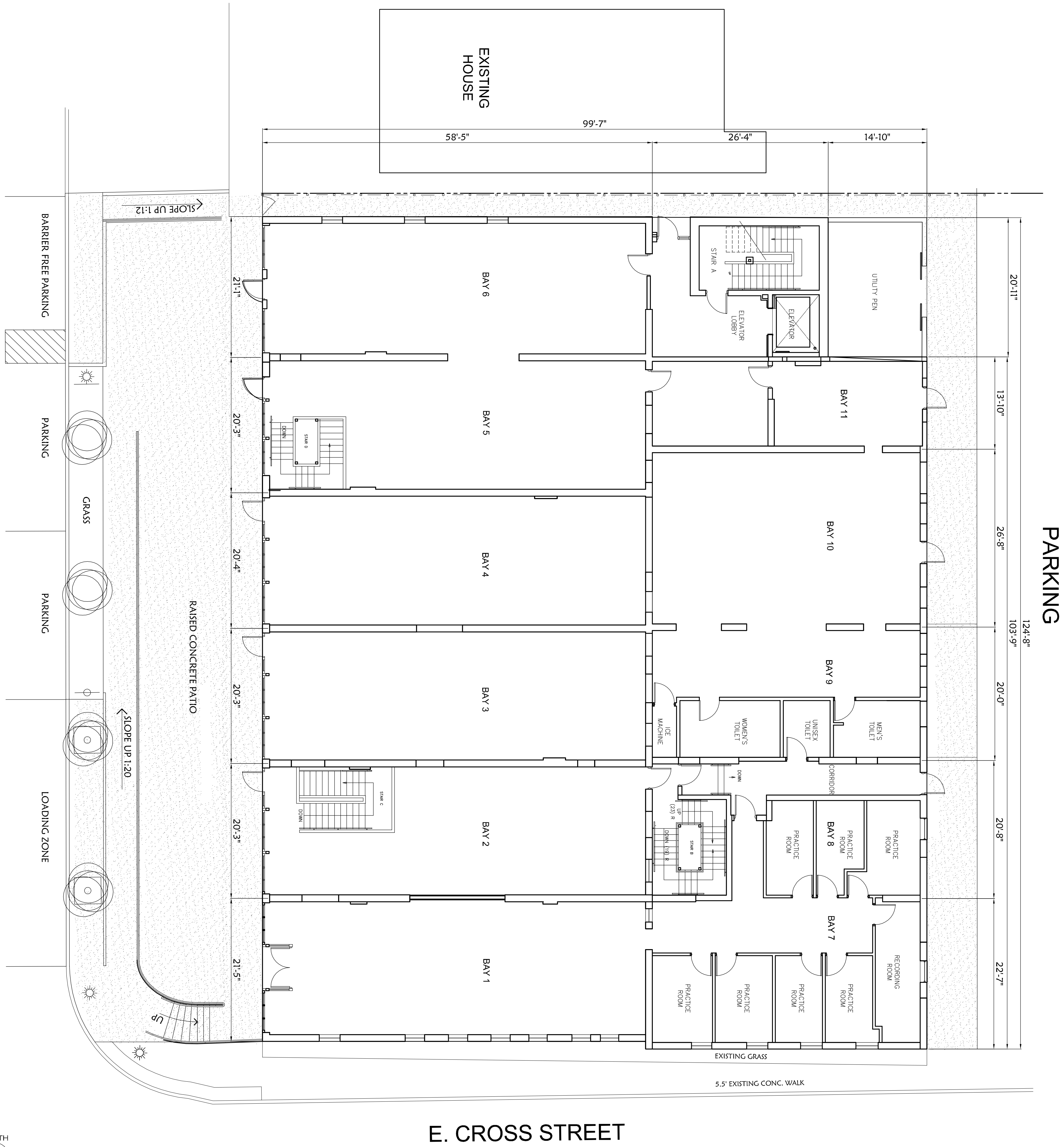
CC: Stan Kirton, Department of Public Works, One South Huron Street, Ypsilanti, MI 48197
Scott Westover, P.E., YCUA, 2777 State Street, Ypsilanti, MI 48198
File

P:\0000_0100\SITE_YpsilantiCity\2013\0094131050_Thompsonblock\ThompsonBlock_SP 2.docx

N. River St. (100' Wide)



Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	-	-
-	-	-
Checked	-	-
-	-	-
-	-	-
Approved	-	-
-	-	-
DL	-	-



N. RIVER STREET

E. CROSS STREET

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	-	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-

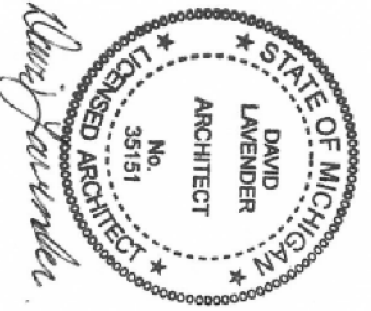


420 South Water Street
Marine City Michigan 48039
586-921-3410

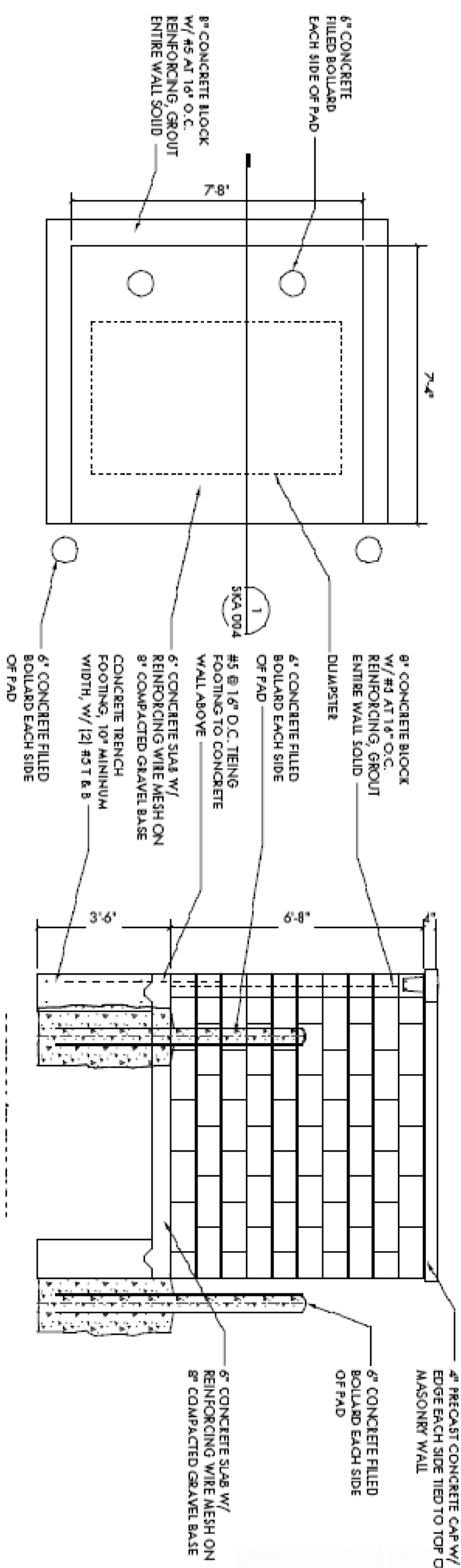
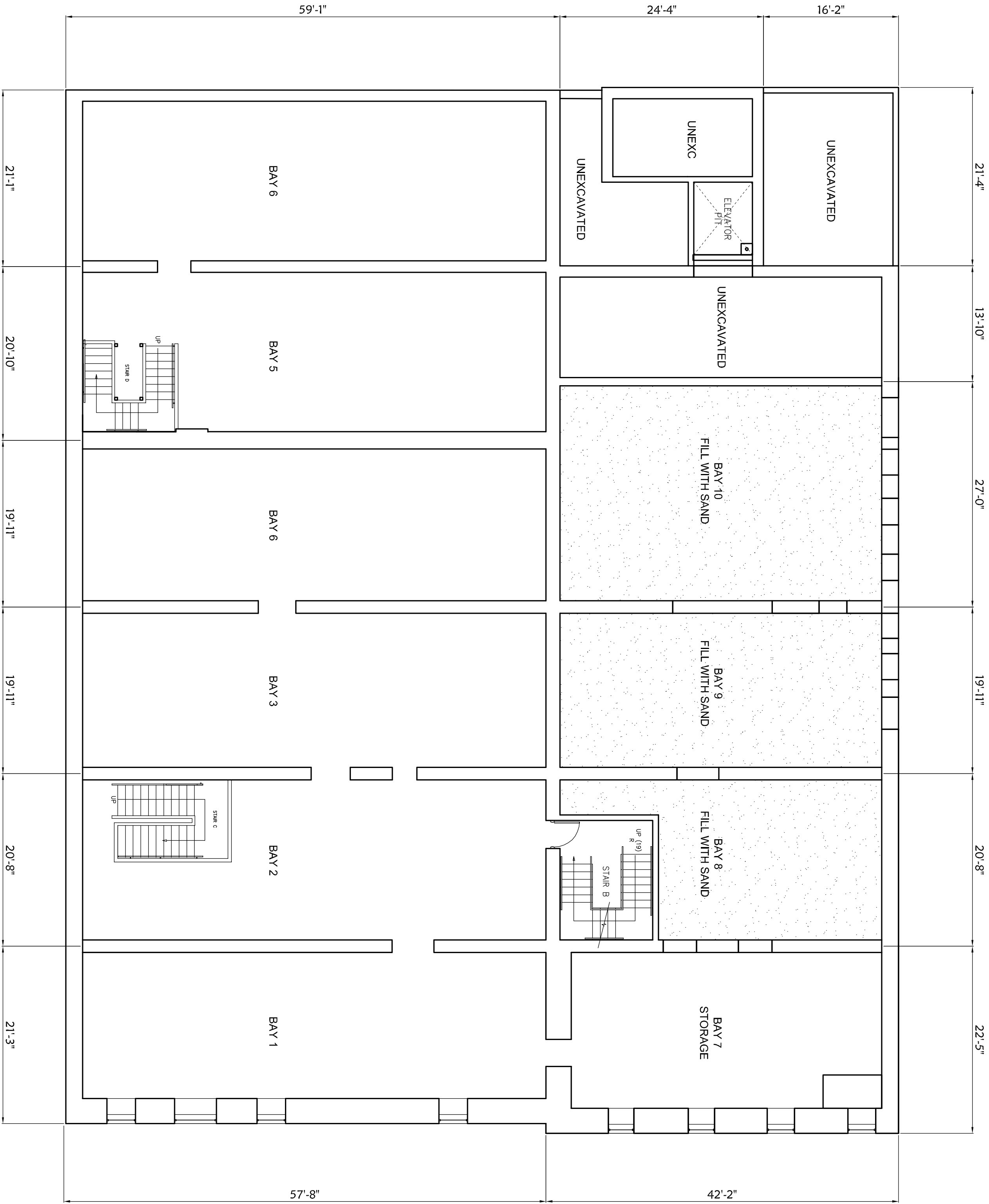
MAIN FLOOR PLAN
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.
1302



Drawing No.
A-2



DUMPSTER ENCLOSURE

SCALE: NTS

BASEMENT FLOOR PLAN

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

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	-	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-



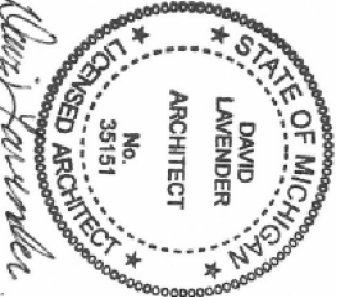
420 South Water Street
Marine City Michigan
48039
586-921-3410

BASEMENT PLAN
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.
1302

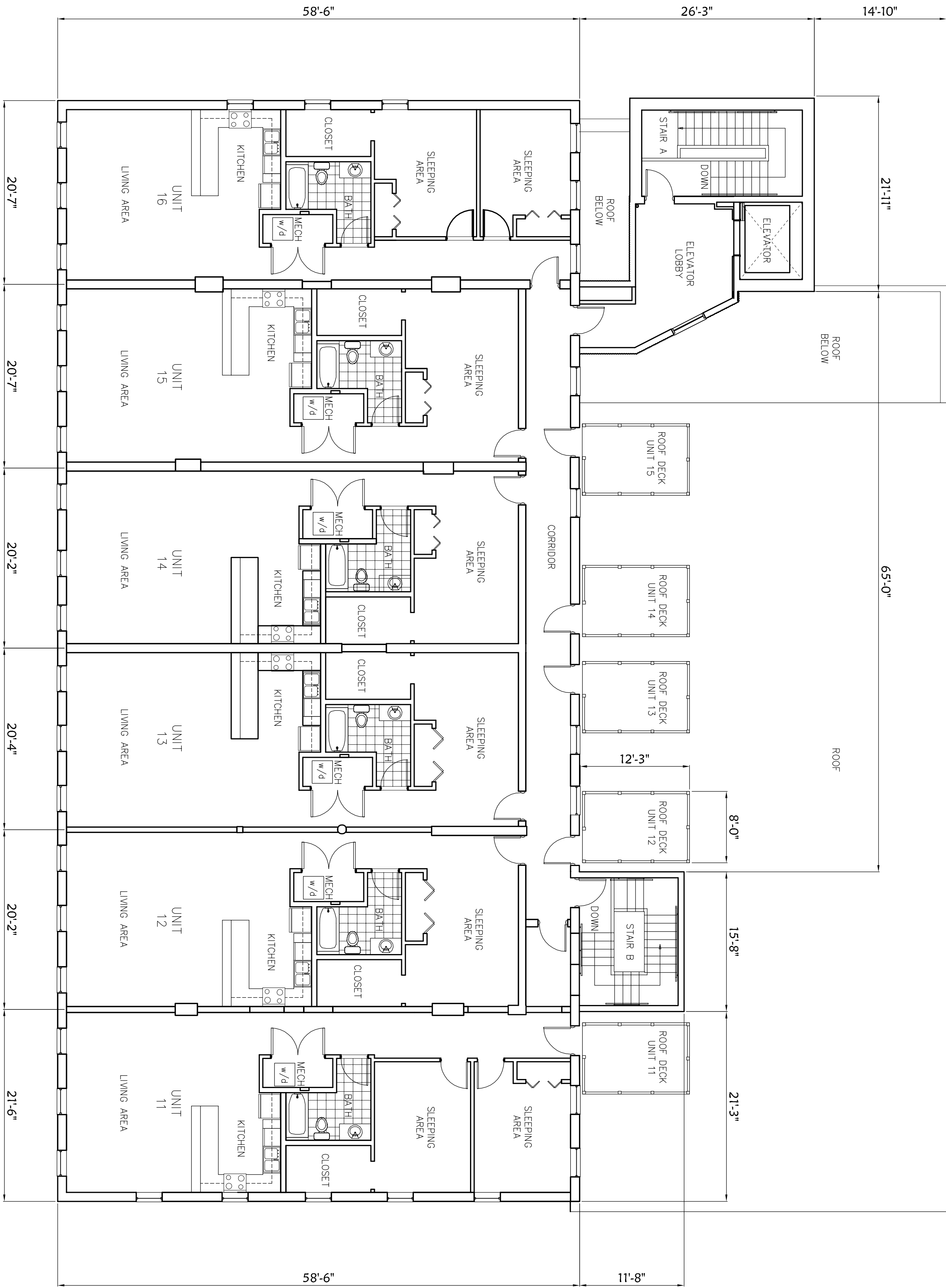


Drawing No.

A-3



NORTH
SCALE: 1/8"=1'-0"
SECOND FLOOR PLAN



NORTH
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	-	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-

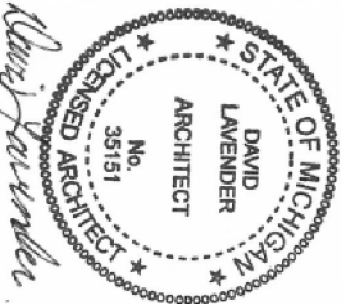


420 South Water Street
Marine City Michigan 48039
586-921-3410

THIRD FLOOR PLAN
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

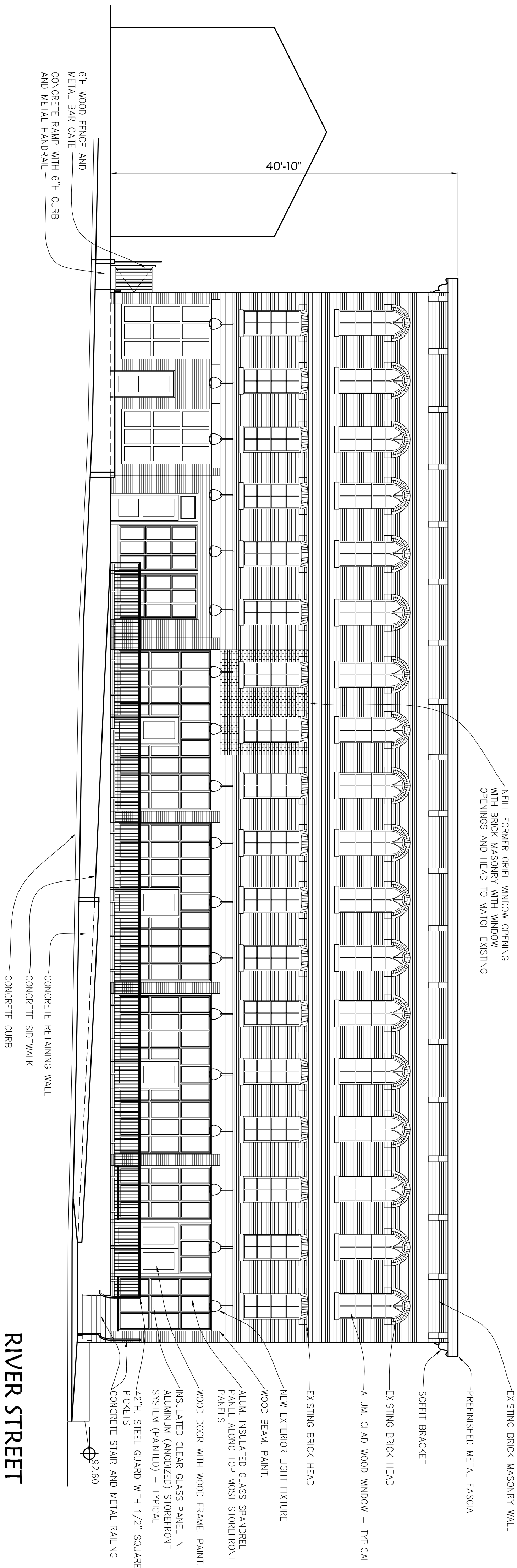
DO NOT SCALE DRAWINGS

Job No.
1302

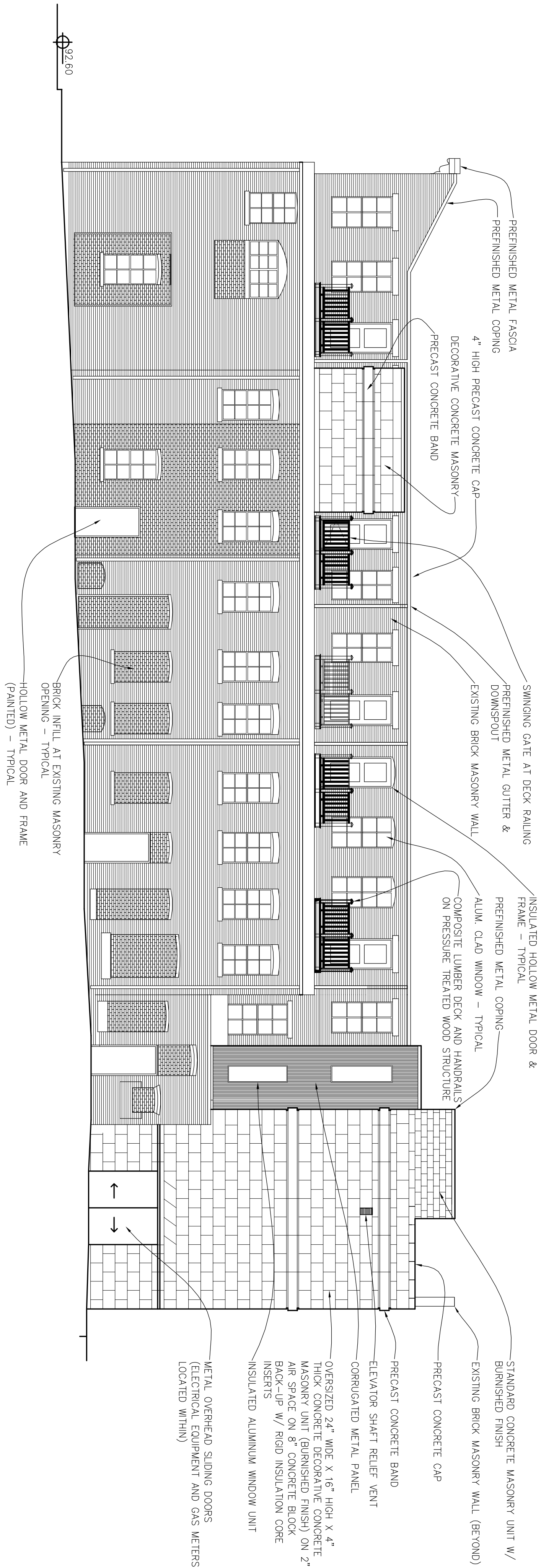


Drawing No.

A-5



RIVER STREET
WEST ELEVATION
SCALE: 1/8"=1'-0"



PARKING
EAST ELEVATION
SCALE: 1/8" = 1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	-	-
-	-	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-

420 South Water Street
Marine City Michigan
48039
586-921-3410

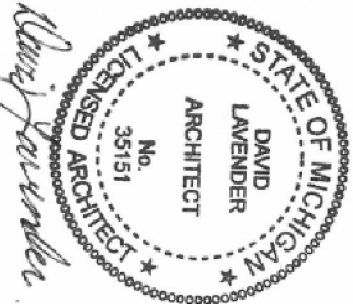


ELEVATIONS
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

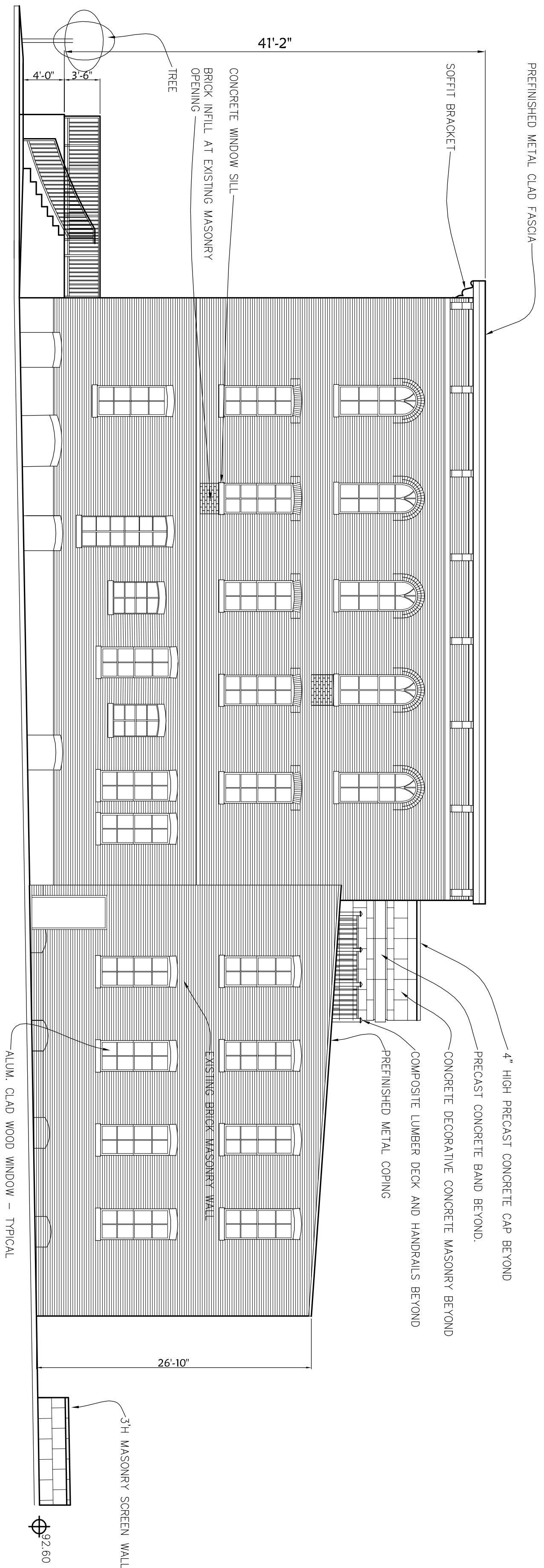
DO NOT SCALE DRAWINGS

Job No.
1302

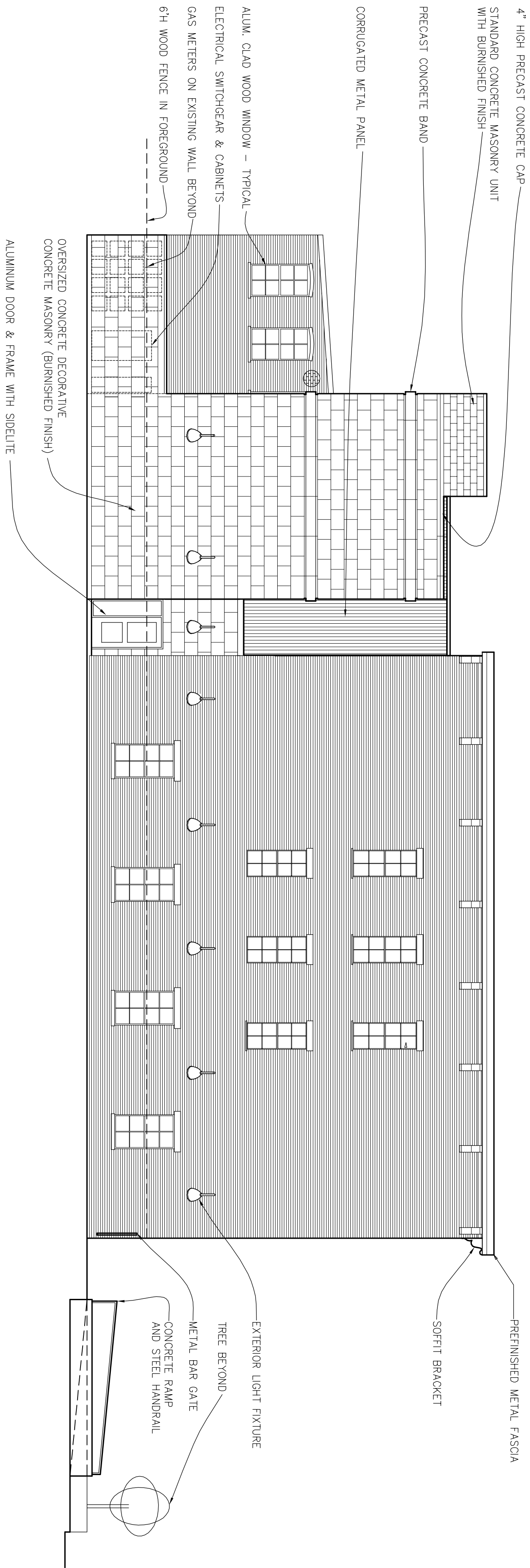


Drawing No.

A-6



EAST CROSS
WEST ELEVATION
SCALE: 1/8"=1'-0"



RESIDENTIAL
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	-	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-

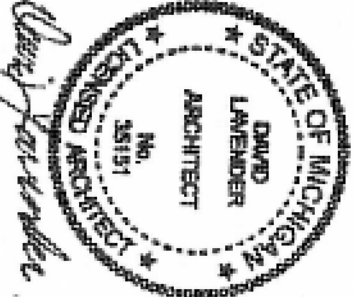


420 South Water Street
Marine City Michigan
48039
586-921-3410

ELEVATIONS
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.
1302



Drawing No.

A-7

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	LA	2	LITHONIA #DSX0 LED 20C 530 50K T3M MVOLT HS (SINGLE - 12' MTD HTG)	DSX0 LED WITH (1) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 20C 530 50K T3M MVOLT HS.ies	Absolute	0.92	35
	LB	4	BEGA #2230LED	CAST ALUMINUM HOUSING, CLEAR LINEAR PRISMATIC GLASS LENS ABOVE CAST BLACK ENAMEL STEPPED BAFFLE FACE PLATE.	2 WHITE LEDS	2230LED.ies	Absolute	0.88	9.9
	LC	9	TMS LIGHTING #H136-LED15	H SERIES ASYMMETRICAL ANGLED WHITE REFLECTOR	15W LED	H136-LED15.ies	614	0.60	15.84
	WA	2	LITHONIA #DSXW2 LED 30C 1000 50K T3TM MVOLT (WALL MTD)	DSXW2 LED WITH 3 LED ENGINES, 30 LED's, 1000MA DRIVER, 5000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	DSXW2_LED_30C 1000 50K _T3TM_MVOL T.ies	Absolute	0.92	109
	D/LA	3	HOLOPHANE - GRANDVILLE SERIES #GVE116ASX2NXX (SINGEL - 15' POLE HTG)	GRANVILLE LED CLASSIC	LED ARRAY	GVE116ASX2_NXX.ies	Absolute	0.90	122.8
	A	0	LITHONIA #WST LED 1 10A700/40K SR2 MVOLT	WST LED WITH 1 MODULE, 10 LED's, 700MA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08, LUMINAIRE OUTPUT: 1998 Lms.	WST_LED_1_1 0A700_40K_S R2_MVOL.ies	Absolute	0.88	24

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH 3' SIDEWALK	+	0.2 fc	1.2 fc	0.0 fc	N / A	N / A
OVERALL LTG VALUES AT GRADE	+	0.5 fc	8.7 fc	0.0 fc	N / A	N / A
PARKING LOT	✕	2.2 fc	8.7 fc	0.7 fc	12.4:1	3.1:1
PROPERTY LINE	■	0.2 fc	0.4 fc	0.0 fc	N / A	N / A

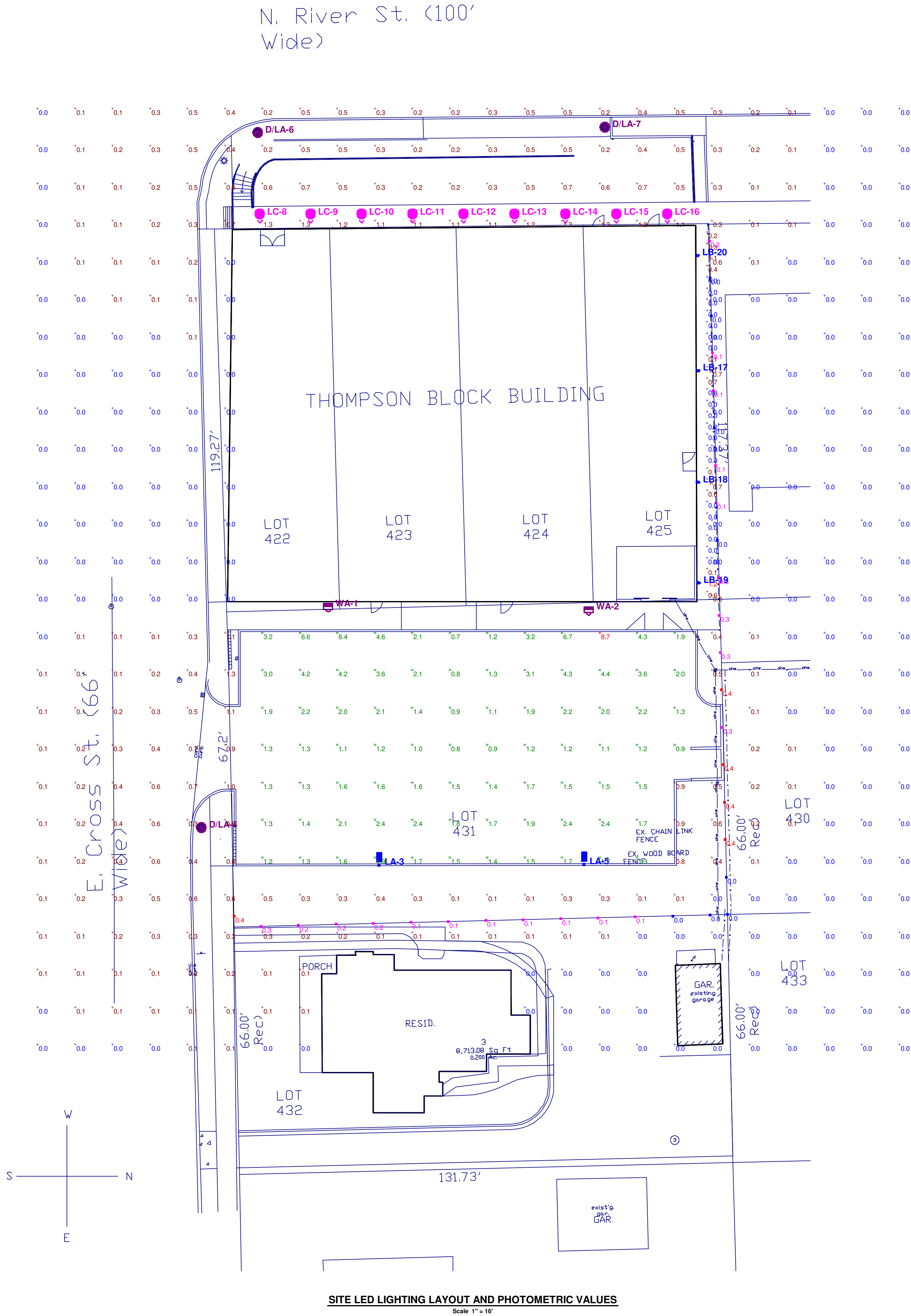
NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.

2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.

3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.
- THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

LUMINAIRE LOCATIONS						
No.	Label	Location X	Y	MH	Orientation	Tilt
1	WA	117.6	386.6	12.0	180.0	0.0
2	WA	187.2	385.7	12.0	180.0	0.0
3	LA	131.2	317.5	12.0	0.0	0.0
4	D/LA	83.7	327.5	15.0	180.0	0.0
5	LA	185.9	317.7	12.0	0.0	0.0
6	D/LA	98.7	513.2	15.0	180.0	0.0
7	D/LA	191.4	514.6	15.0	180.0	0.0
8	LC	99.3	491.2	12.0	180.0	30.0
9	LC	112.9	491.2	12.0	180.0	30.0
10	LC	126.5	491.2	12.0	180.0	30.0
11	LC	140.1	491.2	12.0	180.0	30.0
12	LC	153.7	491.2	12.0	180.0	30.0
13	LC	167.3	491.2	12.0	180.0	30.0
14	LC	180.9	491.2	12.0	180.0	30.0
15	LC	194.5	491.2	12.0	180.0	30.0
16	LC	208.1	491.2	12.0	180.0	30.0
17	LB	216.3	449.6	3.0	90.0	0.0
18	LB	216.1	419.7	3.0	90.0	0.0
19	LB	216.3	392.8	3.0	90.0	0.0
20	LB	216.0	480.3	3.0	90.0	0.0



SITE LED LIGHTING LAYOUT AND PHOTOMETRIC VALUES

Scale: 1" = 16'



THOMPSON BLOCK BLDG - YPSILANTI, MI

PARKING LOT LIGHTING VALUES AT GRADE

PREPARED FOR: BEAL PROPERTIES, LLC

GASSER BUSH ASSOCIATES

Designer

TD/KJS

Date

SEP 13 2013

Scale

AS NOTED

Drawing No.

#13-17495-V4



13 September 2013

**Staff Review of Site Plan Application
Harmony House Motel Expansion
615 E Michigan**

GENERAL INFORMATION

Applicant: Kulwinder Singh
Harmony Singhs
615 E Michigan
Ypsilanti, MI 48198

Project: Harmony House Motel Expansion

Application Date: 19 August 2013

Location: North side of Michigan Ave at Ecorse

Zoning: B4, General Business; EO, Entryway Overlay

Action Requested: Site plan approval

Staff Recommendation: Postponement.

The parcel is approximately one acre in size (per GIS; per Assessing is ~0.632 ac; undetermined per survey), fronting on Michigan Ave and backing onto an active rail right-of-way. There are three existing buildings: one approximately 3810 square foot, one approximately 2410 square feet, and a small shed. The parking lot holds approximately 25-space. At the moment, the applicant is still working to complete a project begun in 2009. There is only one outstanding item from that project, the dumpster enclosure location, which will be addressed and relocated regardless of the outcome of this project. The planned expansion will join the two existing buildings and have a footprint of approximately 2400 square feet; it will contain an improved and expanded office, central reception area, living quarters (no kitchen), and laundry area in line with more modern facilities. Note that as the applicant uses the 0.632 acre size, so shall staff in our analysis; the provided survey does not note an area nor does it note the length of three sides of the property.

The property is zoned **B4 – General Business**, which allows hotels and motels as a permitted use. Setbacks and landscaping are determined by **EO – Entryway Overlay**. Hotels and motels, by definition, rent lodgings for no less than one day at a time; renting in hourly increments is a violation of the ordinance.

Figure 1: Subject Site Location

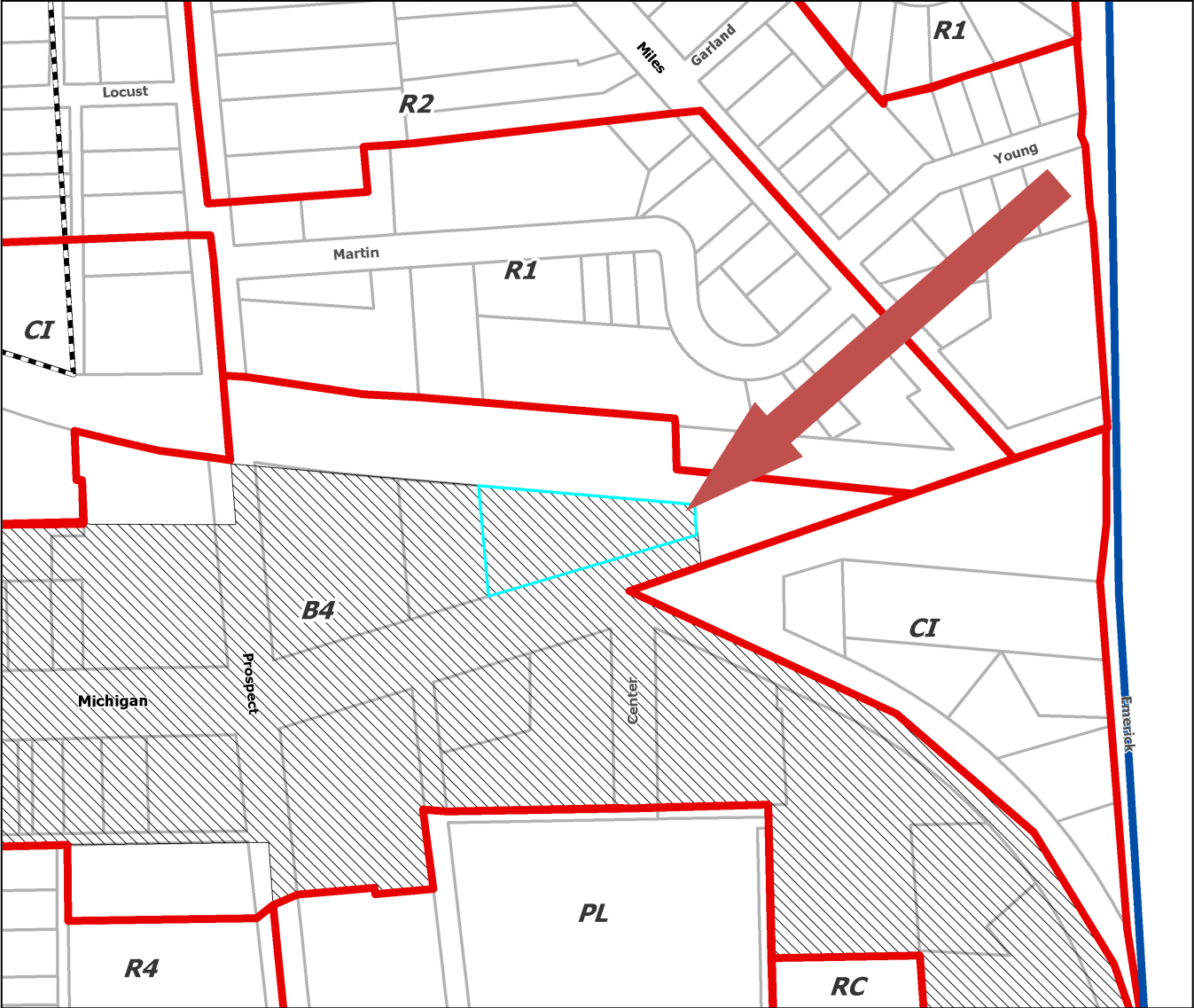


Figure 2: Site Aerial (2010)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Rail ROW, single-family home	B4, R1
EAST	Rail & road ROW commercial garages	B4 & CI CI
SOUTH	Fast-food w/drive-through, retail/services strip, quick oil change	B4/EO
WEST	Retail (vacant), gas station	B4/EO

SITE PLAN: CRITERIA AND REVIEW**§122-127****STANDING****§122-127(1)**

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS**§122-127(2)****Figure 4: Requirements**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
B4: §122-414 LOT AREA	Determined by setbacks, screening, and parking requirements.	27,529 sqft 0.632 ac	unchanged
LOT WIDTH	Determined by setbacks, screening, and parking requirements.	297'	unchanged
EO: §122-559 LOT COVERAGE (buildings or structures)	Not more than 40%	6,251 sqft 22.7%	8948.31 sqft 32.5%
SETBACKS			
front	10'	22.7'	unchanged
B4: §122-414 side	0' if fire-retardant; 3' otherwise	West: 16'	Unchanged dimension, expanded footprint
		East: ~76'	unchanged
EO: §122-559 rear	35' min	15'	Variance granted from 122-206(b) in 8/2013 to expand the building along the existing nonconforming 15' rear setback
EO: §122-560 HEIGHT	Lesser of 3 stories or 40'; exceptions in §122-640	23'1"	31.5' at center of expansion (new entrance); to match existing elsewhere.
§122-647 SIDEWALKS	provide a sidewalk or shared-use path	sidewalk exists	Unchanged sidewalk to be maintained
§122-707 LANDSCAPING	10%	Not shown.	~2100 sq ft ~7%

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-836 PARKING	1 per occupancy unit plus 1 per employee on largest shift, plus extra spaces for dining rooms, ballrooms, or meeting rooms as required • 34 rooms • 2 employees on largest shift • No add'l function rooms • = 36 spaces required • (29 spaces required w/20% waiver)	Not shown; ~30 striped.	37 spaces, 2 of which barrier-free. 3 spaces are shown as parallel spaces along frontage; 3 are shown as perpendicular along frontage. Staff recommends removing these frontage spaces and expanding landscaped area, leaving 31 spaces. The parking requirement can be met with provision of a waiver.
§122-861 SIGNAGE et seq	• Building Mounted: max of 3 sq ft per ft of frontage • Ground: max of 40 sq ft, 10' tall; must be ≥3' from front property line; ≥10' from side or rear. Pole signs prohibited in EO; roof signs prohibited in City.	Not shown. Roof sign (building perpendicular to street, "motel") pole sign (center of parking lot, "harmony house motel") wall sign 1 (building perpendicular to street, "motel") wall sign 2 (building parallel to rail, east end, "motel")	Pole sign to be removed Wall-mounted clock on entrance to be installed. No new or existing signage (excepting pole sign) shown on site plan; a note indicates that the "owner will apply for new wall sign" More clarity on signage is requested.

Items to be Addressed:

1. *Landscaping provided is inadequate. Increase amount of landscaped area.*
2. *Parking provided is in excess of requirements and does not meet the requirements of 122-704. Eliminate the three parallel and three perpendicular spaces adjacent to the frontage; meet the requirements of 122-704, and request a waiver of 14% from parking requirements.*
3. *Clarify signage type(s) and location(s).*

BUILDING LOCATION AND SITE ARRANGEMENT

§122-127(3)

There are three buildings on the site: one containing rooms and the office, at the west end of the site perpendicular to Michigan Ave; another parallel to and near the rear property line, containing rooms and the laundry facilities; and small shed. Parking is in front of the buildings and to the east end of the site. Rooms on the first floor exit directly outside; access to second-floor rooms are limited by access to the open staircases; each building has one staircase at each end. Neither building has windows in the rear. There is a chain-link fence in place that obstructs access to the rear of the rear building from the east, and another that obstructs

access to the rear of the building perpendicular to the street. A similar chain link fence is in place at the rear of the property, which is also the top of a steep slope to the railbed. There are also fences along the east and west property lines, and a decorative post-and-chain fence limits access to the vehicle turn-in and a sidewalk that nominally connects the sidewalk at the front of the perpendicular building to the public sidewalk along the frontage. There is an old concrete post/footing in place in front of the perpendicular building.

The planned addition will connect the two primary buildings; the two staircases at the north and west ends of the buildings will be replaced with one stairway. The main office/reception area will be in the expansion area. Basic parking layout is the same- parking spaces in front of the building- with the addition of spaces adjacent to the frontage. The shed is marked as to remain, abutting the expansion. Practically speaking, moving the shed may be necessary during construction and to ensure that access is maintained. Access to the unmonitored rear of the site

Items to be Addressed:

- 1. Continue to restrict access to the rear of the buildings. Monitor those areas.*
- 2. Show relocated shed on site plan, if shed is to remain.*
- 3. Remove concrete post/footing in front of perpendicular building.*
- 4. Ensure pedestrian access from public sidewalk is ADA-compliant.*

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

The site is accessed from East Michigan Ave. The driveway is right-in right-out; signage has been damaged and not replaced. Each leg is approximately 20' wide, but is not marked or otherwise dimensioned on the plan. The project is immediately adjacent to a stop along AATA route #20, which runs from 6:30am to 8:15pm Monday through Friday, with no weekend service. The sidewalk is undimensioned, but appears approximately 5' wide.

Thirty-seven parking spaces are proposed, 2 of which are barrier-free. No bicycle parking is proposed; best practices suggest that an amount approximately equivalent to 5% of otherwise required parking be provided for bicycles. The pedestrian link to the public sidewalk is a mix of narrow sidewalk, asphalt in front of wheelstops, and the sidewalk in the front of the perpendicular building.

Items to be Addressed:

- 1. Dimension driveway and sidewalks.*
- 2. Add bicycle parking.*
- 3. Eliminate the six parking spaces shown closest to the frontage to improve overall site circulation and allow for adequate landscaping.*

ENGINEERING & STORMWATER

§122-127(5), §122-127(6)

The proposed construction is not in a floodplain or floodway. The plan proposes a significant increase in impervious surface. Engineering review is required.

Items to be Addressed:

- 1. As outlined in forthcoming engineering letter.*

SCREENING**§122-127(7)****Figure 5: Screening**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Several unshielded wall-packs.	No lighting shown.
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (37/8 = 5)	--	10 trees shown
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected	Aisle-ends unprotected	Aisle-ends unprotected for parking along frontage and east end parking.
	minimum distance of 3' from curb backside to landscaping	--	wheel stops provided; ensure placement is adequate.
	must be screened per 122-703 if conflicting land use	n/a	n/a
	must be screened from public ROW with a berm or alternate, at PC discretion	Landscaping provided	Waiver from berm requested
	prevent vehicular encroachment into landscaping, structures	Mix of curbing and wheelstops.	Provide curbs.
§122-705 Greenbelt Landscaping	1 tree per 30 ft of frontage remainder landscaped in shrubs, ground cover, grasses, and other natural landscape materials 295'/30' = 10 trees	Not evaluated	10 proposed.
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' • Building frontage: 61' ft new, 195' old ○ New: 2 trees, 12 shrubs ○ Old: 7 trees, 39 shrubs	No foundation landscaping; existing hardscaping.	New: 8 shrubs proposed, no trees. Old: no shrubs or trees shown.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-650, Refuse Containers §122-709	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Dumpster enclosure between buildings	CMU dumpster enclosure shown. Show detail to confirm compliance. Location likely inaccessible to trucks due to turning radii involved. Show truck turning plan, modify parking, or relocate.
§122-712 Maintenance	install underground sprinkler system		None proposed
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	Existing chain-link fence on east and north lot lines; mix of fencing types to west.	No changes.

Items to be Addressed:

1. Submit photometric plan.
2. Alter parking as described.
3. Ensure dumpster location is accessible and conforms to the ordinance.
4. Submit full landscape plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **postpone** action on the Site Plan for the Harmony House Expansion at 615 E Michigan with the following findings, waivers, and conditions:

1. Landscaping provided is inadequate. Increase amount of landscaped area.
2. Parking provided is in excess of requirements and does not meet the requirements of 122-704. Eliminate the three parallel and three perpendicular spaces adjacent to the frontage; meet the requirements of 122-704, and request a waiver of 14% from parking requirements.
3. Clarify signage type(s) and location(s).
4. Continue to restrict access to the rear of the buildings. Monitor those areas.
5. Show relocated shed on site plan, if shed is to remain.
6. Remove concrete post/footing in front of perpendicular building.
7. Ensure pedestrian access from public sidewalk is ADA-compliant.
8. Submit photometric plan.
9. Alter parking as described.
10. Ensure dumpster location is accessible and conforms to the ordinance.
11. Submit full landscape plan.

Waivers

1. To permit a reduction in required parking by up to 20%, due to the site's dimensional challenges.
2. To permit omission of trees from foundation landscaping required under §122-706.

Conditions

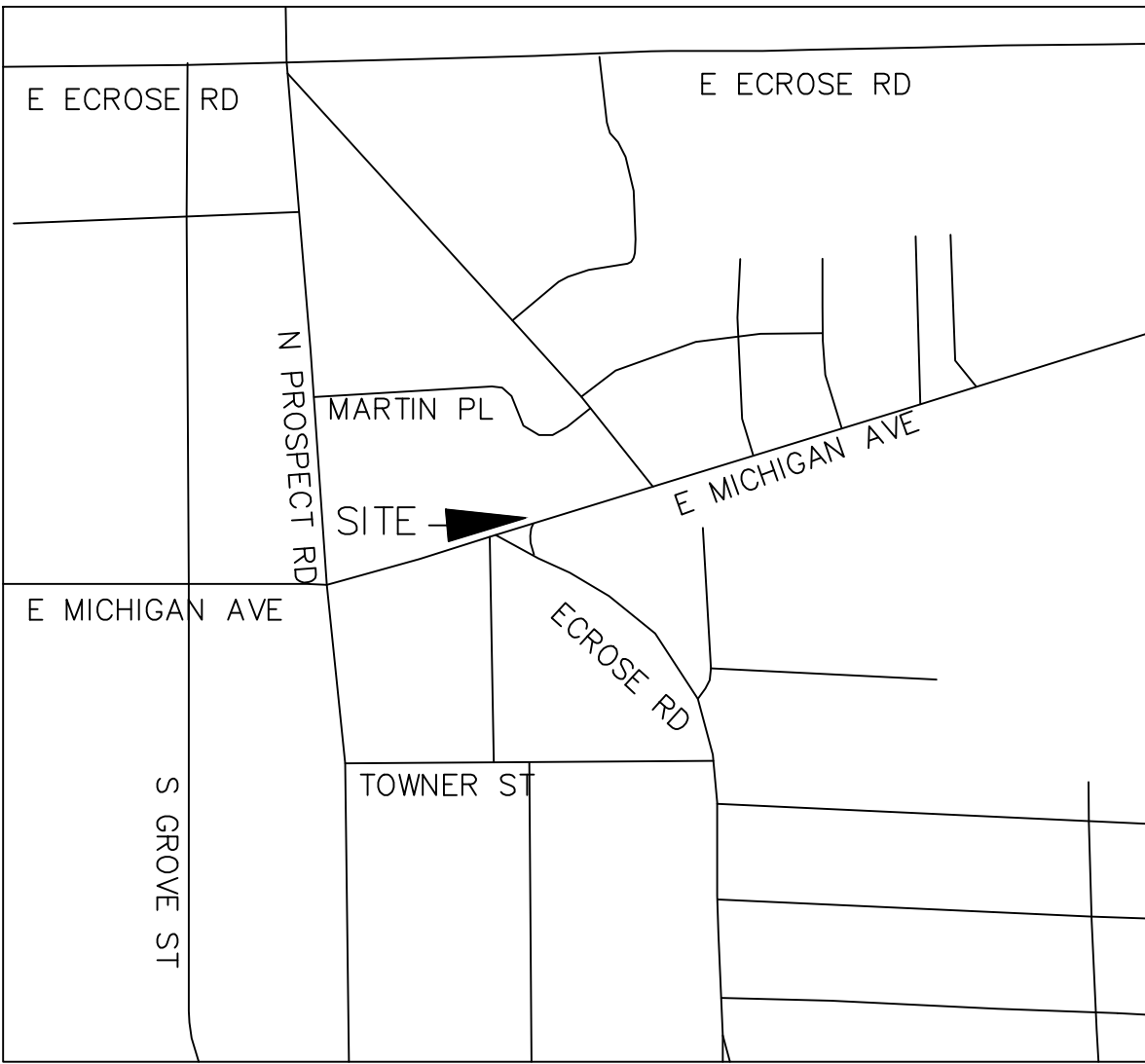
1. Provide a complete landscape plan that conforms with the landscaping ordinance, in particular the minimum area requirements, greenbelt dimensions and layout, and parking layout. Ensure it addresses all other issues raised in this review.
2. Eliminate the three parallel and three perpendicular spaces adjacent to the frontage; meet the requirements of 122-704, and ensure that garbage trucks have a clear path of entry and exit from the site.
3. Clarify signage type(s) and location(s). Note that all new or altered signage must conform with the ordinance.
4. Continue to restrict access to the rear of the buildings. Monitor those areas.
5. Show relocated shed on site plan, if shed is to remain.
6. Remove concrete post/footing in front of perpendicular building.
7. Ensure pedestrian access from public sidewalk is ADA-compliant.
8. Submit photometric plan that conforms with the provisions of 122-641.
9. Engineering conditions as outlined in forthcoming engineering letter.

Bonnie Wessler
Planner I, Planning & Development Dept.

CC File
 Applicant

PROPOSED
HARMONY HOUSE MOTEL ADDITION

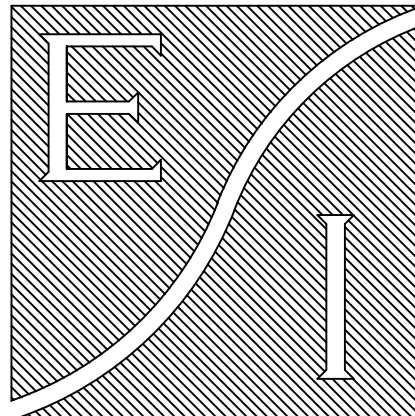
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YPSILANTI ,MICHIGAN

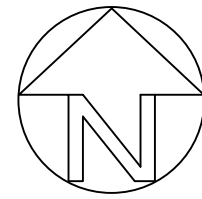
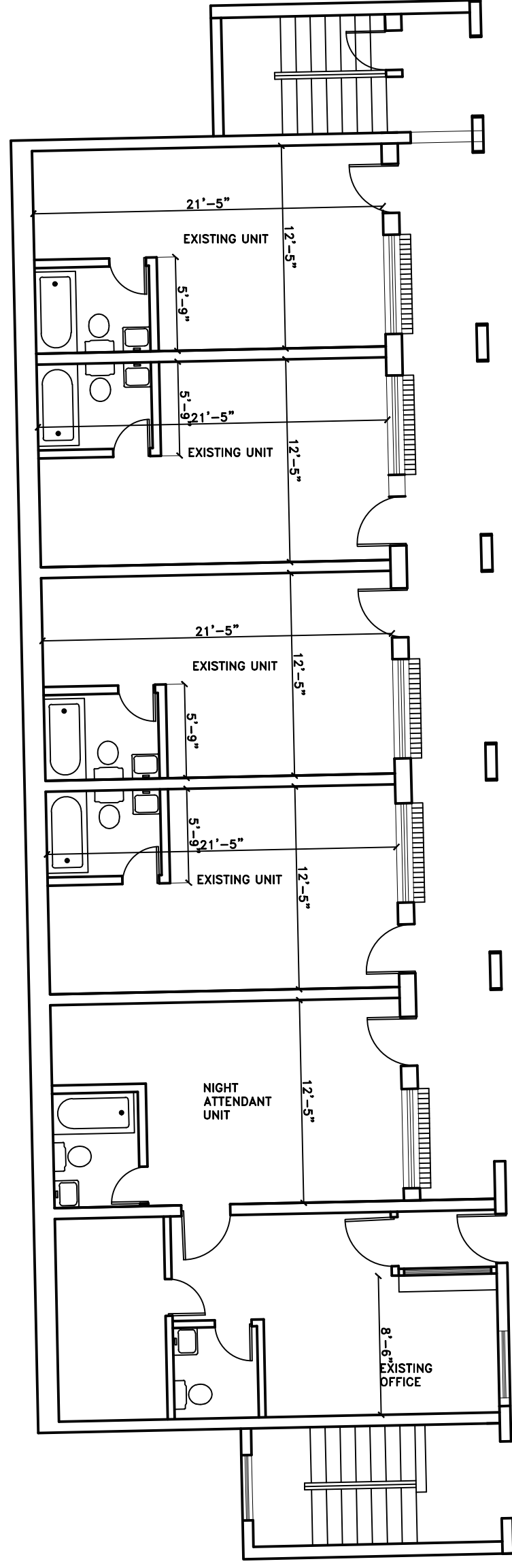


LOCATION MAP
SCALE: NONE

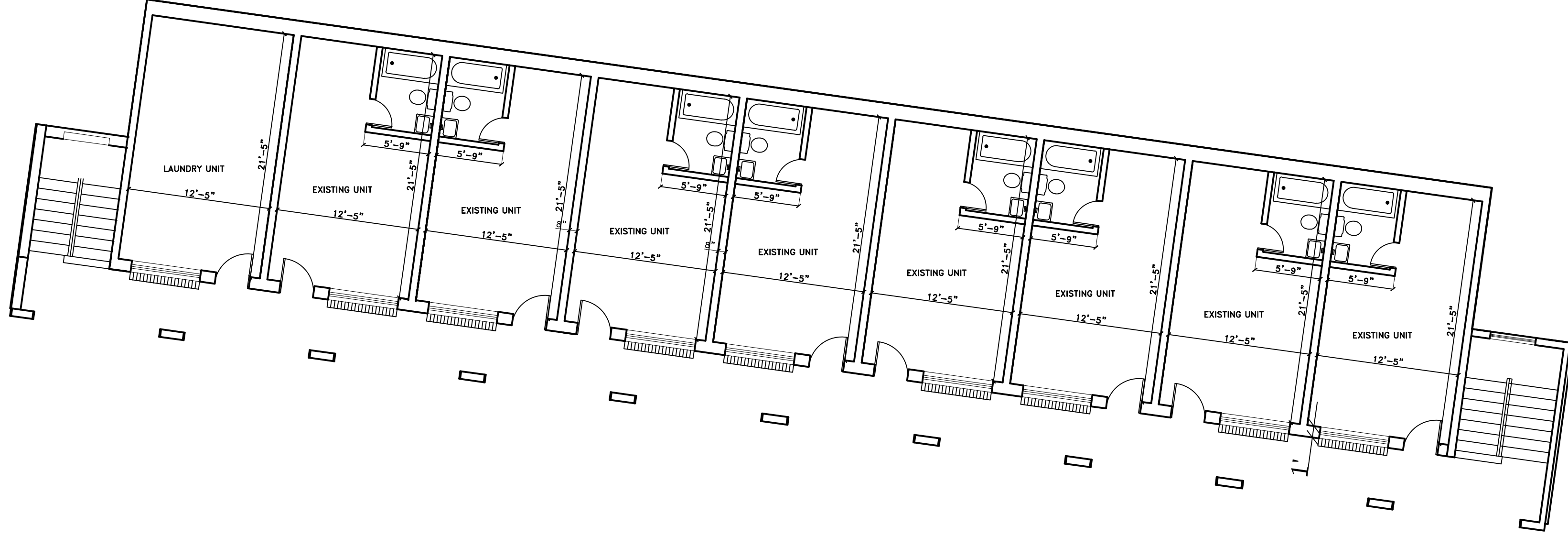
LEGAL DESCRIPTION File Number T03-97520
Land in the City of YPSILANTI ,WASHTENAW County ,State of MICHIGAN,

Commencing at a point on the North line of Michigan Avenue 373.28feet North 77degrees East from a two inch iron pipe monument marking the Intersection of the North line of Michigan Avenue and the West line of Section ,10Town 3South ,Range 7East ;said point being 339.57feet North 77degrees East ,from the intersection of the East line of Prospect Street and the North line of Michigan Avenue ;running thence North 77degrees East along the North line of Michigan Avenue 297.00feet ;thence North 01degrees 13minutes 00seconds West ,parallel with the West line of said Section 10to the Southerly line of the Michigan Central Railroad Company's right-of-way line ;thence North 82degrees 02minutes 00seconds West 295.31feet ;thence South 01degree 13minutes 00seconds East and parallel to said West Line of Section ,10to the North line of Michigan Avenue and the place of beginning ,being a part of the West 1/2of the Northwest 1/4of said Section ,10Town 3South ,Range 7East.
Commonly known as :**615 MICHIGAN AVENUE**

ARCHITECT/ENGINEER	BUILDING/ SITE DATA	Drawing Index																																																																	
ENGINEERING SERVICES, INC.  CONSULTING ENGINEERS 32232 SCHOOLCRAFT RD, STE: C-3 LIVONIA, MICHIGAN 48150 Ph # (734) 525-7330 FAX # (734) 525-7255	<table><tr><th colspan="5">BUILDING DATA</th></tr><tr><td colspan="2">USE GROUP</td><td colspan="3">R-1 RESIDENTIAL (RESIDENTIAL OCCUPANCIES WHERE THE OCCUPANTS ARE PRIMARILY TRANSIT)</td></tr><tr><td colspan="2">CONSTRUCTION TYPE</td><td colspan="3">V-B</td></tr><tr><td rowspan="4">BUILDING AREA</td><td rowspan="2">1ST FLOOR</td><td>EXISTING</td><td>6,251.38 SQ. FT.</td><td rowspan="2">8,948.31 SQ. FT.</td></tr><tr><td>ADDITION</td><td>2945.68 SQ. FT.</td></tr><tr><td rowspan="2">2ND FLOOR</td><td>EXISTING</td><td>6,251.38 SQ. FT.</td><td rowspan="2">8,948.31 SQ. FT.</td></tr><tr><td>ADDITION</td><td>2945.68 SQ. FT.</td></tr><tr><td colspan="2">SPRINKLER SYSTEM</td><td colspan="3">NA</td></tr><tr><td colspan="2">OCCUPANCY LOAD</td><td colspan="3">2 X 8,948.31 ÷ 200= 88 OCCUPANTS</td></tr><tr><td colspan="2">EGRESS REQUIRED</td><td colspan="3">EGRESS WIDTH PER OCCUPANT SERVED: 0.2 IN. PER OCCUPANT EGRESS REQUIRED: 0.2X87= 17.4 IN.</td></tr><tr><td colspan="2">EGRESS PROVIDED</td><td colspan="3">MEANS OF EGRESS: (2) 36 IN. DOOR + (1) 72 IN. DOOR = 144 IN</td></tr></table> <table><tr><th colspan="2">SITE DATA</th></tr><tr><td>ZONING</td><td>B4 (GENERAL BUSINESS DISTRICT)</td></tr><tr><td>SITE AREA</td><td>27189 SQ.FT (0.62 ACRES)</td></tr></table>	BUILDING DATA					USE GROUP		R-1 RESIDENTIAL (RESIDENTIAL OCCUPANCIES WHERE THE OCCUPANTS ARE PRIMARILY TRANSIT)			CONSTRUCTION TYPE		V-B			BUILDING AREA	1ST FLOOR	EXISTING	6,251.38 SQ. FT.	8,948.31 SQ. FT.	ADDITION	2945.68 SQ. FT.	2ND FLOOR	EXISTING	6,251.38 SQ. FT.	8,948.31 SQ. FT.	ADDITION	2945.68 SQ. FT.	SPRINKLER SYSTEM		NA			OCCUPANCY LOAD		2 X 8,948.31 ÷ 200= 88 OCCUPANTS			EGRESS REQUIRED		EGRESS WIDTH PER OCCUPANT SERVED: 0.2 IN. PER OCCUPANT EGRESS REQUIRED: 0.2X87= 17.4 IN.			EGRESS PROVIDED		MEANS OF EGRESS: (2) 36 IN. DOOR + (1) 72 IN. DOOR = 144 IN			SITE DATA		ZONING	B4 (GENERAL BUSINESS DISTRICT)	SITE AREA	27189 SQ.FT (0.62 ACRES)	- COVER SHEET SP-01 PROPOSED SITE PLAN & LANDSCAPE PLAN A-01 EXISTING 1ST FL FLOOR PLAN A-02 EXISTING 2ND FL FLOOR PLAN A-03 EXISTING ELEVATION A-04 PROPOSED 1ST FL FLOOR PLAN A-05 PROPOSED 2ND FL FLOOR PLAN A-06 PROPOSED ELEVATION <table><tr><td colspan="2">DATE: 06/16/2013</td><td rowspan="5">COVER SHEET</td></tr><tr><td>REVISIONS</td><td>SHEET NO.</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	DATE: 06/16/2013		COVER SHEET	REVISIONS	SHEET NO.						
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OWNER																																																																			
MR. KULWINDER SINGH 615 E. MICHIGAN AVE. YPSILANTI. MI 48198 PHONE #734-678-3477																																																																			



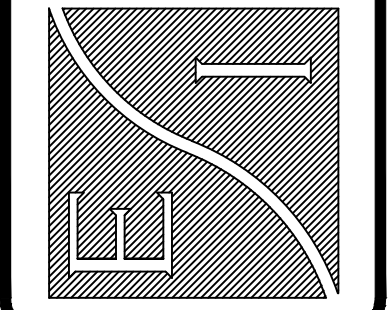
EXISTING 1ST FL. FLOOR PLAN
SCALE 1/8" = 1'



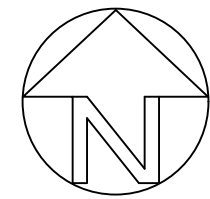
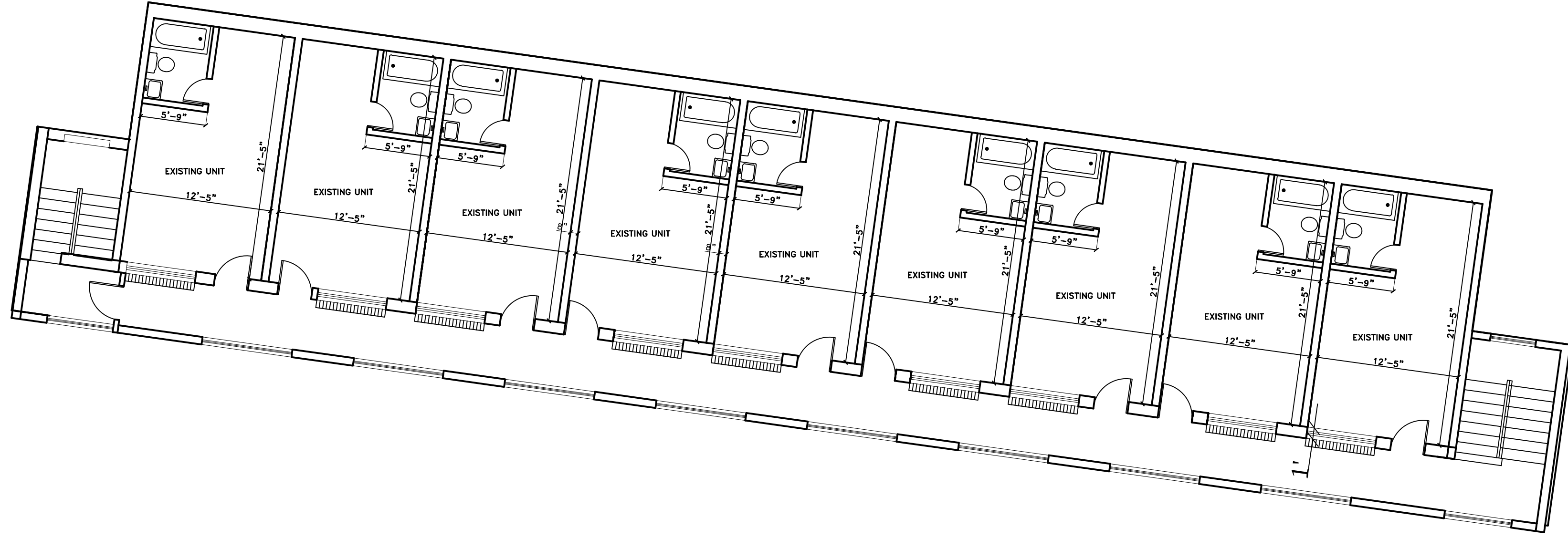
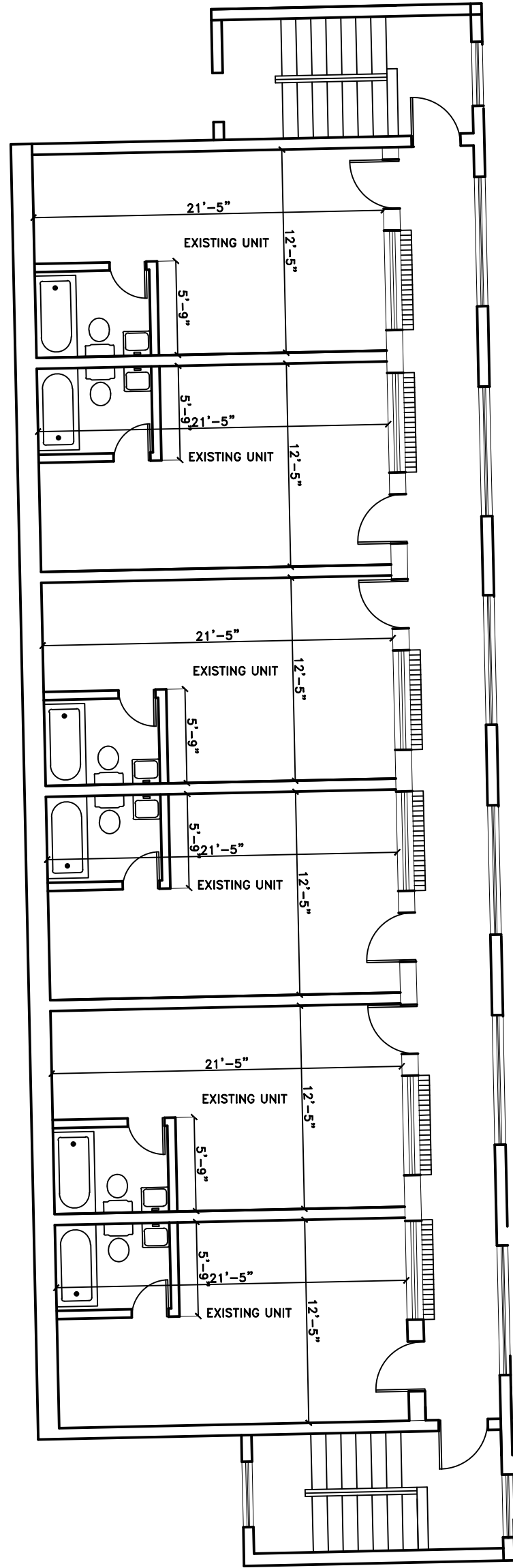
REVISIONS			
SYM	DATE	DESCRIPTION	BY / APP'D

EXISTING 1ST FLOOR PLAN

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PROJ. NO.	SCALE	DRAWN BY	SE
DATE 06-15-13	NOTED	APPROVED BY	HS
DRAWING NO.			A-01



ENGINEERING CONSULTING ENGINEERS INC.
SERVICES,
INC.
32232 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150
Ph # (734) 525-7330
Fax # (734) 525-7335
CIVIL, ARCHITECTURE
ENVIRONMENTAL, GEOTECH, SURVEYING

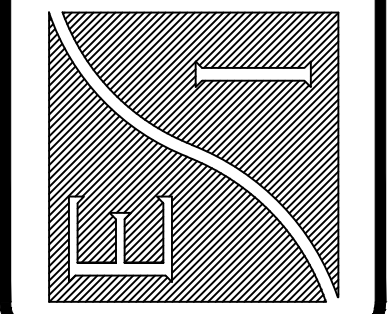


EXISTING 2ND FL. FLOOR PLAN
SCALE 1/8" = 1'

REVISIONS			
SYM	DATE	DESCRIPTION	BY / APP'D

EXISTING 2ND FL FLOOR PLAN

TITLE : HARMONY HOUSE MOTEL 615 E. MICHIGAN AVE. YPSILANTI, MICHIGAN			
PROJ. NO.	SCALE	DRAWN BY	SE
DATE 06-15-13	NOTED	APPROVED BY	HS
DRAWING NO.			A-02



ENGINEERING CONSULTING ENGINEERS INC.
SERVICES,
INC.
32232 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150
Ph # (734) 325-7330
Fax # (734) 325-7335
CIVIL, ARCHITECTURE
ENVIRONMENTAL, GEOTECH, SURVEYING

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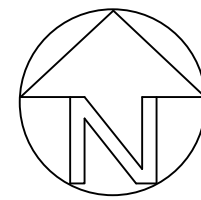
EXISTING ELEVATION

TITLE : HARMONY HOUSE MOTEL		615 E. MICHIGAN AVE. YPSILANTI, MICHIGAN	
PROJ. NO.	SCALE	DRAWN BY	SE
		APPROVED BY	HS
DATE 06-15-13		DRAWING NO. A-03	

ENGINEERING CONSULTING ENGINEERS INC.
32323 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150
INC.

Ph # (734) 525-7330
FAX # (734) 525-7255

**CIVIL, ARCHITECTURE
ENVIRONMENTAL, GEOTECH, SURVEYING.**



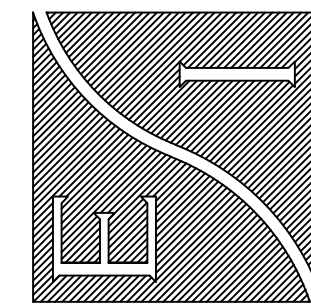
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OCCUPANCY LOAD		2 X 8,948.31 ÷ 200= 88 OCCUPANTS		
EGRESS REQUIRED		EGRESS WIDTH PER OCCUPANT SERVED: 0.2 IN. PER OCCUPANT EGRESS REQUIRED: 0.2x87= 17.4 IN.		
EGRESS PROVIDED		MEANS OF EGRESS: (3) 36 IN. DOOR = 108 IN		

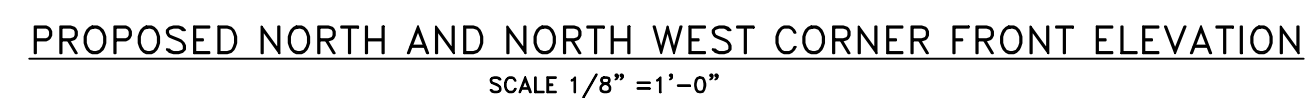
[illegible]

TITLE : HARMONY HOUSE MOTEL
615 E. MICHIGAN AVE.
YPSILANTI, MICHIGAN

PROJ. NO.	SCALE	DRAWN BY	SE
	NOTED	APPROVED BY	HS
DATE 06-15-13	DRAWING NO. A-04		



ENGINEERING CONSULTING ENGINEERS, INC.
32232 SCHOOLCRAFT ROAD
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**CIVIL, ARCHITECTURE
ENVIRONMENTAL, GEOTECH, SURVEYING.**

PROJECT NO.		SCALE NOTED		DRAWN BY APPROVED BY		SE HS	
DATE 06-15-13		DRAWING NO.		A-06			

PROPOSED ELEVATION

[illegible]

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes – August 1, 2013

1. Call to order – The meeting was brought to order at 7:05pm, Thursday, August 1, 2013 at the Ypsilanti District Library, 229 West Michigan Avenue, Ypsilanti. Committee members present were Kevin Hill, Bob Krzewinski and Laura Shiltz. Also present was City Council member Pete Murdock and Bob Eccles of WEMU radio. .
2. Introductions
 - a. Audience participation/public input – None at beginning of meeting.
3. General business
 - a. Agenda approval - A motion was made by Bob Krzewinski, seconded by Laura Shiltz, to accept the August agenda, with no objections.
 - b. Approval of June meeting minutes - A motion was made by Bob Krzewinski, seconded by Laura Shiltz, to accept the June meeting minutes (there was no July meeting), with no objections
 - c. Other – None.
4. Old business
 - a. 2013 Committee priorities
 - Sidewalk completion/improvements – Volunteers are still needed to confirm the preliminary sidewalk map the City Planning Department has created to confirm sidewalk gaps and deficiencies.
 - Downtown bike routes-signage-maps – In the autumn work is expected to begin with the Washtenaw County Parks and Recreation Commission to improve and expand the eastern Washtenaw County Border To Border Trail map with more emphasis on recommended bicycle routes in Ypsilanti.
 - Additional bike parking hoop locations & bike corrals – The Downtown Development Authority is continuing to make concrete progress on additional bicycle racks in the City including funding for such racks.
 - Border To Border Trail Ypsilanti completion – The new Trail bridge from Riverside Park to Michigan Avenue is still in the design stage with preliminary construction still hoped for the fall of 2013 with completion in 2014.
 - Bike Friendly Community application – No new update.
 - b. Hamilton/Michigan pedestrian crossing – No new update.
 - c. Ypsi bike-friendly businesses – Bob Krzewinski and Kevin Hill working together on this with the emphasis on not only making businesses more bike-friendly for customers, but also encouraging business employees to bicycle to work.
5. New Business
 - a. Planning Department update – A Planning Department summer intern has completed and submitted an application for Ypsilanti to become a “Walk Friendly Community” (<http://www.walkfriendly.org>).
 - b. EMU/City/WCP&RC July meeting - Bob Krzewinski gave a report on a meeting between the Eastern Michigan University, City of Ypsilanti and the Washtenaw County Parks and Recreation Commission on non-motorized improvements to the University campus and Border To Border Trail, including increased Trail signage.
 - c. Additional bike lane locations – Bob Krzewinski has started a list with many suggestions coming from the Non-Motorized Committee Facebook page.
 - d. Other – Bob Krzewinski will look into a bicycling/walking information table in September at the Eastern Michigan University Student Center. Also, Bike Ypsi will have valet bicycle parking at the Ypsilanti Heritage Festival.
6. Other Items – Announcements – None.
7. Adjournment - A motion was made by Kevin Hill, seconded by Bob Krzewinski to adjourn the meeting, with no objections. The meeting adjourned at 8:03pm.

