1. Planning Commission Regular Meeting Agenda

   Documents:

   01-21 JUNE 2017 AGENDA.PDF

2. Planning Commission Regular Meeting Packet

   Documents:

   6-21-17 PC MEETING PACKET.PDF

Agenda
Planning Commission
Council Chambers
Wednesday, 21 June 2017 – 7:00 P.M.

I. Call to Order

II. Roll Call

Heidi Jugenitz, Chair	P	A
Cheryl Zuellig, Vice Chair	P	A
Anthony Bedogne	P	A
Liz Dahl MacGregor	P	A
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Jared Talaga	P	A

III. Approval of Minutes

- May 17, 2017

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- None

VI. New Business

- 400 N River
  Site Plan Review
- Elections

VII. Old Business

- None

VIII. Future Business Discussion / Updates

- None

IX. Committee Reports

- Non-motorized Advisory Committee: June Minutes

X. Adjournment

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PLANNING COMMISSION
MEETING MINUTES
May 17, 2017
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

II. ROLL CALL

Present: C. Zuellig, A. Bedogne, M. Dunwoodie, P. Hollifield
J. Talaga, T. Dennis, C. Madigan

Absent: H. Jugenitz (excused) L. MacGregor (excused)

Staff: Bonnie Wessler, City Planner
Cynthia Kochanek, Associate Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Hollifield commented that he did his own study on trees and it was his opinion that there was no cause and effect as stated by the students from EMU who did a presentation at the last meeting. Commissioner Hollifield moved to approve the minutes of April 19, 2017 (Support: M. Dunwoodie) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

None

VI. NEW BUSINESS

None

DRAFT

VII. OLD BUSINESS

1. 539 S. Huron

C. Kochanek, Associate Planner, stated that staff did not have anything to add to the report included in the agenda recommending denial of this request.

Commissioner Bedogne moved to take this item off the table (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Bedogne moved that the Planning Commission deny the site plan request for 539 S. Huron based on the following findings:

a. Applicant did not modify the plans as recommended at the February Planning Commission meeting, nor any submission of updated plans have been received.

b. Applicant failed to respond to the issues discussed in February to provide additional information or follow-up to staff on issues identified in the review and no further communications have been received.

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

2. Non-Motorized Staff Report

Earlier in the year, Planning Commission received a number of letters sent by the Non-motorized Commission to MDOT requesting action be taken on certain areas of signage and ADA ramps. Planning Commission received a staff review of these items in April and requested staff recommendations.

1. **An addition of a crosswalk at Hamilton at Ferris**

Staff does not think it is the best idea since people would not use it – currently people with mobility disabilities are crossing at the driveway to the former alley/curb cut on the east side of the road, not on-Ferris, to-Ferris. Between the bus stop and the crossings to the north or south are popular unofficial crossings, and both have better visibility to the Michigan intersection than the Ferris intersection.

Recommendation: Staff looked at another half-way point, i.e. a signed, ramped, and potentially signalized Buffalo or Catherine crossing would provide a safe crossing where one does not exist, provide additional connectivity between the Historic South Side, many neighborhoods to the west, and be a strong visual reminder to motorists that the area is a neighborhood and pedestrians may be present. Staff suggests that MDOT and the City work together to perform vehicle and pedestrian counts at this location and evaluate for signalization and/or pedestrian improvements.

DRAFT

2. **Non-Motorized Crossing Improvements at West Cross/Huron, West Cross/Washington**

The Non-Motorized Committee has recommended to MDOT that they provide improved pedestrian crossing warns at the following locations:

a. North Huron at West Cross, due to the high volume of traffic and slip-lane traffic; recommending either pedestrian crossing ahead signage with a single flashing yellow light, or a Rapid Rectangular Flashing Beach (RRFB) light, signaling pedestrians crossing the left-turn lane on the Huron leg.

b. West Cross at Washington, due to the high volume of vehicle traffic making lane and speed adjustments after the Huron/Cross intersection; pedestrian crossing signage and continental stripe markings overlaid on the stamped concrete crosswalk; potentially also an RRFB light.

Recommendation: Staff recommends that a traffic study be performed, and that MDOT fund such a study, based on extensive history of sideswipe crashes in this three-block span. Such a study could look at improvements or changes at both the micro level, such as gateway treatments; the macro level, such as two-waying local streets north of Cross; or somewhere in between, such as signalizing Adams.

3. **Non-Motorized Crossing Improvements at North Huron and Pearl**

Due to the volume of traffic and pedestrian attractions on both sides of the street; pedestrian crossing signage, continental marking of the crosswalk; and an RRFB are requested.

Staff noted that generally, pedestrian signage is not considered for downtown applications; crosswalks are generally obvious and signalized. This is an interesting location, largely because it is the point at which travel on Huron goes from two lanes to three, generally prompting an increase in speed and some lane shifting. It is unlikely that signage will be effective. A potential challenge here is also the bus-turning movements; buses turn left on to Pearl from Huron with frequency; a gateway treatment may not be able to stand the test of time.

Recommendation: Request that MDOT request pedestrian signage, pavement markings and installation of a gateway treatment on Huron at Pearl.

4. **Hamilton at Michigan**

Due to the challenging placement of the crosswalk and the propensity of vehicles to ignore the "no turn on red" signage; two additional "no turn on red" signage and "stop here on red" signage is requested on both Hamilton and Michigan.

It was agreed that additional signage is unlikely to provide much benefit here. Stop bars are clearly marked, as is the crosswalk. Driver compliance is the issue, no awareness.

DRAFT

Recommendation: Request MDOT to add a "no turn on red" sign to the light guide wire signage on southbound Hamilton at Michigan and eastbound Michigan at Hamilton.

5. **Huron at I-94**

Due to the future (not yet programmed) installation of the pedestrian crossing; installation of more and differently placed "share the road" signage. They physical improvements proposed for this intersection would, at the earliest, be installed around 2022.

Recommendation: Request MDOT to add pedestrian and bicyclist awareness at I-94 and Hamilton/Huron including "share the road" bicycle signage where practical.

Commission Dunwoodie moved to approve the following resolution on the non-motorized transportation as follows:

"Whereas, one of the primary goals of the 2013 Master Plan is that "anyone can easily walk, bike, drive, or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond:; and

Whereas, one of the primary goals of the 2010 Non-motorized Transpiration Plan is to "Provide a safe transportation system for both motorized and on-motorized users: and

Whereas, the Michigan Department of Transportation is an important partner in implementing these goals; and

Whereas, the Planning is charged with the implementation f the goals of the Master Plan and the Non-motorized Transportation Plan;

Now therefore be it resolved that the Planning Commission recommends to City Council that they coordinate with the Michigan Department of Transportation on the issues of accessibility and mobility along the trunk lines within the City as outlined in the staff report, to wit:

- Installation of an improved pedestrian crossing of Hamilton at a midpoint between Harriet and Michigan, treatment and location to be determined based on additional study;
- Crash reduction and pedestrian safety treatments in the area of the intersection of Cross and Huron, due to the high incidence of sideswipe crashes and high levels of pedestrian traffic, to be determined based on additional study;
- Improved pedestrian signage and pavement markings including installation of a gateway treatment at Huron at Pearl;
- Additional "No Turn on Red" signage on southbound Hamilton at Michigan and eastbound Michigan at Hamilton;
- Additional pedestrian and bicyclist awareness signage at I-94 and Hamilton/Huron incorporating where practical a "bikes may use full lane" sign

The motion was supported by Commissioner Dennis. A roll call vote was taken and carried unanimously.

DRAFT

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

- C. Kochanek, Associate Planner, referred to 2100 Washtenaw and her memo to the Planning Commission regarding her conversation and fire response to Whittier curb cut. Site plan submitted for review by the Planning Commission for the addition at 2100 Washtenaw included a new curb cut off of Whittier. At the January 18, 2017 meeting, the Planning Commission approved the site plan with the condition that the Whittier access driveway be removed continent on emergency services review and approval.

  Staff emailed the Fire chief shortly after the meeting and received a response that indicate the access drive on Whittier must remain. Chief Anthouard stated the following:

  "The access on Whittier needs to stay open. NFPA 1 Chap 18.2.3.4.4 and the International Fire Code 503.2 both state "Dead end in excess of 150 ft shall be provided with an approved turn around". The closest hydrant is on Whittier at approximately 100 ft. The second hydrant on Washtenaw is over 300 ft. away. The access road to the building shall be marked as fire line".

  Ms. Wessler added that the applicant had recently submitted detailed engineering plans and it is strictly an administrative approval at this time.

- Ms. Wessler stated that the Thompson Block plan will probably come before Planning Commission next month.

- Jared Talaga announced that July will be his last meeting on the Planning Commission since he will be moving out of the city.

IX. COMMITTEE REPORTS

Non-motorized Advisory Committee – April minutes were included in packet.
Commissioner Bedogne stated that the Planning Commission is trying to put together a non-motorized session on Wednesday, June 24th at 6:00 p.m. to get stakeholders involved. He asked board members to notify any stakeholders they know of this meeting.

X. ADJOURNMENT

Since there was no further business, Commissioner Hollifield moved to adjourn the meeting (Support: T. Dennis) and the motion carried unanimously. The meeting adjourned at 7:40 p.m.

DRAFT

City of Ypsilanti
Community & Economic Development Department

June 13, 2017

Staff Review of Site Plan Application
Thompson Block Rehabilitation
400 N River

GENERAL INFORMATION

Applicant:	Jon Carlson 2Mission 116 W. Washington Ann Arbor, MI 48104
Project:	Thompson Block Rehabilitation
Application Date:	**February 16, 2017** **Note: Due to the date of the application, this application is being reviewed under the ordinance that was in effect at that time.** **That ordinance is still available at cityofypsilanti.com/zoning.**
Location:	NE corner of the intersection of N River and E Cross St
Zoning:	C-Center
Action Requested:	Approval of site plan for building rehab and parking lot install
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Parcel 11-11-04-495-024 is 0.54 acres fronting on N River St. There is an existing ~12,000 square foot partial structure on site. The structure was previously used as a Civil War barracks, a large retail supply store, a firehouse, and as storage and various retail over the years. A 2009 fire gutted most of the commercial structure and it has since sat vacant. The vacant part of the parcel on the east side of the structure held a house that was torn down in 2012 after a structure fire and a period of neglect. This lot was combined with 400 N River in 2014, and the portion of the alley that had previously divided the two lots was also vacated and combined, as part of a Planned Unit Development (PUD) that was approved at the time. This PUD expired in 2016 due to lack of progress. The eastern portion of the lot had retained its original zoning of CN-SF, and was rezoned to Center in 2016, enabling it to serve future uses of the structure without having to go through either a PUD. The property changed hands in 2017.

The current owner is restoring the structure with the intent to have restaurant/bar use on the lower level and apartments on the second and third levels. A two-story addition is proposed to the northeast corner of the building; this addition squares off the existing rear profile of the building, provides room for an additional commercial room/bay, an additional apartment, a roof deck amenity, and a second stairway. A parking area is proposed on the east side of the lot for resident parking.

The property is currently zoned **C- Center,** which permits by right a bar/lounge, a sit-down restaurant and apartments located above the ground floor of permitted residential uses. The applicant is proposing a resident parking lot to the east of the structure with 23 spaces, including one ADA compliant space, with a dumpster enclosure at the north end of the lot. Bike parking is located off of N River adjacent to the outdoor seating area for restaurant patrons and at the rear of the building for apartment tenants. The applicant also has a purchase agreement for City right-of-way for an area immediately adjacent to the building to the west (the raised outdoor dining area and an area encompassing the steps1), and a portion of City right-of-way over which the existing building encroaches to the south. Council, DDA, utilities, and City departments have been involved in discussions regarding the remaining right-of-way on River.

Figure 1: Subject Site Location (approximate building footprint)

Figure 2: Site Aerial (2015)

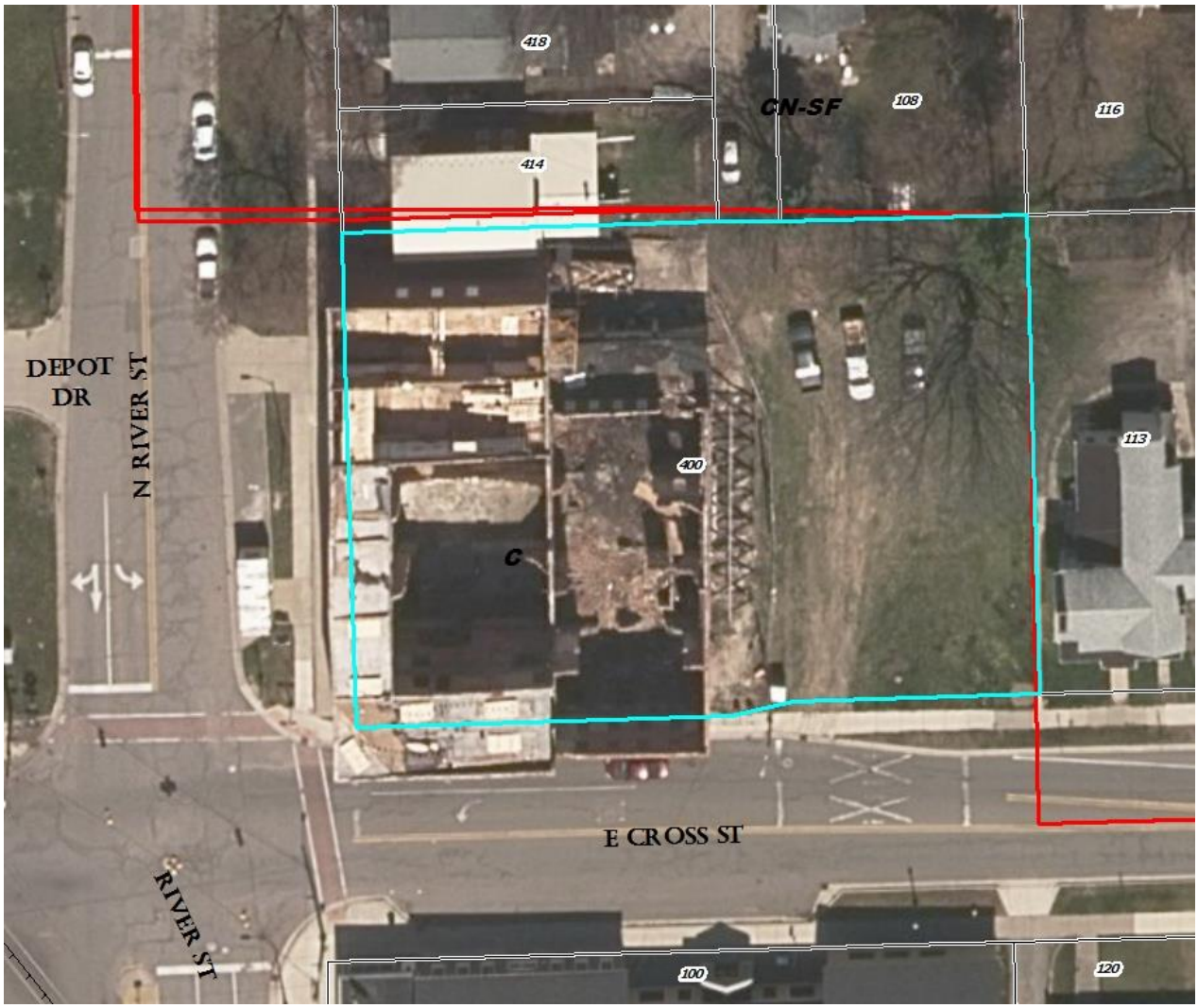


Figure 3: photograph of site

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Multi-family	CN-SF, Core Neighborhood Single-Family
EAST	Multi-family	CN-SF, Core Neighborhood Single-Family
SOUTH	Museum Commercial printer	C, Center C, Center
WEST	Depot (vacant) Restaurant	C, Center C, Center

SITE PLAN: CRITERIA AND REVIEW §122-128

STANDING §122-128(1)

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

REQUIREMENTS §122-128(2)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Note: The Thompson Block could be reviewed as either of two different building types: Commercial/Mixed-Use Medium (CMU-M), or Multiple-Story Building (MSB), as lot size is the determiner between types. The intent behind the building types is to differentiate between those which have one type of use on the main floor, and another type on the upper stories (CMU-M), and buildings which are put to one type of commercial use (MSB).

However, the Thompson Block is an old building, and has been put to many uses- both monolithic and mixed. In practice, although the proposed use fits the spirit of CMU-M, for existing form of the building and the lot is more accurately reflected by MSB, due to how the Thompson Block is positioned on the lot with respect to the frontage type design, lot width, and changed front lot line/front setback.

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
C: §122-274 BUILDING TYPE	Determined by lot size 23,688sf		Multiple Story Building (lot sizes up to 150,000)	Unchanged
LOT REQUIREMENTS				
Width ft	**Min** 120	**Max** 310	129.75 ft	Unchanged
Depth ft	**Min** --	**Max** 500	182.50 ft	Unchanged
Area sf	**Min** --	**Max** 150,000	23,688 sf	Unchanged
Coverage %	**Min** --	**Max** 90%		Building footprint: 12,350 sf/ 23,688sf = ~52%, meets
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	**Min** 5	**Max** 25	River St: 0.15ft, current Cross St: -2.92 ft	River St: 22.5' Cross St: 0' * Due to purchase of right-of-way.
Side setback ft	**Min** 0	**Max** --	5.64 ft	Meets
Rear setback ft	**Min** 10 (25 if adjacent to existing SF use)	**Max** --	82 ft	Meets
Frontage buildout %	**Min** 50	**Max** 100	95%	95%
Height stories	**Min** 2	**Max** 6	3	Unchanged
PARKING PROVISIONS	Location: Side and rear yard		None	Rear yard
PRIVATE FRONTAGES	Permitted: Commercial Required: None		Similar to commercial	More closely similar to Commercial
Distance between façade openings ft	**Min** --	**Max** 2		0.5' – 1.25', meets

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Door recess Ft	**Min** --	**Max** 5		~2', meets
Ground floor transparency %	**Min** 60	**Max** --		88.7%, meets
Height to bottom of window ft	**Min** **--**	**Max** 2.5		2', meets
Setback from curb (awning/gallery) ft	**Min** 2	**Max** --		13.1', meets
Depth (clear) (ft) (Gallery min 8')	**Min** 4	**Max** 10		Canopy: 16.5', does not meet (not required) Awning: 4', meets
Height (clear) (ft)	**Min** 8	**Max** --		Canopy: 8', meets **Awning: ~7', does not meet (strongly recommended but not required by zoning)**
Interface zone	Extended sidewalk from right-of-way edge to structure			Meets
§122-861 et seq **SIGNAGE**	Master sign plan: HC, NC, GC, C, PMD, P; nonres uses in R1, CN-SF, CN-Mid, CN, MD			Included, final details to be submitted with the sign permit application
Area maximum	Building mounted: 3sf/1lf of building frontage Awning/canopy: 35% of canopy/awning area Menu: 3 sf Projecting: 24 sf per sign face Wall: 1 sf/lf or 100 sf			Applicant to provide final measurements with the sign permit application
Height maximum	Awning/canopy: 8 ft. min clearance Projecting: 8 ft. min clearance			Canopy: 8', meets **Awning: ~7', does not meet**

Items to be Addressed:

1. Applicant to raise or modify the awning at the northwest side of the building to have an 8 foot minimum clearance.

2. Applicant to submit final sign plan details and measurements with the sign permit application.

BUILDING LOCATION AND SITE ARRANGEMENT §122-128(3)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The structure is located on the west side of the parcel and has frontage on N River St and E Cross St. The applicant is proposing primary entrances on the west side for the restaurant and bar with secondary/service access from the east side; and the primary entrance on the east side for the apartments on the 2nd and 3rd floors, with a secondary entrance on the north side. A 2-story addition is proposed for the northeast corner of the building to accommodate a second staircase, additional living space, and additional amenities. A raised 1,031 square foot outdoor seating area with a canopy is planned for the southern portion of the west side of the structure, currently in the right-of-way; there is a purchase agreement in place for this portion of right-of-way on River. A smaller awning will be installed on the northern portion of the west side of River St. The parking lot is to the east of the structure with a dumpster enclosure on the north side of the lot. Bike parking is located off of N River adjacent to the outdoor seating area for restaurant patrons and at the rear of the building for apartment tenants. The applicant is proposing a bio-retention system on the east side of the parking lot. A fenced in walkway is proposed for the north of the building as well as a new concrete walk to the south of the structure.

Items to be Addressed: *None*

SITE ACCESS, TRAFFIC, AND PARKING §122-128(4)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Rear/east side of building: There is only one vehicular access point for the site off of E Cross St just to the east of the structure. Bike and pedestrian access includes the vehicular access point as well as a stair and ramp between the structure and the parking lot on E Cross St. Snow storage is at the northwest of the lot adjacent to the dumpster and east side of the lot in the swale. The rear of the building is accessible by pedestrians from Cross via a walkway with steps or by a ramp. There are wall-mounted bike racks located rather close to the barrier-free parking space.

Front/west side of building: There are two sets of stairs and a ramp on N River St. for bike and pedestrian access; the barrier-free ramp is at the northernmost point of the commercial frontage. Staff recommends that an additional ramp be further south on the commercial frontage to enable more convenient barrier-free access to the southern tenant. Wave-style bike parking is located off of N River adjacent to the outdoor seating area. The applicant has proposed planter beds and trees adjacent to the patio on the west of the structure, thus the sidewalk has been pushed out adjacent to the street, with no buffer, as is common in the Depot Town area; on-street parking is proposed.

AAATA bus route 42 has stops on E Cross near this location. The current sidewalk on the E Cross appears to be in good condition along with the sidewalk ramp at the corner of River and Cross. The sidewalk on N River appears older but in good shape; the streetscape in this location will undergo significant renovation. Currently no parking lot exists on site, but there is parking for up to 4 vehicles and two curb cuts on N River St; the curb-cuts and parking bump-in will be removed as part of streetscape improvements. Design on this parcel is restricted by available lot coverage, as the current structure takes up about 52% of the site. There is street parking to the south and north on N River as well as on E Cross St. There are also two city lots to the west of the site, one off of Maple St and another across the tracks off of Market Place.

Figure 6: Site Access, Traffic and Parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
C: §122-273	**CIRCULATION STANDARDS**	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		None included with plans, not required by staff due to site limitations.
		Easements: nonmotorized plan, ReImagine Washtenaw, other		n/a
§122-834	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		• 9'x18' on west end of lot, 9'x16' on east side adjacent to overhang provided
§122-835	**Access**	*Access.* All parking spaces shall be provided adequate access by pedestrians and vehicles: a. Walkways in Parking Lots. Paved walkways a minimum of 5 feet in width shall be provided for access to adjacent parks, commercial areas, transit stops, anticipated walkways and institutions. Pedestrian movement shall be accommodated within parking lots through raised walkways, marked crosswalks or similar methods.		• 5' walkway on E Cross • 7' walkway on N River
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		• Proposed driveway curb cut is >50' from intersection • The drive is 22', meets
	Internal Maneuvering	Min 10' in width		22', meets
	Surfacing	Parking, loading and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards.		Meets

	Drainage	Graded and drained to storms, or alternative drainage options allowed, if permitted by City engineer		• See engineer's comments
	Striping	all spaces shall be outlined with three-inch wide strips of white or yellow paint; barrier-free spaces shall be blue, with a symbol of compliance		Meets
	Wheel Stops	parking lots containing five or more spaces, wheel stops or curbing shall be provided for all parking spaces		Meets
	Lighting	parking & loading facilities utilized during night-time hours shall be artificially illuminated, needs to meet the requirements of 122-641		**Building-mounted lighting shown in elevations have not been included in the photometric plans; thus the lighting requirements for the parking area appear to not have been met. Applicant to revise and resubmit photometric to accurately reflect all proposed lighting and ensure lighting standards are met.**
	Signs	Accessory directional signs are permitted		None indicated
	Screening & Landscaping (internal)	1 tree per 8 spaces		Meets, perimeter trees east of parking lot and at northeast corner
		1 landscape island for each 16 spaces		Only 12 continuous spaces on each side, no island required
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		n/a
		All aisle-ends & corners protected w curbed island		Meets

		3' between curb and planting (5' if vehicle overhang)		• less than 5' on the east side of lot • less than 3' at the north side of the lot however the plantings that will be installed will be ground cover thus overhang should not be an issue
	Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		Meets
		3'-4' screen 80% opacity where visible from ROW		**no screening on the southwest side of the lot, waiver requested due to ramp and overhead utility location**
		Landscaped areas, walls, structures, walks- must be protected by curbing		see wheel stops section
§122-836	**Motor spaces**	Upper-story residential units in C= 1 for each dwelling unit Restaurant or bar/lounge where food & beverages are consumed on site= 1 for each 100 sf of usable floor area, or 1 for each 3 persons allowed within the max occupancy; whichever is greater.		20 units=20 required, 23 provided meets 9,788/100=98 spaces **-or-** **670 occupants/3= 224, 3 provided** **does not meet, variance applied for, will go to ZBA June 28**
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		23/5=4.6, 5 required, 10 provided, meets
122-837	**Parking discounts**	Transit	Closest stop is 166 ft from address	n/a
		Alternative Vehicles		none provided
		Bicycle		none provided
		PC discretion, special circumstances not listed above		220*.20= 44, the 20% space discount would not make up the difference needed

§122-647	**SIDEWALKS**	provide a sidewalk or shared-use path		5' on E Cross and 7' on N River ROW, not aligned with the existing on the N River side, however current sidewalk is not aligned due to grade change
§122-649	**TRAFFIC VISIBILITY**	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		**The westernmost tree south of the parking lot on E Cross is within the 10'x10' triangle and branches need to be maintained higher than 8'**

Items to be Addressed:

1. *Applicant to provide an additional ramp on the N River side just south of the central stairs.*
2. *Waiver requested for screening from the ROW on the west side of the parking lot due to ramp location.*
3. *Applicant to apply for a variance for the parking space shortage.*
4. *Applicant to revise and resubmit photometric to accurately reflect all proposed lighting and ensure lighting standards are met.*
5. *The westernmost tree south of the parking lot on E Cross is within the 10'x10' visibility triangle and shall be maintained higher than 8'*

ENGINEERING & STORMWATER §122-128(6), §122-128(7)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.
(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Engineering review is required due to changes for storm water control, parking and utilities.

Items to be Addressed: *Engineering has reviewed the plans dated May 17, 2017 and recommends site plan approval with no comments or conditions.*

SCREENING §122-128(8)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		• Meets • **Greater than 0.5 fc @ N River lot line** • Meets • **Less than 0.3 fc on the west side of the parking lot** • **Please indicate on the photometric the building mounted lights depicted on the elevations.**
§122-650 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		• **Dumpster enclosure shown at north end of lot, no details included**
§122-702 Landscape plan			Provided
§122-703 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		**Does not meet, the chain-link proposed at the north end of the site is not 80% opaque**

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-704	**Street Trees**	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb	N River: 130/30=4 E Cross: 182.50/30/30=6	• **N River: 3 shown, does not meet** • **E Cross: 3 shown, does not meet** • **waiver requested due to the special characteristics of the site and historic designation of the structure**
§122-708	**Site Landscaping**	10%	23,688*.10=2,369	2,811 sf provided, 11%, meets
§122-710	**Exterior Electrical**	Transformers that may be visible from any primary visual exposure area must be screened with either plantings or a durable non-combustible enclosure which are unified and harmonious with the overall architectural theme, and meet utility provider standards for location and maintenance.		**New transformer proposed for the north end of parking lot. Not visible from ROW; recommend applicant consider ornamental grass plantings.**
122-711	**Landscape Elements**	Quality, composition, berms, spacing, species		Meets
		Credit for existing vegetation		Does not appear that any existing vegetation is to remain
§122-712	**Maintenance**	Readily available and acceptable water supply; may install underground sprinkler system		Meets

Items to be Addressed:

1. *Applicant to revise photometric as noted previously.*
2. *Applicant to provide more details on the dumpster enclosure for staff review, including pick up schedule and to verify if the size is sufficient for the site.*
3. *The chain-link fence proposed at the north end of the site is not 80% opaque, applicant to provide an alternative fence option that meets the requirement.*
4. *A waiver from the street tree requirement on the E Cross and North River side due to the special characteristics of the site and historic designation of the structure.*
5. *Applicant to move the proposed location of the historic sign to accommodate the new ramp and to verify sufficient visibility in its new location.*

6. *New transformer proposed for the north end of parking lot. Not visible from ROW; recommend applicant consider ornamental grass plantings.*

OTHER DEPARTMENT AND AGENCY APPROVALS §122-128(10)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

HISTORIC DISTRICT

The project was approved at the February 14, 2017 HDC meeting. The project is to return to the HDC for details including painting, lighting and signage.

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on N River and E Cross Streets.

FIRE DEPARTMENT

Fire Department has no objections to the proposed changes.

YPSILANTI COMMUNITY UTILITIES AUTHORITY

YCUA has reviewed the project and has indicated that the plans are acceptable at this stage of review.

MASTER PLAN CONSIDERATIONS §122-128(11)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Ypsilanti is sustainable. *This project will create jobs in the City and re-use the remaining portions of a historic structure.*

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. *This project will add apartments to the area. New apartments in the City are rare; this adds variety to the housing stock.*

Easily walk, bike, drive or take transit from anywhere. *As the location is in Depot Town there are many retail establishments, restaurants and a grocery store in the area that are all walkable. The AAATA also has stops in a close proximity to the area and any potential train stop in Ypsilanti would be just across N River. Walk score=81, transit score=48.*

Great place to do business, especially green and creative. *This project will attract new businesses to the area; drawing additional business to an existing commercial center generally increases the visibility and viability of the center.*

Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape. *This project will preserve a Depot Town landmark, add dining/entertainment choices, and adds housing to the area.*

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission ***approve*** the Site Plan for the Thompson Block Rehabilitation at 400 N River St. with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-127.

Waivers

1. *A waiver is requested for 3 trees for screening from the ROW and the street tree requirement on E Cross on the west side of the parking lot due to the ramp location and existing utilities.*
2. *A waiver from the street tree requirement on N River and E Cross for street trees due to space constraints, streetscape limitations, and the proposed ramp addition.*

Conditions

1. *Applicant to consider raising the awning at the northwest side of the building to have an 8 foot minimum clearance.*
2. *Applicant to submit final sign plan details and measurements with the sign permit application.*
3. *Applicant to provide an additional ramp on the N River side just south of the central stairs with a 5' pathway to the north of the new ramp.*
4. *Waiver requested for screening from the ROW on the west side of the parking lot due to ramp location.*
5. *Applicant to apply for a variance for the parking space shortage.*
6. *The westernmost tree south of the parking lot on E Cross is within the 10'x10' triangle and shall be maintained higher than 8'*
7. *Applicant to revise and resubmit photometric to accurately reflect all proposed lighting and ensure lighting standards are met.*
8. *Applicant to provide more details on the dumpster enclosure for staff review, including pick up schedule and to verify if the size is sufficient for the site.*
9. *The chain-link fence proposed at the north end of the site is not 80% opaque, applicant to provide an alternative fence option that meets the requirement.*
10. *Applicant to move the proposed location of the historic sign to accommodate the new ramp and to verify sufficient visibility in its new location.*
11. *Applicant to consider adding ornamental grass plantings around the new transformer for screening.*

Bonnie Wessler
City Planner, Community & Economic Development Department

Cynthia Kochanek
Associate Planner, Community & Economic Development Department

CC File
Applicant
Site designer

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities

June 8, 2017

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

Attention: Ms. Bonnie Wessler

Regarding: Thompson Block – 400 N. River
Site Plan Review No. 2
OHM Job No. 0094-17-1020

Dear Ms. Wessler:

The applicant is requesting site plan approval for a site redevelopment at 400 N. River Street. The project consists of a building renovation and new parking lot construction. We have reviewed the plans dated May 17, 2017 for compliance with local ordinances and general engineering standards and recommend site plan approval at this time.

The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

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

Sincerely,
OHM Advisors

Digitally signed by Marcus McNamara
Date: 2017.06.08 14:24:17-04'00'

Marcus McNamara

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2017\0094171020_Thompson\Thompson_Block_SP02.docx

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

Dedicated to Providing Top Quality, Cost Effective, and
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

May 25, 2017

VIA ELECTRONIC MAIL

Ms. Bonnie Wessler, Planner II
CITY OF YPSILANTI
One South Huron Street
Ypsilanti, Michigan 48197

Re: Preliminary (non-residential) Site Plan Review #1
Thompson Block
City of Ypsilanti (Plan Revision Date: 05-17-2017)

Dear Ms. Wessler:

This letter is written in response to the plans received via electronic mail May 19, 2017 from Thompson Block designer Midwestern Consulting, LLC. The plans have been reviewed with regards to water supply and wastewater system design. The plans are acceptable to the Authority for this stage of review.

The following comment is offered to assist in the preparation of detailed engineering plans for the project:

1. Plan sheet A1.0 indicates a "raised slab 'meter table'" will be installed in the basement. Meters shall be positioned a maximum of 24" from the service entrance outside wall and a minimum of 18" to a maximum of 48" above the basement or lowest floor.

As noted in the March 9, 2017 letter from this office, connection fees apply to the proposed project.. Please note that the total cash price for connection fees, **$14,942.31**, must be paid to the Authority by the Applicant, with a receipt delivered to the City, before either the building or soil and grading permit is issued. It is understood that the construction phase escrow account for this project will be maintained by the City. Should there be any questions please contact this office.

Sincerely,

SDW Digital Signature

SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

cc: Mr. Jeff Castro, Mr. Bob Fry, File
Mr. Marcus McNamara, OHM Advisors, Inc.
Mr. Jon Carlson, Applicant
Mr. Rob Wagner, P.E., Applicant's designe engineer

THOMPSON BLOCK

SECTION 4, T3S, R7E

CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

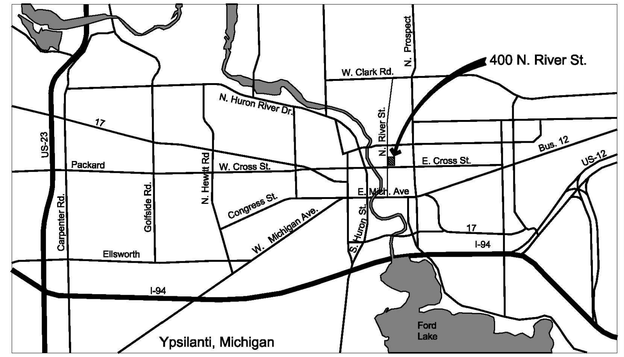
SITE PLAN

OWNER/DEVELOPER
THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC
116 W. WASHINGTON
SUITE F
ANN ARBOR, MI 48104
PH: (734) 661-4720
ATTN: JON A. CARLSON

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT
MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
PH. (734) 995-0200
ATTN: ROBERT WAGNER
E-MAIL: RCW@MIDWESTERNCONSULTING.COM

ARCHITECT
MITCHELL AND MOUAT ARCHITECTS
113 S. FOURTH AVE.
ANN ARBOR, MI 48104
(734) 662-6070
ATTN: RICHARD MITCHELL

CONSTRUCTION MANAGER
KINCAID HENRY
934 CLARK ST.
LANSING, MI 48906
(517) 332-8210
ATTN: MARILYN CROWLEY



VICINITY MAP
NOT TO SCALE

UTILITIES

THE EXISTING UTILITIES LISTED BELOW AND SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE AS OBTAINED ON OUR SURVEYS. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO IT'S ACCURACY AND THE LOCATION OF EXISTING UTILITIES.

PUBLIC/PRIVATE UTILITIES

TELEPHONE:
DOUG PARKER
AT&T
31100 PLYMOUTH RD.
LIVONIA, MI 48150
734-996-5334

CABLE TV:
TODD SHARP
COMCAST
5855 INTERFARE DR.
ANN ARBOR, MI 48103
734-369-3780

ELECTRICITY:
PAT LAWRIE
DTE
982 BROADWAY ST.
ANN ARBOR, MI 48105
734-332-3313

WATER AND SANITARY LEADS:
SCOTT WESTOVER
YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE RD.
YPSILANTI, MI 48198
734-484-4600 EXT. 220

NATURAL GAS:
GERALD CADELL
CONSUMERS ENERGY/MICHCON
3150 E MICHIGAN ST.
YPSILANTI, MI 48197
313-544-7817

STORM SEWER AND STREETS:
MARCUS MCNAMARA
OHM ADVISORS
34000 PLYMOUTH RD.
LIVONIA, MI 48150
734-466-4553

*NOTE: UTILITY CONTACTS TO BE CONFIRMED BY KINCAID-HENRY

DEVELOPMENT SUMMARY AND COMPARISON CHART

	Existing	Required / Permitted	Proposed
Site Area:	23,688sf / 0.54 acres	60,000sf	23,688sf / 0.54 acres
Lot Width:	129.75 ft	60ft min; 120ft max	129.75 ft
Lot Depth:	182.50 ft	500ft max	182.50 ft
Setbacks:			
Front	River Street	0 ft min; 15ft max	0.15ft - River Street
Side Street yard	Cross Street	0 ft min; 15ft max	-2.92 - Cross Street
Side		0 ft min	5.64ft to north;
Rear		10 ft. min	82ft to east
Frontage Buildout	95%	90% min; 100% max	95%
Zoning:	C - Center	C - Center	C - Center
Historic District	Existing Building Shell	Yes	Historic Reconstruction proposed
Land Use	Vacant	Apartments above ground floor of non-residential uses (principal use)	Apartments above ground floor of non-residential uses (principal
		Sit-down restaurant	Sit-down restaurant
		Outdoor café (accesory)	Outdoor café (accesory)
Building Type	Existing Commercial Shell	Commercial/Mixed Use - Medium	Commercial/Mixed Use - Medium
Proposed Building			
Principal Building Height		2 floor min; 5 floor max	3 floors
Min. first floor height		12 feet	13'-1"
Max. first floor height		14 feet residential; 20 feet non-residential	13'-1"
Second floor height		10 foot min; 12 foot max	11'-2"
Vehicular Parking:			
Location	None	Side and Rear Yards	Rear yard
Quantity Required (fee in lieu potential within C district)		Upper-story residential in C: 1 space per dwelling unit (20 required)	20 provided
		Restaurant - 1 per 100sf usable floor area (9,788sf/100 = 98 spaces) OR 1 per 3 persons allowed within maximum occupancy load, whichever is greater (670 occupants / 3 = 224 spaces)	3 provided **Variance requested**
Bicycle Parking:		1 space per 5 vehicular spaces, min. of 2 spaces = 5 spaces	5 tenant spaces
			5 restaurant spaces
Loading Spaces		Not required in C district	None proposed
Signs	Size	Building mounted - varies based on location/type	See architectural plans
		Ground signs prohibited; building mounted signs require permit	Historic sign relocation

PERMITS/APPROVALS

Approval/Permit	Agency	Submitted	Plans Approved	Permit/Approval Issued	Comment
Site Plan	City of Ypsilanti Planning & Development Department Bonnie Wessler, City Planner (734) 483-9646 bwessler@cityofypsilanti.com 1 South Huron Street Ypsilanti, MI 48197	2/17/2017 5/17/2017		**No**	
Variance	City of Ypsilanti Planning & Development Department Bonnie Wessler, City Planner (734) 483-9646 bwessler@cityofypsilanti.com 1 South Huron Street Ypsilanti, MI 48197	4/24/2017		**No**	Parking Spaces - See Development Summary
Soil Erosion Control (Waiver)	Washtenaw County Water Resources Commissioner Katie Lee, Program Supervisor (734) 222-3978 leek@ewashtenaw.org 705 North Zeeb Road, P.O. Box 8645 Ann Arbor, MI 48107			**No**	
Water/Sanitary Services	Ypsilanti Community Utilities Authority Scott Westover, Engineering Manager (734) 484-4600 ext. 220 swestover@ycua.org 2777 State Road Ypsilanti, MI 48198	3/7/2017 5/17/2017		**No**	Review/Tap/Inspection Fees = $14,942.31 (Per YCUA estimate 3-1-17)
Storm Water Management	City of Ypsilanti: OHM Advisors Marcus J. McNamara (734)-466-4553 marcus.mcnamara@ohm-advisors.com 34000 Plymouth Road Livonia, Michigan 48150	2/17/2017 5/17/2017		**No**	
Engineering Plans	City of Ypsilanti: OHM Advisors Marcus J. McNamara (734)-466-4553 marcus.mcnamara@ohm-advisors.com 34000 Plymouth Road Livonia, Michigan 48150			**No**	

PROJECT DESCRIPTION

THE SUBJECT PROPERTY IS REGISTERED WITH THE STATE AS AN HISTORIC SITE. IT IS THE ORIGINAL SITE OF A COMMERCIAL BUILDING (CALLED "THE NORRIS BLOCK") WHICH BECAME A POPULAR SHORT-TERM LODGING LOCATION FOR CIVIL WAR ENLISTEES WAITING TO BE SENT OFF TO BATTLE. THE ORIGINAL BUILDING, WHICH DATES BACK TO 1861, HAS DETERIORATED OVER TIME DUE TO NATURAL CAUSES AND CONSTRUCTION-RELATED INCIDENCES. IN 2007, THE OWNER AT THAT TIME BEGAN RENOVATIONS TO THE BUILDING AND THE PROPERTY TO PROVIDE A PLANNED UNIT DEVELOPMENT. IN 2009, A FIRE DESTROYED MOST OF THE INTERIOR OF THE BUILDING AND EVENTUALLY LEAD TO THE TERMINATION OF THE PROJECT. HOWEVER, THE ORIGINAL MASONRY BUILDING SHELL STILL REMAINS.

THE PROPERTY NOW HAS A NEW OWNER/DEVELOPER THAT PROPOSES TO PROVIDE A MIXED-USE BUILDING THAT WILL INCLUDE A RESTAURANT/WHISKEY BAR ON THE GROUND FLOOR AND APARTMENT UNITS ON THE SECOND AND THIRD FLOORS. THE BUILDING WILL BE RENOVATED WHILE UTILIZING THE EXISTING EXTERIOR WALLS TO MAINTAIN THE HISTORIC NATURE OF THE SITE/BUILDING. TWO HISTORIC LIGHT POSTS AND ONE HISTORIC SIGN WILL BE SALVAGED AND RELOCATED AS WELL. THE ENTIRE PROJECT INCLUDES BUILDING RENOVATIONS, A SMALL ADDITION TO THE NORTHEAST CORNER OF THE BUILDING, AND A NEW ASPHALT PARKING LOT.

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	DIMENSIONAL SITE PLAN
4	PROPOSED DRAINAGE PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	MISCELLANEOUS SITE DETAILS
1 OF 1	PHOTOMETRIC SITE PLAN
A1.0	FLOOR PLAN - BASEMENT
A1.1	FLOOR PLAN - FIRST FLOOR
A1.2	FLOOR PLAN - SECOND FLOOR
A1.3	FLOOR PLAN - THIRD FLOOR
A1.4	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS - WEST AND SOUTH
A3.1	EXTERIOR ELEVATIONS - EAST AND NORTH

THOMPSON BLOCK

JOB No. **16277**

REVISIONS:

PER CITY REVIEW COMMENTS	REV. DATE 05/17/17

DATE: 02/17/2017
SHEET 1 OF 16
CADD: DAG
ENG: TPH
PM: RCW
TECH:
16277CV1.DWG
FB#468

1

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

P.E. #

M:\Civil3d_Proj\16277\Site Plan\16277CV1.dwg, 5/16/2017 4:47 PM, Ted P. Hirsch, None
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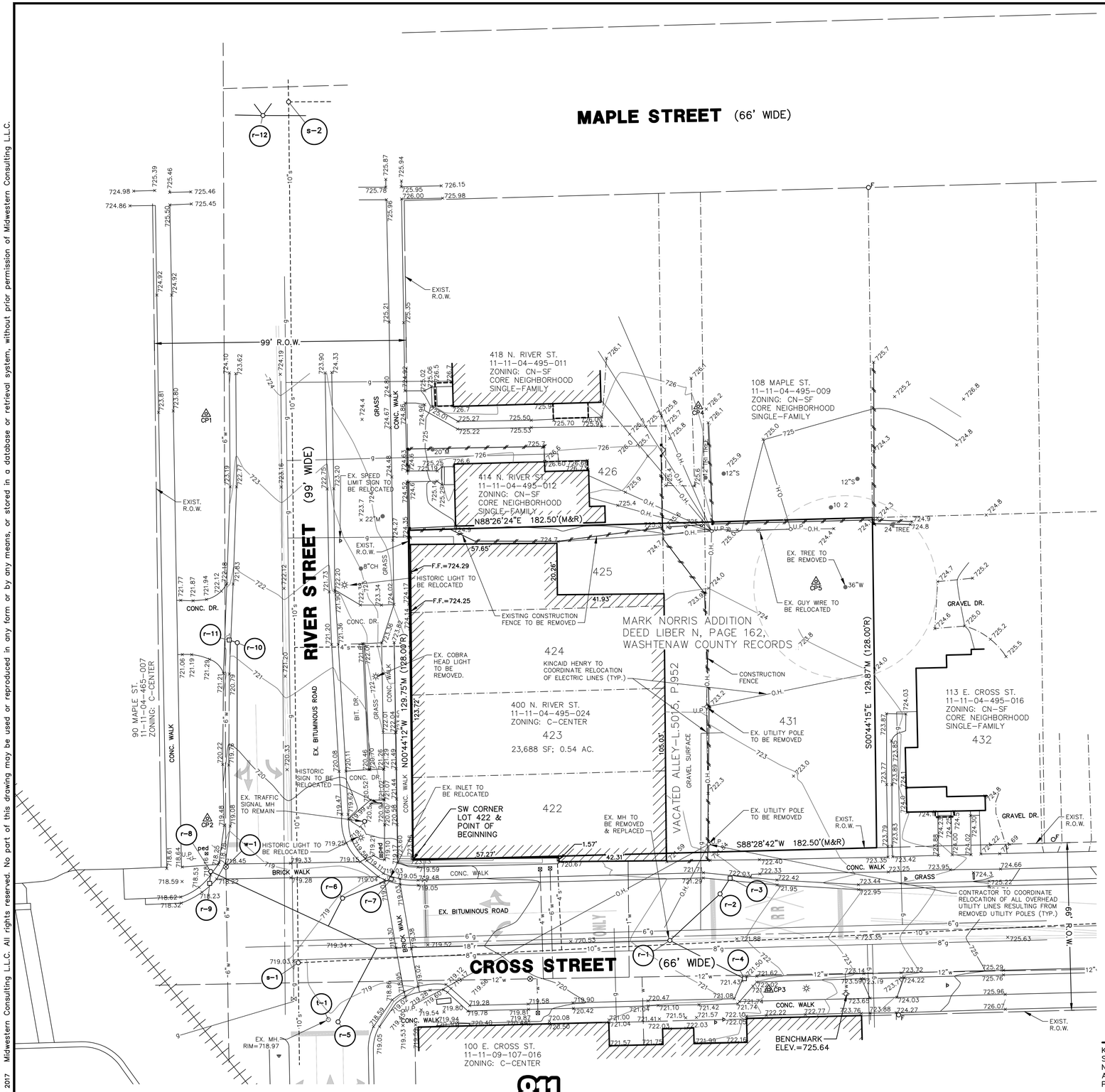

STORM SEWER SCHEDULE

r-1 (BECOMES R-2: SEE UTILITY PLAN)
STORM MH
RIM=721.31
12"SE INV=716.11
18"W. INV=716.01
12"NE INV=716.11

r-2
STORM MH
RIM=721.48
12"NE INV=719.38
12"SW INV=718.38

r-3
STORM CB
RIM=721.48
12"SW INV=719.28

r-4
STORM CB
RIM=721.46

r-5
STORM MH
RIM=718.89
12"SE INV=714.69
18"NE INV=714.89
BOTTOM OF STRUCTURE/
CHANNEL NW/SE=710.29

r-6
STORM MH
RIM=719.03
12"E. INV=715.33
12"S. INV=714.98

r-7 (BECOMES R-1: SEE UTILITY PLAN)
STORM CB
RIM=718.97
12"SW INV=715.82

r-8
STORM MH
RIM=718.16
15"?SE INV=712.86
15"S. INV=715.06

r-9
STORM CB
RIM=718.10

r-10
STORM MH
RIM=721.16
12"S. INV=718.06
12"W. INV=718.06

r-11
STORM CB
RIM=720.89
12"E. INV=718.19

r-12
STORM MH
RIM=726.28
18"W. INV=720.43
12"NE INV=722.18
12"NW INV=722.08
18"E. INV=719.68

SANITARY SEWER SCHEDULE

s-1
SAN. MH
RIM=718.94
10"SE INV=714.24
6"NE INV=713.64
12"NE INV=713.64
12"SW INV=713.24
6"NW INV=713.84

s-2
SAN. MH
RIM=726.31
12"S. INV=715.11
12"N. INV=715.16
10"E. INV=715.66

WATER MAIN SCHEDULE

w-1
GVIW
RIM=718.40
T/NUT=715.20
DIRT OVER PIPE

TELEPHONE SCHEDULE

t-1
COMMUNICATION MH
RIM=718.97
EMPTY STRUCTURE
BOTTOM=715.57

SCALE: 1" = 20'

0 20 40 60

LEGEND

- EXIST. CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. UTILITY POLE
- GUY WIRE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. SANITARY SEWER
- SIGN
- PEDESTRIAN CROSSING SIGNAL
- POST
- FENCE
- GUARDRAIL
- SINGLE TREE
- FOUND IRON PIPE
- CONTROL PT.
- SECTION CORNER

BENCHMARK:

SET BM ON ARROW ON TOP/NUT OF HYDRANT LOCATED ON S. SIDE OF CROSS ST. & NE CORNER OF AUTO MUSEUM. ELEVATION=725.64 NAVD 88.

LEGAL DESCRIPTION

(Legal description per Liberty Title Commitment CM24913, Dated October 17, 2016)

The land referred to in this Search is situated in the City of Ypsilanti, Washtenaw County, Michigan, and is described as follows:

Lots 422,423,424,425,431 and the North/South 17 feet wide vacated alley lying adjacent thereto, M. Norris addition, a subdivision, as recorded in Liber N of Deeds, Page(s) 162, Washtenaw County Records, being more particularly described as: Beginning at the Southwest corner of said Lot 422, being also the intersection of the East line of N. River St., 100 feet wide, with the North line of E. Cross St., 66 feet wide; thence North 01 degrees 00' 30" East, 132.00 feet along the West line of said Lots 422 through 425, inclusive; thence South 89 degrees 53' 38" East 184.65 feet along the North line of said Lots 425 and 431 and their extension across said vacated alley, thence South 00 degrees 13' 20" West, 131.64 feet along the East line of said 431; thence due West 186.46 feet along the South line of said Lots 425 and 431 and their extension across said vacated alley, to the POINT OF BEGINNING. Bearings based on the North line of said E. Cross Street as due East/West.

Also:
Being more particularly described as Beginning at the Southwest corner of Lot 422 of Mark Norris Addition, Liber N of Deeds, Page 162, Washtenaw County Records.

thence N 00°44'12" W 129.75 feet measured, (128.00 feet recorded) along the West line of Lots 422 through 425 of said Mark Norris Addition and the East line of River St., 99 feet wide,

thence N 88°26'24" E 182.50 feet along the North line of Lot 425 and 431 and their extension across a vacated alley (16.5 feet wide).

thence S 00°44'15" E 129.87 feet measured, (128.00 feet recorded) along the East line of said Lot 431,

thence S 88°28'42" W 182.50 feet along the South line of Lots 431 and 422 and their extension across a vacated alley (16.5 feet wide) and the North line of Cross St., 66 feet wide to the Point of Beginning.

ELECTRIC & GAS COORDINATION NOTE

KINCAID HENRY TO COORDINATE ELECTRIC AND GAS UTILITY SERVICES TO THE SITE. KINCAID HENRY TO OBTAIN WORK ORDER NUMBER FROM DTE AND PROVIDE TO MIDWESTERN CONSULTING WHEN AVAILABLE. ELECTRIC AND GAS PLANNERS AND DESIGNS TO BE PROVIDED TO MIDWESTERN CONSULTING WHEN AVAILABLE.

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

811 Know what's below. Call before you dig.

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC
116 W. WASHINGTON, SUITE F
ANN ARBOR, MI 48104
JON CARLSON
(734) 661-4720

THOMPSON BLOCK

SITE PLAN
EXISTING CONDITIONS

2

JOB No. 16277
REVISIONS:
PER CITY REVIEW COMMENTS — REV. DATE 05/17/17

DATE: 02/17/2017
SHEET 2 OF 16
CADD: DAG
ENG: TPH
PM: ROW
TECH:
16277EX1.dwg
FB#468

M:\Civil3d_Proj\16277\Site Plan\16277SP1.dwg, 5/16/2017 4:47 PM, Ted P. Hirsch, None
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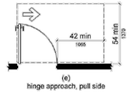
NORTHWEST ACCESSIBLE ROUTE DETAIL

SCALE: 1"=5'

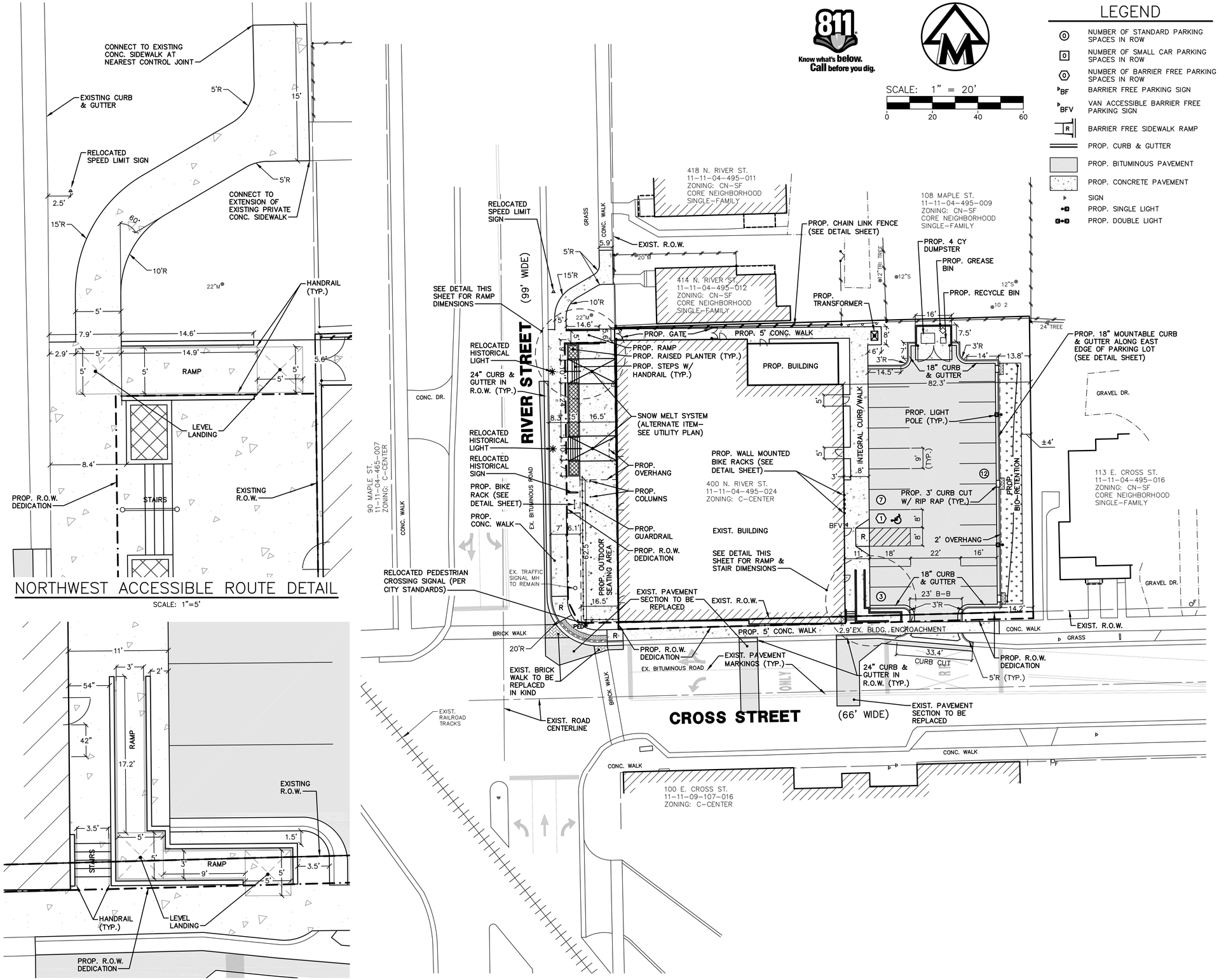
Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates (text version)			
Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm)[1]
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm)[2]	22 inches (560 mm)[2]
From latch side	Pull	48 inches (1220 mm)[3]	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm)[3]	24 inches (610 mm)



ADA STANDARDS FOR CLEAR WIDTH OF DOORWAYS

SOUTHEAST ACCESSIBLE ROUTE DETAIL

SCALE: 1"=5'



Know what's below. Call before you dig.

SCALE: 1" = 20'

0 20 40 60

LEGEND

- (0) NUMBER OF STANDARD PARKING SPACES IN ROW
- [0] NUMBER OF SMALL CAR PARKING SPACES IN ROW
- <0> NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- R BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- SIGN
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT

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THOMPSON BLOCK

SITE PLAN
DIMENSIONAL SITE PLAN

3

JOB No. 16277

REVISIONS:
PER CITY REVIEW COMMENTS

REV. DATE
05/17/17

DATE: 02/17/2017
SHEET 3 OF 16
CADD: DAG
ENG: TPH
PM: RCW
TECH:
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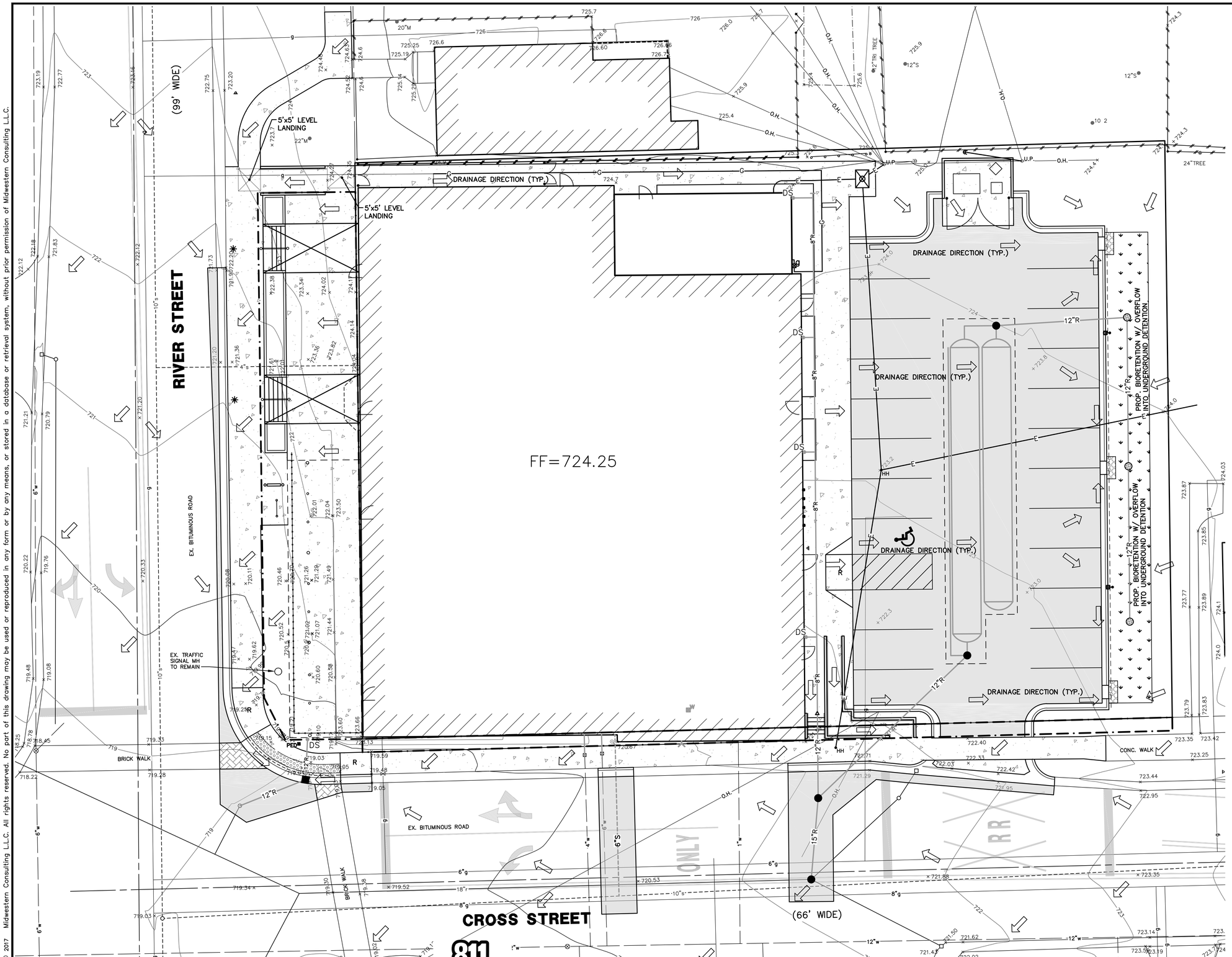

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
DS	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	PROP. DRAINAGE DIRECTION
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	SILTFENCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION

NOTE

NO PROPOSED CONTOURS OR SPOT ELEVATIONS ARE SHOWN ON THIS PLAN. DETAILED GRADING AND SOIL EROSION CONTROL MEASURES WILL BE INCLUDED ON DETAILED ENGINEERING DRAWINGS.

THIS PLAN SHOWS EXISTING CONTOURS, EXISTING SPOT ELEVATIONS, AND PROPOSED DRAINAGE PATTERNS.

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

811 Know what's below. Call before you dig.

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THOMPSON BLOCK

SITE PLAN
PROPOSED DRAINAGE PLAN

4

JOB No. 16277

REVISIONS:	REV. DATE
PER CITY REVIEW COMMENTS	05/17/17

DATE: 02/17/2017
SHEET 4 OF 16
CADD: DAG
ENG: TPH
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LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. BUILDING LIGHT
t	EXIST. TELEPHONE LINE
T	PROP. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
E	PROP. ELECTRIC LINE
g	EXIST. GAS LINE
G	PROP. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
F.O.	PROP. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
ps	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
t	TELEPHONE RISER
catv	CABLE TELEVISION RISER
e	ELECTRIC METER
w	WATER METER
scb	SPRINKLER CONTROL BOX
g	GAS METER
glm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
	WELL
GFC	EXIST. GAS FILLER CAP
PED	PEDESTRIAN CROSSING SIGNAL
tscb	TRAFFIC SIGNAL CONTROL BOX
VCS	PROP. VEHICLE CHARGING STATION

REQUIRED DETENTION VOLUME

Existing Impervious (ft²)	Proposed Impervious (ft²)	Resulting Increase (ft²)	Resulting Increase (ac.)
11,471	20,665	9,194	0.21

Impervious Surface CN	P = 100-yr storm Intensity (in/hr)
98	5.11

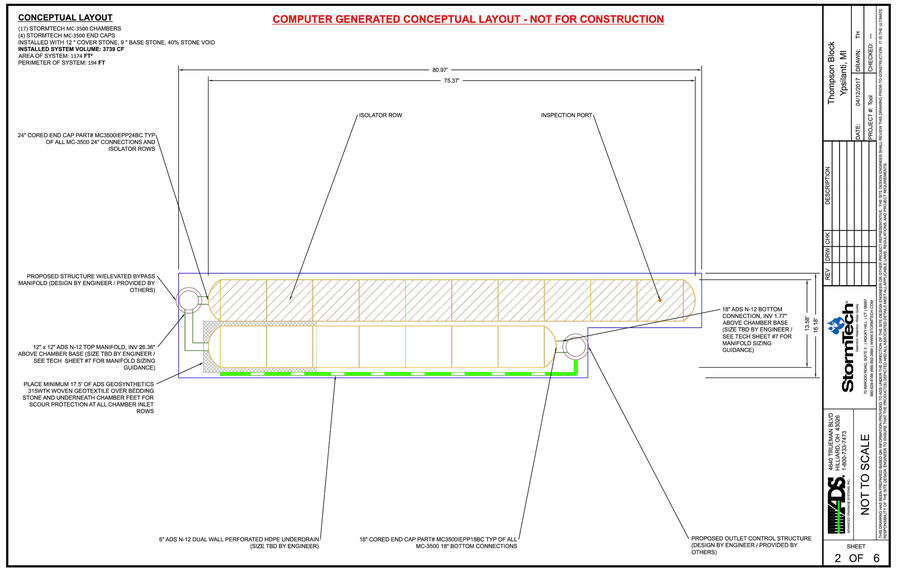
Detention Volume Required:

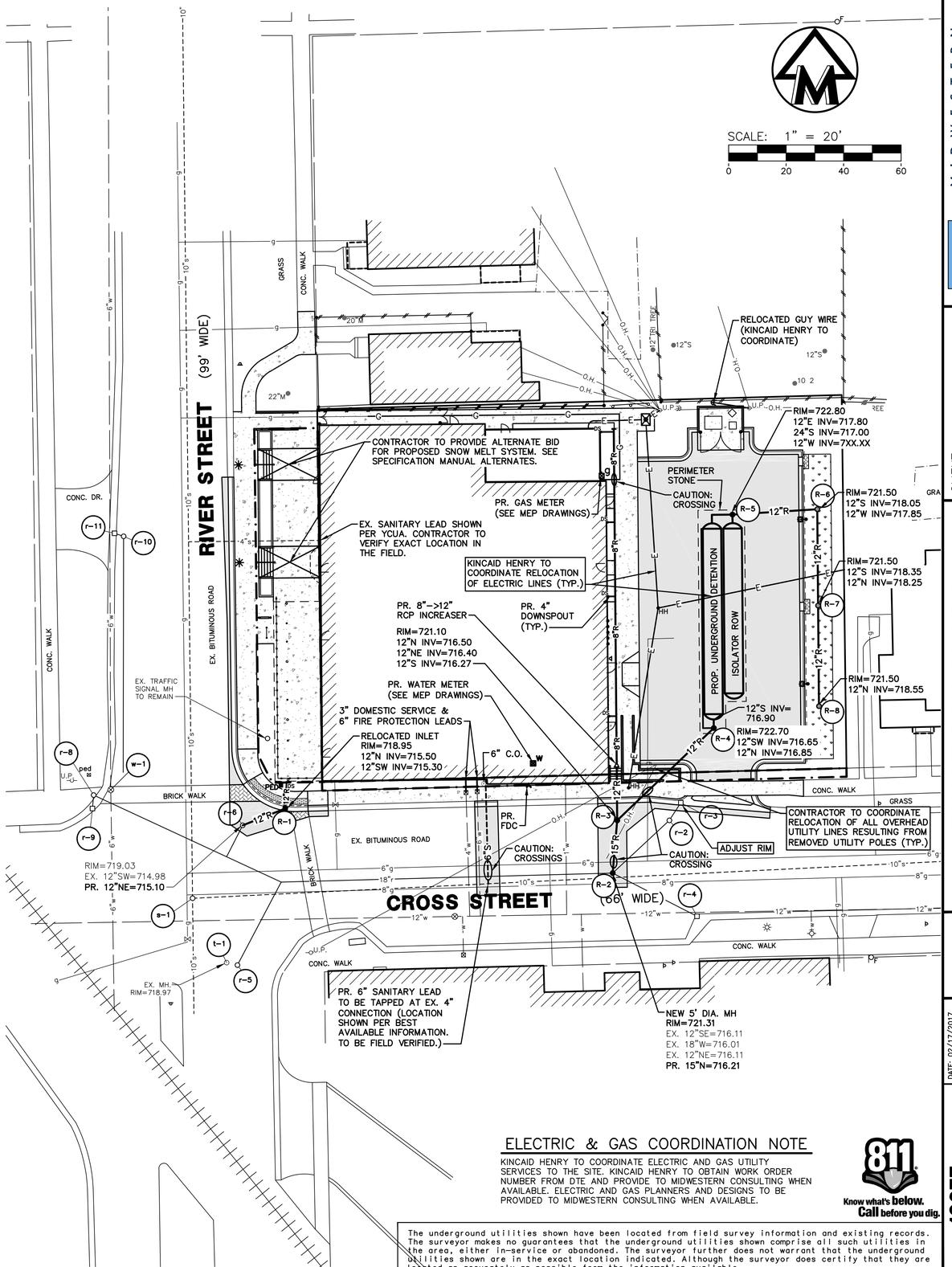
$S = 1000/CN - 10 =$ **S (in)** 0.20

$Q_{100} = (P-0.2*S)^2 / (P+0.8*S) =$ **Q_{100} (in)** 4.87

$V_{100} = Q_{100}*(1/12)*(A) =$ **V_{100} (ft³)** 3,734

*FIRST FLUSH TREATMENT THROUGH BIORETENTION & ISOLATOR ROW





ELECTRIC & GAS COORDINATION NOTE

KINCAID HENRY TO COORDINATE ELECTRIC AND GAS UTILITY SERVICES TO THE SITE. KINCAID HENRY TO OBTAIN WORK ORDER NUMBER FROM DTE AND PROVIDE TO MIDWESTERN CONSULTING WHEN AVAILABLE. ELECTRIC AND GAS PLANNERS AND DESIGNS TO BE PROVIDED TO MIDWESTERN CONSULTING WHEN AVAILABLE.

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THOMPSON BLOCK

SITE PLAN
UTILITY PLAN

5

DATE: 02/17/2017
SHEET 5 OF 16
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REVISIONS:	REV. DATE
PER CITY REVIEW COMMENTS	05/17/17

JOB No. 16277

SCALE: 1" = 10'

0 10 20 30

LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASSES/PERENNIALS
- PROPOSED LAWN AREA
- PROPOSED EDGING

LANDSCAPE NOTES

1. Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti.
2. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting an degrading procedures.
3. All plant material shall be maintained in good condition so as to present a healthy, neat and orderly appearance and must be trimmed or pruned in such a manner as to not alter their natural growth potential.
4. Water outlets shall be provided within 150 feet of all required plantings.
5. The owner of property shall maintain required landscaping in a strong and healthy condition, free from physical damage or injury arising from lack of water, chemical damage, insects, disease, blight, or other causes. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced within six months of damage or death or the next appropriate planting period, whichever comes first.
6. Restore disturbed areas with a minimum of four (4) inches of topsoil and then sod/seed/ fertilize/mulch.
7. All disturbed areas not to be planting beds shall be lawn areas planted with sod. Sod shall consist of a sun and parial shade mix with Kentucky bluegrass, minimum of three cultivars. Sod shall be Certified, Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
8. Sod shall be harvested, delivered, stored, and handled according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in Turfgrass Producers International's "Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying. Landscape contractor is responsible to keep newly installed sod watered. Install sod per sod manufacturers recommendations.
9. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
10. Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
11. Bioswale plantings (plugs) shall be installed as specified on the Landscape Plan. Native plugs shall be planted between March 1 and June 1 or mid-September through Mid-October. If planted outside specified time period, irrigation is required for plant establishment. Contractor shall contact nursery early in construction process to allow necessary time for nursery to grow/stock appropriate quantities of plants.
12. All planting beds are to receive four (4) inches of shredded bark mulch. Bioswale planting area to receive two (2) inches of shredded bark mulch.
13. All trees to be located a minimum of 10 feet from public utilities.
14. All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
15. All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
16. All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
17. Proposed trees will be planted a minimum of 15 feet apart.
18. Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
    a. Ratio of Loose Compost to Topsoil by Volume: 1:4.
    b. Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
    c. Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
    d. Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
    e. Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

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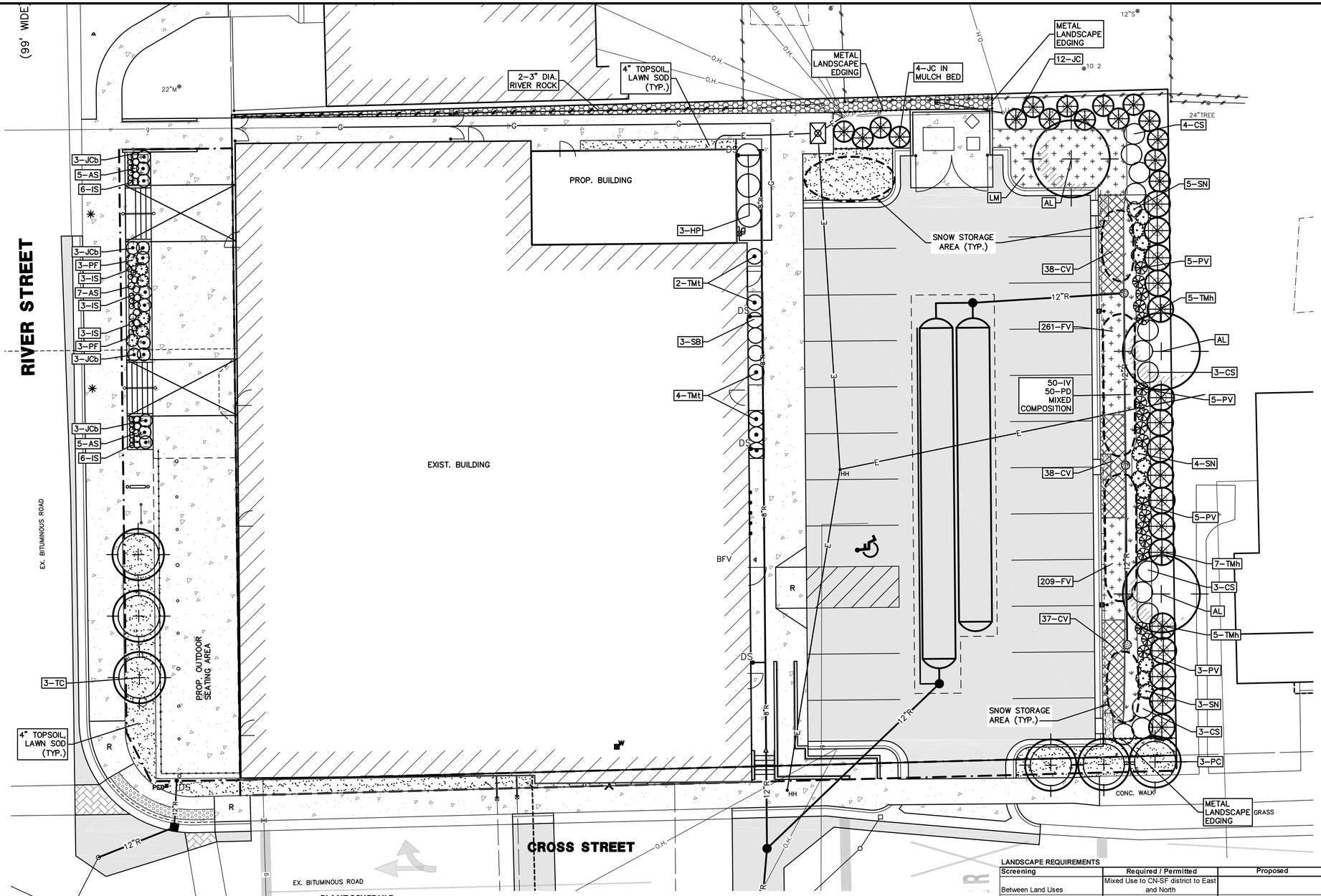

PLANT SCHEDULE

Total	Parking Lot	Screening	Street Trees	Site Landscaping	Code	Scientific Name	Common Name	Root	Size	Spacing
3	3				AL	Amelanchier laevis 'Snowcloud'	Snowcloud Serviceberry	B&B	2" cal.	As Shown
13				13	CS	Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	#5 Cont	24-30" ht	4' o.c.
3				3	HP	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	#3 Pot	24-30" ht	4.5' o.c.
18		18			JC	Juniperus chinensis 'Spearmint'	Chinese Juniper 'Spearmint'	B&B	24" spread	4' o.c.
18				18	PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont		30" o.c.
3			3		PC	Prunus cerasifera 'Cripoizam'	Crimson Pointe Plum	B&B	2" cal.	12' o.c.
3				3	SB	Spiraea betuliflora 'Tor'	Tor Birchleaf Spirea	#3 Pot	18-24" ht	3' o.c.
17		17			TMh	Taxus x media 'Hicksii'	Hick's Yew	B&B	24-30" ht	5' o.c.
6				6	TMt	Taxus x media 'tauntonii'	Tuanton Yew	B&B	18-24" ht	3' o.c.
3			3		TC	Tilia cordata 'Halka'	Summer Sprite Linden	B&B	2" cal.	12' o.c.
18				18	AS	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop	#1 Cont		1.5' o.c.
113				113	CV	Carex vulpinoidea	Brown Fox Sedge	plug		18" o.c.
470				470	FV	Fragaria virginiana	Wild Strawberry	plug		8" o.c.
21				21	IS	Iberis sempervirens	Candytuft	#1 Cont		12" o.c.
50				50	IV	Iris virginica	Blue Flag Iris	plug		18" o.c.
15				15	JCb	Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	#3 Pot	24" spread	2.5' o.c.
155				155	LM	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf	#1 Cont		18" o.c.
50				50	PD	Penstemon digitalis	White Beardtongue	plug		18" o.c.
6				6	PF	Potentilla fruticosa 'Happy Face'	Happy Face Yellow Potentilla	#1 Cont		2.5' o.c.
12				12	SN	Sorghastrum nutans 'Sioux Blue'	Sioux Blue Indian Grass	#1 Cont		30" o.c.

LANDSCAPE REQUIREMENTS

Screening	Required / Permitted	Proposed
Between Land Uses	Mixed Use to CN-SF district to East and North	
	wall, fence (80% opaque), or landscape buffer (80% opaque/4ft width/6ft height)	North - existing fence, evergreen trees West - evergreen trees
Exterior equipment	Screening with enclosure or plantings	Evergreen shrubs
Trash enclosure		
Location	Rear yard	Rear yard
Screning	enclosure 1ft taller than dumpster; brick/masonry wall on 3 sides and 80% opacity swing door	Brick/Masonry Wall
Street Trees	1 per 30 linear feet	
	129lf River Street = 5 trees; 182.5lf Cross Street= 7 trees	River Street - 3 trees; Cross Street - 3 trees; Waiver Requested
Parking Lot Landscaping	1 tree per 8 spaces = 3 trees 1 island per 16 spaces in row	3 trees
Site Landscaping	10% of the site = 2,369sf	2,707 sf (11.4%)
Lighting	min. 0.3fc where to be illuminated; 0.5fc average over entire area 5 ft above surface	See Photometric Plan
	not to exceed 0.5fc at lot line	
	dark sky compliant fixtures	
	not to exceed 30 ft ht	

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THOMPSON BLOCK

SITE PLAN
LANDSCAPE PLAN

6

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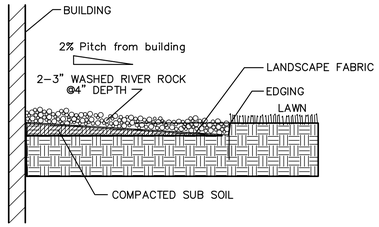
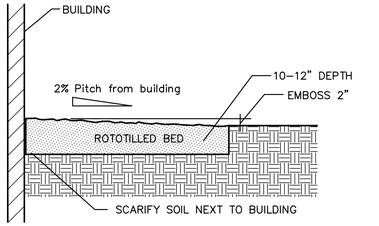


- LAY OUT THE PERIMETER OF THE MULCHED AREA PER PLAN.
- ESTABLISH GRADES PER PLAN OR TO MATCH EXISTING SITE FEATURES. MAKE SURE THAT THERE IS AT LEAST 1" IN 5' PITCH OR BETTER 2% PITCH AWAY FROM THE BUILDING.
- MAKE SURE THAT THE SUB SOIL IS COMPACTED WELL. IF IT IS NOT UNWANTED SETTLING WILL RESULT.
- INSTALL EDGING IF SPECIFIED.
- INSTALL WEED BARRIER OVER COMPACTED SOIL, IF SPECIFIED.

TYPICAL STONE MULCH STRIP

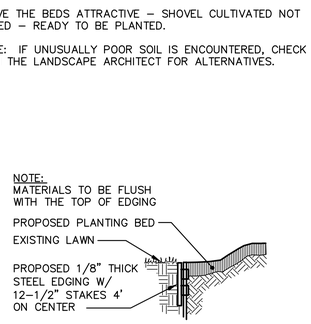
NOT TO SCALE



- REMOVE ANY TURF, WEEDS OR DEBRIS FROM THE BED AREA.
- ASSESS THE SOIL COMPACTION. IF EXISTING SOIL IS QUITE COMPACT – ROTOTILL.
- ADD SOIL ADDITIVES:
  - 2" CANADIAN PEAT MOSS
  - 1" DRY COW MANURE FERTILIZERS
  - MILORGANITE @ 5 lbs per 1000 sf
  - BONE MEAL @ 5 lbs per 1000 sf
- MAKE SURE THAT THE ADDITIVES AND EXISTING SOIL ARE THOROUGHLY MIXED.
- LEVEL THE PLANTING BED AND EMBOSS 2" ABOVE GRADE.
- LEAVE THE BEDS ATTRACTIVE – SHOVEL CULTIVATED NOT RAKED – READY TO BE PLANTED.
- NOTE: IF UNUSUALLY POOR SOIL IS ENCOUNTERED, CHECK WITH THE LANDSCAPE ARCHITECT FOR ALTERNATIVES.

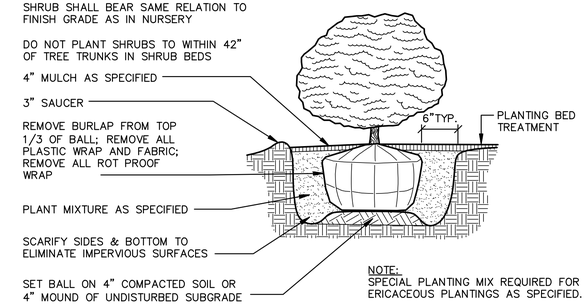
TYPICAL BED PREPARATION

NOT TO SCALE



STEEL EDGING DETAIL

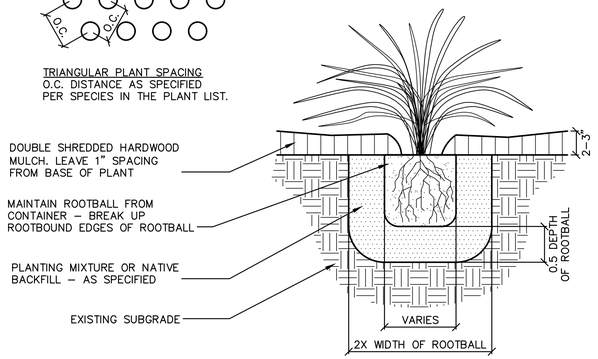
NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

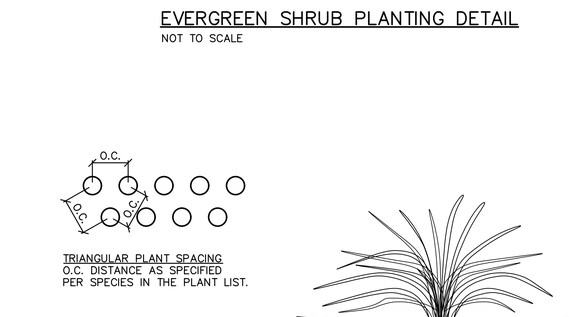
NOT TO SCALE

TRIANGULAR PLANT SPACING
O.C. DISTANCE AS SPECIFIED PER SPECIES IN THE PLANT LIST.



PERENNIAL PLANTING DETAIL

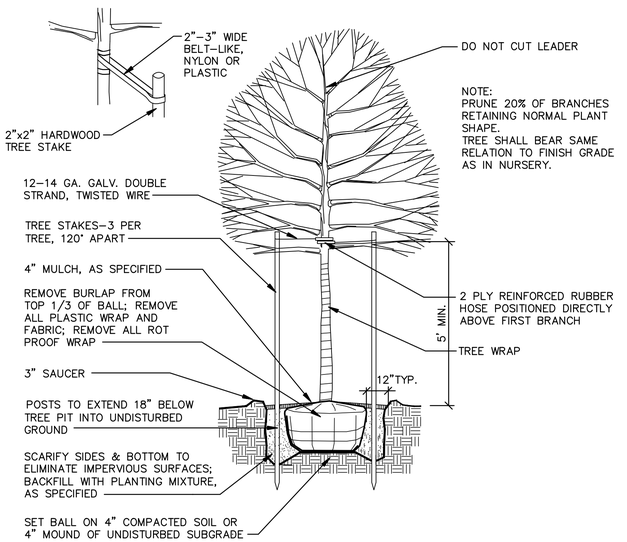
NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

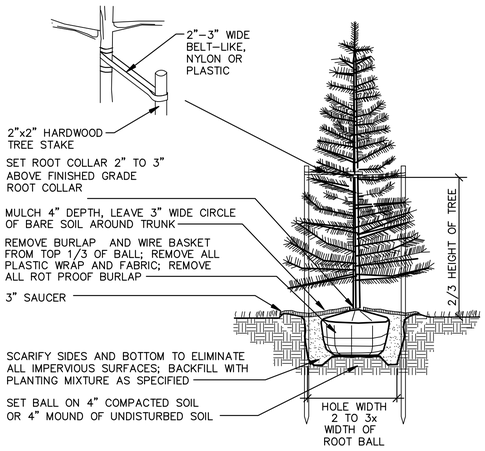
NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



DECIDUOUS TREE PLANTING DETAIL

2–1/2" CAL. OR SMALLER

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

Notes:
1. Edges of new sod will be cut into existing sod
2. Smooth and water soil surface before laying sod
3. Sod across slope not down slope
4. Stagger sod so seams do not line up
5. Vary ending point to prevent washouts
6. Stake sod on slopes over 1:4 (rise:run)
7. Compress sod with weighted roller and water after laying it.
8. Sod disturbed areas and other areas as directed.

SOD JOINT DETAIL

NOT TO SCALE

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

M:\Civil3d_Pro\16277\Site Plan\16277LP1.dwg, 5/16/2017 4:48 PM, Ted P. Hirsch, None
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ANN ARBOR, MI 48104
JON CARLSON
(734) 661–4720

THOMPSON BLOCK

SITE PLAN
LANDSCAPE DETAILS

7

DATE: 05/17/17
SHEET 7 OF 16
CADD: TRF
ENG: TPH
PM: ROW
TECH:
16277LP1.dwg
1"=40'

JOB No. 16277
REVISIONS:
REV. DATE

M:\Civil3d_Proj\16277\Site Plan\16277DT1.dwg, 5/16/2017 4:48 PM, Ted P. Hirsch, None
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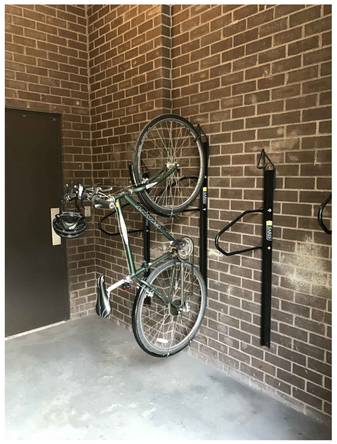
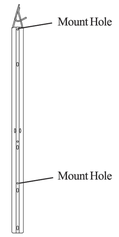


Bike Trac Parking System

Model # 6003 Mounting Instructions

Mounting Bike Trac

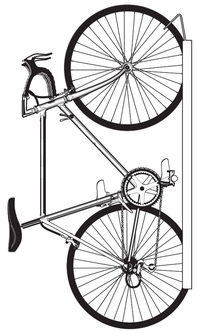
Bike Trac can be mounted to any wall, corner, pillar, or post strong enough to hold the bikes. Use mounting holes as shown in illustration.
Note: *To protect wheel, slide rubber sleeve onto wheel hook of Bike Trac.*



Bike Trac Placement

Option 1: Stagger tops of the Bike Tracs (High, Low, High). Approx. space between each 12-15".
Option 2: Level tops of Bike Tracs, hanging every other bike by rear tire. Approx. space between each 15-18".
Option 3: Level tops of Bike Tracs, hanging all bikes by front tire. Approx. space between each 18-21".

Note: Be sure to leave enough room between each Bike Trac so that the bike's handlebars do not interfere with each other. Optimum distance between Tracs will depend on make and model of bike.



Warranty

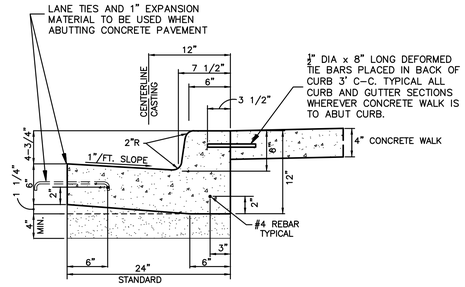
We warrant this product to the first consumer to be free from defect in material and workmanship for a period of one year from date of purchase. (Please retain your sales slip for your records.) Any product or part thereof found to be defective within that period will be replaced without charge provided that: (1) the product was not misused; (2) no alterations or modifications were made; (3) its failure resulted from a defect in material or workmanship and not from normal wear expected in the use of the product; (4) the product or part is delivered, freight prepaid, to Graber Products. Manufactures only obligation shall be to replace such products or parts proved to be defective.

Parts List

Part#	Qty	Description
17105	5	Bike Trac Assembly
17371	5	Wheel Hook Rubber Sleeve

WALL MOUNTED BIKE RACK DETAIL

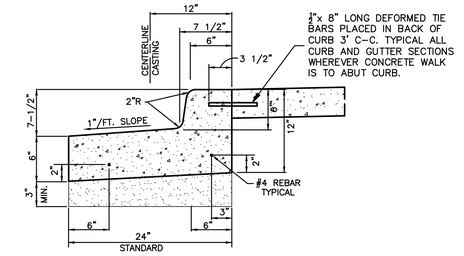
NOT TO SCALE



NOTE: #4 BARS 1'-0" LAP ON BARS

24" SPILL-IN CURB AND GUTTER

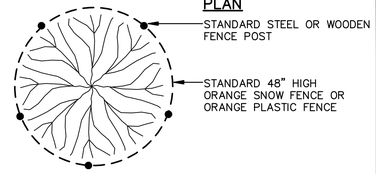
NOT TO SCALE

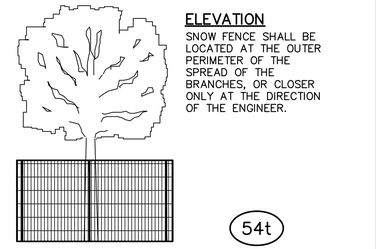


NOTE: #4 BARS 1'-0" LAP ON BARS

24" SPILL-OUT CURB AND GUTTER

NOT TO SCALE

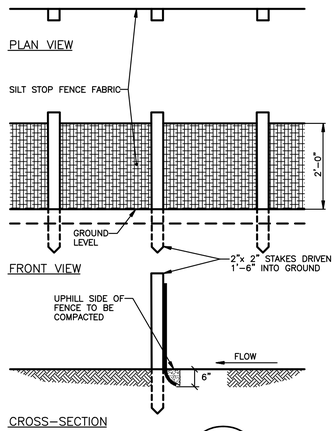




54t

TREE PROTECTION DETAIL

NOT TO SCALE



55t

SILT FENCE DETAIL

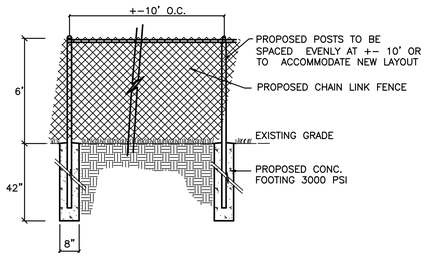
NOT TO SCALE

3-Loop Wave Style Bike Rack - 5 Bike Capacity

SIZE (LxWxH): 43"x2.5"x39"
WEIGHT: 56 LBS
COLOR: BLACK, GREEN, OR GALVANIZED

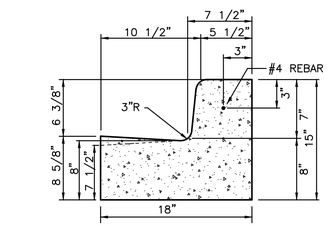
WAVE STYLE BIKE RACK DETAIL

NOT TO SCALE



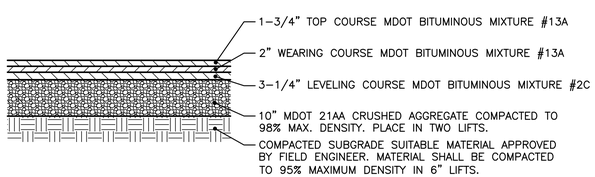
FENCE INSTALLATION DETAIL

NOT TO SCALE



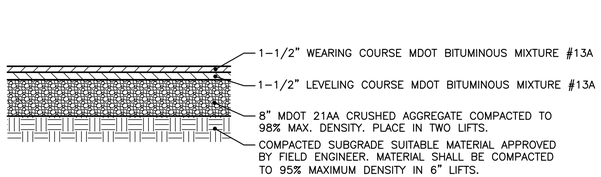
STANDARD 18" WIDE CURB AND GUTTER SECTION (OR STANDARD SPILLOUT CURB)

NOT TO SCALE



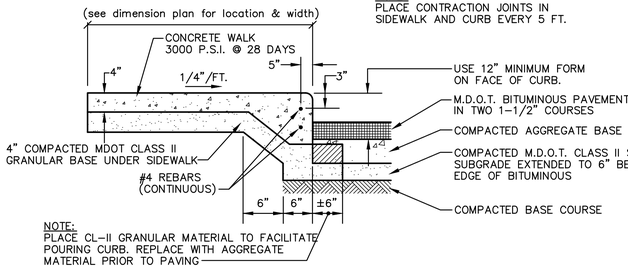
BITUMINOUS PATCH DETAIL
(FOR USE IN CROSS STREET)

NOT TO SCALE



BITUMINOUS PAVEMENT DETAIL
(FOR USE IN PARKING AREAS)

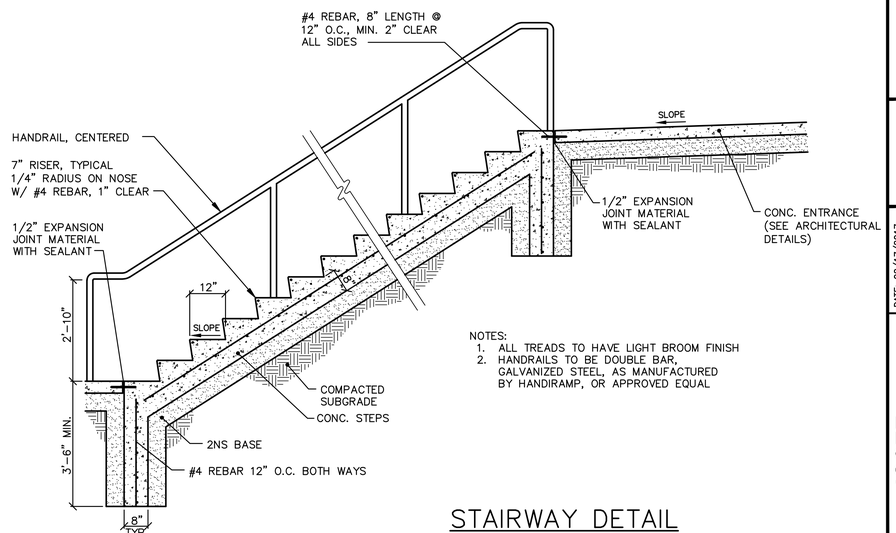
NOT TO SCALE



NOTE:
PLACE CONTRACTION JOINTS IN SIDEWALK AND CURB EVERY 5 FT.

TYPICAL INTEGRAL WALK & CURB

NOT TO SCALE



NOTES:
1. ALL TREADS TO HAVE LIGHT BROOM FINISH
2. HANDRAILS TO BE DOUBLE BAR, GALVANIZED STEEL, AS MANUFACTURED BY HANDIRAMP, OR APPROVED EQUAL

STAIRWAY DETAIL

NOT TO SCALE

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ANN ARBOR, MI 48104
JON CARLSON
(734) 661-4720

THOMPSON BLOCK

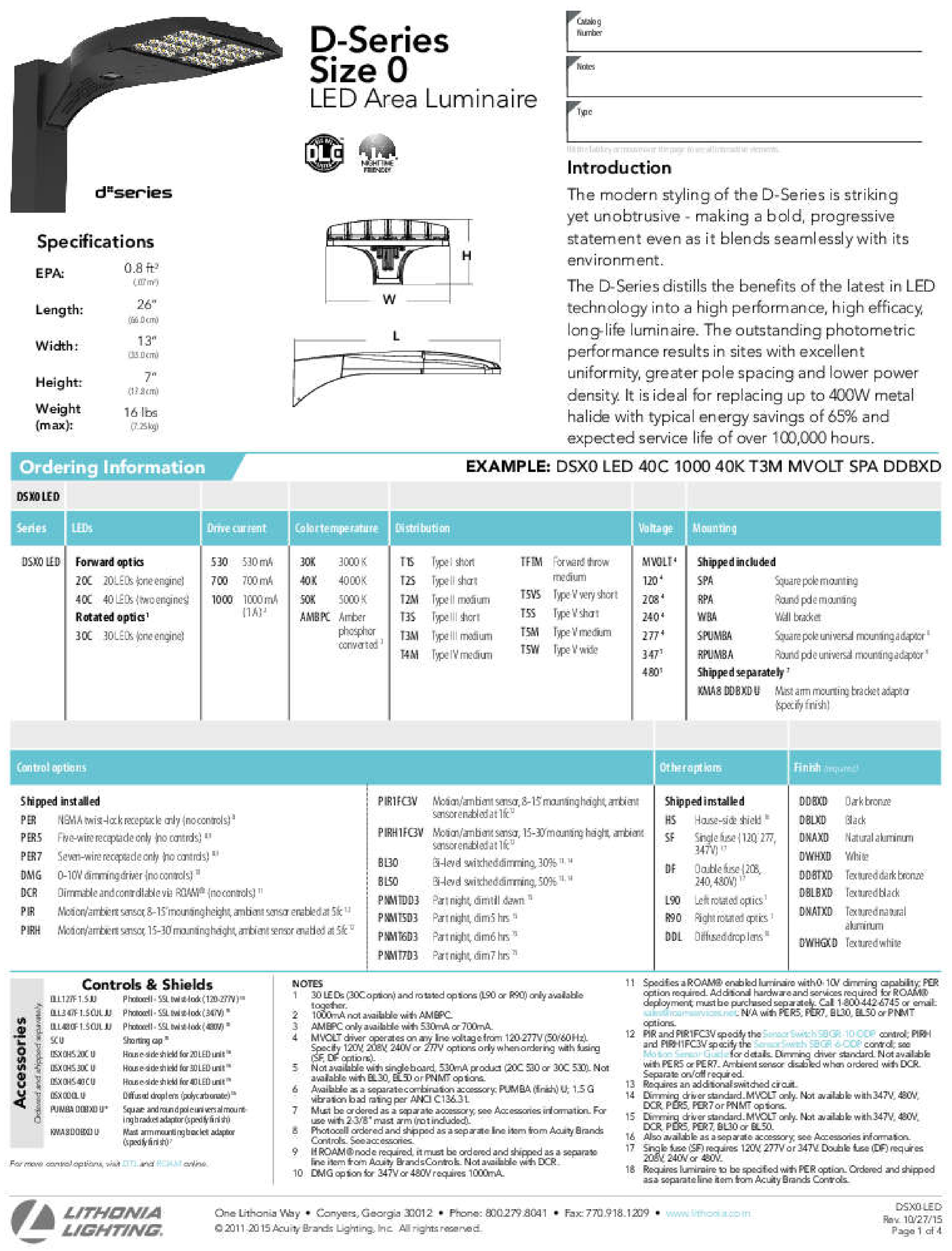
SITE PLAN
MISCELLANEOUS SITE DETAILS

8

DATE: 02/17/2017
SHEET 8 OF 16
CADD: DAG
ENG: TPH
PM: ROW
TECH:
16277DT1.dwg
16277

JOB No. 16277

REVISIONS:	REV. DATE
PER CITY REVIEW COMMENTS	05/17/17


D-Series Size 0
LED Area Luminaire

d"series

Specifications

EPA:	0.8 ft² (.07 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)

Catalog Number

Notes

Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information — EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: 20C 20 LEDs (one engine); 40C 40 LEDs (two engines). Rotated optics: 30C 30 LEDs (one engine)	530 530 mA; 700 700 mA; 1000 1000 mA (1 A)	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted	T1S Type I short; T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide	MVOLT; 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options — Shipped installed: PER NEMA twist-lock receptacle only (no controls); PER5 Five-wire receptacle only (no controls); PER7 Seven-wire receptacle only (no controls); DMG 0-10V dimming driver (no controls); DCR Dimmable and controllable via ROAM® (no controls); PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc; PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc; BL30 Bi-level switched dimming, 30%; BL50 Bi-level switched dimming, 50%; PNMTDD3 Part night, dim till dawn; PNMT5D3 Part night, dim 5 hrs; PNMT6D3 Part night, dim 6 hrs; PNMT7D3 Part night, dim 7 hrs

Other options — Shipped installed: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotated optics; R90 Right rotated optics; DDL Diffused drop lens

Finish (required): DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Accessories — Controls & Shields (ordered and shipped separately): DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V); DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V); DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V); SCU Shorting cap; DSX0HS 20C U House-side shield for 20 LED unit; DSX0HS 30C U House-side shield for 30 LED unit; DSX0HS 40C U House-side shield for 40 LED unit; DSX0DDL U Diffused drop lens (polycarbonate); PUMBA DDBXD U Square and round pole universal mounting bracket adaptor (specify finish); KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

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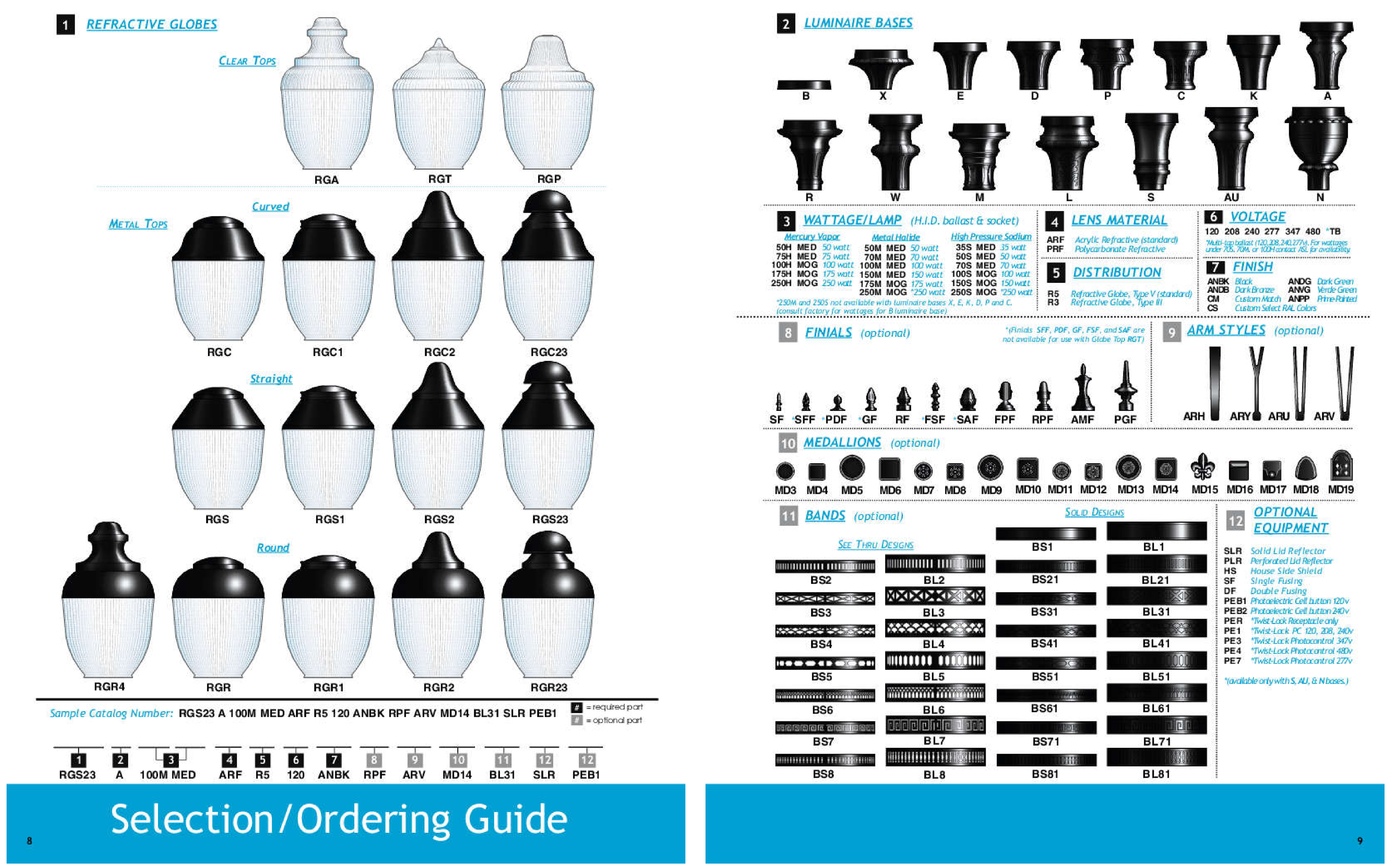
DSX0 LED Rev. 10/27/15 Page 1 of 4

GENERAL NOTE

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE.
4. ALL SPECIFICATION INFORMATION ABOUT THE HISTORICAL LIGHT POLE IS ASSUMED BY GBA.

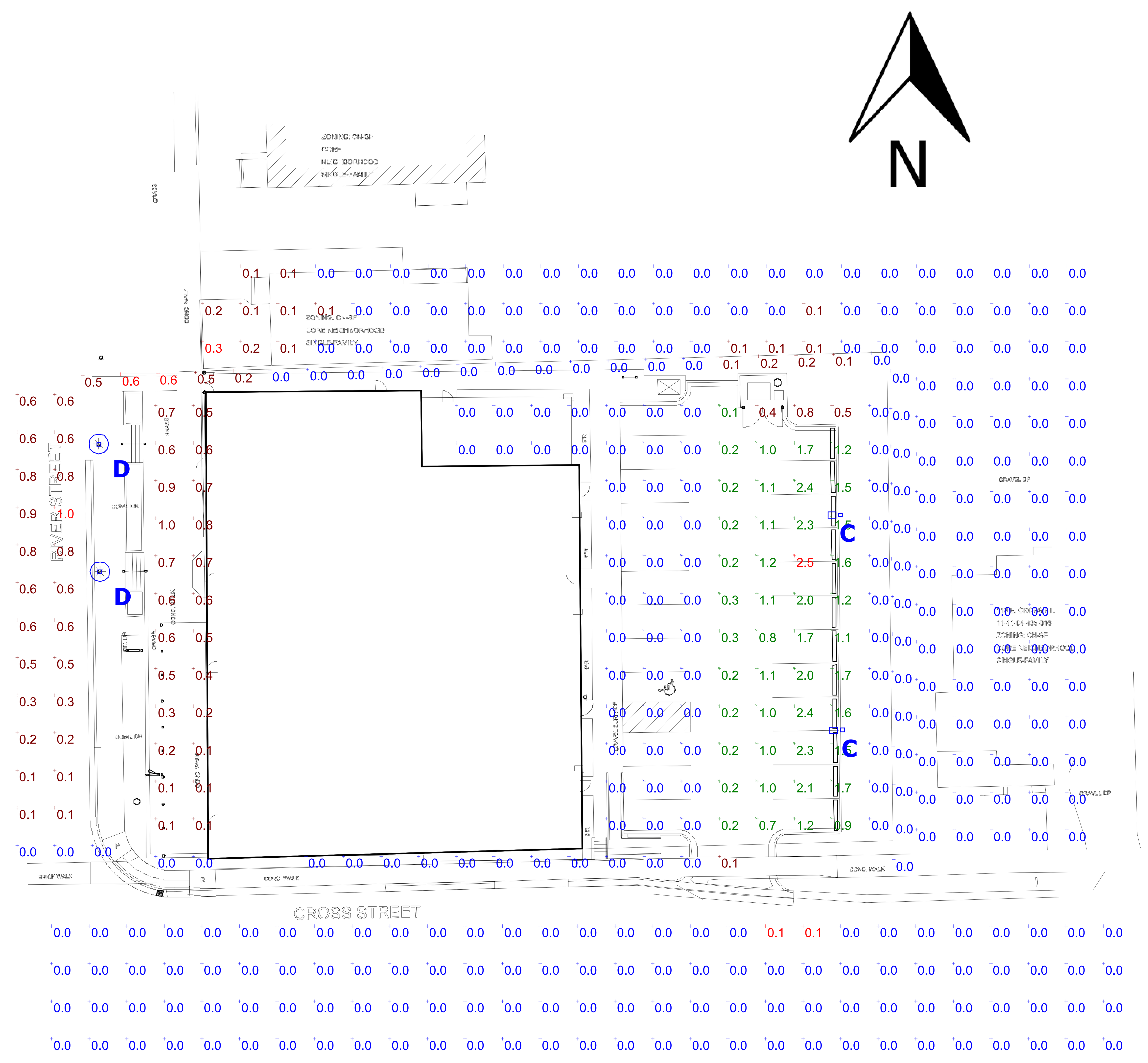
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL 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 Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
□	C	2	Lithonia Lighting	DSX0 LED 20C 530 40K BLC MVOLT	DSX0 LED WITH 20 LEDs @530 mA, 4000K, BACKLIGHT CONTROL OPTIC	LED	1	DSX0_LED_20C_530_40K_BLC_MVOLT.ies	3297	0.9	35	15'-0"
○	D	2	Antique Street Lamps	RGT-E-175M MED-ARF-R5-TB-ANVG (EXACT CATALOG NUMBER ASSUMED BY GBA)	PRISMATIC 5R ACRYLIC ACORN, NL REFLECTOR, CLEAR TOP WITH COATED LAMP (EXACT SPEC. ASSUMED BY GBA)	ONE 175-WATT PHOSPHOR-COATED E-28 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	1	RGT_175M_ARF_R5.ies	14000	0.5	175	16'-0"



Plan View

Scale - 1" = 20ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Cross Street	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot	✳	0.7 fc	2.5 fc	0.0 fc	N/A	N/A	0.3:1
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A	0.2:1
Residential Areas	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
River Street	+	0.5 fc	1.0 fc	0.0 fc	N/A	N/A	0.5:1

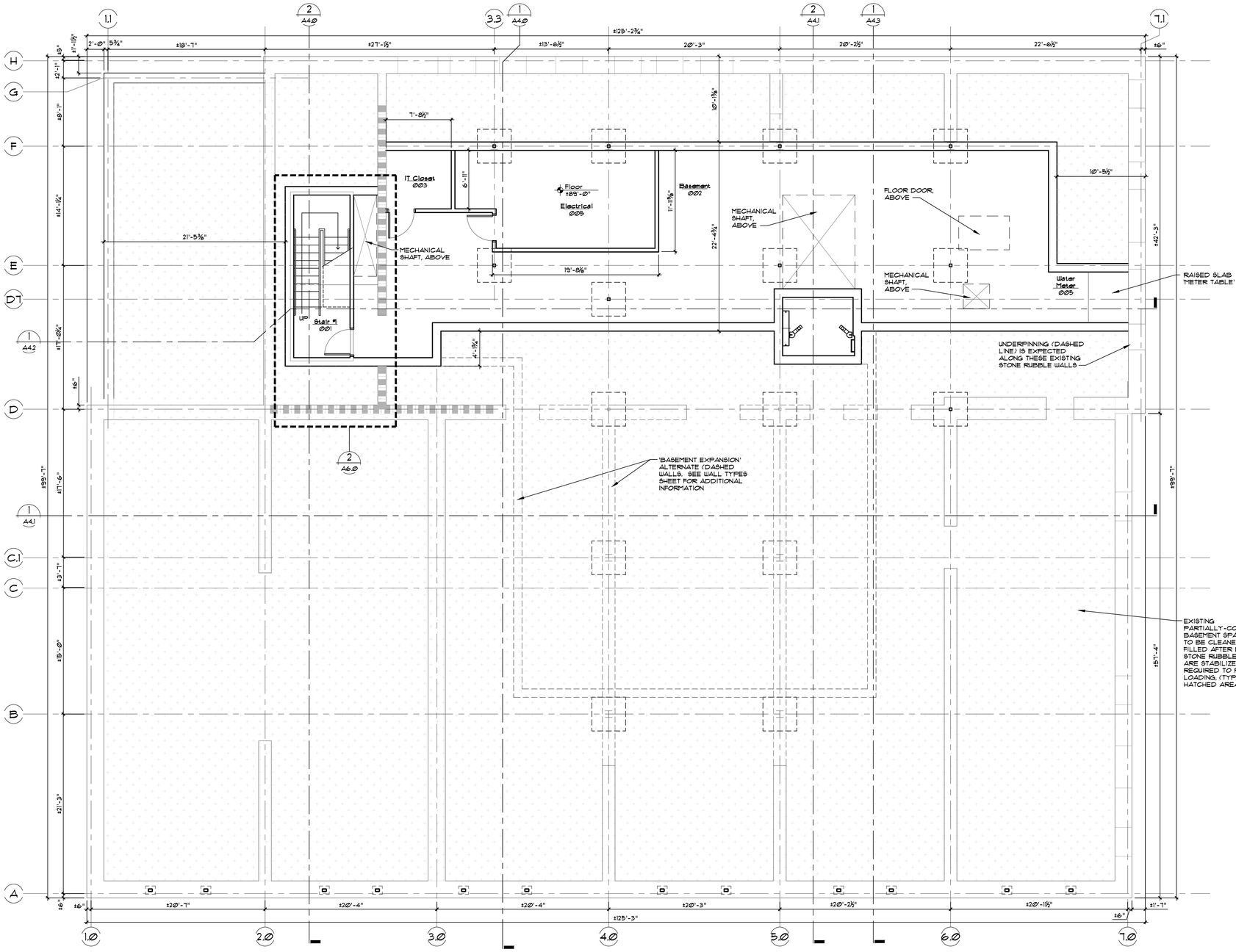
THOMPSON BLOCK
PHOTOMETRIC SITE PLAN
PREPARED FOR: MIDWESTERN CONSULTING
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
LLB/AAM/KB

Date
2/27/2017
rev. 3/2/2017

Scale
Not to Scale

Drawing No.
#14-33469-V2



1 A1.0 Floor Plan - Basement
SCALE: 3/16" = 1'-0"

KEY NOTES

1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION
2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1.1 FOR FIXTURES & PARTITION LOCATIONS & REQUIRED BLOCKING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING
8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

NOTES:

1. ALL SPACES ON THIS FLOOR ARE WHITEBOXED IN BP1 AND FINISHED IN BP2.
2. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BP1.
3. ALL MASONRY RESTORATION AND STABILIZATION OF EXISTING FOUNDATION WALLS IS BP1.

Mitchell and Mouat architects
1514 Washington Blvd. Detroit, MI 48226
734.483.8097 FAX 734.483.8099 TMA@mitchellandmouat.com

Date:	Issued For:	
12/31/16	Review	SD Estimate
12/07/16	Review	HDC evaluation
12/14/16	Prelim. HDC Review	HDC Application
12/29/16	Window Assessment	DD Estimate

Thompson Block
400 N. River Street
Ypsilanti, Michigan
Project Number: 1620

Floor Plan - BASEMENT

A1.0

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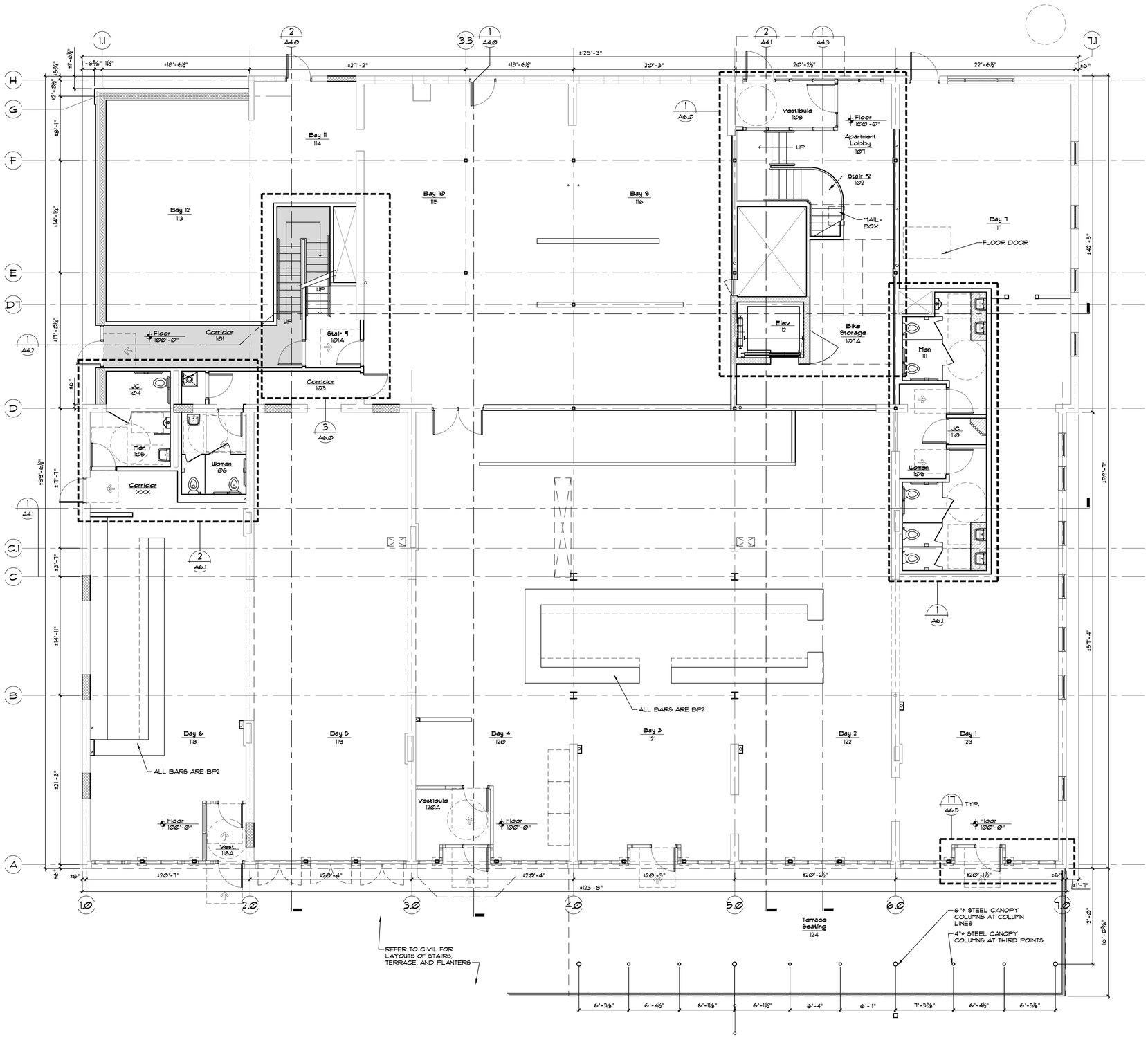

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8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

NOTES:

1. ALL STAIRS AND APARTMENT LOBBY 107 SPACES, INCLUDING ANCILLARY SPACES ASSOCIATED WITH SAME, ARE FINISHED IN BP1.
2. ALL VESTIBULES ARE BP1.
3. ALL OTHER SPACES ON THIS FLOOR ARE WHITEBOXED IN BP1 AND FINISHED IN BP2.
4. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BP1.
5. ALL SHAFTS ARE BP1
6. THE ELEVATOR IS BP1
7. ALL MASONRY RESTORATION AND STABILIZATION IS BP1.

1 / A1.1 Floor Plan - First
SCALE: 3/16" = 1'-0"

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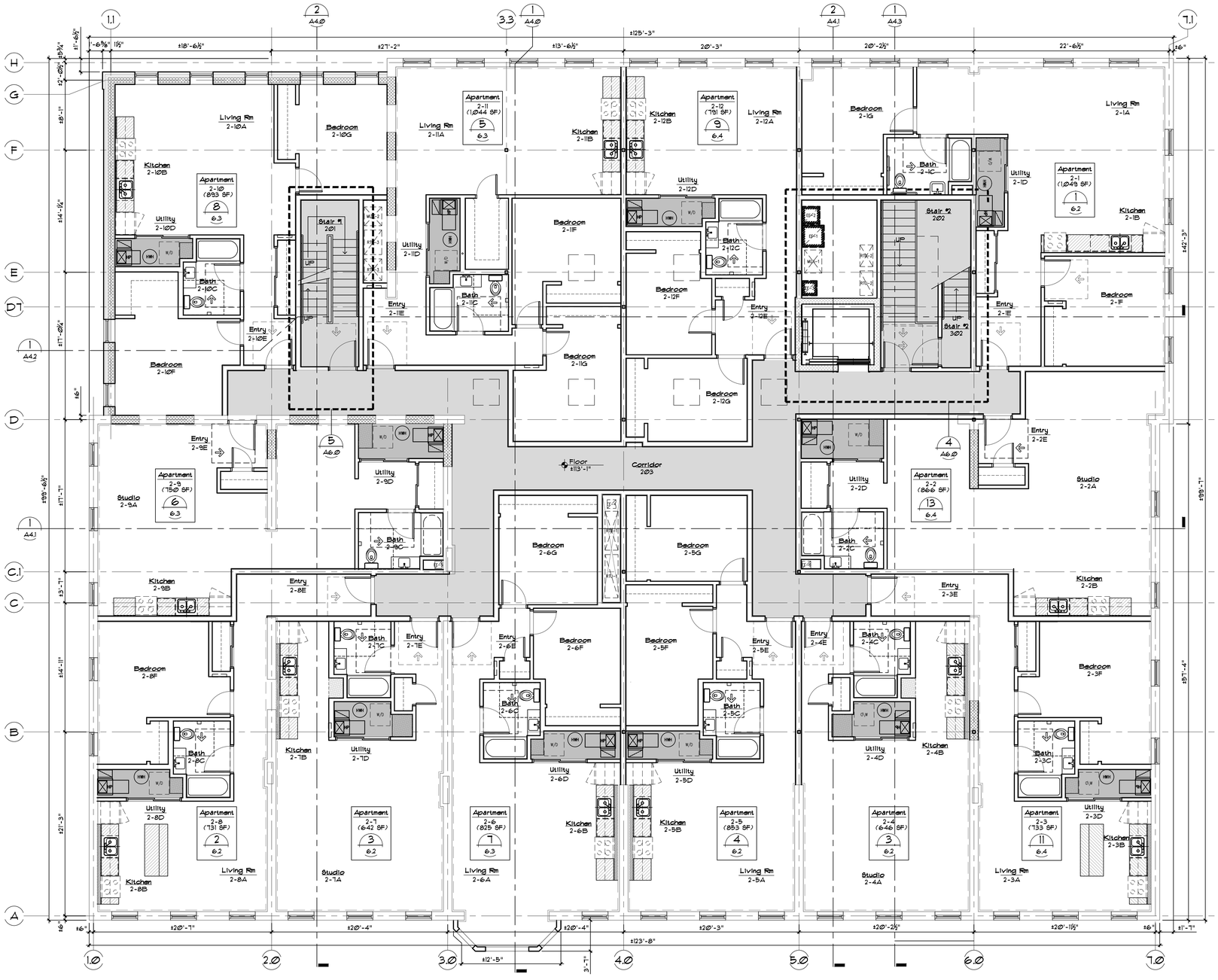
Date	Issued For:	
01/03/17	SD Estimate	
02/02/17	HDC evaluation	
02/07/17	HDC Application	
03/03/17	DD Estimate	
12/01/16	Review	
12/07/16	Review	
12/14/16	Prelim. HDC Review	
12/29/16	Window Assessment	

Thompson Block
400 N. River Street
Ypsilanti, Michigan
Project Number: 1620

Floor Plan - FIRST

A1.1



1 A1.2 Floor Plan - Second
SCALE: 3/16" = 1'-0"

KEY NOTES

1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION
2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1.1 FOR FIXTURES & PARTITION LOCATIONS & REQUIRED BLOCKING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING
8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

NOTES:

1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BPI.
2. ALL MASONRY RESTORATION AND STABILIZATION IS BPI.

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12/14/16	Prelim. HDC Review
12/29/16	Window Assessment
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02/02/17	HDC evaluation
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Thompson Block
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Project Number: 1620

Floor Plan - SECOND

A1.2

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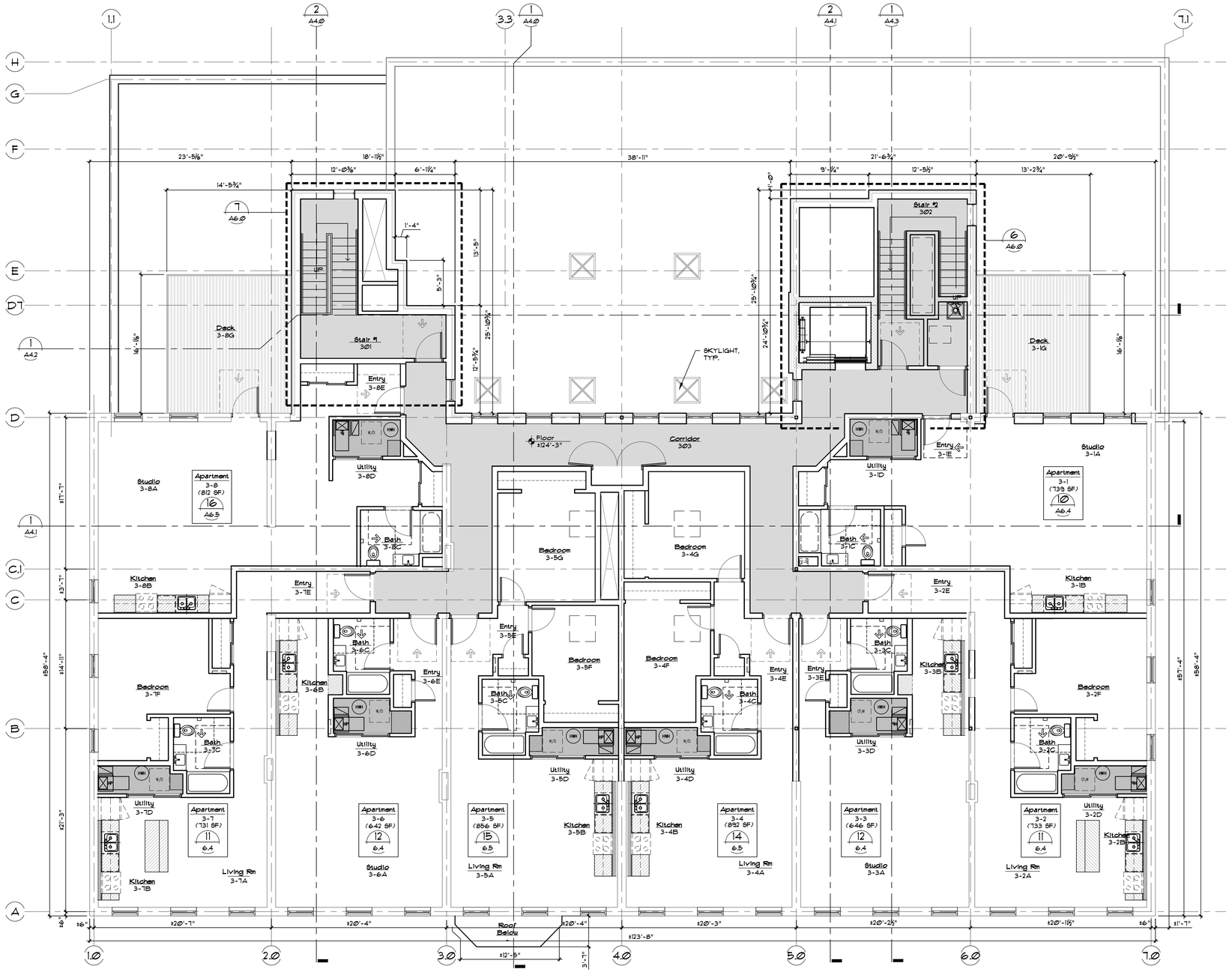

1 A1.3 Floor Plan - Third
SCALE: 3/16" = 1'-0"

KEY NOTES

1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION
2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1.1 FOR FIXTURES & PARTITION LOCATIONS & REQUIRED BLOCKING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING
8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

NOTES:

1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BIP1.
2. ALL MASONRY RESTORATION AND STABILIZATION IS BIP1.
3. UNLESS OTHERWISE NOTED, PROVIDE FULLY-ADHERED TPO SINGLE-MEMBRANE ROOFING OVER RIGID INSULATION OVER PLYWOOD ROOF SHEATHING FOR ALL ROOF AREAS (NEW AND EXISTING)

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12/07/16	Review
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12/29/16	Window Assessment

Thompson Block
400 N. River Street
Ypsilanti, Michigan
Project Number: 1620

Floor Plan - THIRD

A1.3

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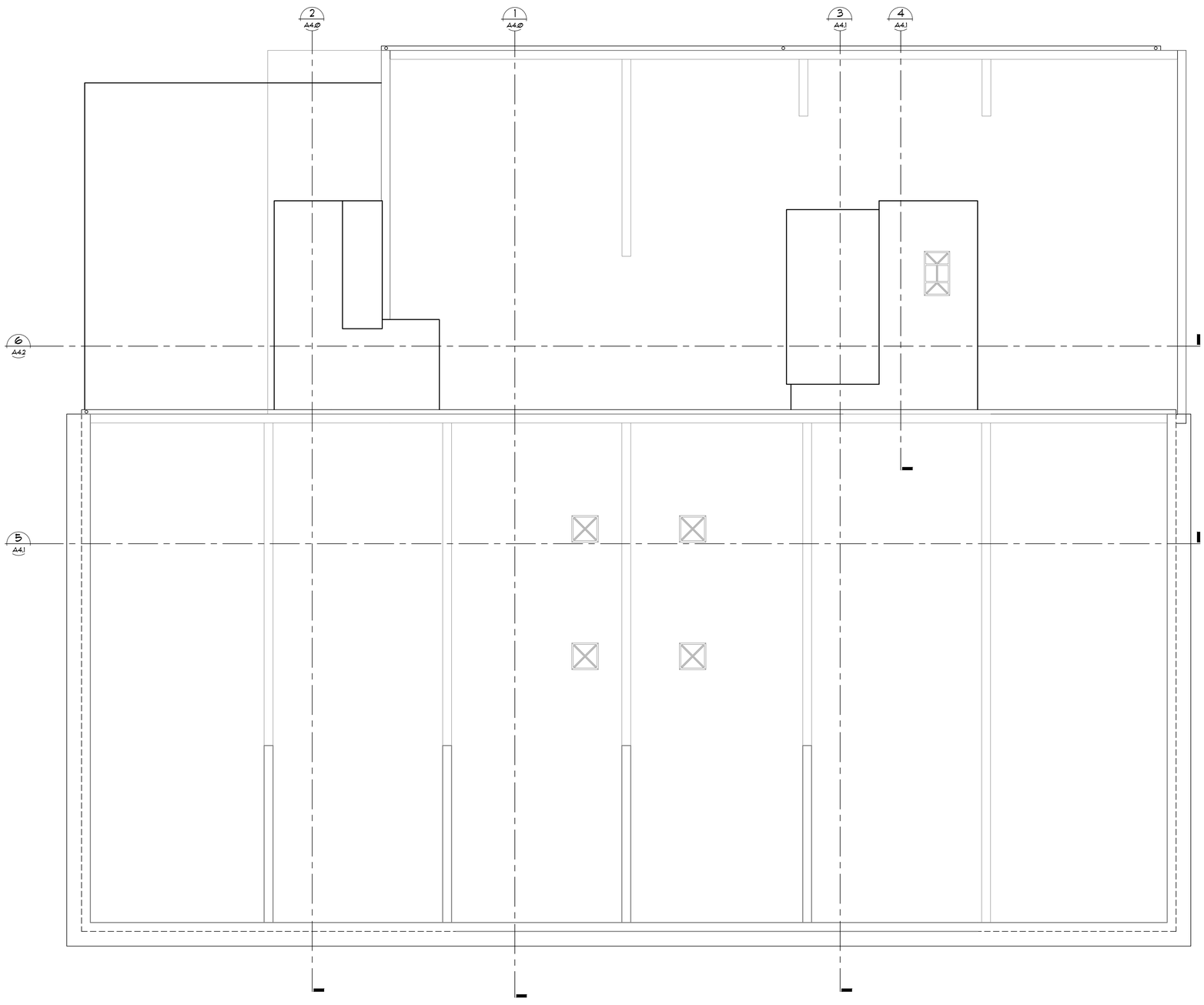
1. ALL ROOF SURFACES ARE BP1.
2. ALL PARAPET MASONRY RESTORATION AND STABILIZATION IS BP1.
3. ALL ROOFS SHALL BE TPO MEMBRANE WITH MIN R-38 RIGID INSULATION THROUGHOUT



NOTES:

1 A1.4 Roof Plan
SCALE: 3/16" = 1'-0"

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Thompson Block
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Roof Plan

A1.4

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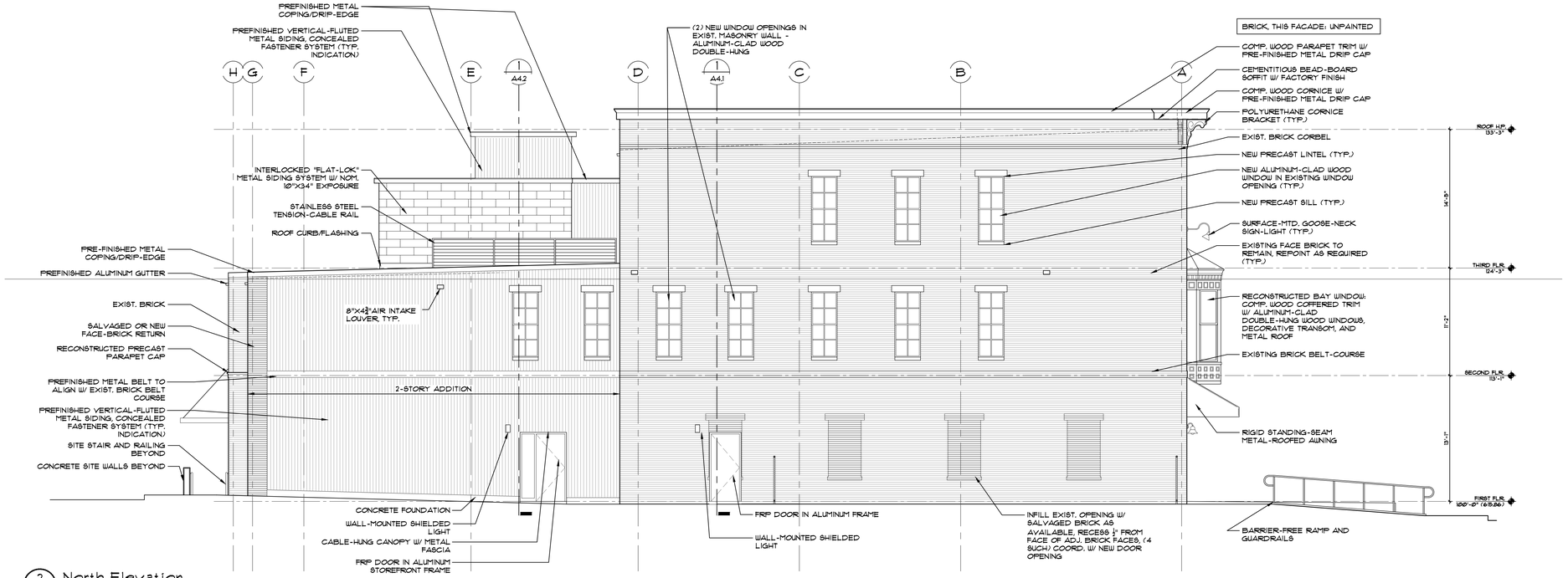
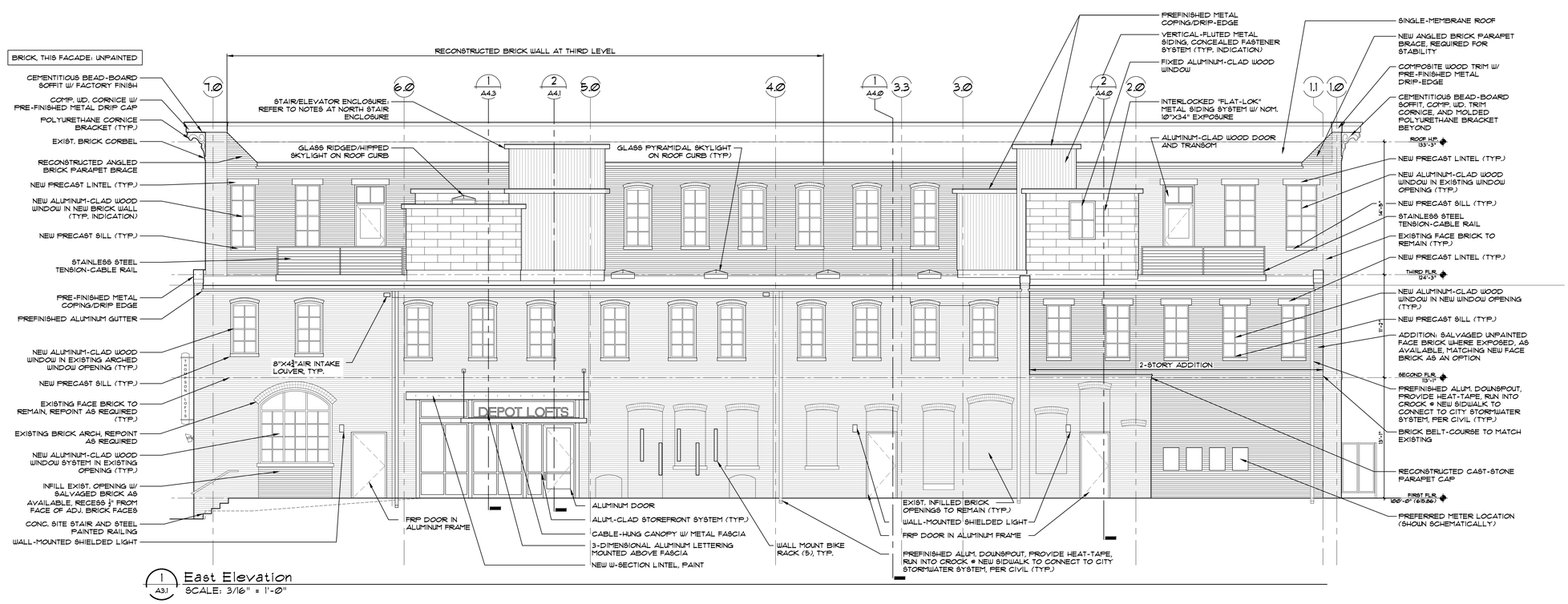


2 A3.1 North Elevation
SCALE: 3/16" = 1'-0"



1 A3.1 East Elevation
SCALE: 3/16" = 1'-0"

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Thompson Block
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Ypsilanti, Michigan
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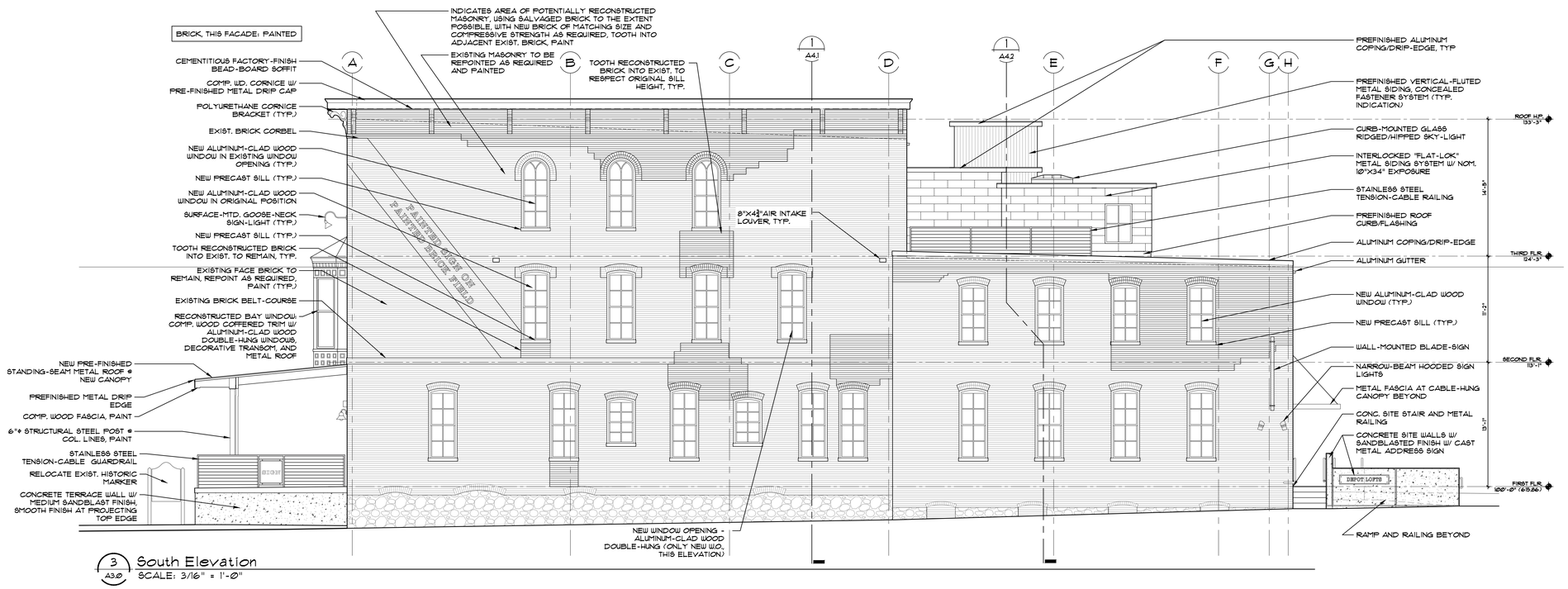
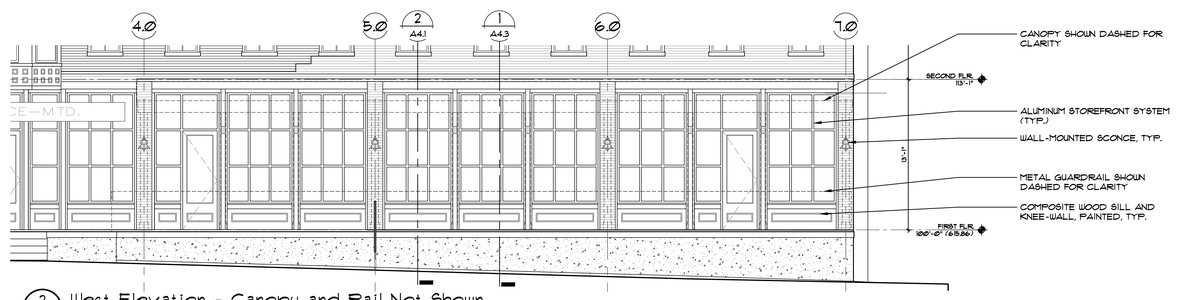
Exterior Elevations - East and North

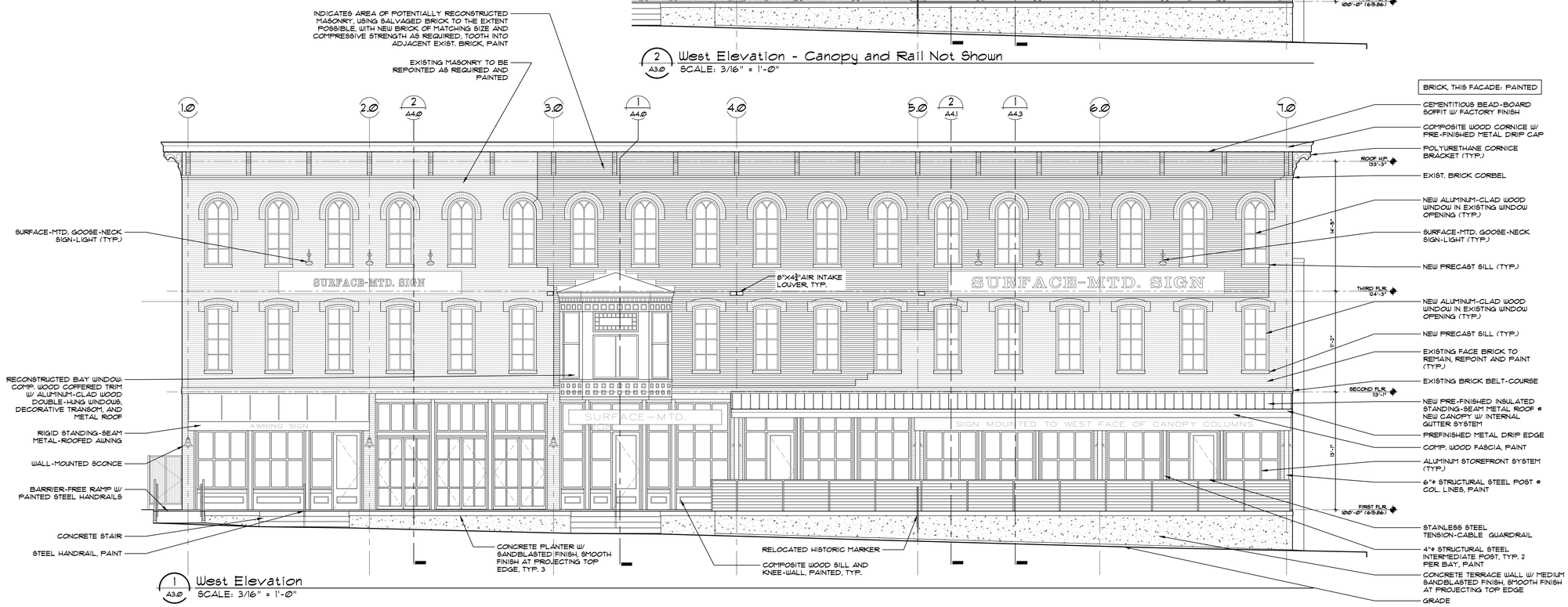
A3.1



3 A3.0 South Elevation
SCALE: 3/16" = 1'-0"



2 A3.0 West Elevation - Canopy and Rail Not Shown
SCALE: 3/16" = 1'-0"



1 A3.0 West Elevation
SCALE: 3/16" = 1'-0"

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Thompson Block
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Ypsilanti, Michigan
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Exterior Elevations - West and South

A3.0

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, June 1, 2017

1. Call to order – The meeting was brought to order at 7:10pm, June 1, 2017 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary Cathie Kinzel, Bob Krzewinski and Sarah Walsh.
2. Introductions
    a. Audience participation/public input – None.
3. General business
    a. Agenda approval – A motion was made by Sarah, seconded by Tony, to accept the agenda, passing unanimously.
    b. Approval of May meeting minutes - A motion was made by Martha, seconded by Sarah, to approve the May meeting minutes, passing unanimously.
4. Old & continuing business
    a. 2017 Committee priorities
        - Bike lanes – Complete bike lane on Forest and extend the West Cross bike lane from Wallace Street to the western City limit – Bike lane on Forest between Prospect and Norris should be painted soon. No update on West Cross.
        - I-94/Huron non-motorized improvements – No new updates.
        - Border To Border (B2B) Trail – Trail re-route through Riverside Park & Water Street, Ypsilanti Trail completion master plan – Additional B2B directional signs have been delivered to City Public Services and EMU for placement. Also B2B directional pavement markings have been painted on EMU B2B segments.
        - Walk Friendly & Bike Friendly Community applications submitted – WFC deadline June 15 – BFC deadline August 17 – Once the WFC application has been submitted, work will resume on the BFC application.
        - Pedestrian safety signage (including radar speed readout signs) – No new updates.
        - Sidewalks - Washtenaw Avenue – Fill gaps and bring up to standards sidewalks on both sides of the road from Oakwood Street to Hewitt Road – No new updates.
        - Accessibility in City parks – No new updates.
    b. City Non-Motorized Plan Update – June 28th public input session – Depot Town Freighthouse – 7pm – The Freighthouse Café area has been reserved. Tony will have a PowerPoint presentation on the Plan. Martha will contact to the DDA about attending and Bob will contact the Mayor and Washtenaw County Parks & Recreation Commission about attending with B2B Trail updates/input. Also it may be good to have the Washtenaw Area Transportation Study (WATS) staff attend. There will be a short meeting on June 14th at the Parish House at 7pm to further plan the events and agenda for the June 28th session.
    c. Traffic calming – Depot Town, Congress Street – Stop for pedestrians signs are back up on Congress by the Rutherford Pool.
    d. MDOT improvements (pedestrian signage-curb cuts) – Tony gave an update of Planning Commission actions at the May Commission meeting on a resolution from the Commission to City Council recommending MDOT actions.
    e. Bike Bus Walk Week report (May 14-20) – Bob gave a report on activities.
5. New Business
    a. Planning Department update – No new updates.
6. Work Session – Walk Friendly Community application – A work session was held on completing the application.
7. Other Items – Announcements – The Ypsi Bike Co-Op is having regular bike repair sessions from 9am to 1pm at the Saturday Depot Town Farmers Markets.
8. Adjournment - A motion was made by Tony, seconded by Sarah, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:45pm with the next meeting being Thursday, July 6, at the downtown Library.